



Mount Hope Plan 2030

A Comprehensive Plan
for
The City of Mount Hope, West Virginia

2013

City of Mount Hope, West Virginia

Mount Hope is a small town rediscovering itself. Instead of mining coal as in the past, today Mount Hope is mining the rich veins of the area's history and creative talent. A quiet town in the hills of West Virginia, Mount Hope has unbelievable resources that can re-ignite our economy through cultural and heritage tourism.

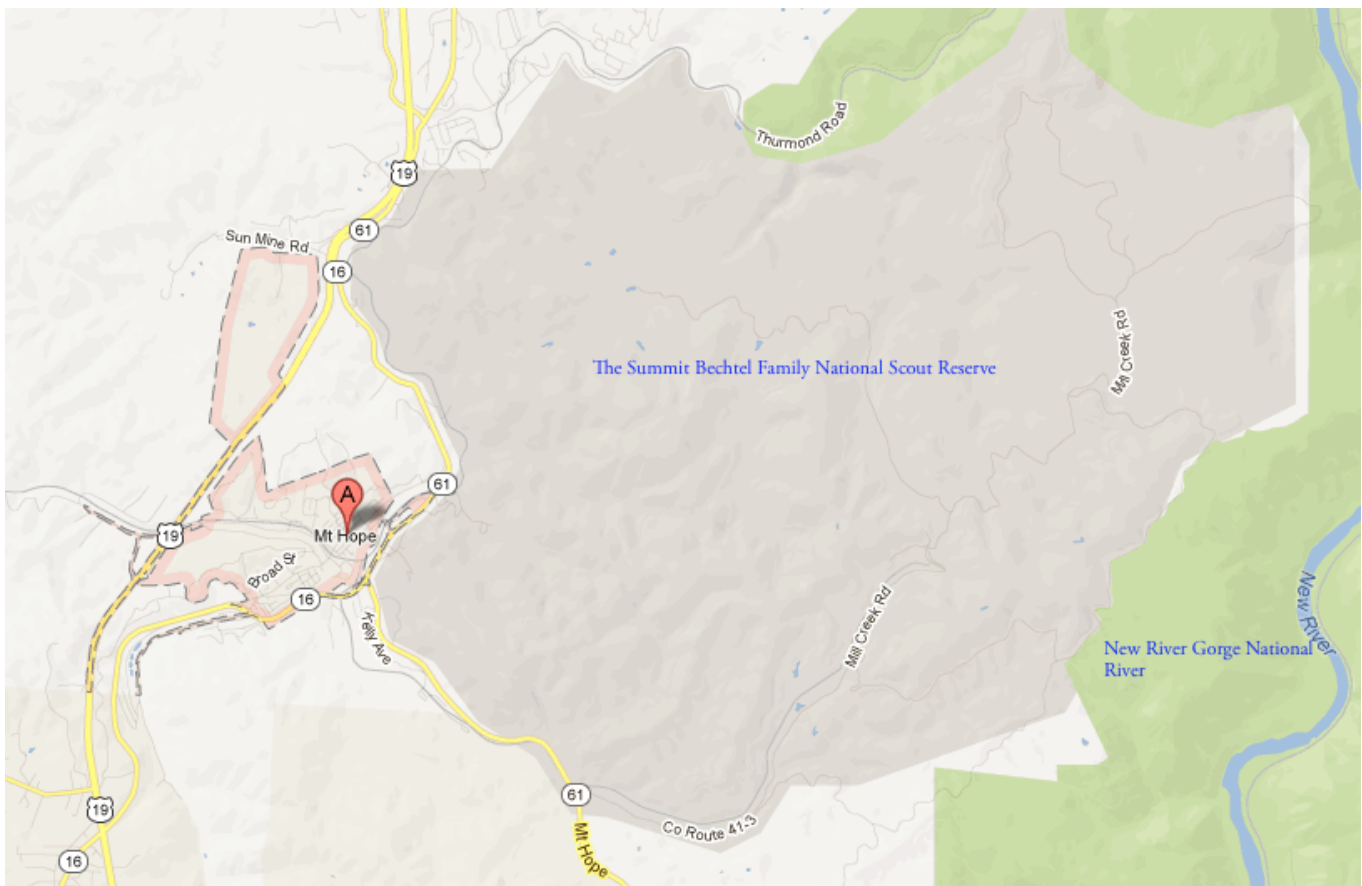
We are proud of our coal history. Our grandparents, uncles, siblings, and often, we ourselves are part of the story.

We believe in the story of coal that will lead to the revitalization of Mount Hope.

-Mount Hope: A Vision Renewed (2006)

Mount Hope is a small city located in Fayette County, West Virginia. The eastern border of Mount Hope is comprised of The Summit Bechtel Family National Scout Reserve, and further east by New River Gorge National River. The City is in the process of annexing The Summit Bechtel Family National Scout Reserve, at the request of the Boy Scouts of America (BSA). After annexation, New River Gorge National River will form both the eastern boundary of the City of Mount Hope and a portion of the northern boundary. If annexation occurs, a small portion of the City of Mount Hope, at the southern tip of The Summit Bechtel Family National Scout Reserve, will extend into the neighboring Raleigh County.

Mount Hope's steep slopes currently define and dictate the layout of this small city. Since the grade of these slopes often exceed thirty-percent, excessive development on the edges of the City is not advised. Mount Hope also encompasses the Dunloup Creek Floodplain. The presence of both features may place restrictions on the types of viable future development within current City limits.



History

Mount Hope was originally part of the Cherokee Nation. In 1770, when the Cherokee sold the land south of the Kanawha River to the Governor of Virginia. In 1786, Sixteen years later, the Austin family purchased the area that would become Mount Hope. The Levissee family used the area as a camp and a hunting site. In 1796, the Austins sold to William Blake a portion of the original tract for \$1,258. In 1805, William Blake brought his family from Scotland and settled in what is now Mount Hope.

William Blake was instrumental in developing much of the early transportation network linking Mount Hope to other areas. This includes the New State Road that connected his land to Oak Hill and the Old State Road in Fayetteville. Blake also contributed to the construction of the Giles, Fayette, and Kanawha Turnpike, completed in 1848.

Although roads were minimal and the terrain difficult; they were enough to encourage the first travelers and settlers to come into the area. Settlement was slow until the Civil War. The coal resources of the area were known, but without the infrastructure for transit, was of little use.

This changed in 1873 when the Chesapeake and Ohio Railroad built a line in the New River Gorge. Coal companies sprang up, and resources along the rail line were developed. Fayette County became the biggest coal producer in the West Virginia.

The opening of the New River coalfields signaled a shift in the region's demographics as European immigrants and southern Blacks flooded the area looking for economic opportunity. Until the 1930s Fayette County had the second highest population of African Americans in the state of West Virginia, second only to McDowell County to the southwest. Fayette County also has the distinction of electing the first African American state legislator in 1896.

Despite the growth in the region following the opening of the rail line and the rising coal industry, Mount Hope remained remote until 1894 when the Loup Creek Branch Line was extended into the area. Almost immediately Mount Hope began to grow. Four mining operations opened within walking distance of the settlement and employed about 400 miners. Stores, offices, and houses (both company and private) were built as the settlement began to grow.

In 1893, Samuel Dixon came to the settlement to run the MacDonald Colliery Company. In 1900, he went out on his own, and the coal companies he founded were eventually consolidated as the New River Fuel Company in 1905. The next year, the company became the New River Company, a force in the region and a major influence on the history of Mount Hope for the next 50 years.

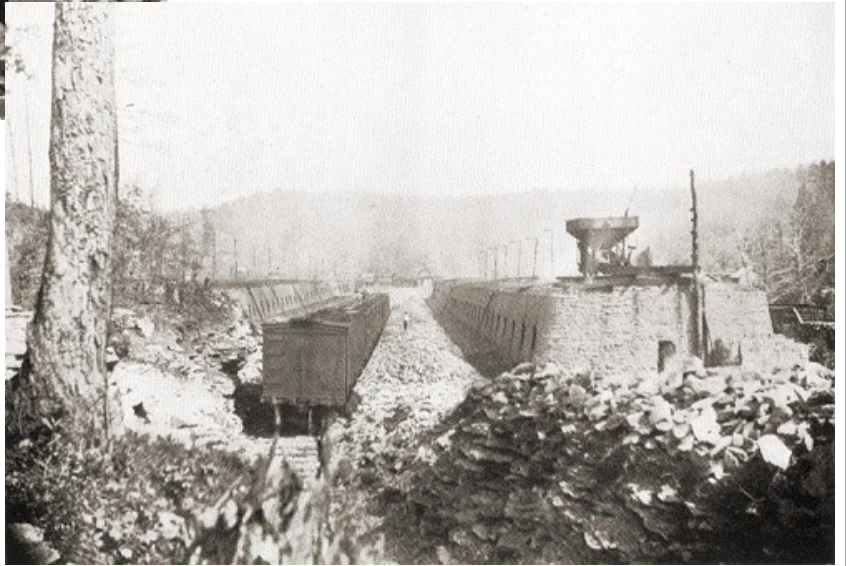
Population, construction, and business flourished in Mount Hope, until March 24, 1910, when disaster struck. With the exception of one stone building, the new city of Mount Hope burned completely to the ground. The fire destroyed 40 businesses and 150 homes, leaving around 1,000 people homeless. The destruction also had an impact on the 1910 Census, conducted ten days after the fire, which listed the population of Mount Hope as 494.





The Coke Ovens

The MacDonald Mine, c. 1906



The Tipple



The Company Store

Rebuilding started immediately, and a new city of brick and stone arose from the remains of the fire, giving Mount Hope the nickname, "Fayette's Phoenix City." A new sewer system was installed, streets were paved, and electrical service was provided to all new buildings. The population of the town grew to 2,500.

The City was chartered in 1921, well after the development of much of the commercial core and residential neighborhoods. By the time the charter was approved and signed, Mount Hope was already the headquarters of the New River Company and the heart of the New River coal industry.

A management change at the New River Company led to a revitalized company echoing the renewed town. The majority of the City's most important buildings were built between the 1910 fire and the late 1920s by the New River Company. The new construction includes the Mount Hope Hotel (now the Mountainair), the YMCA, the 1925 Masonic Lodge, and the Princess Theater. Mount Hope continues to home shops, a foundry and warehouses built by The New River Company. Several prominent churches, most schools, and the houses along the south end of Main Street were also built during this period.

The Depression also left its mark on the community. While the national economy contracted, the New River Company increased production. Between the ongoing expansion of the New River Company and public investment, especially at the federal level, Mount Hope continued to thrive. The U.S. Post Office, a red-brick, Colonial Revival structure designed by Lewis A. Simon, was built in 1940 and features a mural, "Mining," signed by a noted WPA Federal Art Project artist, Michael Lenson in 1942. At the other end of Main Street, to the right of the New River Smokeless Coal Seam, is a concrete stairway with iron pipe railings, built by the WPA in 1935. The stairway ascends the hill above Main Street.

A number of other significant structures and developments were added during the height of the Depression. This includes the 1938 construction of the Mount Hope Municipal Stadium, known as the “Stadium Terrace”. An architect from Charleston, known as “The Dean of West Virginian Architecture”, H. Rus Warne, designed the 1939 public housing project and the 1930 Clinton St. Apartments in the waning years of the Hoover administration.

The City the Company Built...

Mount Hope c. 1915-1929

Main Street, c. 1915



YMCA, c. 1920s



Masonic Temple & Princess Theatre, c. 1920s

While the evidence of Mount Hope’s change and decline begins to appear in the 1950s, the source of that change occurred in 1939. The New River Company had been locally owned and controlled in Mount Hope for the majority of its existence and the Company is widely responsible for much of the City’s infrastructure and employment. But in 1938, Samuel Scott, President and General Manager of the New River Company died. His successor, Robert H. Gross, sold 50% of the Company’s interest to the C&O Railroad, effectively removing local control of and investment in the City of Mount Hope, affecting the long-term health of the community. While the New River Company actually expanded during the 1940s, especially during World War II, as soon as the market demand for coal declined, so did the willingness of the railroad to maintain business. Mount Hope’s fortunes were tied to the health of the coal industry and the New River Company.

After the coal industry boomed during the Depression and World War II, the coming of the trucking industry and changes in heating technologies in the 1950s, the market for New River Coal diminished, ending Mount Hope’s role as a vital center for the industry. The New River Company began selling houses and closing shops in the 1950s. The City’s population went from 2,588 residents in 1950 to 2,000 in 1960. Since 1960, the population has continued to decline, losing an average of 6.5% per decade.

By 1980, the New River Company was gone. Regionally, tourism and timber began to fill in the gaps left by the decline in the coal industry. New River Gorge National River, founded in 1978, provided a key component for the fledgling tourism industry. A direct route, US 19, provided relatively easy four-lane access to the National Park facilities in Fayetteville, a town 13 miles north of Mount Hope. Rather than follow the Rte. 16 corridor, the West Virginia Department of Transportation chose to by-pass Mount Hope, 1 mile to the west. This effectively removed Mount Hope

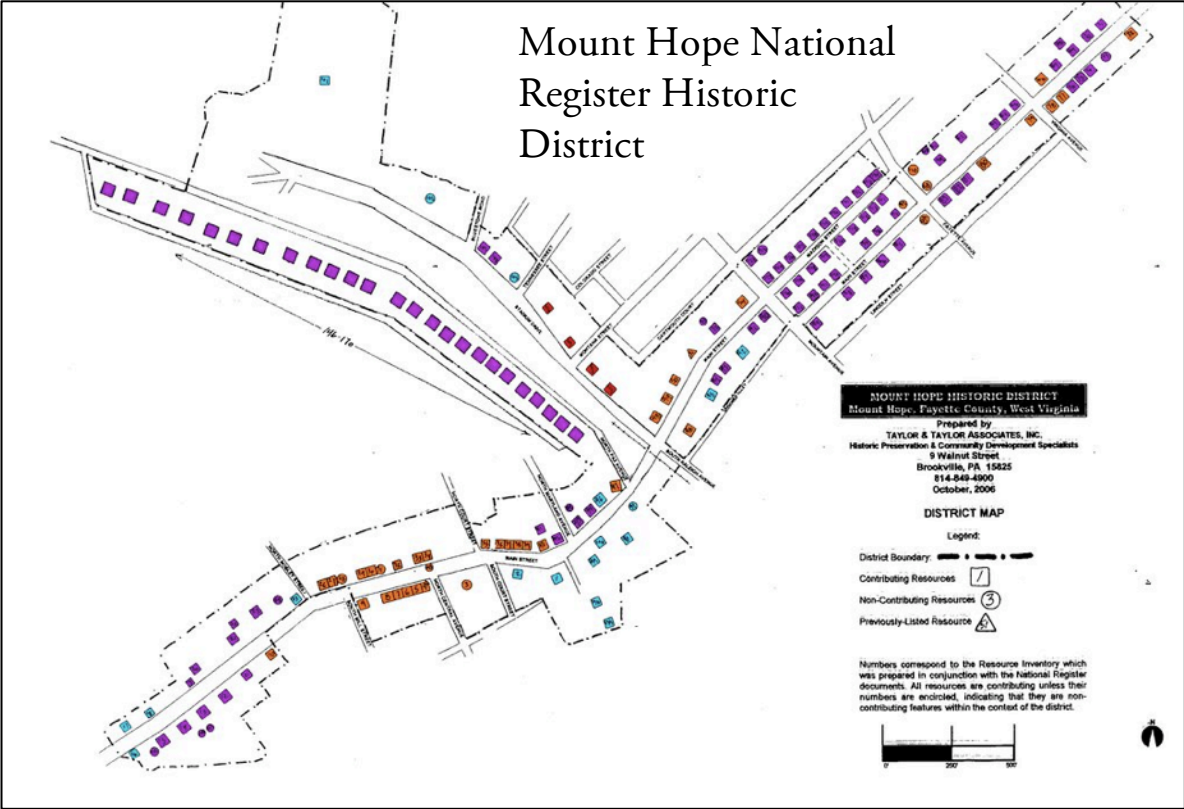
from the tourism tract established for New River Gorge National River.

History has a funny way of repeating itself, as do approaches to planning and community design. The foundation of the Boy Scouts of America’s Summit Bechtel Family National Scout Reserve places Mount Hope, once again, at the risk of being by-passed in terms of regional and economic development from which nearby areas will benefit. In 2009, the Boy Scouts of America (BSA) acquired the New River Company's contour strip mine on the peak of Garden Ground Mountain. In 2011, the BSA, requested to be annexed by Mount Hope. The Summit Bechtel Family National Scout Reserve, slated to open in 2013, offers Mount Hope the chance to radically change the economic dynamic, as the City may become a significant destination for visitors. This annexation may also provide an investment incentive for outside businesses and organizations.

Historic Land Use Patterns (See Residential Development by Decade on page 35)

Mount Hope, especially in land use and urban design, exemplifies the old adage of what is old will become new again. In the past decade, jurisdictions have been moving away from suburbanized land use patterns, which places the emphasis on planning for cars rather than people, to more traditional forms of development, which places the emphasis on people rather than cars. With few exceptions, Mount Hope never lost its orientation toward people, so the City of Mount Hope exemplifies what is now termed “traditional neighborhood design”. This includes the emphasis on walkability, the use of narrow streets, the inclusion of public spaces, the focus on human scale development, and the development of clearly defined, pedestrian accessible, commercial cores. In short, Mount Hope already has the features that make a place great without having to backtrack to retrofit traditional patterns of development.

Above all else, Mount Hope was, and to a degree still is, a company town. Following the 1910 fire, the New River Company (the principal company in Mount Hope) had to quickly rebuild. However, unlike other companies faced with similar circumstances, including sub-standard construction, the New River Company chose to go the route of planning and permanence. Their planning process is clearly reflected in the town's deliberate layout and the provision of water, sewer, and electricity. The street pattern on the north side of the tracks, including the single lot depth of the majority of streets and the wider cross streets suggests that the road and lot design was based on the design of and the engineering requirements for the public water and sewer system. It can be fairly assumed that both systems relied on gravity flow. The use of narrow lots and



single lot width between the north/south streets would have lowered the cost of extending pipes to the future residences. Given that the company would have built much of the housing on the north side for the company's workforce, a development design that lowered the cost of infrastructure construction would have been preferable. The majority of the streets in the older section of town have an average pavement width of 12 feet. The size of the streets and uniformity of design suggest a town laid out primarily for pedestrian rather than vehicular traffic and for easier utility development.

Later development, especially in residential areas, reflects the advent of the automobiles. Lots were developed where roads could be built without having to do extensive excavation. In short, the newer areas of Mount Hope, especially on the north side of the C&O tracks and above Municipal Stadium, illustrate a more auto-centric suburbanized development pattern.

The initial design of the town was based on three key considerations: 1) a clear separation between upper management and the workforce at the residential level 2) a distinction between the upper management and the workforce at the economic level, and 3) segregation. Mount Hope has six distinct zones, including two residential, based on class; two community cores, based on race; and two commercial zones, one centered on the Company itself and a second catering to upper management:

The Company Core

The Company Core area (north side of C&O Tracks) includes three distinct land uses:

- Commercial/Industrial (New River Company facilities)
- Residential (Management/Middle Management)
- Civic/Institutional (Churches, later the U.S. Post Office)

The company core area would have provided the central focus of the community and would be the one area of town equally accessible to all residents. Its location and centrality helps to explain the placement of the Post Office in the Company Core area rather than the Community Core. At the time the Post Office was built, Mount Hope was still a segregated community. Rules governing the geographic movement of Blacks necessitated placing public facilities like the Post Office in an area that was equally accessible to all members of the community, regardless of race. The housing, including the two-story four squares behind the company offices, suggests that the neighborhood also provides housing for those in middle management or supervisory roles, most notably foremen, and office staff. There are some notable exceptions immediately across Main Street from the offices of the New River Company and Mountainair Hotel. The Hotel's placement in the Company Core area suggests that the primary customer base for the hotel were assumed to be business-related for visitors who would need easy or immediate access to New River Company offices. Company structures provide a separation between the residential districts behind the New River Company offices and the C&O tracks, a separation made necessary by the smoke produced by coal-powered engines.

Non-Company Business Core (Traditional Downtown)

The downtown area of Mount Hope followed traditional-use patterns, melding commercial, office, and residential uses in single structures. Many of the buildings in the Downtown area were originally built, by the New River Company, including the Princess Theater / Masonic Temple, to encourage the growth of businesses that catered predominantly to the management level class in the City. The downtown area provided access to goods not available at the New River Company Store and more upscale entertainment options, including live theater. While the downtown core, ostensibly, served the entire community, and restricted movement, especially after 5 p.m. This would limit the Black community's access to nighttime entertainment options. The separation is not particularly surprising given the attitudes in the first half of the Twentieth Century.

The Community Cores

The placement of the community cores dictated the movement of the citizens in Mount Hope. Community cores

are characterized, primarily, by public uses, including schools, community centers, and public parks. Because of segregation, Mount Hope had two distinct community cores: one white and one black. The primary community core provided a separation between the Downtown Commercial Core and the Company Core. It was designed to serve white students from both residential areas: the upper scale/ management area on the south side of the track and the workforce housing on the north side of the track. In addition to the public schools, the community core also included the YMCA, and a number of churches. The location of the core helped connect the two sides of the track and to encourage and strengthen community interaction.

Unlike the Community Core serving the white community, the Black community core was located on the northern edge of Mount Hope. The placement is important because it created and underscored an additional separation between the White and Black communities. Given the layout of Mount Hope, the placement was probably largely responsible for minimizing immediate conflict, but also led to ongoing belief that Mount Hope was two separate places and two separate communities residing in the same place. The placement of cemeteries and churches would have had the same effect. The focus of the Black community would have been northward, towards the DuBois High School, and away from the center of town.

Residential Neighborhoods

The development of the residential neighborhoods, unlike the community cores, was not based on race. The layout of the town, with the three distinct residential areas is indicative of company towns in general, not just those related to the mining industry. The residential design in Mount Hope underscores the class-based separation typical of other types of company towns. Specifically, the neighborhoods were organized by position within the company: neighborhoods for owners and upper management, neighborhoods for supervisors, and neighborhoods for workers. While the three levels of employees would have mixed socially, at least to some degree in the workplace, there was a separation. On the north side of the tracks, housing and lots become smaller the farther away you move from the Company Core. Workforce housing would have been located closer to the mines (or in other places, the factory); supervisory housing would have been located closer to the shops and offices; and owner/upper management housing would have been removed from both. Although not always the case, owner housing would have had very distinct architectural features; supervisory housing may have had some distinct features, although the overall design would have been vernacular; and workforce housing would have been smaller and based almost entirely on vernacular design with very little additional architectural detail.

Growth and development patterns started to change in the 1930s, as the town expanded beyond the company boundaries. By the 1950s, the New River Company began selling off company land. Where the original town was designed primarily for pedestrian traffic, the newer developments were designed with the automobile in mind. The streets followed the terrain rather than the grid pattern established by the Company, and the lots were irregular and larger. This is especially apparent in the neighborhoods in the northwest section of town served by Stadium Drive and the northern end of Virginia Avenue.

Historic Population

As noted above, the population of Mount Hope and the City's continued welfare were impacted by two forces: the expansion and decline of the coal industry between 1894 and 1980 and the West Virginia Department of Transportation's decisions concerning highway placement. With the exception of 1920, Mount Hope's population growth and decline between 1910 and 1980 matches the pattern of growth and decline for Fayette County and the State of West Virginia. This suggests that the same market forces at play at the state level were having a similar local impact. After the initial boom period between 1905 and 1920, Mount Hope settled into an average sustainable rate of increase of 9.37% per decade between 1920 and its peak year in 1950. Starting in the 1950s, Mount Hope's population underwent a fairly significant decline, a decline spurred in large part by changes in power production and the opening of new coalfields in the West. Prior to the 1950s, electricity was produced either by burning coal or using water.

Starting in the 1950s, electric utilities began diversifying their power generation methods, including the introduction of nuclear plants, and improving distribution methods for alternative energy resources, including the use of natural gas and oil. While coal continued to play an important role in energy production, the amount of coal required dropped, and the diminished need was reflected in the population decreases. Between 1950 and 1970, Mount Hope, Fayette County, and the State of West Virginia all saw rapid population declines. During that twenty-year span, the State of West Virginia lost 13.1% of its population; Fayette County lost 40%; and Mount Hope lost 29%. Of the jurisdictions in Fayette County, only Oak Hill was spared in part because of a more diversified economy.

Starting in the 1970s, the State of West Virginia started promoting tourism as a viable economic sector. Their efforts were helped by National Park Service with the establishment New River Gorge National River in 1978, and by changes in recreational behavior over the previous two generations as more people focused on eco- and adventure-tourism activities. Initially, Mount Hope benefited from the change in focus and the population began a small rebound in 1980 (1.1%). While Mount Hope was not the focus of the region's tourism activities (that honor went to Fayetteville), the City initially benefited from the shift from mining to tourism because it was located on the primary route between Interstate 77 and the New River Gorge. Mount Hope's proximity, however, to the New River Gorge tourism corridor disappeared when the State of West Virginia constructed the Mountaineer Expressway from North Beckley to Summersville and Interstate 75 and by-passed Mount Hope. The West Virginia Department of Transportation located Rt. 19 west of two low hills, creating a visual and economic barrier between Mount Hope and Rt. 19. The design of the exit ramp, located on the south-bound side of Rt. 19, and the lack of significant signage furthered the illusion that there was nothing available and encouraged potential visitors to ignore the exit. The result of the decision meant that while the two communities to the north, Fayetteville and Oak Hill, have seen overall increases in their population since 1980, 8.5% and 68.9% respectively, while Mount Hope has experienced a 23.5% loss. A similar loss in Fayette County (20%), suggests that while growth will continue along the Rt. 19 corridor, those areas outside of the tourism corridor, including Mount Hope, will continued to lose population as people leave to find opportunities elsewhere.

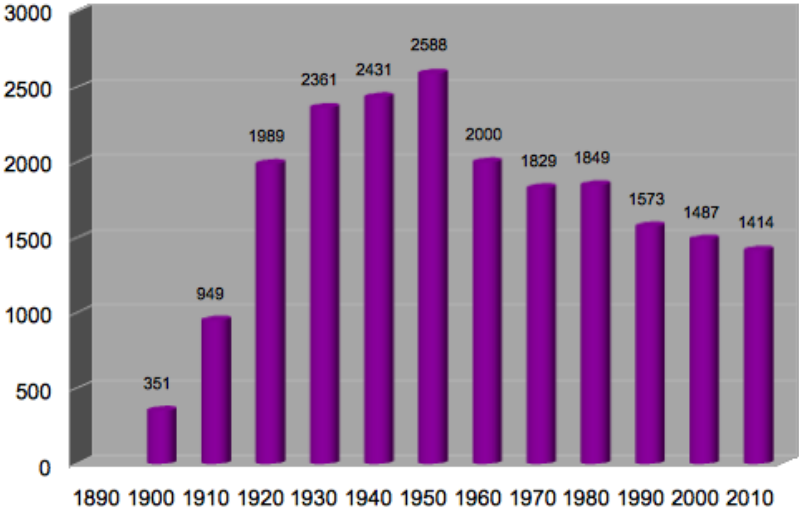
Rates of Growth and Decline

In general, population projection models do not work particularly well for determining trends for future growth and decline in small jurisdictions. This is due, in part, to the fact that the data required to build the model is not available at the micro- level. It is possible, however, to make some educated guesses about the direction of Mount Hope based on a combination of trends demographic shifts. But trend lines only present a likely outcome based on what has happened to-date. They do not account for changing trends within the population, nor do they account for actions. Of the three calculated trends, the logarithmic regression is the best fit, as it accounts the rapid loss between 1950 and 1960, as well as slower rate of loss since 1990. Based on the assumption that nothing changes and the City takes no actions to either slow or reverse the course, the analysis suggest that Mount Hope's population will continue to decline at a rate of about 400 people per decade over the next twenty years.

A Changing Population: Population Trends

Just as the size of the population in Mount Hope has changed significantly since 1950, so too have the characteristics of those who remain. Age and gender balance, in education, in family structure, and in terms of community diversity have all altered over time.

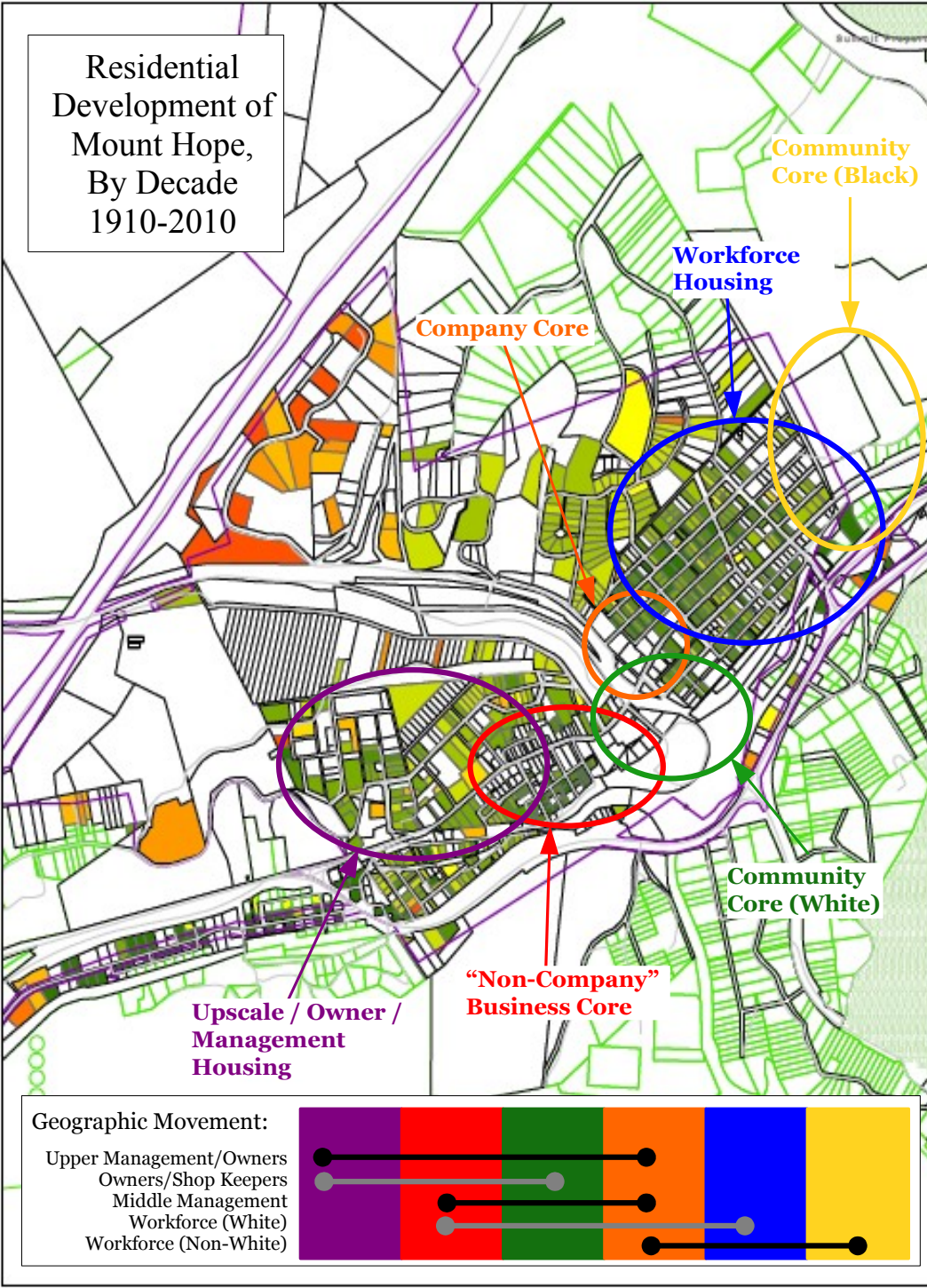
Historic Population, 1890-2010
Mount Hope, WV



Mount Hope
Source: U. S Census Bureau, 1890-2010

Age and Gender

All populations change over time. One of the best ways to track the changes and to compare populations between jurisdictions is to look at the population pyramids. A population pyramid is a graphic representation, or a snapshot of a population. It not only illustrates the distribution of population by age and gender, it also illustrates growth and declines in population, shortages within a population, and population skews. Combined with a dependency analysis, they provide a way of analyzing the population in order to determine the health and viability, the weaknesses, and the promises of a jurisdiction.



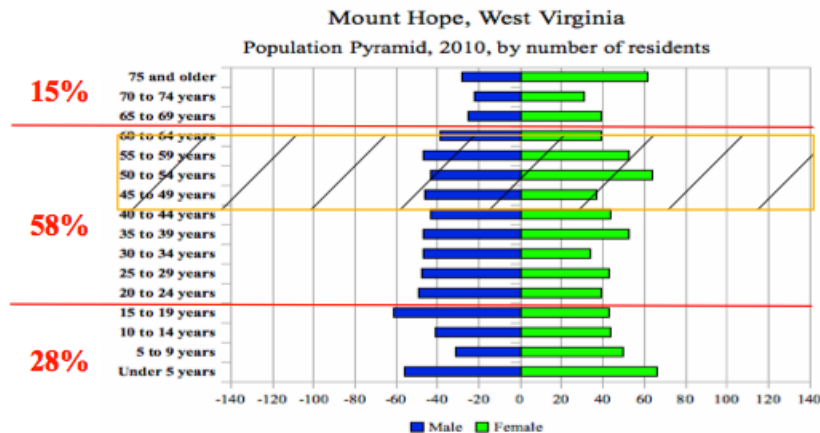
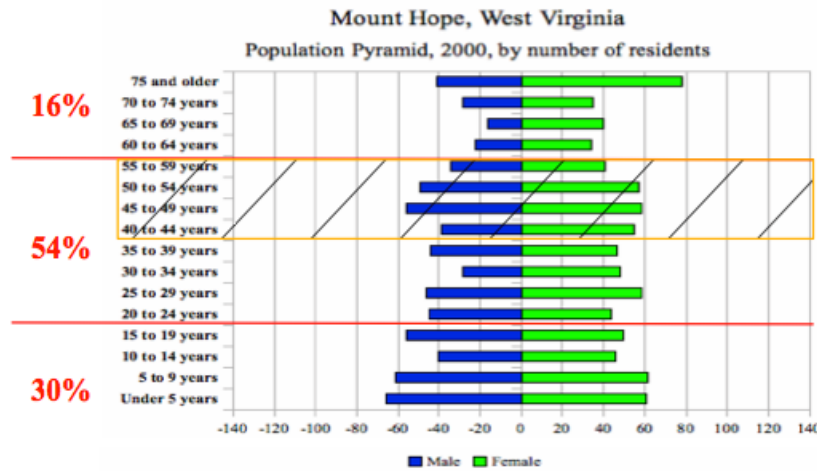
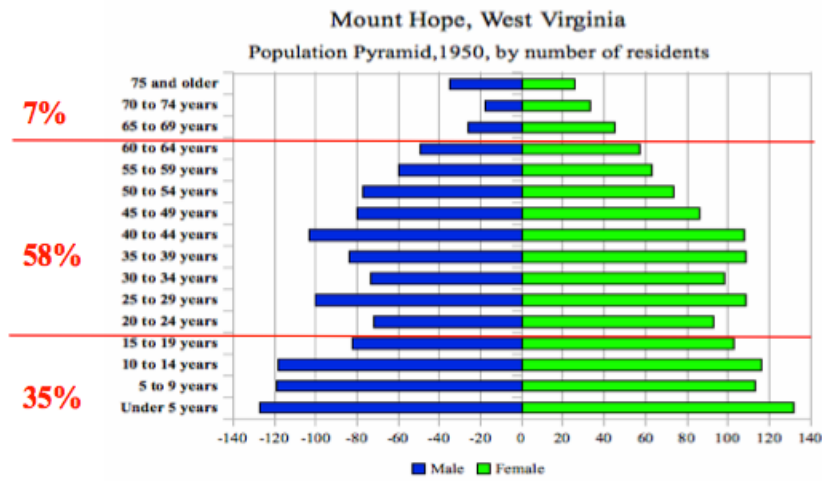
Mount Hope, West Virginia

Community Profile

Mount Hope, West Virginia

Population Pyramids, based on Population Numbers, 1950 to 2010

Source: U.S. Census, 1910-2010



There are three primary types of population pyramids: the Christmas tree, the box, and the cup. The tree pyramid suggests an expanding population; the box, a stable population; and the cup, a declining population. In 1950, the population pyramid for Mount Hope indicated an expanding population, rather than a population that was contracting or stagnant. Less than 7% of the population was over the age of 65, while nearly 35% of the population was 19 or younger.

The remaining 58% were "workforce age." The pyramid also illustrates some interesting anomalies, including a dramatic decrease in the male population ages 30 to 39 and 15 to 24, while the female population decreased only slightly. Evidence suggests that the decrease in the male population was caused by three factors: 1) military service during World War II, which would have had an impact on those of age 18 to 30 between 1941 and 1945, and primarily the 30 to 34 and the 35 to 39 age cohorts in 1950; 2) a lower birth rate (A) during the Depression (the 15 to 19 and the 20 to 24 age cohorts) and a much higher birth rate in the two youngest cohorts, many of whom would have been born following the end of World War II (the Baby Boom); and 3) decreasing job opportunities in the local coal industry following World War II, reflected in the "20 to 24" cohort. The loss of job opportunities for new workers presaged the decline of the New River Coal industry in Mount Hope. While older workers would have retained their jobs, the coal companies, seeing their sales decrease following the war, would have decreased the number of new hires, forcing younger workers to either go elsewhere to find work, to go to college, or to join the military.

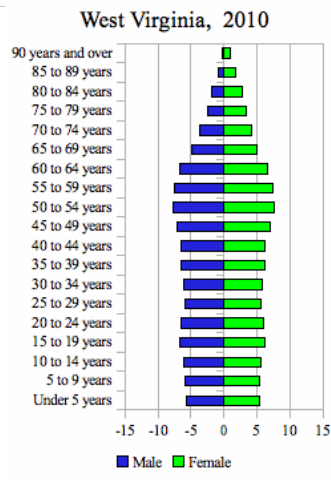
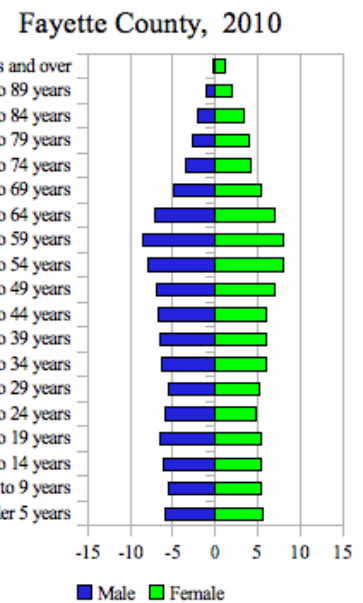
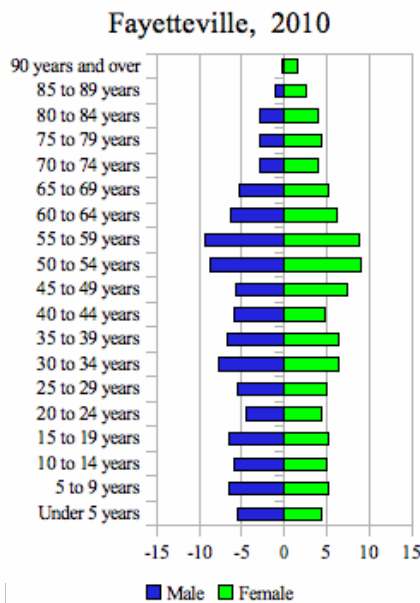
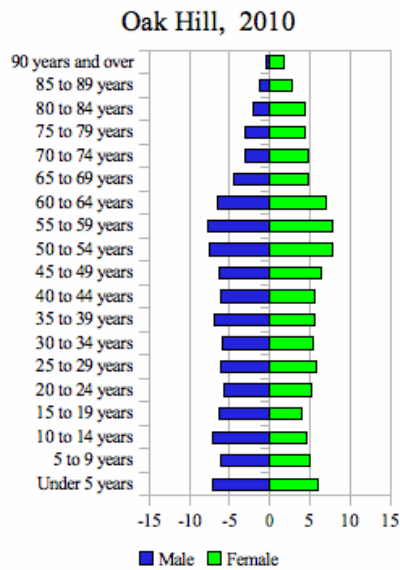
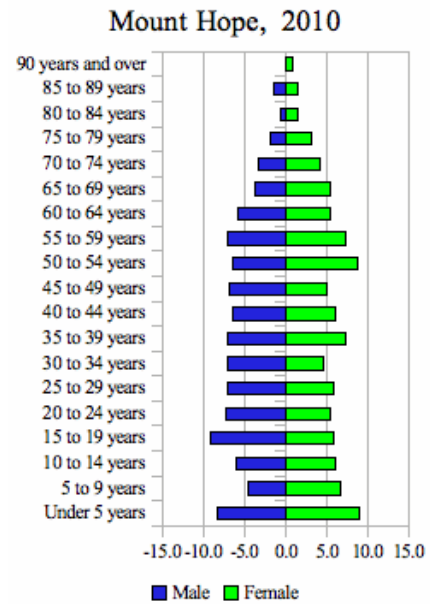
In 2010, only Mount Hope and Oak Hill showed growth in the youngest two cohorts, suggesting a higher birth rate in both jurisdictions, while Fayetteville mirrored the decreasing birthrate in both Fayette County and the State of West Virginia. What makes the Mount Hope population pyramid interesting is that there is a fairly significant gender skew between males and females that does not exist in other jurisdictions, especially for the cohorts for women of child-bearing years (ages 15 to 44).

In 1950, the peak population year, females outnumbered males, accounting for 53% of the overall population. By 1960, the disparity between males and females had widened, with females represented 54.3% of the over all population. The same trend was true in 2000, when the percentage of women grew to 55% of the overall population. Over the past decade, however, the trend has reversed, although females still represent the majority of the population (52.4%).

Regional Comparisons of Population Trends

Mount Hope, WV and Environs, 2010

Source: U.S. Census, 2010, SF-1



Specific Life Stages, Gender Comparison to US Rate, 2010											
	Mount Hope		Fayetteville		Oak Hill		Fayette County		West Virginia		United States
	%	Rate to US	%	Rate to US	%	Rate to US	%	Rate to US	%	Rate to US	%
Total Population											
Male	47.60%	0.97	48.30%	0.98	46.80%	0.95	50.10%	1.02	49.30%	1	49.20%
Female	52.40%	1.03	51.70%	1.02	53.20%	1.05	49.90%	0.98	50.70%	1	50.80%
Under 5	8.60%	1.32	4.90%	0.75	6.50%	1	5.70%	0.88	5.60%	0.86	6.50%
Male	45.90%	0.9	53.80%	1.05	50.60%	0.99	51.30%	1	51.20%	1	51.10%
Female	54.10%	1.11	46.20%	0.94	49.40%	1.01	48.70%	1	48.80%	1	48.90%
Under 18	24.80%	1.03	19.70%	0.82	21.20%	0.88	20.50%	0.85	20.90%	0.87	24.00%
Male	48.60%	0.95	52.70%	1.03	54.30%	1.06	52.30%	1.02	51.30%	1	51.20%
Female	51.40%	1.05	47.30%	0.97	45.70%	0.94	47.70%	0.98	48.70%	1	48.80%
Child-bearing Years (15-44)	39.00%	0.96	34.40%	0.85	34.30%	0.84	35.60%	0.87	37.50%	0.92	40.70%
Male	53.50%	1.06	51.60%	1.02	50.60%	1	52.90%	1.05	50.80%	1.01	50.40%
Female	46.50%	0.94	48.40%	0.98	49.40%	1	47.10%	0.95	49.20%	0.99	49.60%
Child-bearing Years (18-44)	34.60%	0.95	30.90%	0.85	31.00%	0.85	32.10%	0.88	33.80%	0.93	36.50%
Male	51.70%	1.03	51.80%	1.03	49.60%	0.99	52.60%	1.05	50.70%	1.01	50.30%
Female	48.30%	0.97	48.20%	0.97	50.40%	1.01	47.40%	0.95	49.30%	0.99	49.70%
Post Child-bearing (45 to 64)	26.00%	0.98	30.80%	1.17	28.80%	1.09	30.40%	1.15	29.20%	1.11	26.40%
Male	47.60%	0.98	47.30%	0.97	45.80%	0.94	50.70%	1.04	49.40%	1.01	48.80%
Female	52.40%	1.02	52.70%	1.03	54.20%	1.06	49.30%	0.96	50.60%	0.99	51.20%
Working Years (18 to 64)	60.60%	0.96	61.70%	0.98	59.80%	0.95	62.50%	0.99	63.00%	1	62.90%
Male	49.90%	1	49.50%	1	47.80%	0.96	51.70%	1.04	50.10%	1.01	49.70%
Female	50.10%	1	50.50%	1	52.20%	1.04	48.40%	0.96	49.90%	0.99	50.30%
Retirement Years (65 and older)	14.60%	1.12	18.50%	1.42	19.00%	1.46	16.90%	1.3	16.00%	1.23	13.00%
Male	36.20%	1.01	39.70%	1.11	35.20%	0.99	41.90%	1.17	43.60%	1.22	35.70%
Female	63.80%	1.12	60.30%	1.06	64.80%	1.14	58.10%	1.02	56.40%	0.99	56.90%

Notes: There are three important trends. 1) Children under 5 (122) and under represent the largest population group in Mount Hope. While in overall numbers, Mount Hope is behind both Fayetteville and Oak Hill, in terms of percentage of overall population, Mount Hope's rate (8.6%) is higher than either Oak Hill (6.5%) or Fayetteville (4.9%).

2) While Mount Hope's pattern of population is significantly more stable than in 2000, there is a notable difference in population growth due to relocation and return.

3. Mount Hope's population lacks the balanced gender distribution found in the other jurisdictions in Fayette County, as well as generational bulges for those between 50 and 69 and those between 25 and 40 who are drawn to gateway communities.

	Substantially Higher (1.10 and above)
	Moderately Higher (1.03 to 1.09)
	Moderately Lower (.97 to .91)
	Substantially Lower (.90 and lower)

Source: U.S. Census Bureau,
2010 Census, SF-1

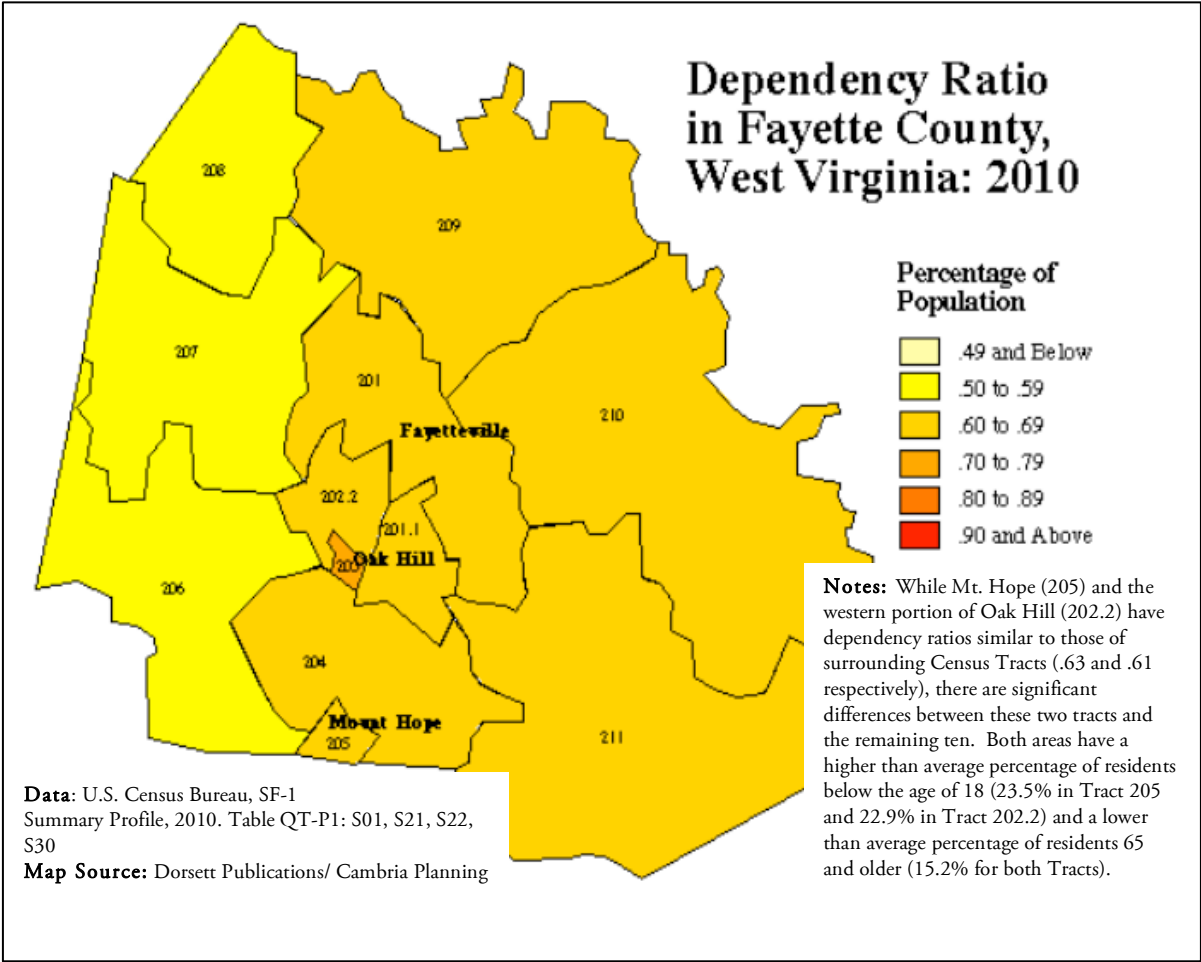
Life Stage Analysis

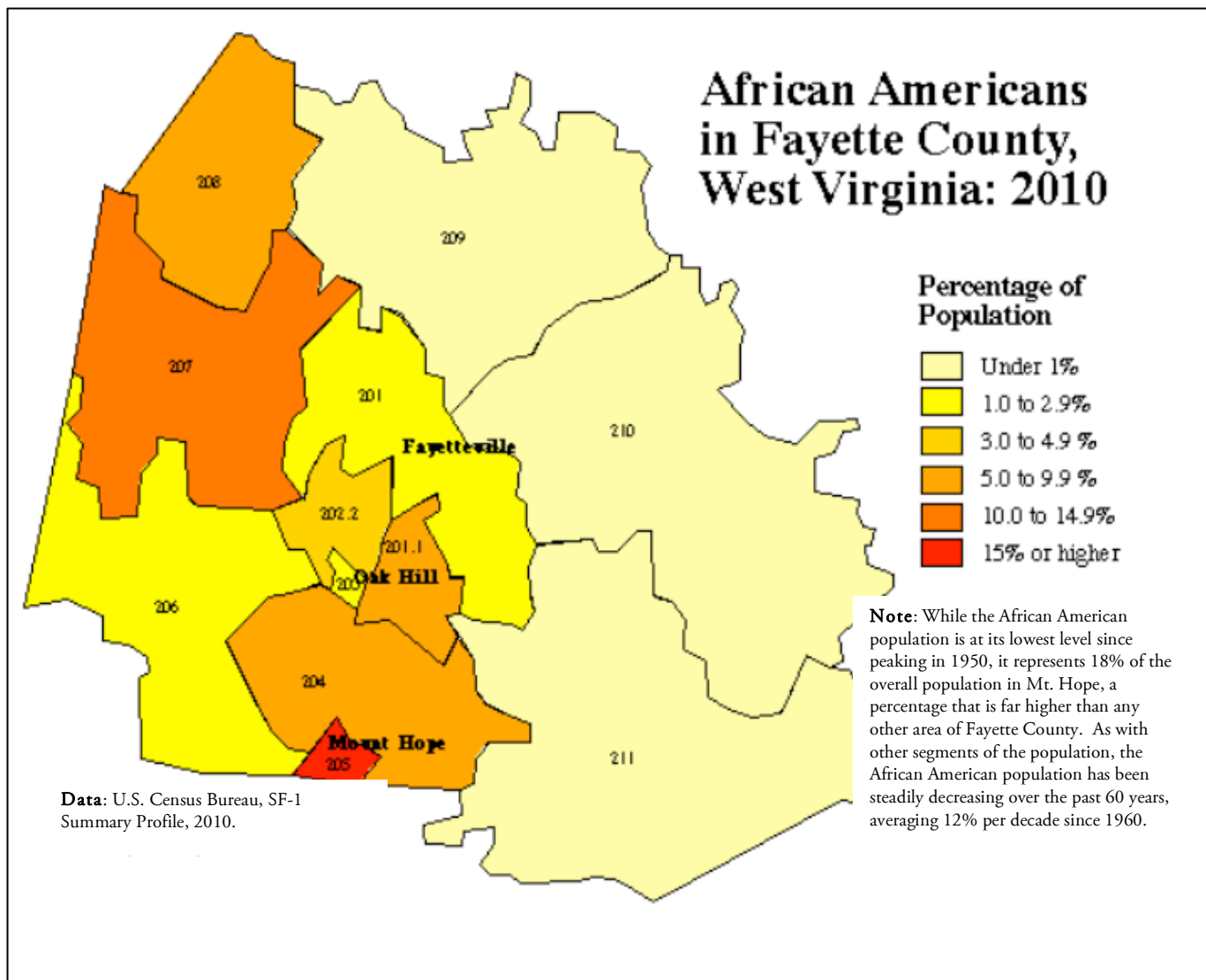
Life Stage analysis, using the U.S. rate as a benchmark, offers one method of understanding the changes in Mount Hope and her neighboring jurisdictions. There are four key life stages: childhood (Under 18), childbearing years (15 to 44, as established by the Centers for Disease Control), post childbearing years (45-64), and retirement age (65 and older). Two modifications have been added to this list: children under 5 and childbearing years (18 to 24). By using the US rate, it removes any regional or state skews that may exist. Finally, both the bottom two categories (Children under 5 and Children under 18) and the top category (Retirees) are part of the population most dependent (dependency ratio) on government spending, whether for education, child nutrition, and other subsidy programs or Social Security and Medicare. While there are some significant differences between Mount Hope and the US rates, on the whole, Mount Hope more accurately reflects US trends than the neighboring jurisdictions. Mount Hope has a much higher rate for children under 5 (8.6% versus 6.5%) and for seniors (14.6% versus 13%) than the United States as a whole. The rate for those in both childbearing years and post childbearing years are moderately lower (.95/1), and gender distribution is statistically the same. The distribution of population through the life-stages suggests that if the current trend continues that Mount Hope is likely to see some growth in young families, in young married couples, and in single households. Given the local housing costs, which are 30% of national average, this trend is not particularly surprising. However, the analysis of families suggests that at least some young families are choosing to relocate prior to their children entering the public schools.

Dependency Ratios

According to the US Census Bureau, the dependency ratio is the ratio between dependents (those who are either too old or young to be in the labor force) and producers (those residents between 18 and 64 who are in the labor force). The ratio measures the age-related social and economic impacts within a given population. Dependent residents have a greater impact because they require more government expenditures (from education to retirement); those in the labor force or of working age (18-64 years) do not have the same requirements but do not contribute significantly to the tax base required to cover the costs of the expenditures. The higher the number, the greater the impact. The area around Mount Hope (Census Tract 205) has a dependency ratio of .63 and the City has an only slightly higher dependency ratio of .65. Both are

significantly higher than the ratios for both the State of West Virginia and the United States (.59).





Unlike other jurisdictions, Mount Hope's dependency ratio has declined over the past 20 years. In 1990, the dependency ratio was .89 (30.1% of the population was under 18 and 17.1% of the population was over 65). By 2000, the ratio had dropped to .76, and by 2010, the ratio declined to .65. What is interesting about the change in the dependency ratio is what it shows about the Mount Hope population. While there have been significant decreases in the number and percentage of children and retirees, the number of residents in the "labor force" (age range 18 to 64) has increased. The decrease in the number of children can be attributed in part to smaller families, and in part to families with children leaving Mount Hope because of the schools. Until the issues with public education can be resolved, the trend in the loss of school age children is likely to continue.

Children Under Five

The importance of tracking the number of children under 5 is that it indicates, at least to some degree, future public expenditures. These expenditures may include aid to families with dependent children, childcare costs, and an increased cost in educational facilities. In the case of children under five, the percentage of the population (8.6%) is significantly higher than Oak Hill (4.9%), Fayetteville (6.5%), Fayette County (5.7%), and the State of West Virginia (5.6%). It should be noted that there is an overall decline (-3.94%) in the number of children under the age of five, the rate is much lower than for other discrete age groups included in the "Under 18" life stage.

Diversity

Historically, Mount Hope has had a significantly larger Black population, as a percentage of the City's population as a whole, than have neighboring jurisdictions, Fayette County, and the State of West Virginia. Although the overall number of African Americans has declined in Mount Hope since peaking in 1950 (553 or 21.4% of the overall population), the ratio of Blacks to Whites in Mount Hope has remained both relatively constant and relatively high. In recent years, Mount Hope has seen an increase in the Hispanic population, although Hispanics still represent a very small percentage of the overall population.

Households and Families

Since 2000, the total number of family households has decreased 13.6%. At the same time the number of non-family household members has climbed from 216 to 264 (an increase of 22.2%). In addition, the number of single resident household has increase 26.1% since 1990.

While the average household size has decreased from 2.34 to 2.26, the average family size has actually increased from 2.87 to 2.95. The increased number of large families, families with five, six, or seven members in the household can account for a large part of that increase. This is especially true in owner-occupied housing.

While most age groups have seen a decrease in homeownership since 2000, home ownership for those 55 to 64 has increased 19.7 percent. Owner-occupied households with one (-10.7%) and two residents (13.4%) have decreased over the past 10 years, while one- and two-resident rental households have increased (65.0% and 9.4%, respectively). Indeed, overall the number of rental units has increased by 15.6% since 2000, reflecting the ongoing development of low-income rental housing units by the Mount Hope Housing Authority, which manages both Midtown Terrace and the Stadium Drive Duplexes.

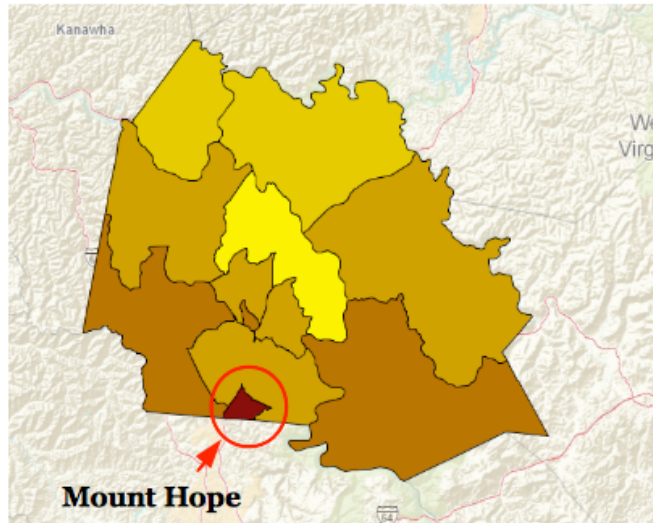
Poverty Rate and Social Services

One characteristic of Mount Hope that is immediately noticeable is the amount of public housing in the City. In 2010, 31.3% of the Mount Hope population was at or below the poverty line, the single highest rate in Fayette County. In 2010, nearly 31.6% of households with at least one member of the family age 60 or older and 38.8% of households with children under the age of 18 were on food stamps. The poverty rate has been relatively consistent since the closing of the mines and may have contributed to some of the decisions, during the 1970s, to bypass Mount Hope as part of the tourism corridor. It has certainly contributed to public perceptions of Mount Hope by those who live beyond the City's boundaries.

Currently, the Mount Hope Housing Authority is meeting a large part of the low-income housing needs.

Household Characteristics in Mount Hope: 1990-2010				
	1990	2000	2010	% Change, 2000 to 2010
Total households	622	635	626	-1.4%
Family households (families) [7]	439	419	362	-13.6%
With own children under 18 years	225	197	166	-15.7%
Husband-wife family	279	242	217	-10.3%
With own children under 18 years	125	84	82	-2.4%
Male householder, no wife present			40	
With own children under 18 years			21	
Female householder, no husband present	143	152	105	-30.9%
With own children under 18 years	92	102	63	-38.2%
Nonfamily households [7]	194	216	264	22.2%
Householder living alone	184		232	26.1%
Households with individuals under 18 years		232	188	-19.0%
Households with individuals 65 years and over	205	186	157	-15.6%
Average household size		2.34	2.26	-3.4%
Average family size [7]		2.87	2.95	2.8%

Social services for Mount Hope residents are provided through Fayette County and West Virginia agencies and are therefore outside of the scope of this plan. Specific data about public assistance and transfer funds is not currently available for jurisdictions the size of Mount Hope. It is assumed that the redevelopment of the City's economy will help minimize future social service needs.



Fayette County Poverty Rate, By Tract, 2010

Legend:

Data Classes

12.0 - 12.0
16.2 - 17.3
19.2 - 23.0
25.3 - 27.2
31.3 - 31.3

Source: U.S. Census Bureau. Table S2201 Food Stamps/Snap, @006-2010 American Community Survey, 5-Year Estimates for Poverty Status in the Past 12 Months.

Planning Methods

In spring of 2012, the update of the Mount Hope Comprehensive Plan was put on the fast track in order to formulate a formal plan for the City in response to the completion of the new Boy Scout High Adventure Camp, "The Summit". Anderson & Associates was chosen to complete The Plan, using a subcontracted planning firm, Cambria Planning Group.

The time requirements meant that the planning process needed to be condensed from the normal 12- to 18-month process into a process that would last four months, with an additional two months for editing and review.



Kickoff

Meeting: June 25, 2012

The planning process began with a kickoff meeting June 25, 2012. Melissa Scott (Anderson & Associates) and Meghan Dorsett (Cambria Planning Group) spent the first part of the meeting outlining the legal requirements for comprehensive plans and plan components, the purpose of a comprehensive plan, and the methodology that would be used to complete The Plan.

The introduction was followed by two short workshop activities. The first, "Defining the Future", required participants to create a list of what they liked about Mount Hope, what they wanted to see added or changed and what they want to see saved or enhanced.

The meeting concluded with a mapping exercise where the attendees thought about their values, sense of place, and goals for the future. The participants' thoughts were recorded on large maps of the City. The materials, both the lists and the maps, generated during the meeting were used to develop the "Future / Vision Statement" and the Future Land Use Map.

Three workshops followed, for the purpose of gathering detailed input and ideas from the citizens of Mount Hope to include in The Plan. The schedule for those meetings was as follows: *Monday, July 2, 2012

Thursday, July 12, 2012

Monday, July 23, 2012

*Monday, July 30, 2012

The workshops were advertised well in advance by flier, newspaper, and via the outdoor sign at the community center. All of the workshops were held in the Mount Hope Community Center.

July 12, 2012: Workshop #1

In the July 12th meeting citizens were introduced to the components of the core plan. They were then asked to review the future statement and revise it to reflect a document that described the "ideal" Mount Hope (within reason). The purpose of this exercise was to help the participants see what Mount Hope *could* be like and establish that as their future goal. The attendees, that included a large group of children, were then asked to come up with general goals for the City of Mount Hope in the subject areas that are required by state code:

- Land Use
- Housing



· *The Monday July 2nd meeting was cancelled due to mass power outage caused by the 2012 derecho. The schedule was

- Transportation
- Infrastructure
- Public Services
- Rural Areas
- Recreation
- Economic Development
- Community Design
- Preferred Development Areas
- Renewal and/or Redevelopment
- Historic Preservation
- Environmental
- Tourism
- Conservation
- Safety
- Natural Resource Use



July 23, 2012: Workshop #2

The July 23rd meeting was centered on finalizing the specific goals and objectives for the community. Participants were divided into small groups. Each group spent 15 to 20 minutes developing sub-goals and strategies for the broader goals developed in the July 12th meeting. With much discussion, the following information was collected during this meeting:

MOUNT HOPE

Comprehensive Plan


The City of Mount Hope is asking you to participate in the Mount Hope Comprehensive Plan 2020.

You can help define the future of Mount Hope by telling the community leaders **what you want to see happen in your city over the next 20 years.**

Please fill out a survey and attend the meetings to make **your voice** heard in **your community.**

We want to hear what you think about issues that are influenced by city government, such as:

- Safety
- Education
- Transportation
- Natural Resources
- Development Patterns
- Historical Preservation
- Economic Development
- Recreational Opportunities
- Community Facilities & Services
- General Quality of Life in Mount Hope




Now Is The Time to Get Involved!!

For more information, or to get a survey contact:

Leah Squires
at City Hall
304-877-2211

You can also contact your Mayor or Planning Commissioner



Please Come to the Community Meetings Associated with the Creation of this Plan:

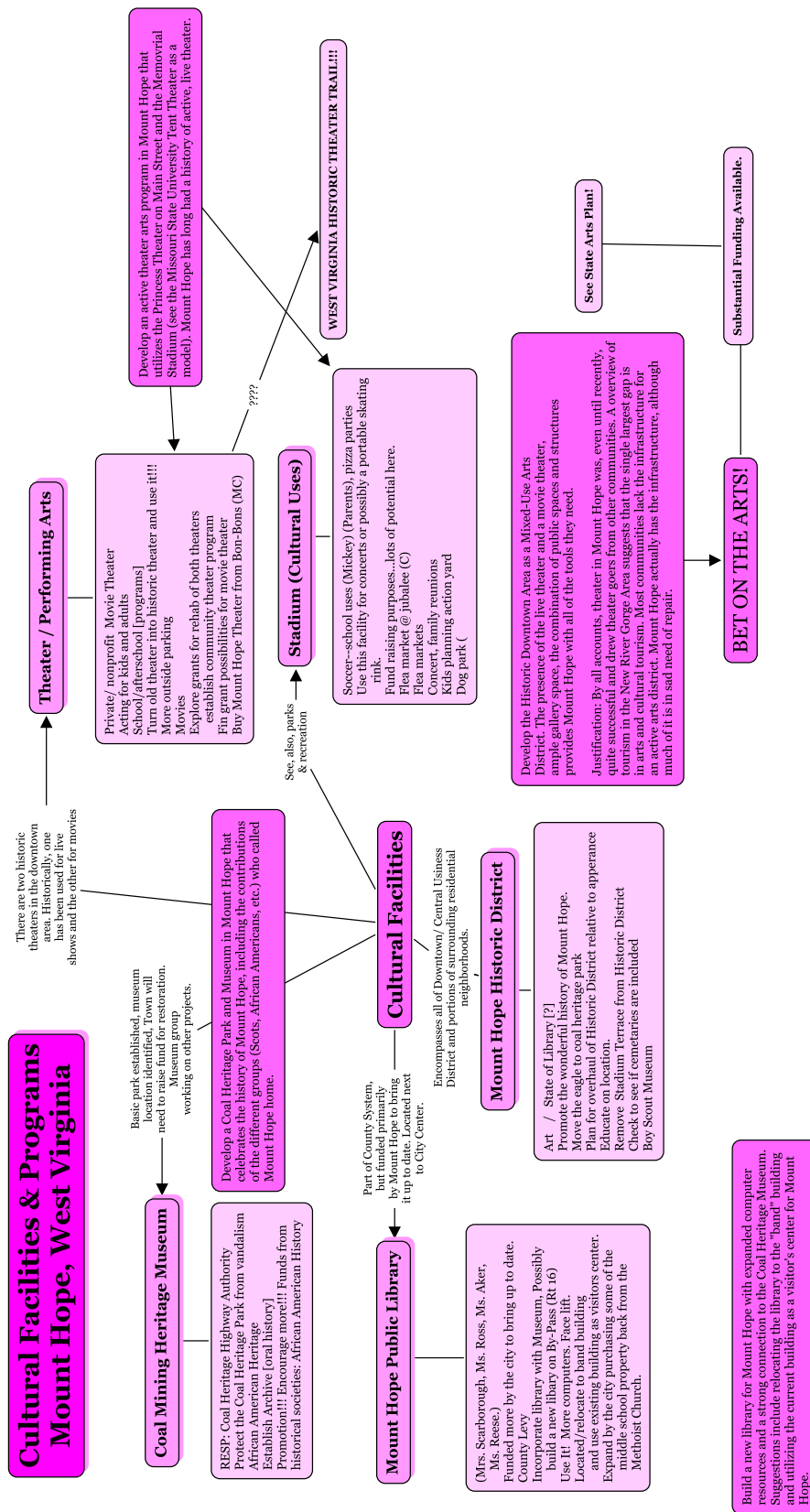
Monday, June 25th, 6:00 pm

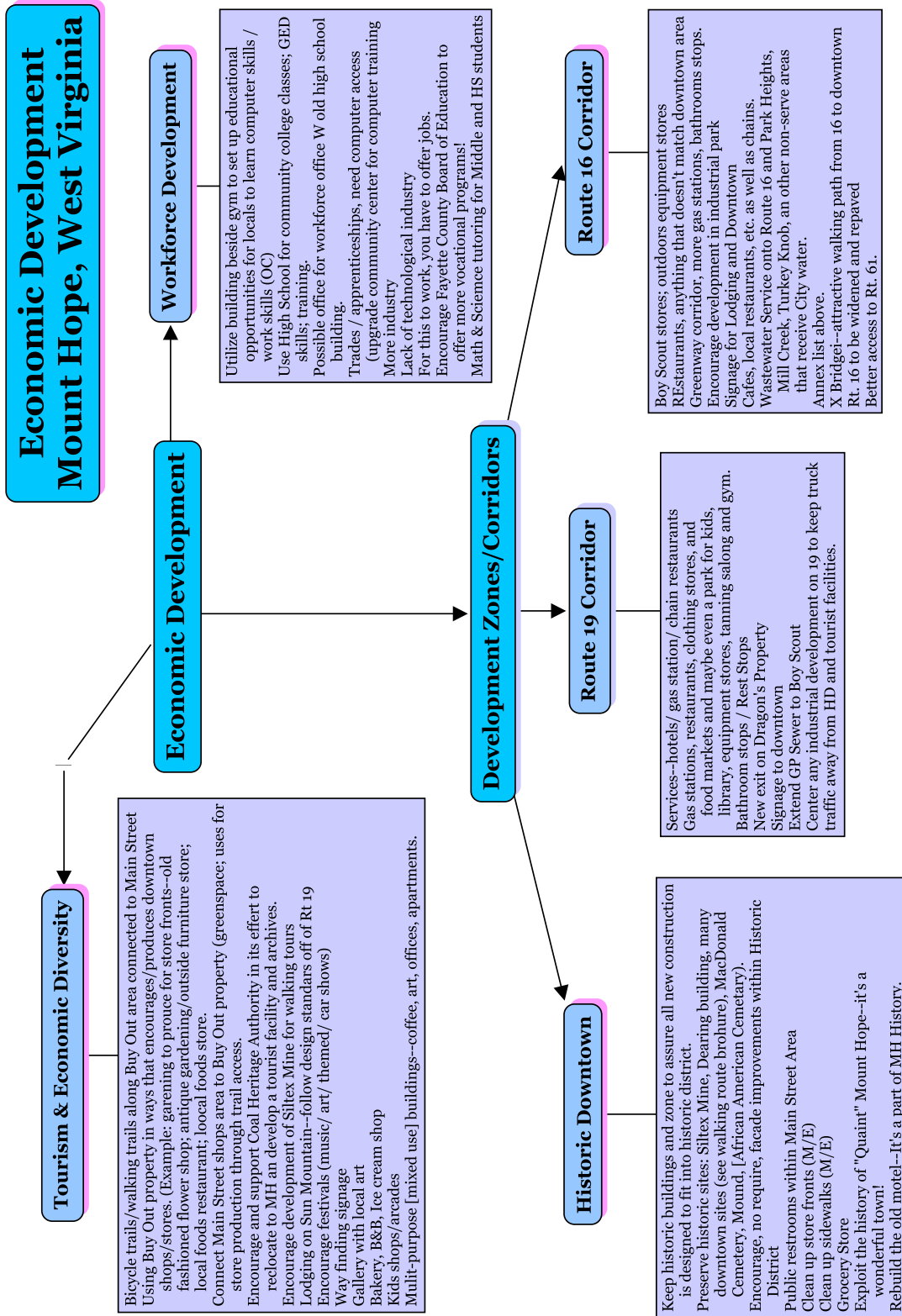
Monday, July 2nd, 6:00 pm

Thursday, July 12th, 6:00 pm

Monday, July 23, 6:00 pm

www.mounthopewplan.com





Environmental Resources Mount Hope, West Virginia

There are two types of water resources: surface water (water that is located on the surface, like streams) and ground water (or sub-surface water, include water from springs and from abandoned or closed mines)

Air Quality includes residential, commercial, industrial, and vehicular pollution.

Air Quality

Education / regulation of backyard burning (M)
Environmentally friendly use of Georgia Pacific Property (O)
Eliminate the overuse of electricity at this site.
No backyard burning at all (CMO)
Exhaust control. (CMO)

Noise

Includes residential, commercial, and vehicular pollution.

Require mufflers on 4- and 2- wheeled vehicles in accordance with state regs.
Enforce noise ordinance--re: late night barking.

Environmental Resources

Green space, open space, including wildlife corridors, and garden spaces.

Includes most types of trash.

Solid Waste

Ordinance to require pet owners to clean up their pets' dog waste from any public property or another's private property.
Dogs--eliminate strays / use pooper scoopers.
Trash cans all around town, not just along Main St.
Recycling--local--at home too.

Habitat

Community Gardens
[Community-level] Farming
Camping (churches), hunting, berry picking (family) and nature trail (volunteers)
Teaching young people how to plant a garden and what to do with it.
Plant low growing grass on abandoned property
Provide adequate food for birds in cold weather
Use native plants in all landscaping.
Use ground covers to minimize mowing.

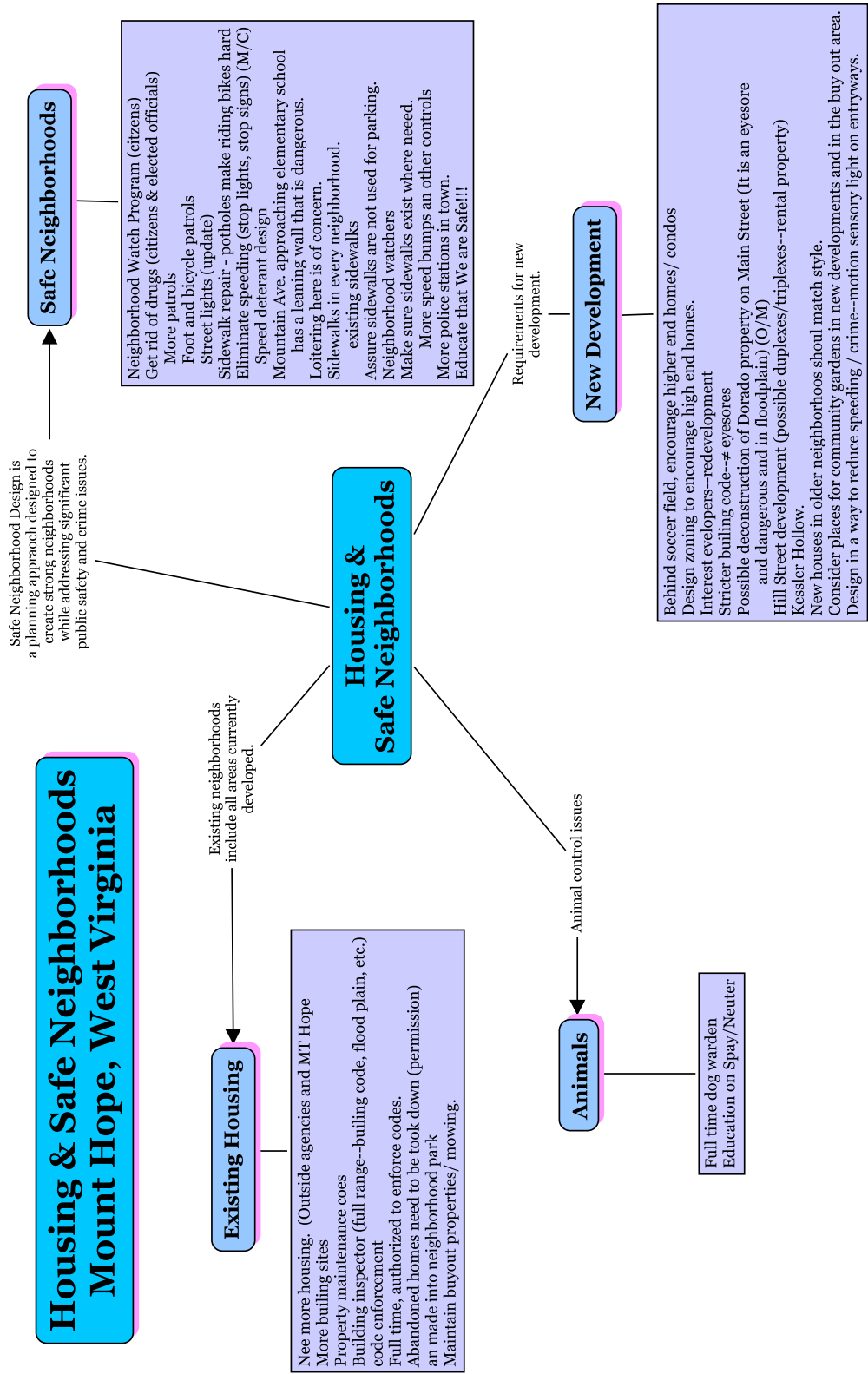
Best practices suggest that stormwater should be treated at the point of contact, decreasing the impact on properties at the bottom of the drainage pattern.

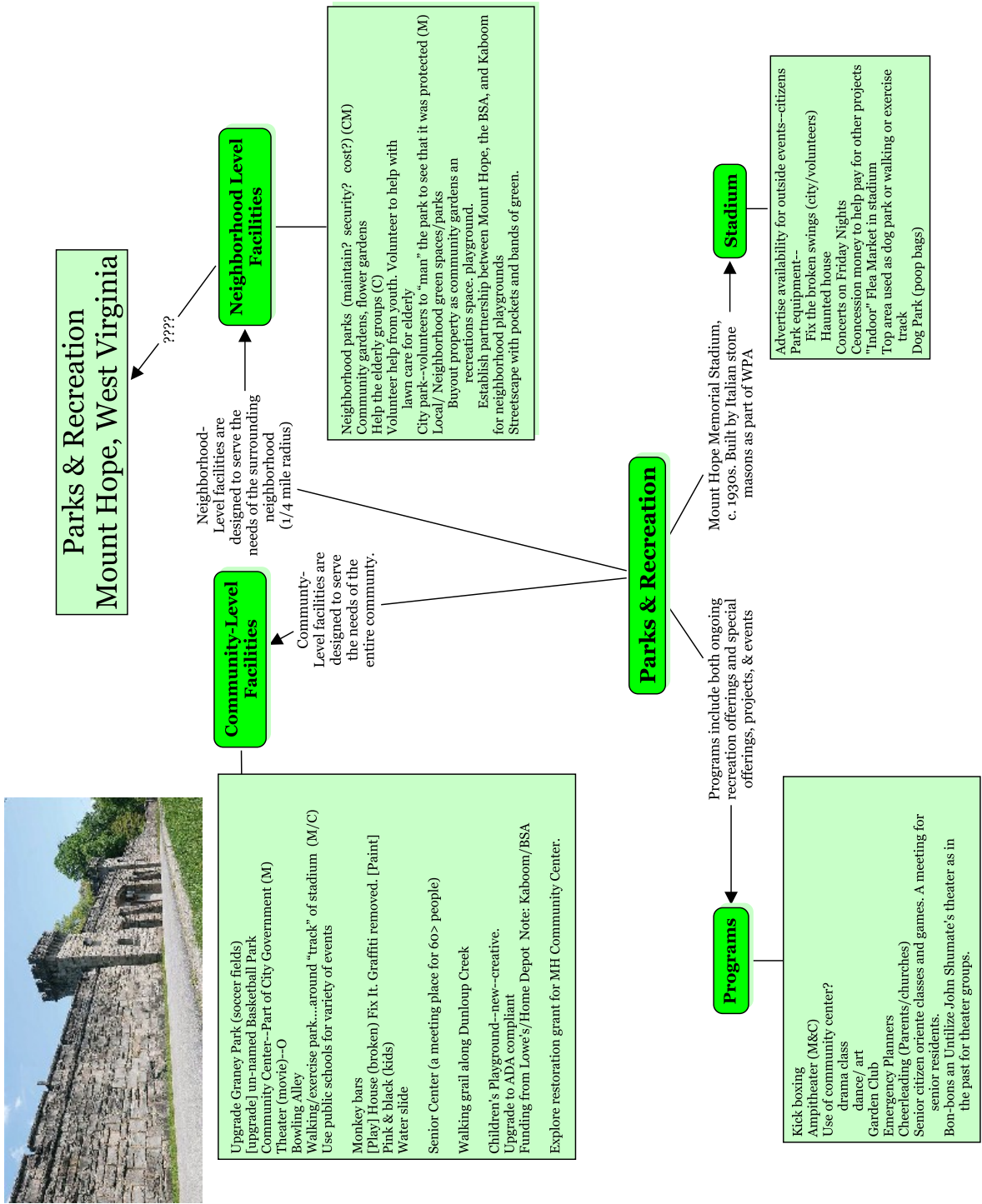
Stormwater

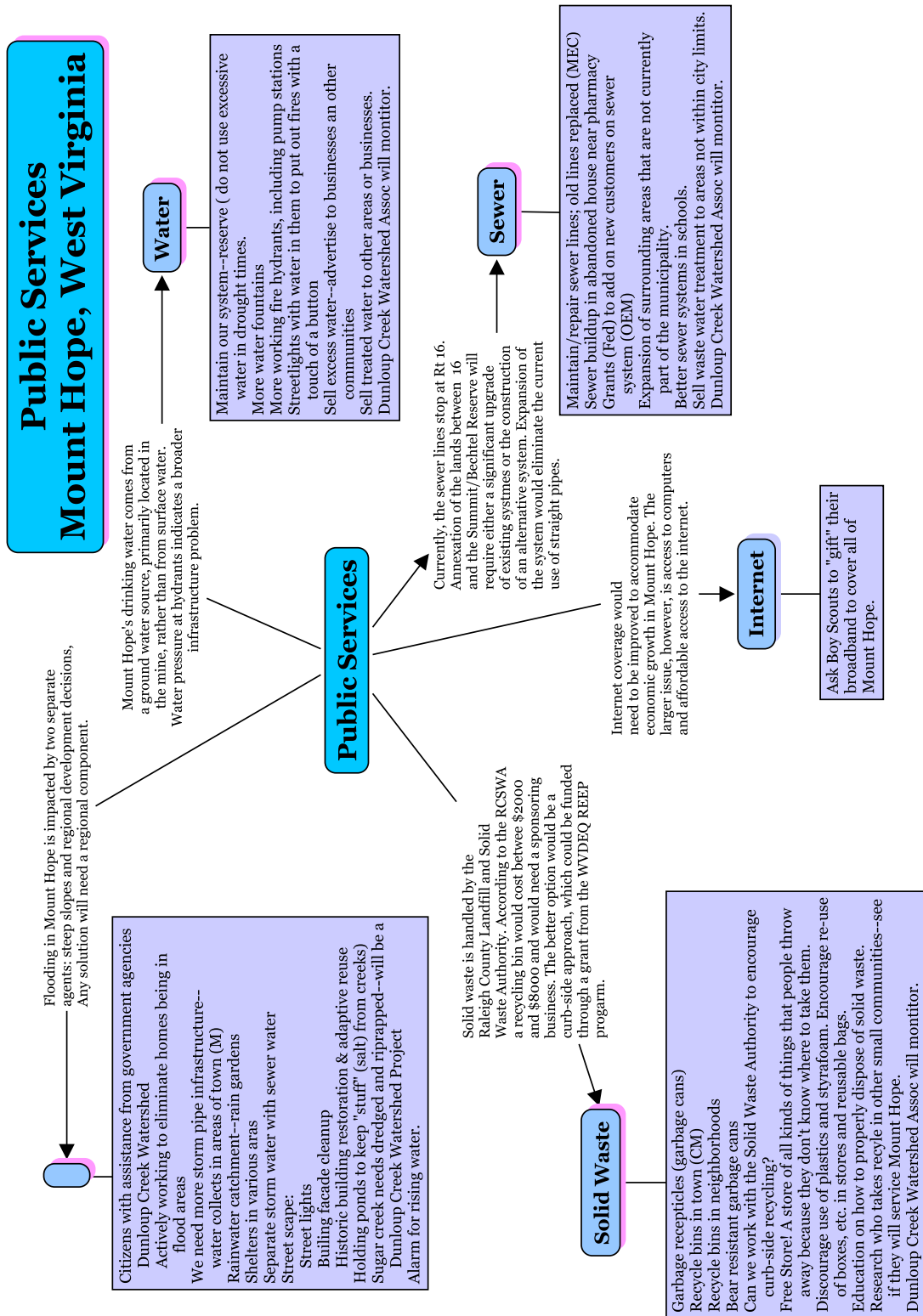
Upgrade stormwater system (M)
Modernize regulations (M)
Correct drainage problems (M)
Sewer gas problems in various areas (M)
Dunloup Creek Watershed Association
Stream buffers
Plant Trees
Separate stormwater and gray/black water.
Treat stormwater at point of contact
Use of bio-retention techniques.

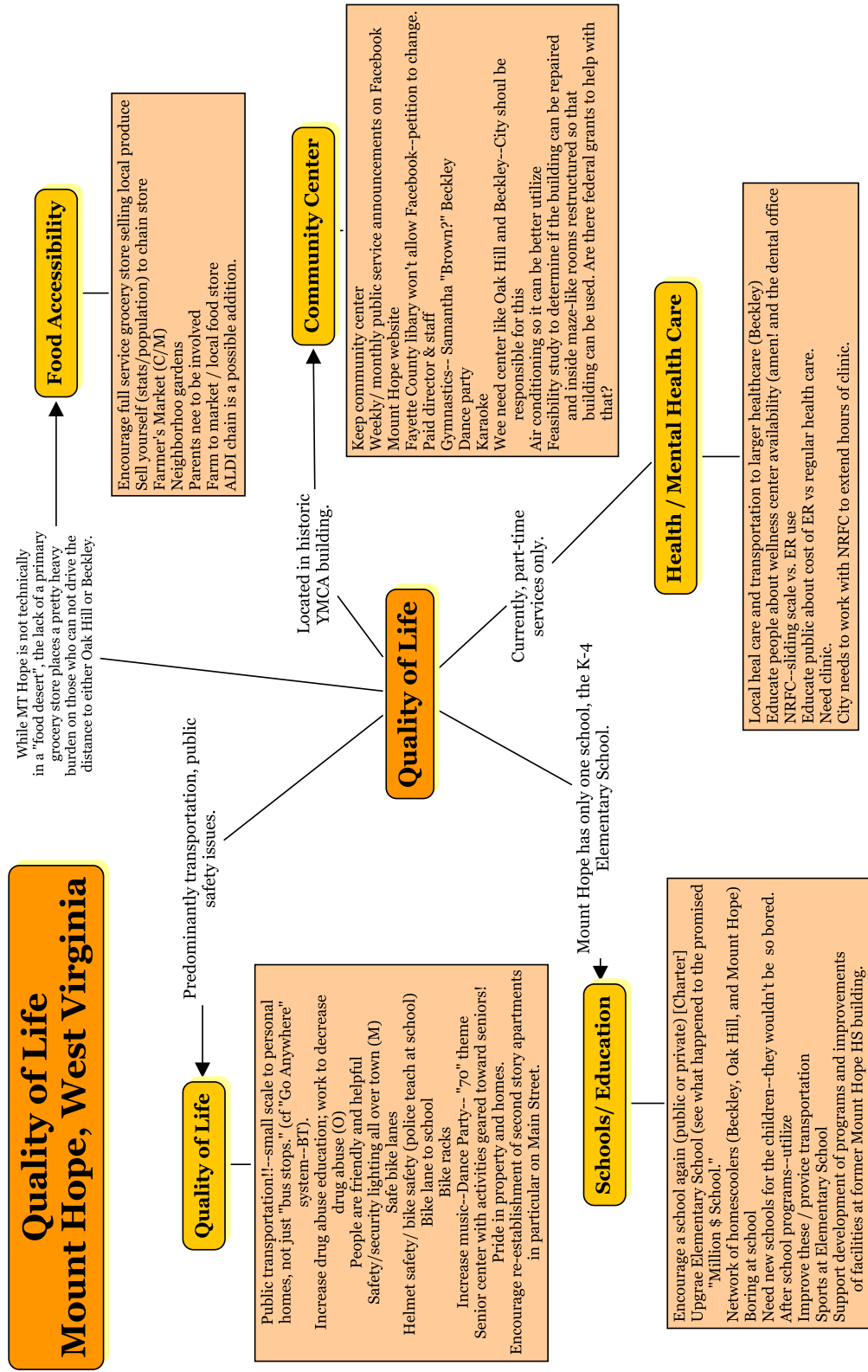
Water Quality (Surface & Ground)

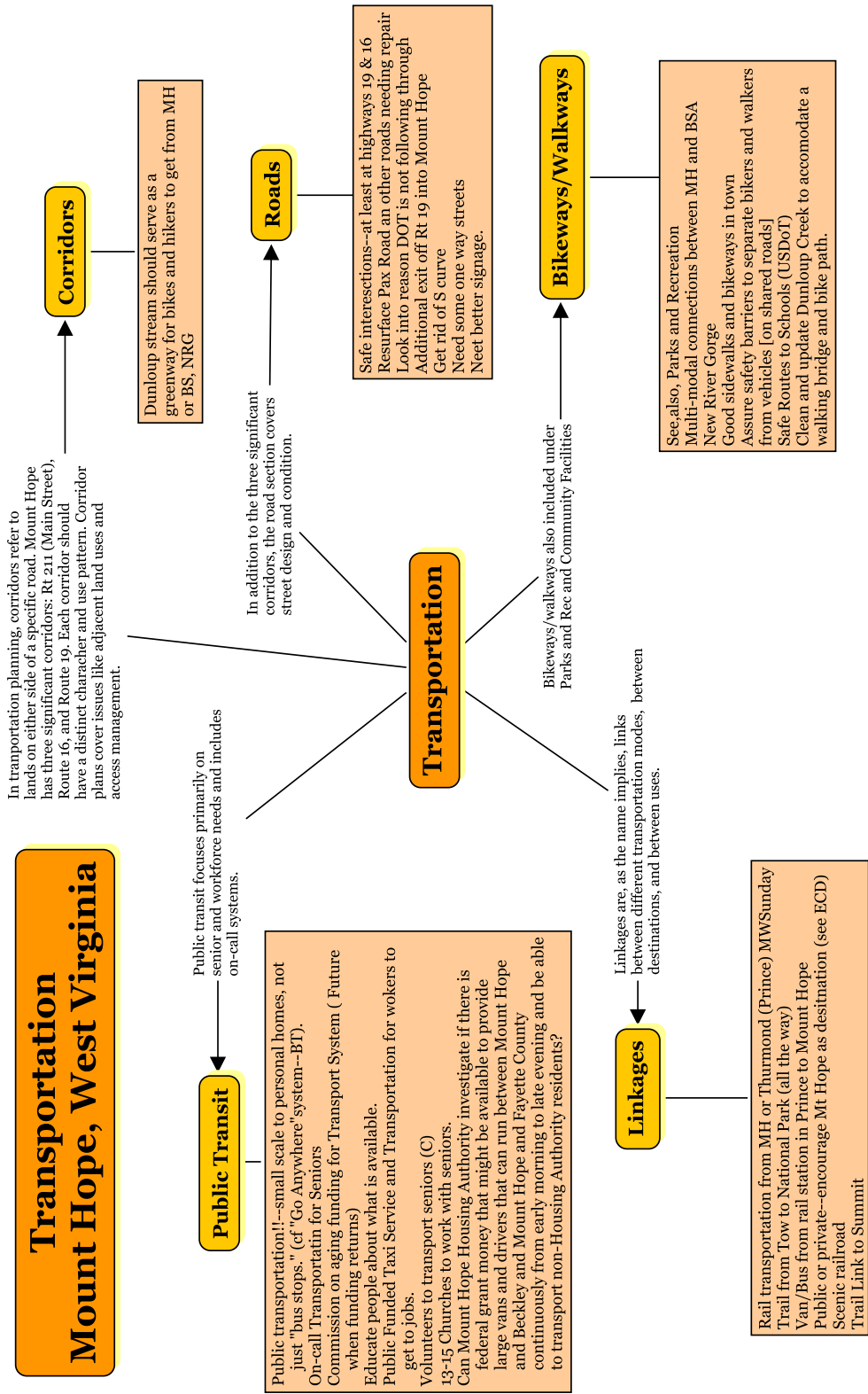
Education about household chemicals / pollutants and how to use/dispose of these.
Upgrade--get rid of straight pipe sewer disposal
Proof of progress
All city water prop. get city sewer with creative funding for decentralized / alternative systems.
Test water quality in MT Hope area of Dunloup Creek.
Already plentiful and excellent groundwater (M)
Reduce price of plentiful water (M)
Reduce sewer costs (M)
Swimming in creek
Dunloup Creek Watershed Association
Clean Sugar Creek
Watch construction
Don't fill streams
Insure that new development uses semi-pervious pavement and catchment basins to avoid surface runoff.













July 30, 2012: Workshop #3

For the July 30th meeting, the participants were given the charts (shown on the previous pages) that contained their goals and objectives from the previous meetings. They were then asked to create a comprehensive list of resources that were available in the community to meet the goals as well as a list of barriers that could pose problems or delays. The following subjects were addressed:

- Social Barriers / Resources (income, education, etc.)
- Cultural Barriers / Resources (race, values, beliefs, common practices, etc.)
- Political Barriers / Resources (local, state, federal)
- Organizational Barriers / Resources (Mt. Hope Heritage & Hope Inc., ONTRAC, faith based groups, merchants association, etc.)
- Physical Barriers / Resources (lack of flat buildable land, floodplain, etc.)
- General planning questions that need to be addressed in The Plan

The information from the final workshop has been incorporated into the strategies and recommendations.

Background Research The consultants spent nearly five months, from July through November, collecting and analyzing community and comparable data, researching potential programs and solutions, and examining prior plans and studies.

Background Data

Data collection was hampered on two fronts. Historic data, typically supplied by the jurisdiction and mined from existing and historical documents, was unavailable because much of the material was destroyed when City Hall flooded in 2002.

The bigger concern, however, is the availability and accuracy of data from the United States Bureau of the Census. Prior to

the 2010 Census, the federal government decided to shift away from the traditional approach to data collection, as embodied in the U.S. Census, to the approach used in the American Community Survey (ACS). The U.S. Census has always been somewhat problematic and prone to error, especially for smaller jurisdictions. The ACS has created a whole different level of challenges, stemming in part from its use of five-year averaging of data samples rather than an absolute count. While the data is proving to be reasonably accurate for jurisdictions over 65,000 people, for very small jurisdictions like Mount Hope, the data introduces significant margins of error. In addition, for many of the data categories that have been traditionally included in comprehensive plan trend analyses, the data no longer matches up. Changes in categories and definitions have long been a problem with the Census, but the introduction of the ACS has exacerbated the situation. In some cases, re-analysis of other data sources provided information that is, at least to some degree, accurate; in other cases, the data has been omitted because there was no way to guarantee even marginal accuracy. If the data could not be ground truthed against other data sources, the information was left out. In some cases where the data is mandatory, additional notes about accuracy have been included. Finally, it should be noted that all data that has previously been included in the U.S. Census Statistical Files 3 (SF-3) and 4 (SF-4) have been omitted unless other sources of the same information could be found. The U.S. Census Bureau did not release SF-3 or SF-4 for the 2010 Census and has no plans to do so.

The Plan includes:

- Study of comparable jurisdictions w/ Boy Scout facilities, including impacts, housing and support service needs, etc...
- Demographics
- Population Projections, based on evidence from comparable jurisdictions.
- Economic Analysis
- Historic Preservation
- Transportation Analysis, including impact of the railroad and potential impacts on and opportunities for public transit, based on projected seasonal use.
- Development/Growth areas, especially in relationship to Rt 19 and potential need for increased short term and long term housing.
- Food Availability
- Public Utilities, Facilities, and Infrastructure
- Critical Features Analysis
- Community Design Standards (existing design elements)
- Available Funding Options
- Current Land Use Map (based on actual use of parcels)
- Critical Features Map (Environmental, Historical, etc.)

A substantial amount was mined from previous City of Mount Hope plans and studies, which proved to be invaluable resources. Those plans included but are not limited to:

- The 1968 Fayette County/Mount Hope Comprehensive Plan
- The 2006 WVU Extension document “The Past Reflected in the Hopes for the Future”
- The “Be Prepared Community Development Forum document from “Reaching the Summit”
- The Dunloup Creek Watershed Plan
- The Mount Hope Branding Report
- The Census Tract 205 Community Assessment Report
- The 2005-2010 Historic Preservation & Economic Revitalization plan “A Vision Renewed”
- 1999 and 2003 Wastewater Facilities Plans

Final Plan Development

The final plan was developed from a variety of sources, including: public input, research, best practices, and prior plans. Where information from the prior plans agreed with current public wishes, the goals and strategies were incorporated into the new plan. This is especially true for many of the goals found under historic preservation and downtown redevelopment. The majority of the goals, however, were developed directly from public input from the kickoff meeting, the three workshops, stakeholder interviews, and written comments from the surveys. The preliminary "core plan," consisting of the goals, objectives, and strategies, was delivered to the Planning Commission for comment. The final comments were received at the end of October. While the Planning Commission and other citizen volunteers were reading through the core plan, the consultants continued working on the overall introduction, chapter introductions, additional analysis, additional research and fact verification, additional mapping, implementation, fiscal strategies and recommendations. The core plan went through a legal review and resulted in some additional materials in the introduction and an additional section on overall implementation strategies and recommendations. The final plan was delivered to the City of Mount Hope Planning Commission on March __, 2013. After two readings and a joint Planning Commission / City Council public hearing, *Mount Hope Plan 2030* was adopted on _____, 2013.

Legal Basis for the Comprehensive Plan

The current land use planning laws were largely revamped by the West Virginia Legislature in 2004, the relevant sections of which are found in Chapter 8A of the West Virginia Code. Comprehensive Plans are authorized under Chapter 8A, and the legislature has identified for each jurisdiction. The process for developing and adopting a Comprehensive Plan is found in Chapter 8A, Article 3 of the West Virginia Code, the full text of which is reproduced in Appendix A.

In addition to authorizing Planning Commissions with the development and approval of Comprehensive Plans, Chapter 8A, Article 3 of the West Virginia Code also identifies the purposes, and provides guidance for the study areas, mandatory components, and optional components of Comprehensive Plans.

The adoption of subdivision and zoning ordinances, approval of plans and plats for land development, and the issuance of construction permits by a governing body (in this case the City of Mount Hope) must be consistent with the provisions contained in the jurisdiction's duly adopted Comprehensive Plan. W.Va. Code § 8A-1-1(b)(8).

In West Virginia, each jurisdiction is required to update its Comprehensive Plan every ten years. Under best planning practices, however, comprehensive plans typically use a 20-year horizon or time frame, are reviewed every five years, and are revised every ten years. Comprehensive Plans should be seen as living documents rather than as words chipped into stone. As jurisdictions change and progress, so, too, should their Plans.

Plan Implementation: General Guidelines

Plan implementation generally requires an existing community framework consisting of staff, elected and appointed officials, and citizens for each of the areas of the plan. At present, Mount Hope has parts of the framework, but past fracturing and duplication of efforts has undermined potential efficacy, resulting in responsibility for plan implementation being focused or shouldered by a few individuals and even fewer staff. A traditional matrix may well provide a step-by-step guide to implementation, but it would place the responsibility on a small number of participants, most notably the few elected or appointed officials and the even fewer staff, rather than aiding in building broader public support and public activism. For that reason, we are recommending a three-step approach to preliminary implementation.

Step 1. Identification of Priorities Addressed by Elected or Appointed Officials and City Staff

The Mount Hope Mayor, City Council, and Planning Commission, in a work session, should identify those sections of The Plan that need to be addressed directly by the elected body or by the Planning Commission, including the development of specific ordinances to address issues identified in the comprehensive planning process;

establish procedures and policies; and implement government-specific strategies. High priorities necessary include: developing a zoning ordinance, subdivision ordinance, and other land use based policies necessary for the implementation of the Plan.

Step 2. Identification of Priorities and Specific Stakeholders

Each member of the City Council and the Planning Commission should be appointed to chair a minimum of one plan implementation sub-committee, spreading the task of implementation over a larger number of people rather than relying on a small staff. Given the number of sections and sub-sections, some Council or Planning Commission members may need to chair more than one committee.

At a minimum, each committee should be made up of specific stakeholders and organizations within the community who may be willing to work on the implementation process for a specific subject. For example, the committee addressing water resources and flood plain issues may include the members of the Dunloup Creek Watershed Association; or the committee addressing issues dealing with improving the education system in Mount Hope might include teachers from Mount Hope Elementary School. The idea, here, is to reach out into the community and create community momentum for the plan and for implementation.

Each Committee is charged with

- 1.) Identifying priorities in their individual sections of The Plan
- 2.) Developing an implementation plan based on their knowledge of local assets, resources, and limitations
- 3.) Translating The Plan into concrete actions with City Council Approval

The Plan provides some basic framework for action, but specific approaches will depend in large part on community buy-in and financing. City staff, outside consultants, or other agencies could be brought in to help develop grants and other financing options for specific projects.

Step 3. Develop a Capital Improvements Plan

In specific terms, Mount Hope needs to develop three implementation tools: 1) required ordinances and implementing policies (discussed in the government and planning sections of this plan); citizen-developed implementation plans (Step 2), and 3) a long-range Capital Improvements Plan (CIP) and Capital Budget to provide a framework for public investment.

Mount Hope Plan 2030 includes a wide variety of public investments spread over a twenty-year time frame. It is not possible, even in the best of times, to tackle all of the needs at once. A Capital Improvements Plan (CIP) allows the City to weigh options and necessities to schedule improvements so that they are addressed in both a timely and fiscally responsible manner.

In practice, the definition of capital improvements may vary by jurisdiction, but do include common elements, including a specific time frame (1 year and up) and minimum cost or expenditure (\$10,000, \$25,000, \$50,000, and so on). Some jurisdictions include fleet vehicles, including those for police and fire and rescue, in the list of acceptable expenditures; others do not. At its very heart, however, a Capital Improvements Plan provides jurisdictions with a planning tool that accounts for fiscal impacts and long-range fiscal planning.

The typical CIP is essentially an internal grant application program that requires a technical review of proposals, designed to identify critical needs and rate proposals on an established scale. Individual proposals should include a full description of activity of capital project, including identifying existing or potential funding sources. All of the proposals are included in the CIP, but may be slated for implementation or development in the immediate year, within a five-year period, or in the outlying years (years six through ten). Capital Improvement Plans are reviewed annually by the Planning Commission, which submits annual recommendations to the Mayor and the City Council. In general, projects that are

either shovel ready or have already received funding or will be receiving within the short term (six months) should be included in the current year's plan. Projects slated for one to two years out are those where the pre-planning has been completed or is in the process and funding options may be available within one to two years. Projects three to five years out are those in the preliminary planning stages that are not ready for funding but are deemed necessary or important.

Beyond the ordinances and processes, the Capital Improvements Plan is the primary implementation tool for the Comprehensive Plan and should be put into place within six months of the adoption of the Comprehensive Plan.

Mount Hope: A Vision for the Future

Mount Hope is a vibrant, prosperous community that maintains a strong connection to the past, while working to create a green, healthy, and sustainable future. The City encourages entrepreneurship and works to provide economic and social opportunities for all citizens.

Our community is known for its quality of life. Mount Hope embraces diversity, while honoring the community's history and qualities that make Mount Hope a great place to live, work, and play.

Our greenway, park, and trail system, developed by citizens and volunteers, encourages an active and healthy community.

Our lighted greenway connects the city center to the Route 16 corridor through the Dunloup Creek Park, creating a visual invitation to visitors, and encourages tourists to explore the historic downtown.

Our recreational facilities, including a soccer field, playground, skate park, and public fishing access, keep our families close to home as they enjoy activities with their children.

Our emphasis on the arts and culture, including a strong connection to our histories through the Coal Heritage Discovery Center, has helped to create and support a strong business community. Our unique cultural events and downtown businesses bring visitors from all over the country as they enjoy our historic theater and the full range of events and festivals held year round in our remarkable stone stadium and other community facilities.

Our economy, built from our strengths and our community assets, provides jobs and opportunities for our citizens. Our economic center lives in our historic downtown, which is why our residents are able to walk to work and enjoy a strong sense of community. The mixed use of our multi-story Main Street structures brings life to our downtown. Our beautifully landscaped town center offers an attractive place for citizens of all ages to gather with easy access to recreational and exercise activities via our trails, park, and community center. Public Internet access and information services allow our local businesses and citizens to markets well beyond Mount Hope. Rather than encouraging large companies to move to Mount Hope, the City has worked with citizens to develop cooperative and family-owned businesses that help support the local community, including a community-based grocery store. The City has worked with the New River Gorge Regional Development Authority and the State of West Virginia to redevelop the former Georgia Pacific site by encouraging the introduction of new green industries that minimize the impact on air quality in Mount Hope.

Our commercial center, located in the Route 19 corridor, offers a full range of services to travelers and to area residents through our inter-modal transportation connections. We have been able to encourage visitor traffic to our historic downtown area while routing the bulk of thru-traffic onto the outer-commercial corridors. This keeps our downtown area pedestrian friendly. Our small businesses and shops along the annexed areas adjacent to Route 16 offer specialized products and services to locals as well as visitors coming to the Summit Bechtel Family National Scout Reserve. Mount Hope places a strong emphasis on livable and safe neighborhoods and offers a variety of housing types. From new single-family homes and older historic houses with unique character to mixed-use apartments in our downtown, all our neighborhoods include green spaces and neighborhood playgrounds. Our citywide trail network provides pedestrians access to work, shopping, and entertainment. Housing remains affordable, and incentive programs have been enacted to increase homeownership and maintenance.

Our multi-modal transportation system meets the needs of our diverse population, including public transit for those with few mobility options and a well-developed trail system for our active population.

Our public services contribute to the quality of life in our city. Our extended water/sewer system serves our citizens and industry well and will allow us to grow as we desire. Our well-trained public safety departments, including police and emergency services, help to make our citizens feel safe.

Mount Hope places an emphasis on quality of life for our youngest and



oldest citizens. Our city offers locally based childcare, and elder care services, which have made our citizens' lives easier. There is strong support for the development of "age in place" housing, encouraging our citizens to "put down roots" for a lifetime. A state-of-the-art elementary school, strong community base after-school and summer programs, an emphasis on the arts, a quality library, and an active and supportive citizenry make Mount Hope a great place to raise a family. An active community-based job training and apprenticeship program during the summers helps to give our young people a head start in life.

Mount Hope has worked hard to build strong and lasting ties in the community by actively partnering with community organizations and institutions, including local churches, civic groups, the business community, the public school, the public library, the historical society, social service and community service organizations to create programs and policies that move the City of Mount Hope forward and address concerns such as poverty and substance abuse.

Mount Hope has worked hard to build strong and lasting ties with its neighbors, including Fayette County, the National Park Service, and the Boy Scouts of America, while maintaining a strong community identity. Recognizing that a sustainable future relies on both local and regional strengths, Mount Hope has helped to create strong partnerships that improve quality of life while protecting community's values and assets.

Planning, Government, and Community

I. Planning Context

Government

Mount Hope lacks both staff (at least outside of the police department) and financial resources. The City depends on outside funding, primarily in the form of grants and inter- governmental transfer funds from both the State of West Virginia and the federal government, and help from other government agencies (New River Health Association, Mount Hope Housing Authority, Fayette County School District), from non-governmental agencies and organizations (Coal Heritage Highway Authority, Dunloup Creek Watershed Committee), and from individuals in order to accomplish existing goals and objectives. The City has nonetheless managed to accomplish a great deal despite the constraints.

Community Development and Planning.

As noted in the section on Land Use and Planning, Mount Hope hired a Community Development Planner during the summer of 2012. In the past, jurisdictions have established planning departments, which ostensibly limited the range of activities to those related to land use only. In more recent years, jurisdictions have been establishing departments of community development, a move that has brought a far greater range of activities under the purview of planners, including grant writing, housing, economic development, park and recreation planning, coordinating community activities and organizations, managing geographic information, and building partnerships.

Community Involvement and Non-Government Organizations.

Mount Hope has a wide variety of civic and community organizations. A review of locally-staffed activities suggests that while local organizations are actively participating in addressing the broader needs of the community, they are not doing so in a coordinated fashion and are duplicating efforts. The findings are similar to those cited in the 2006 study by the Community Design Team from WVU. In their study, the authors observed two significant threats to Mount Hope's success in revitalizing the community:

- 1.) Declining population
- 2.) Lack of unity between different constituencies in the presence of conflicting priorities.

As the authors note, in order for redevelopment efforts to succeed, "community buy-in is critical," arguing that "without such buy-in, it will be difficult to mobilize volunteers for the projects, or to achieve agreement on such things as what to do with the abandoned schools." Nowhere is this more evident than in the competition and competing activities of Mount Hope ONTRAC, Mount Hope Heritage and Hope, Mountain of Hope, and the National Coal Heritage Highway Authority.

While the citizens who have been involved in Mount Hope's planning and redevelopment efforts deserve kudos, Mount Hope needs to create a broader level of coordinated community support and citizen involvement in order to address many of the needs identified in the planning process for this comprehensive plan. One method of overcoming the issue of disunity is to formalize the volunteer process by establishing key government-based citizen commissions and task forces, including:

- A Community Development Commission, similar to an economic development council
- An Arts Council to work with the Community Development Commission to establish an arts-based economy
- A formalized Parks, Recreation, and Special Events Commission to help administer the use of the public spaces and develop programs that will help rebuild a sense of community and provide residents with a broader range of options and activities.

One of the primary goals of the Community Development Commission would be to bring the different, and often competing, organizations together and encourage cooperation rather than competition.

Government Financing

The unfortunate reality is that local government budgets tend to experience boom and bust financing because of fiscal decisions made at both the state and federal levels. Local governments often pay the price when larger government entities violate the principles of economies of scale. As federal funds are reduced, state and local governments must make up the difference. If state funds are reduced, the weight of financing falls on the local government alone. As the table on the next page illustrates, the per capita cost of government services increases as the number of people within jurisdiction decreases. For cities like Mount Hope, that means that citizens are paying more per person for fewer services.

	Mount Hope	Oak Hill	Fayetteville
Estimated Population, 2006	1443	7674	2837
Total Operational Expenses	\$1,243,000.00	\$3,755,000.00	\$1,980,000.00
Per Capita Expenditure	\$861.40	\$489.31	\$697.92
Property Tax	\$107,000.00	\$603,000.00	\$239,000.00
% of Total Operational Expenses	8.6%	16.06%	12.07%

The per capita expenditure in Mount Hope is 21% higher than Fayetteville and 55% higher than Oak Hill, despite providing fewer services.

It is often argued that property taxes are the primary funding mechanism for small jurisdictions; however, this is not the case in the three primary jurisdictions in the Route 19 corridor in Fayette County. In 2006, (the last year that financial information was available for all three jurisdictions) real estate taxes covered 8.6% of annual operational expenses for Mount Hope, 16% in Oak Hill, and 12% in Fayetteville.

In 2006 Mount Hope had \$1,692,000 in revenue, including \$107,000 from property taxes, \$190,000 from business and occupation tax, and \$206,000 from fines and forfeitures. In addition, Mount Hope had \$12,000 in interest earnings. Five years later, the total estimated revenue, excluding coal severance, had dropped to \$697,211, a 59% decrease. A large part of the decrease in revenues can be attributed to loss of real estate value, diminished intergovernmental payments at the federal, state, and local levels, and investment losses (a result of the national downturn in 2008 and 2009). Interest earnings alone decreased by 96%.

In the same period of time, the cost of providing basic services increased. Highway and street maintenance increased 21% from \$84,000 in 2006, to \$101,614 in 2012. In 2006, police services cost Mount Hope \$324,000; by 2011, the cost of police services had risen to \$342,661, a 5.7% increase. Indeed, by 2011, police services accounted for nearly half of the city's expenditures (49.1%).

This plan assumes that the development of the three commercial/business corridors (Historic Downtown, Route 16 Corridor, and Route 19 Corridor) can provide the City with some much needed revenue and jobs. Attracting new residents, removing dilapidated structures, and improving the overall quality of life should help to lift housing values closer to the national and state averages and improving local coffers as well.

Finally, based on the departmental expenditure list included in the budget, the City of Mount Hope does not currently fund social services, education, or the court system, all of which are beyond the purview of this plan.

Comparison of Government Finances, 2006

Government finances in 2006 (per capita):	Mount Hope		Oak Hill		Fayetteville	
	Total	Per Resident	Total	Per Resident	Total	Per Resident
Charges - Sewerage:	\$330,000	\$229	\$1,285,000	\$167	\$562,000	\$198
CURRENT OPERATIONAL EXPENSES						
Elementary & Secondary Ed					\$1,000.00	\$0.35
Financial Administration	\$210,000	\$146	\$67,000	\$9	\$37,000	\$13
Fire Protection			\$212,000	\$28	\$44,000	\$16
General--Other			\$24,000	\$3	\$52,000	\$18
Parks and Recreation:	\$40,000	\$28	\$136,000	\$18	\$38,000	\$13
Police:	\$324,000	\$225	\$1,042,000	\$136	\$318,000	\$112
Highways:	\$84,000	\$58	\$888,000	\$116	\$190,000	\$67
Sewerage:	\$215,000	\$149	\$825,000	\$108	\$585,000	\$206
Water Utilities:	\$370,000	\$256	\$2,000	\$0	\$715,000	\$252
Public Buildings			\$269,000	\$35		
Central Staff			\$239,000	\$31		
Legal Services			\$49,000	\$6		
Public Welfare			\$2,000	\$0		
Total Operational Expenses	\$1,243,000	\$861	\$3,755,000	\$489	\$1,980,000	\$698
Other Capital Outlay						
Water Utilities:	\$4,000	\$3	\$18,000	\$2		
Sewerage:	\$3,000	\$2	\$26,000	\$3		
Total Salaries and Wages	\$472,000	\$327	\$1,497,000	\$195	\$701,000	\$247
INTERGOVERNMENTAL PAYMENTS						
Fed. Intergovernmental	\$23,000	\$16			\$14,000	\$5
State Intergovernmental			\$1,692,000			
Local Government Support:	\$5,000	\$3	\$25,000	\$3	\$6,000	\$2
All Other:	\$2,000	\$1	\$63,000	\$8	\$29,000	\$10
Local Intergovernmental	\$18,000	\$12	\$14,000	\$2		
MISC. REVENUES						
Fines and Forfeits:	\$206,000	\$143	\$225,000	\$29		
General Revenue	\$50,000	\$35	\$70,000	\$9	\$541,000	\$191
Interest Earnings	\$12,000	\$8	\$56,000	\$7	\$50,000	\$18
Special Assessments	\$3,000	\$2				
TAX REVENUES						
Occupation and Business License	\$190,000	\$132	\$1,573,000	\$205	\$112,000	\$39
Property	\$107,000	\$74	\$603,000	\$79	\$239,000	\$84
Public Utilities Sales	\$41,000	\$28	\$49,000	\$6	\$64,000	\$23
Other License	\$13,000	\$9	\$39,000	\$5		
Other Selective Sales	\$10,000	\$7	\$330,000	\$43	\$49,000	\$17
TOTAL TAX REVENUES	\$361,000	\$250	\$2,594,000	\$338	\$464,000	\$164
Other Funds - Cash and Securities	\$532,000	\$369	\$1,070,000	\$139	\$600,000	\$211
Revenue - Water Utilities	\$480,000	\$333	\$105,000	\$14	\$655,000	\$231
DEBT RELATED EXPENDITURES						
Long Term Debt/Unspecified Public Purpose	\$139,000	\$98	\$159,000	\$21	\$393,000	\$139
Interest on Debt	\$62,000	\$44	\$332,000	\$43	\$310,000	\$109

Planning, Government, and Community

II. Goals and Action Steps

PNG 1.0 Government Regulations and Procedures. Develop clear, simple regulations to help citizens navigate the procedures.

PNG 1.1 Access. Make all regulations, forms, and other public documents available both in hard copy and online.

PNG 1.1.1 E-Government. Redevelop the Mount Hope website so that it provides e-government access, including the ability to pay bills, fill out forms, and access documents online.

PNG 1.1.2 Public Library. Work with the Mount Hope Public Library to make sure that there is direct access to the Mount Hope internet portal on public computers.

PNG 1.1.3 Public Information Kiosk in City Hall. Continue to provide access to forms and documents in the front entry of the Mount Hope City Hall.

PNG 1.2 Staff Training. Provide staff training for building code, floodplain, zoning, review processes, and structure regulations and processes so that the City staff members can offer assistance and solutions to citizens.

PNG 1.3 Uniform Code. Codify a unified code for Mount Hope, including revised ordinances designed to implement the Comprehensive Plan, existing ordinances, and other relevant regulations and requirements.

PNG 2.0 Community-Based Governance. Develop an approach to City government that makes use of active citizen committees to address shortages in City staff.

PNG 2.1 Citizen Participation. Appoint specific action committees, councils, or commissions to assist the Mayor's office and City Council with project initiation and management. Each committee, council, or commission should have a minimum of one City Council liaison. Committees and commissions commonly used include:

- Economic Development Commission
- Parks and Recreation Committee or Commission
- Visual Enhancement Committee
- Arts Council
- Downtown Development Committee
- Historic Landmarks Commission

PNG 2.2 Information Exchange and Management. Outline a clear path of information exchange and reporting to Council/Mayor, and track and coordinate with other area groups.

PNG 2.3 Community Asset Inventory and Map. Develop and conduct a community asset inventory in order to identify individual talents resources in the community.

PNG 3.0 Open Government and Public Information. Establish approaches, processes, and policies that support and promote open government and facilitate public access to information.

PNG 3.1 Meetings and the Press. Establish consistent meeting times/dates and facilitate press coverage of events in Mount Hope.

PNG 3.2 Web Presence. Expand and maintain the Mount Hope website and the Planning Commission's Facebook page. Look into the state's solution for free or low cost government web solutions that includes web page

PNG 3.3 Public Information. Provide increased access to public information, including agendas and minutes from the City Council and the Planning Commission meetings, project updates, online access to forms and applications, plans, and ordinances.

PNG 4.0 Regionalism and Cooperation. Develop working relationship with Fayette and Raleigh Counties in order to combine resources for facilities, projects, and processes, including: regional approaches to economic development and tourism, e-government implementation, solid waste programs, and potential regional building code enforcement.

PNG 5.0 Department of Community Development. Establish a Department of Community Development for the City of Mount Hope. The department should be charged with implementing the Mount Hope Comprehensive Plan, including providing staff support for the Planning Commission, the Community Development Council, and the Arts Council; establishing and implementing community development policies and procedures; working with building officials; and enforcing the land use ordinances.

III. Financial and Implementation Considerations

Public Information. This is one area of government where costs have decreased substantially in the past 15 years because of the Internet. Citizen access to electronic-based information either through computers or cell phones, and social media has decreased the cost of producing printed documents and has more than offset the costs of technology, including personnel. Creating partnerships with local organizations and/or the public schools for technical support and design decreases the costs further.

Community Asset-Mapping. Asset mapping, the first step in developing an asset-based approach to economic and to community development, involves identifying:

- 1.) Individual Resources for every member of the community, including individual skills (home repair, quilting, computer expertise, etc.), community skills (a scout or scout leader, the person who organizes the church suppers at the Presbyterian or Baptist churches, fundraisers, etc.), and enterprising skills and interests (accounting, teaching, marketing, sales, etc.).
- 2.) Association Resources, both formal (Rotary, the Community and Museum development organizations, the Dunloup Creek Watershed Committee, PTA) and informal (the Wednesday Night pick-up basketball game at the Community Center or Aunt Bee's Sewing Circle). You also want to inventory the types of activities, services or funding each group provides to the community and future opportunities.
- 3.) Institutional Resources. Institutions are structured organizations that do not, typically, rely on volunteers (Mount Hope Elementary Schools, Raleigh County Solid Waste Authority, Mount Hope Public Library, Merchants Association, local colleges, and to an extent the Mount Hope Community Center). Their assets may include learning opportunities, facilities or services, and employee public service hours).
- 4.) Economic Resources. The City needs to know the number and percentage of employees who are hired locally and the dollar amount and percentage of services and supplies purchased locally.

Developing an inventory helps the community identify resources and create awareness of local resources, talents, and opportunities. The process typically involves five key steps: 1) defining the community; 2) defining what you want to do with the information you collect; 3) determine the assets you want to identify; 4) develop a plan for collecting the information; 5) collect the information and create a map or spreadsheet of resources. Given the size of Mount Hope's government, a community asset-mapping project will require partnering with one or more community organizations. The results should help Mount Hope improve and expand community resources and programs, improve economic and arts development, and bring more residents to the table.

Planning Services. The rule of thumb for Planning Departments is one planner per 5,000 in population. The problem for Mount Hope may be more cost-based. Qualified planners are not particularly inexpensive; to hire somebody with the necessary qualifications, the City may well be looking at a base salary between \$50,000 and \$60,000, not including benefits. There are a number of alternative options available, including working with organizations that have planners on staff, hiring a dedicated staff member, or contracting for

services, similar to the approach used for the City Attorney. All three approaches have their costs and their benefits.

The City can also explore the possibility of creating a joint jurisdictional (regional) planning department and planning commission with neighboring jurisdictions. There are potential pitfalls with this latter approach, including one jurisdiction getting lost or ignored in the process and fewer commission members with a vested interest in a specific jurisdiction; but there are some advantages as well, not the least of which involves spreading the cost of planning services over a larger population.

Land Use and Community Design

I. Planning Context

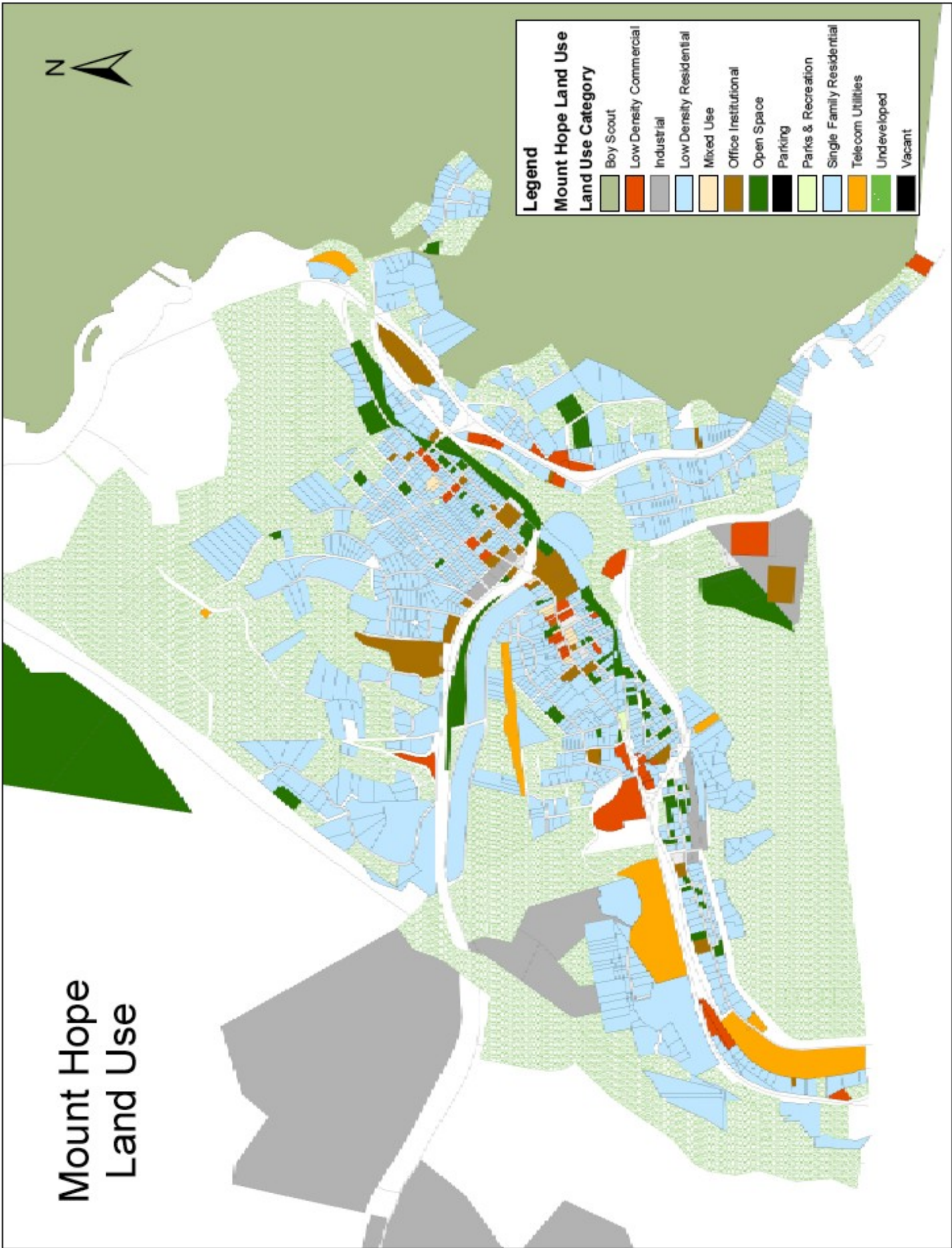
Planning History. The nine member Mount Hope Planning Commission was established in February 2012. While the Planning Commission is a relatively new entity, the City of Mount Hope has had a long-range planning framework in place since 1968, when the City adopted its first Comprehensive Plan. The plan was partially updated in 2006, with the creation of *Mount Hope: A Vision Renewed, A Comprehensive Plan for Historic Preservation and Economic revitalization, 2005-2010*. Prior to establishing the Planning Commission, planning functions were handled by the Mayor and the City Council. In the case of the 2006 Historic Preservation plan, the Mount Hope Landmarks Commission, certified in 1997, sponsored the 2006 Historic Preservation plan. While the plan was not officially adopted, it has provide a basis for planning in Mount Hope over the past five years and provided a basis for this new plan. In June 2012, Mount Hope hired Leah Squires as the City's Community Development Planner.

Ordinances. The original copy of the ordinance was lost in the 2001 flood that destroyed many of the town records. The existing copy of the zoning ordinance does not indicate when the zoning ordinance was initially adopted, although the ordinance was amended in 1992 to address changes in the fee structure. The ordinance follows the strict Euclidean model and is designed to regulate uses and bulk requirements.

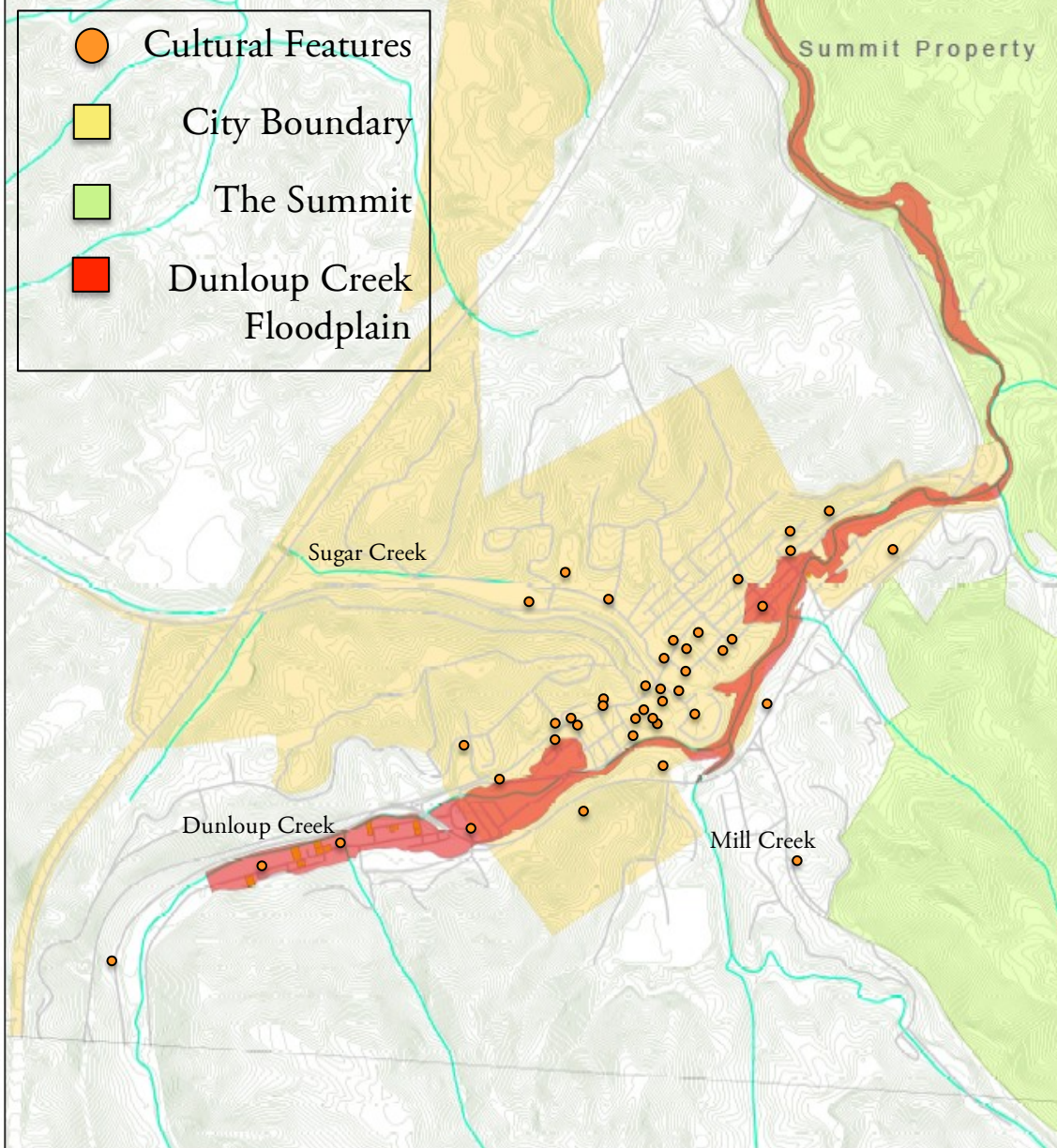
Ordinances are the legal mechanisms for implementing comprehensive plans, and as such are revised after a new plan has been adopted. The City's shift to a mixed-use approach to land use, especially in the historic downtown and adjacent residential district, will necessitate the development of a new zoning ordinance. The bulk requirements will need to be revised in order to accommodate the "consistency standards" incorporated into this plan.

Annexations. Mount Hope has a long history of annexations, many of which have not been mapped and are not reflected in the current city boundaries. The City is considering a request to annex the Summit Bechtel Family National Scout Reserve. It is recommended that 1) prior to annexation, Mount Hope clarify and establish boundaries that reflect prior annexations; and 2) the City consider annexing the intermediate lands between the current Mount Hope City limits and the Summit Bechtel Family National Scout Reserve in order to address long term planning and public health concerns. As noted below in the "Land Use Goals and Action Steps", Mount Hope should avoid shoestring annexations. Shoestring annexations give the City the illusion of land use control. The abutting lands and the land uses that might be developed along the annexed corridor are beyond the City's control.

Land Development. The history of land development is included in the general introduction to this plan. Despite the lack of statutory guidance, Mount Hope's development has been relatively organized. Much of this can be attributed to the role of the New River Company in developing Mount Hope as a company town. The lack of developable land within the City, and the combination of steep slopes and a significant floodplain has meant that the development pattern in the City is fairly dense and well contained. The more egregious examples of suburban development patterns are absent from Mount Hope, which means the City has retained many of the "pedestrian-level" patterns that would have been present at the time the town was reconstructed after the 1910 fire. Because Mount Hope has experienced relatively little change and did not experience suburbanization on a grand scale over the past fifty years, the City's development patterns align with "neo-traditional" or "traditional neighborhood" design (TND). It is in the City's best interest to control suburbanized patterns, at least within the core community and along the Route 16 corridor and to maintain the historic development patterns.



Mount Hope: Critical Features, 2010



Land Use and Community Design

II. Goals and Action Steps

PLU 1.0 Planning Management. Develop an effective planning and plan management framework for the City of Mount Hope that provides the City with the necessary tools to control and mitigate the impacts caused by others' choices and decisions.

PLU 1.1 Land Use Ordinance. Develop and adopt a series of Land Use Ordinances, including zoning and subdivisions. Given the development patterns and future issues in Mount Hope, the zoning ordinance should be based on a flexible approach to help maintain consistent development patterns for both new and infill development¹.

PLU 1.1.1 Traditional Community Design: Mount Hope will maintain the historic character of the City by developing careful design standards and ordinances, that enhance visual character and create continuity with both the built and natural environments.

PLU 1.1.2 Manage Development on Steep Slopes. Prohibit new development on slopes greater than 30%. While the policy will limit future development in Mount Hope, development on steep slopes (slopes above 30%) contributes to increased storm water runoff, leads to environmental impacts through increased erosion, and limits access by emergency vehicles, causing increases in homeowner insurance. In addition, development costs increase as the slope increases. This in turn drives up the cost of new construction because of the costs of site preparation and infrastructure, in both initial development and ongoing maintenance. Steep slopes, left undeveloped, will typically provide groundwater recharge and significant vegetative buffers that decrease the potential for storm water damage to properties lower or at the bottom of the slope.

PLU 1.1.3 Zoning and Use Standards. The Mount Hope Zoning Ordinance should be based on a flexible approach which combines Form-based zoning² for bulk³ and density regulations with more stringent use regulations within each of the districts (modified Euclidean zoning⁴). Given the damage a single use can do to a neighborhood, the City must carefully consider specific uses that are appropriate and those that are not as the ordinance is being developed.

PLU 1.1.4 Policies and Procedures. Establish clear policies and procedures for rezoning, special use or conditional use permits, comprehensive plan map amendments, annexations, and appeals. Zoning ordinances typically include a list of uses for each zoning district and a supplemental list of uses that may be permitted under specific circumstances. Typically, special uses are uses that might require additional

¹ Infill development refers to building within unused and underutilized lands within existing development patterns, typically but not exclusively in urban areas. Infill development is critical to accommodating growth and redesigning our cities to be environmentally and socially sustainable

² Form-based zoning regulates not the type of land use, but the form that land use may take. For instance, form-based zoning in a dense area may insist on low setbacks, high density, and pedestrian accessibility. Form-based codes offer considerably more flexibility in building uses than do Euclidean codes.

³ Bulk Zoning is zoning for density. Regulates height restrictions, open-space requirements, parking and setback.

⁴ Euclidean zoning is characterized by the segregation of land uses into specified geographic districts and dimensional standards stipulating limitations on development activity within each type of district. Advantages include relative effectiveness, ease of implementation, long-established legal precedent, and familiarity. However, Euclidean zoning has received criticism for its lack of flexibility and institutionalization of now-outdated planning theory.

mitigation or other modifications in order to fit with a specific district.

PLU 1.1.5 Annexations and City Boundaries. Develop and implement clear annexation policies and procedures.

- (a) Annexations should only be considered as viable if they are contiguous with the City's boundary, and produce a net positive impact.
- (b) Annexations should be considered if they do one of the following:
 - Provide for the health, welfare, or safety of residents in the annexed area or to the City, such as annexing neighborhoods with failing septic systems or straight pipes where the drainage is impacting water quality within the City boundaries
 - Create economic opportunities, especially if the annexation will result in the City's ability to create jobs and diversify the tax base
 - Help to preserve important environmental, cultural, historical, recreational, or scenic resources
 - Provide expanded opportunities to create housing to serve all income levels.
- (c) All annexed lands should be served by public water and sewer.
 - If a developer or landowner initiates the annexation, the developer or the landowner should carry the brunt of the cost for the required expansion of public services. If, however, the annexation is instituted for reasons of public health, welfare, or safety, the costs should be defrayed, in part, by infrastructure grants, with the remainder as a distributed cost between the city and property owners.
- (d) Avoid shoestring and right-of-way annexations.
 - At a minimum, annexations should include all parcels immediately adjacent to the right-of-way. Right-of-way annexations, without adjacent properties, are never a good idea. On the whole, they do not provide clear benefits to community for three reasons: 1) the opportunities for development are outside of the jurisdiction, which means they do not contribute to the tax base; 2) the jurisdiction is still responsible for providing basic services within the annexed area, such as snow removal, but the costs are not being covered by those the services directly benefit, and 3) the jurisdiction has no control over the character of the development. The lack of control is especially critical given the weak nature of land use controls in the majority of counties in West Virginia, including Fayette.
- (e) Avoid creating un-annexed pockets within a jurisdiction.
- (f) Avoid partial neighborhood annexations, where the neighborhood is served either by a cul-de-sac or a loop road where both ends of the street are located within the City's boundaries.
 - Un-annexed pockets within a jurisdiction and partial neighborhood annexations cause the same problems. The property owners are benefiting from the use of City owned and maintained facilities, such as streets and sidewalks, without contributing, through taxes, to the maintenance and redevelopment cost of the facilities. It also creates potential conflicts in terms of jurisdictional oversight and service, especially in terms of public safety.

PLU 1.2 Design Development Handbook. Develop and adopt a Design Development Handbook that establishes

and illustrates clear design standards to help developers and individual land/home owners establish visual connections with their neighborhoods, while allowing for more contemporary and creative designs. The design standards should focus on bulk requirements (including height, structural footprint, and setbacks) and architectural and site features (usable front porches, garages and parking facilities on the side or in the rear of a property, on street parking requirements, sidewalks, and landscaping requirements). The specifics of these features should be discussed with the public. While it is important to maintain the attractive qualities of a neighborhood, individual property rights obviously apply. Without a fair discourse, the public will shut down policy recommendations.

PLU 2.0 Future Land Use Districts

PLU 2.1 Natural Resource Stewardship Areas. Natural Resource Stewardship Areas are areas of Mount Hope characterized by steep slopes of 30% or more; by geologic challenges, including areas of no- to low-depth bedrock which may make the provision of public services cost prohibitive; and riparian zones, including wetlands and areas located within an established floodplain.

PLU 2.1.1 Preferred Land Uses.

- (a) Greenways and green spaces
- (b) Trails, bikeways, and walkways
- (c) Parks and recreational areas, both public and private, with permanent structures located on lands where the impact on environmentally sensitive areas is minimized.
- (d) Storm water / bio-retention facilities
- (e) Urban agricultural uses
- (f) Pervious surface parking areas
- (g) Public fishing access

PLU 2.2 Natural Recreation Areas. Natural Recreation Areas are areas of Mount Hope that are at least 20 acres in size and are designated for planned recreational developments.

PLU 2.2.1 Preferred Land Uses.

- (a) Camps, day and extended stay
- (b) Reserves
- (c) Resorts
- (d) Outdoor education facilities
- (e) Outdoor recreation facilities, including skiing, mountain biking, and climbing.
- (f) Nature/environmental education facilities, including nature trails and nature/ environmental education centers.

PLU 2.2.2 Natural Recreation Community Design

(a) Development proposals in the Natural Recreation Areas should be treated as Planned Unit Developments (PUDs). A PUD requires developers to supply more detailed project information to the elected and appointed officials and to the citizens; allows time for identifying potential problems and for developing solutions; and provides greater oversight of projects that are likely to have a significant impact on the City.

PLU 2.3 Civic Areas. Government/Institutional Areas include areas of Mount Hope set aside for the development of public community uses.

PLU 2.3.1 Preferred Land Uses. Preferred institutional uses include:

- (a) Mixed-use community center and other community facilities.
- (b) Public schools and other educational facilities
- (c) Public library
- (d) Public parks
- (e) Public stadiums and amphitheaters

PLU 2.3.2 Preferred Land Uses. Garden Market

Lease buy-out area for a \$1.00 a year for gardening. Encouraging the growth of produce that will benefit local businesses. Encourage seasonal produce.

PLU 2.4 Residential: Historic Core. The Residential: Historic Core district includes the existing neighborhoods served by street networks dating primarily before 1950. The architectural style in Mount Hope is predominantly 1920s to 1940s vernacular, including a strong emphasis on the bungalow style. New development in the historic residential core should be consistent with the surrounding neighborhood and should maintain visual continuity. Recognizing that the terrain imposes limited development opportunities in Mount Hope, emphasis should be placed on developing mixed housing types, with a primary emphasis on single family attached and detached residential units that incorporate existing visual elements (for example, may include: usable front porches, parking on the side or at the rear, similar siding, setbacks, and structural height) from the neighborhood. Redevelopment of existing neighborhoods should be consistent with safe-neighborhood and low-impact design standards.



The purpose of these specific suggestions is to encourage smart and attractive neighborhoods. The two images on the left represent the purpose of these design guidelines. Both images were clipped from Google Maps Street View. The one on the left is Washington St. in Shepherdstown, WV and the image on the right is from Willey St. in Morgantown, WV. These are both heavily trafficked thru streets from two West Virginian college towns, both claiming to be walkable. The difference between these two streets is that Washington St. follows the recommendation to put parking to the side or in the rear of housing, while Willey St. does not. One of these streets is clearly more aesthetically pleasing and even looks safer. Homeowners should not have to rearrange their lives for these kinds of subtle, yet effective, solutions; new development, however, should respect these suggestions.

PLU 2.4.1 Preferred Land Uses.

- (a) Single family, detached (stick built or modular)
- (b) Single family, attached
- (c) Duplex or twin homes
- (d) Garden home developments, with a maximum of three dwelling units per structure.
- (e) Home occupations
- (f) Home businesses, with a special use permit
- (g) Bed and breakfasts and small inns
- (h) Studios, with limited gallery space
- (i) Urban agriculture
- (j) Parks, playgrounds, and other limited impact public uses

PLU 2.4.2 Residential: Historic Core Community Design

(a) *Density*. Gross density will vary based on the existing development patterns in Mount Hope. Given the narrowness of the roads, the carrying capacity of the street network will limit the number of dwelling units per acre (d.u./acre). Currently, Mount Hope's average density is 6 d.u./acre. Depending on development type, density may range from 4 d.u./acre for single family to a maximum of 12 d.u./acre for duplex, twin homes, and limited garden home developments.

(b) *Preservation*. The viability and historic character of Mount Hope shall be maintained by encouraging preservation of historic structures and preservation of the historic pattern of development.

(c) *Infill Development*. Infill development should be consistent with the surrounding neighborhood and create visual continuity, including:

- Setback and bulk requirements based on neighborhood averaging⁵.
- Parking requirements that either place parking areas on the side or at the rear of the property or in designated areas along the street. Parking areas in the front setback should be discouraged.
- Construction of a range of housing types is encouraged, as long the development is sensitive to the existing character and design of Mount Hope.
- Integrate and connect the transportation network. Areas can be integrated through the development of interconnected streets, trails, sidewalks, bikeways, or other walkways.
- Setbacks from the street, the rear yard, and the side yards, should be based on the average setbacks for the street on which the new structure is located.

PLU 2.5 Residential Expansion Areas. Recognizing that the terrain imposes limited opportunities for residential growth areas, Residential Expansion Areas are those areas that are best suited for the development or redevelopment of larger-scale residential areas. These include new single-family subdivisions, apartment complexes, and large-scale townhouses or garden homes. While there should be at least some visual continuity with the broader community, the continuity can be created through landscaping, placement of parking areas away from the street frontage, and other visual elements. Redevelopment of existing neighborhoods outside of the historic core and development of new neighborhoods should be in line with safe-neighborhood and low-impact design standards.

PLU 2.5.1 Preferred Land Uses.

- (a) Single-family, detached (stick built or modular)
- (b) Single-family, attached
- (c) Duplexes and twin home units
- (d) Triplexes
- (e) Garden homes (limit for four units per structure)
- (f) Multi-family
- (a) Group homes, including retirement homes

PLU 2.5.2 Residential Expansion Community Design

(a) *Public Water and Sewer*. Given geologic and soil constraints, all new construction in the Residential Expansion Areas should be served by public water and sewer.

(b) *Storm water*. All new development, including single lot development must use low impact design (LID) to mitigate potential externalities and maintain run-off at pre-development rates.

⁵ Based on what the average home/ structure in a neighborhood already does. Basically, new buildings shouldn't look out of place.

PLU 2.6 Historic Downtown. The Historic Downtown Area incorporates the historic downtown area on both sides of the railroad track, extending the full length of the Route 211 corridor within the National Register designated area, and encourages the mixed use of existing and infill structures. A strong emphasis is placed on the preservation of the historic streetscape, including the preservation of existing historic structures; the development of new structures that retain the historic facades or create facades that visually fit with the historic downtown; and infill uses which enhance the experience of community members as well as visitors.

Buildings should include a variety of uses, including the development of residential uses on the upper floors. The inclusion of residential units encourages the development of a 24-hour footprint in the historic downtown and is in-line with safe-neighborhood design standards. Where possible, low impact development design elements, including bio-retention facilities, should be incorporated into the existing historic core to decrease the impact of storm water runoff. Where possible, parking areas should be located at the rear of buildings in order to maintain the visual continuity of the downtown area.

The district would also include the Historic Community Core, including a combination of public buildings and public spaces. The Historic Community Core is similar to a town square and would include the Mount Hope Community Center, the Mount Hope Public Library, and the public school properties, which should be redeveloped to accommodate a broad range of public uses.

PLU 2.6.1 Preferred Land Uses

- (a) Office
- (b) Retail, small scale
- (c) Restaurants, pubs, and similar uses.
- (d) Arts-based uses, including studios, galleries, theaters, and performance spaces
- (e) Residential, as a secondary use.
- (f) Community uses, including community centers, arts and educational facilities, public libraries, and outdoor performance venues.

PLU 2.6.1 Historic Downtown Community Design

- (a) *Preservation:* The viability and historic character of Mount Hope shall be maintained by encouraging preservation of historic structures and the historic pattern of development.
- (b) *Mixed Use:* Where feasible, buildings in the Historic Downtown should contain a mixture of uses, including residential on the upper floors. Mixed-use districts are less prone to crime and to vandalism because of their 24-hour footprint.
- (c) *Infill Development:* New development in the Historic Downtown should use similar or complimentary materials, facade designs, and other architectural features that augment rather than diminish the historic and visual quality of the district.

PLU 2.7 Route 16 Commercial/ Industrial Corridor. The Route 16 Corridor, extending between the junctions for Route 211 on the southwest and northeast sides of Mount Hope, includes the junction with Route 61 and represents one of two significant commercial corridors in Mount Hope. While the development is limited by the presence of the Dunloup Creek floodplain on the north side of Route 16, there are ample commercial development and redevelopment opportunities on the southern side of the corridor. Route 16 functions as the primary gateway to the southern public entrance to the Summit Bechtel National Scout Reserve and the entrance to Reserve's logistics operational headquarters. The area is ideally suited for visitor and community-oriented commercial development. The north/west side of the corridor should be defined by the Dunloup Creek Greenway and should emphasize public uses. While some parts of the floodplain are unusable, surrounding areas can be zoned for recreational or other specific purposes.

PLU 2.7.1 Preferred Land Uses

- (a) Retail/commercial, medium scale (no “big box” stores)
- (b) Grocery store
- (c) Hotels/motels
- (d) Visitor and community services
- (e) Light industrial (Mount Hope Industrial Park only)
- (f) Public uses, (parks, historic sites, greenways, fishing access)
- (g) Institutional uses (schools)
- (h) Hospitals or clinics
- (i) Group homes, including retirement homes

PLU 2.7.2. Rt 16 Corridor Community Design

- (a) Commercial development should be limited to the east/south side of Rte. 16. (if developing outside of these areas, possibly require easements that allow for access to the greenway etc...)
- (b) Properties currently located on the west/north side of Route 16 should be designated for inclusion in the public use/ greenway system. Include parking facilities, stream access, and potentially a visitors' center.
- (c) A trail should connect Route 16 facilities and businesses to the downtown area, part of an integrated trail and greenway system.
- (d) Create offset median strip crossing to provide safe pedestrian access between Route 16 businesses (two locations) and the Dunloup Creek Greenway and Historic Downtown. Work with WVDOT on crossing configuration at 16/61 intersection.
- (e) Future annexation should avoid using the shoestring model. In order to protect the City from harmful development patterns and potential uses, Mount Hope should annex the lands on both sides of 16, as well as along Rt 61, leading to The Summit Bechtel National Boy Scout Reserve.
- (f) Because the area is both the primary southern entrance to The Summit Bechtel Family National Scout Reserve and one of two primary entrances into Mount Hope, the City should place significant use restrictions along the corridor, especially in terms of adult uses and other uses that may impact the quality of the district.

PLU 2.8 Route 19 Commercial/Industrial Corridor. Unlike the Route 16 Corridor, the Route 19 Corridor offers limited development opportunities due to the terrain and to the limited-access design of Route 19. Narrow valleys and slopes greater than 30%, make up much of the corridor, leaving the area unsuitable for dense large-scale development. While development opportunities do exist, the terrain limits the range and size of development without significant land disturbance. Despite the challenges presented by the terrain in the district, the Route 19 Corridor provides the most suitable location for chain development, especially in terms of larger scale retail, hotel/motel, restaurant, and visitor service establishments.

PLU 2.8.1 Preferred Uses

- (a) Gateway and visitor facilities
- (b) Medium to large-scale visitor lodging, including hotels, motels, and inns.

- (c) Visitor and community services
- (d) Limited industrial (preferably light industrial with a small environmental footprint)
- (e) Mixed use commercial/residential developments
- (f) Single-family, detached housing, relatively low density (1 d.u./acre)

PLU 2.8.2 Route 19 Corridor Community Design.

- (a) All development in the Route 19 Corridor should be mixed-use, planned unit developments with a balance between at least two out of the three major use categories (residential, commercial, light industrial).
- (b) Planned Unit Developments typically require a special use permit and involve specific development requirements, including density, setbacks, bulk requirements, open space requirements, parking requirements, and so on. If possible, do not grant anything as a by-right use unless Mount Hope is willing to relinquish control over the development patterns in the corridor.

III. Financial and Implementation Considerations

Ordinances. Implementation will require some significant upfront expenditures, primarily to cover the costs of developing the required ordinances, planning procedures, and guidance materials. It will also involve some ongoing or continuing expenditures, including the cost of administering the land use ordinances and implementing the overall plan.

There are ways the town can help defray future costs. The most common method involves instituting specific development and redevelopment fees, most notably for rezoning, special/ conditional uses, planned unit developments, signs, home occupation/businesses, and plan amendments. Typically fees are established to help the City defray costs, including the cost of advertising public meetings, staff time, and printing. Fees vary from as low as \$100 to as high as \$6,000; most average between \$100 and \$500, depending on the complexity of the proposal, size of property, and number of units (in the case of residential development).

Zoning and Bulk Requirements. Bulk requirements are the provisions in the land use district sections of the zoning ordinance that deal with lot size and the size and placement of structures on a given lot. The current zoning ordinance refers to bulk requirements as "yard, area, and height requirements. " Common bulk requirements, or restrictions, include:

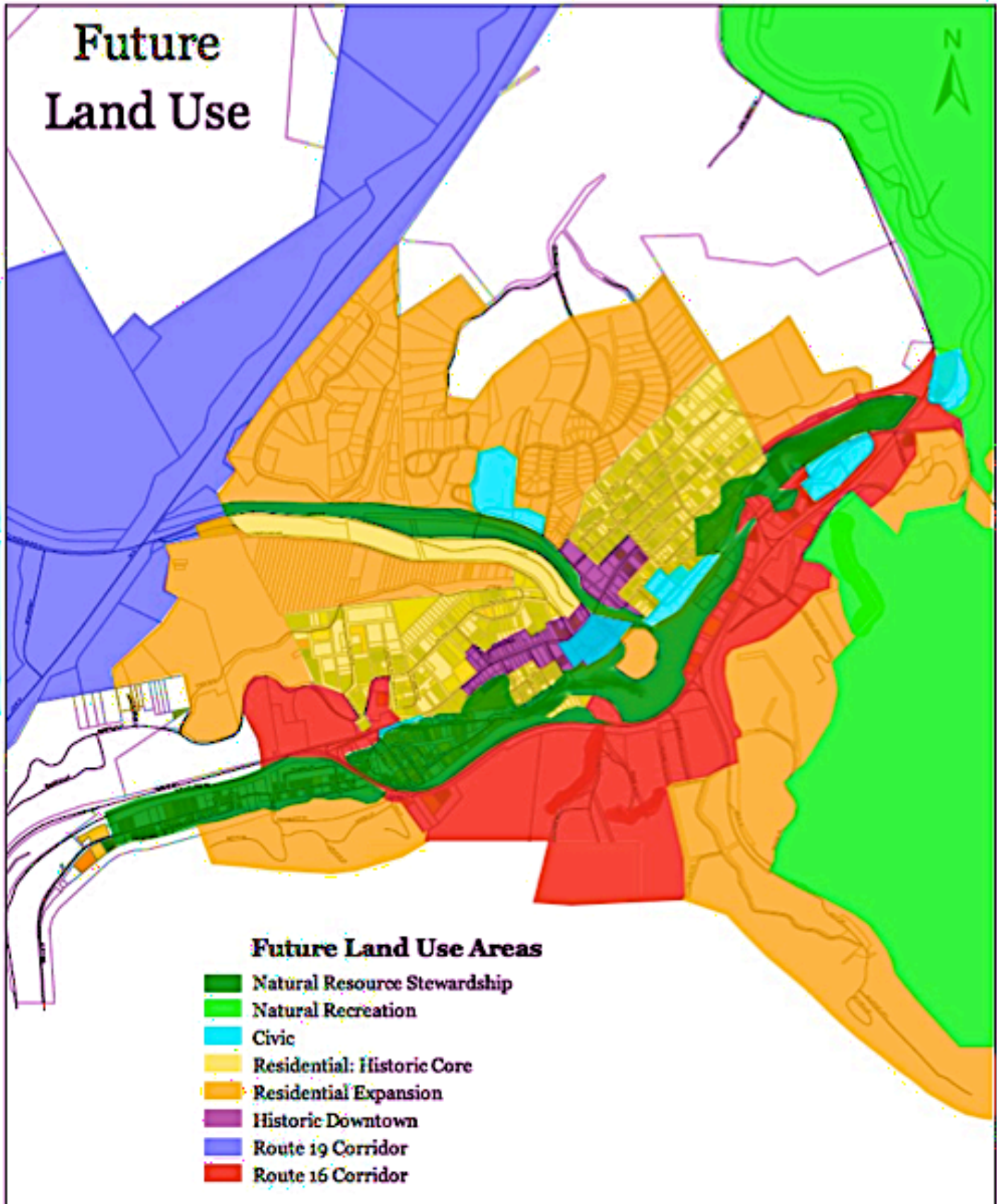
- Lot size (minimum lot size measured in square footage, minimum width, minimum depth)
- Setbacks (the distance, typically in feet) from primary and secondary structures from lot lines and right-of-ways);
- Size of structure (minimum or maximum square footage, height, width, number of floors, and, in commercial/industrial areas, floor area ratios); and
- Impervious surface (permitted amount of areas where water infiltration is not possible, generally designated as a percentage of lot coverage, including pavement and roofs or structural footprints for primary and secondary uses).

Preferred Uses and Zoning. There are three types of uses: 1) "by-right" uses are those that fit with the neighborhood at present or what you want the neighborhood to be and can be done without permission or special requirements; 2) special uses (also known as conditional uses) that might fit but require some additional rules or conditions in order to mitigate any impacts; and 3) uses that really belong some place else. The fact is that not everything belongs everywhere. Most folks do not want a 24-hour convenience store on the lot next to their bedroom windows or a biker bar across from their church or school.

The entire idea of zoning is to catch potential problems and find solutions before they become problems. Zoning depends, in large part, on defining ideally what goes where and relies on identifying compatible uses. For example, a residential district may include some limited businesses (like Bed and Breakfasts, home offices, artists' studios) that do not disrupt the quality of the neighborhood. A commercial district may include some residential uses on the upper floors above the business in order to create a 24-hour footprint and decrease crime.

While this plan suggests some preferred (by-right) uses in each land use category, based on citizen suggestions and on the ground observation that would be compatible with the existing neighborhoods, the suggestions are not nearly as specific as those found in a zoning ordinance. For example, the preferred uses listed under the historic downtown land use category include, "retail, small-scale." Retail covers a wide swath of businesses, from galleries and antique shops to adult bookstores and liquor stores. While city residents may want the former, they may not want the latter in their historic downtown. The

same is true with "services". Citizens may see a hair salon as a perfectly acceptable use, but they may be less enthused about a tattoo parlor. Defining the list of by-right and special uses comes from thinking about what citizens and neighbors want in their neighborhoods is important. Community member can accomplish this by asking neighbors what they would like next door, and negotiate among the City Council, the Planning Commission, and the participants in the process.



Zoning. There are six main forms of zoning: Euclidean zoning, modified Euclidean zoning, form-based zoning, incentive zoning, performance zoning, and modular zoning.. The most common criticism of Euclidean (traditional) zoning is that it lacks flexibility because it places the emphasis on compatible or complimentary uses. Modified Euclidean zoning introduces far more flexibility by encouraging mixed-use approaches and adopting, to a limited degree, some of the elements of form-based zoning, especially through an emphasis on compatible or complimentary forms and size. Incentive, performance, and modular zoning are far more appropriate for large-scale new development than for existing cities or towns.

There are also two approaches to publishing zoning codes: print-codes (still the most common approach) and web-based codes. With the traditional printed code, the code has to be reprinted or new sheets have to be added every time there is a code amendment. Because old versions of the code will still be floating around, there is no guarantee that citizens are seeing the most current version of the code and may be making decisions on out-of-date materials. In addition, outside of the traditional section supplying definitions, print versions tend not to have additional explanatory information. Of the two, web-based codes make far more sense on a number of levels. They are far cheaper to develop and to maintain. Perhaps the biggest advantage of web-based codes, beyond the fact that your code is always up to date, is that you can build in links to additional information, the comprehensive plan, forms, and all sorts of other information.

Of the six types, modified-Euclidean zoning coupled with a web-based code makes the most sense for jurisdictions the size of Mount Hope. Many of the newer approaches to zoning were developed in urban areas, where they may be ideally suited, but do not work particularly well in smaller, already established cities and towns.

Ordinances can take between six months to as much as two years to develop and adopt. As a rule of thumb, it is a good idea to assume that the process will take a minimum of one year and should include opportunities for public input and discussion. Ordinance development generally starts within one to two months of plan adoption. In the case of Mount Hope, the ordinance process should be reasonably straightforward, especially since the future land use districts were developed based on clearly delineated neighborhoods and economic development corridors rather than on land uses. We strongly recommend using the future land use framework rather than a strict Euclidean approach.

Design/Development Handbook. Design and development handbooks are laymen's guides to local development regulations and are meant to help residents and contractors understand and comply with local land use codes. They can be as general or as detailed as deemed necessary and cover a broad range of topics, based on local requirements, including landscaping requirements, design elements, and lot layout and configuration. The handbooks are typically developed at the same time a new land use ordinance is being developed or immediately after the adoption of the ordinance.

By Right and Special / Conditional Uses and Planned Unit Developments. Zoning ordinances typically include two types of use categories: those that are allowed "by-right" and those that require some special oversight or conditions. A "by-right" use is a use that can be developed without requiring additional conditions or requirements and do not require special approval by the city. A single-family house in a single-family neighborhood is an example of a "by-right" use, as is a general retail outlet in a commercial district. When jurisdictions develop zoning ordinances, they decide on two lists of uses: the first list includes the uses one would expect within the district, and the second list includes uses that may work in the district, but may need some restrictions or conditions to make them fit and solve potential conflicts. For example, a resident in a neighborhood may decide to turn their home into a "bed and breakfast." While the use may work in the neighborhood, it is also going to create some potential problems, like increased traffic and the need for off-street parking facilities. The idea behind the special/conditional use permit is that certain uses could be allowed if the potential problems are identified and addressed before the use is approved.

Housing Types. This plan references a number of housing types, including modular housing. There are significant differences between modular and manufactured housing. Modular housing, which is built on-site using factory built components (pre-constructed roof rafters, etc.), must meet all applicable state/international building code standards, including wiring, plumbing, and mechanical codes. Manufactured housing (more typically referred to as single- or double-wide) are exclusively factory-built, are moved to a site rather than constructed on-site, and are required to meet HUD

standards. All new residential structures should be required to meet all applicable building codes adopted by the State of West Virginia.

Green Infrastructure and Slopes. By definition, steep slopes are areas with a slope angle of a minimum of 20% for a minimum of 30 feet horizontally. In general, steep slopes function as a storm water filter if left undeveloped and can be an essential part of the City's green infrastructure/storm water system. Homes built on steep slopes are more likely to be more costly to build and maintain, have higher insurance rates, and be damaged during slope failure (a slide) and from erosion, both of which, potentially, could have negative impacts on "down slope" neighbors. The problem for Mount Hope, however, is that buildable land is at a premium; many of the existing lots have slopes far greater the 20%. For this reason, steep slopes are being defined as areas with a slope angle of a minimum of 30% over the same distance.

Housing & Neighborhood Design

I. Planning Context

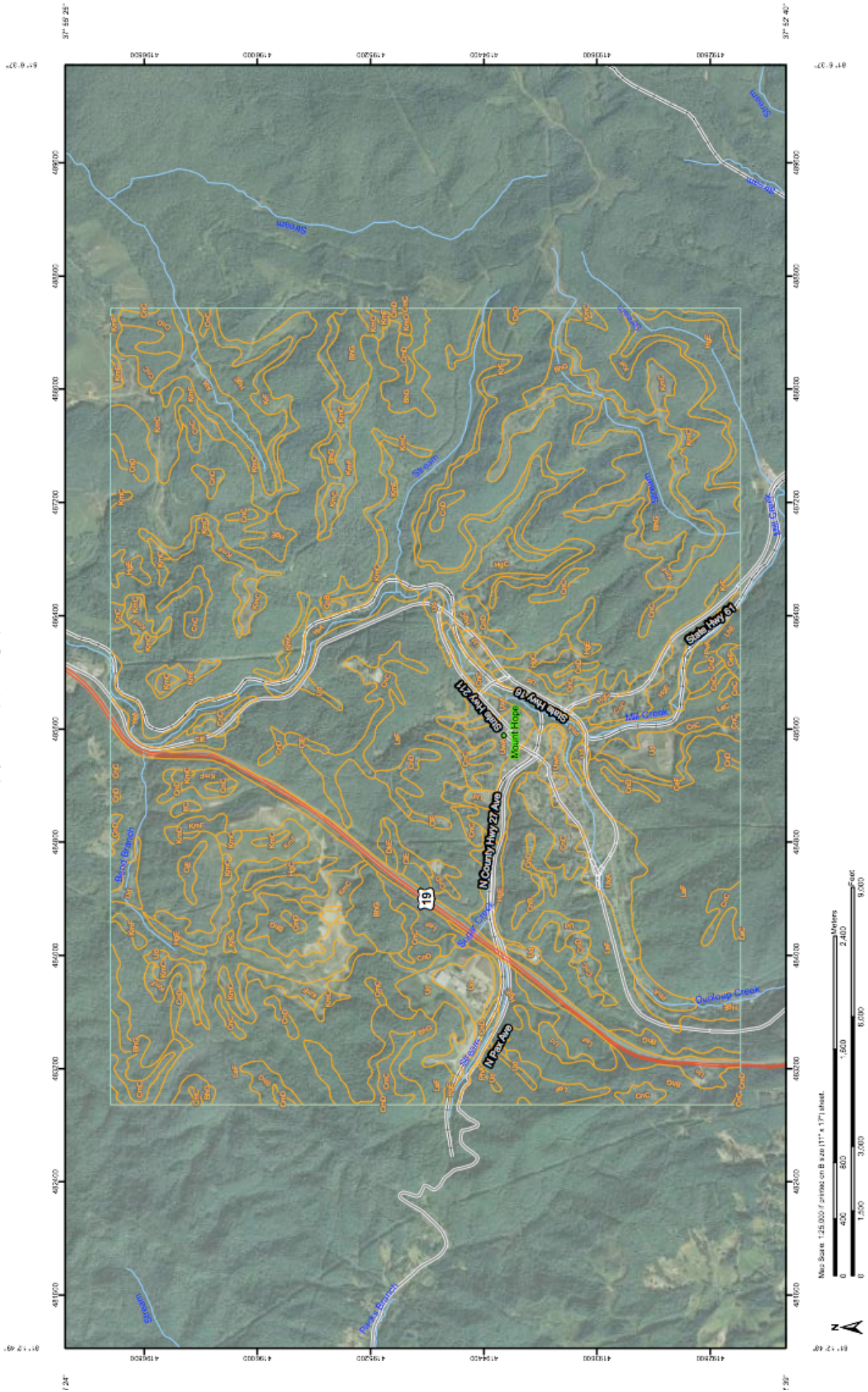
While the United States and the State of West Virginia have showed steady development, Mount Hope and the other jurisdictions in Fayette County have exhibited evidence of the boom and bust growth dynamics indicative of single-industry jurisdictions. More than half of Mount Hope's growth occurred prior to 1940. While the population peaked in the early 1950s, the slower rate of residential development between 1940 and 1959 mirrored the fortunes of the New River Company and the area coal industry as a whole. Despite a small building boom in the 1970s, fewer houses were built after 1940 than before.

Geographic Limitations: The terrain in and surrounding Mount Hope is characterized, primarily, by steep slopes (slopes of thirty percent or steeper), stony soils, and floodplains. Of the 6,194.6 acres in the Mount Hope Study Area, nearly 70% (4297.5 acres) are considered too steep (35% slopes or steeper) to safely develop or to develop without incurring significant site preparation costs. Floodplains account for 317 acres (5.1% of the study area). The steep terrain and the Dunloup Creek floodplain limit the amount of buildable land.

Mount Hope, West Virginia, Soils and Slope Analysis.

Map Unit Symbol	Map Unit Name	Slope	Notes	Acres in AOI	Percentage of AOI
YeA	Yeager Fine Sandy Loam	0-3%	frequently flooded	64.8	1.00%
AtA	Atkins loam	0-3%	frequent flooding	51.8	0.80%
PhA	Philo-Pope Complex	0-3%	occasionally flooded	61.1	1.00%
PvA	Pope-Craigsville Complex	0-3%	occasionally flooded	17.1	0.30%
UxA	Urban land-Pope-Udorthents Complex	0-3%	occasionally flooded	122.5	2.00%
UwA	Urban land-Kanawha Complex	0-3%	rarely flooded	46	0.70%
ItC	Itmann very chanery sandy loam	0-15%		3.6	0.10%
KmC	Kaymine very channery loam	0-15%	very stony	225.4	3.60%
Ud	Udorthents, smoothed	developed		183.8	3.00%
Un	Udorthents-Urban Land Complex	developed		101.3	1.60%
Uo	Urban Land	developed		28.6	0.50%
CnB	Cliff-top-Nallen Complex	3-8%		9	0.10%
HgC	Highsplint Channery Loam	3-15%	very stony	77	1.20%
LaC	Laidig channery loam	3-15%	rubbly	39.9	0.60%
CmC	Cliff-top-Marrowbone Complex	8-15%		36.7	0.60%
CnC	Cliff-top-Nallen Complex	8-15%		300.9	4.90%
CmD	Cliff-top-Marrowbone Complex	15-25%		12	0.20%
CnD	Cliff-top-Nallen Complex	15-25%		145.8	2.40%
DkE	Dekalb-Rock Outcrop Complex	15-35%	extremely stony	5.9	0.10%
HgE	Highsplint Channery Loam	15-35%	very stony	306.4	4.90%
LhE	Layland-Laidig Complex	15-35%	rubbly	20.3	0.30%
CIE	Cliff-top channery silt loam	25-35%		37	0.60%
LeF	Layland-Dekalb-Guyandotte Complex	35-70%	extremely stony	3248.3	52.40%
BhG	Berks-Highsplint-Sharondale Complex	35-80%	very stony	482.4	7.80%
CeF	Cedar-creek Rock outcrop complex	very steep	very stony	23.3	0.40%
KmF	Kaymine very channery loam	very steep	very steep, very stony	383.6	6.20%
KrF	Kaymine-Rock Outcrop Complex	very steep	very steep, very stony	159.9	2.60%
			Total	6194.6	100.00%

Soil Map—Fayette and Raleigh Counties Area, West Virginia
(City of Mount Hope, West Virginia)

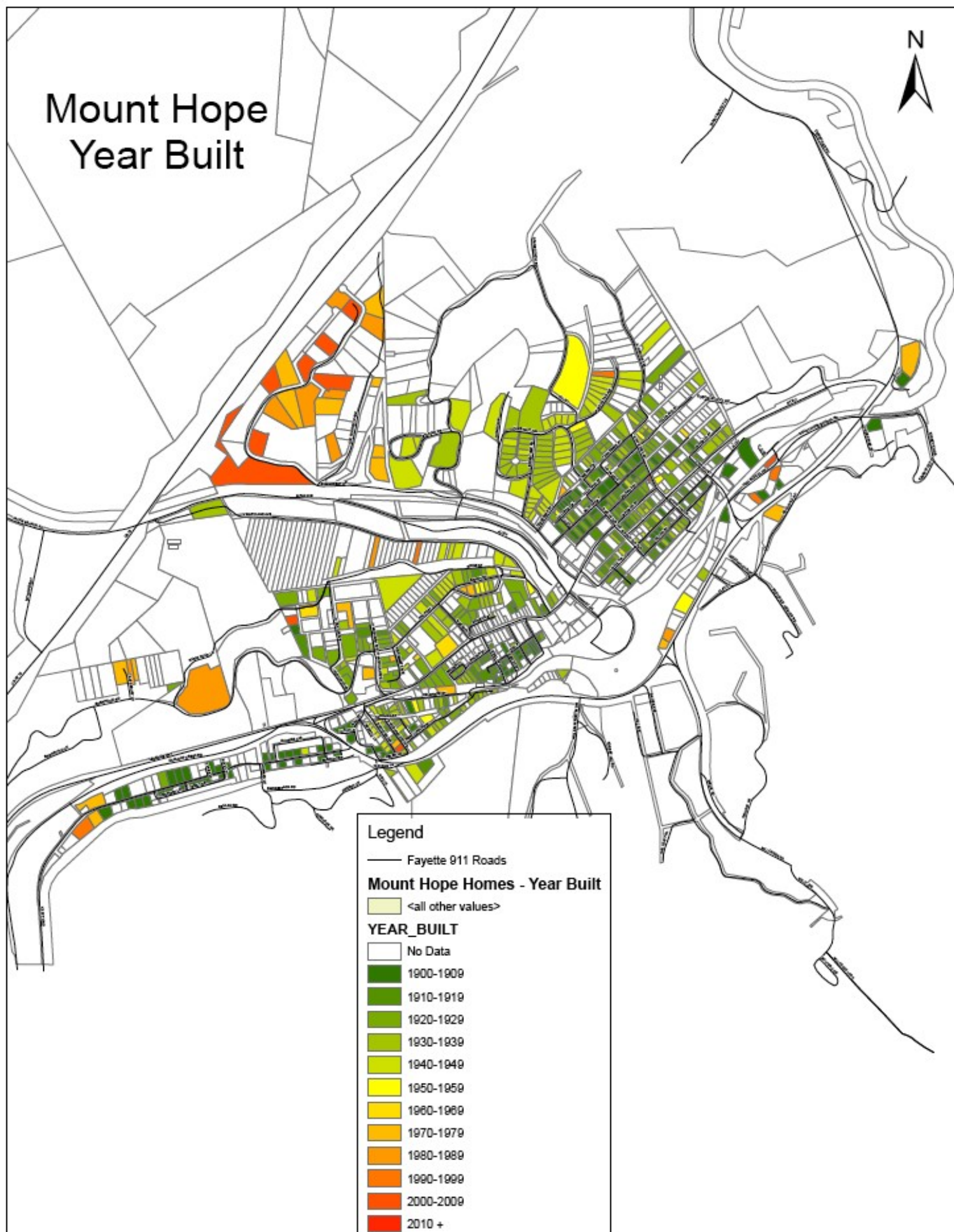


Web Soil Survey
National Cooperative Soil Survey

USDA
Natural Resources
Conservation Service

7/16/2012
Page 1 of 4

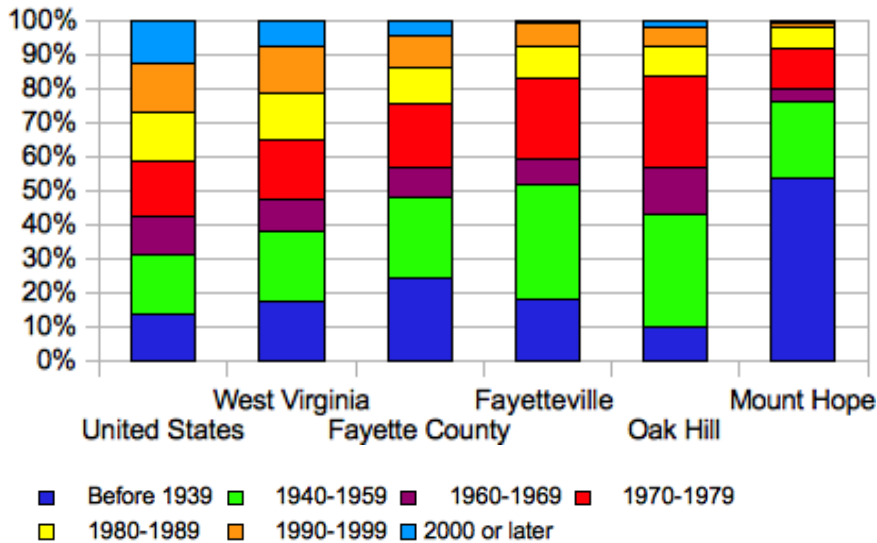
Mount Hope Year Built



Mount Hope, WV: Residential Structure by Year Built

Residential Structures

Percentage by Time Period Built



Relatively speaking, Mount Hope is an aging community, as least where the housing stock is concerned. According to the most recent ACS Data, there are 762 residential structure in Mount Hope. Of those, 76.2% were built prior to 1960 and 43.7% were built prior to 1940. That said, most Mount Hope's charm comes from visual cohesiveness created by the older residential districts. Many of the houses, regardless of style, share common features, including the presence of a front porch or stoop and on-street parking.

One caveat about the housing data from the U.S. Census Bureau is that ACS data is based on a five-year sampling average. It does not necessarily accurately reflect the specifics on the ground. In 2000, Mount Hope had 239 houses built prior to 1939; in 2010, that number had climbed to 409 houses. Part of the increase in number can be attributed to annexations after 2000, but the estimate does have an error rate of ± 71 .



Source: US Census Bureau, American Community Survey, 2010.

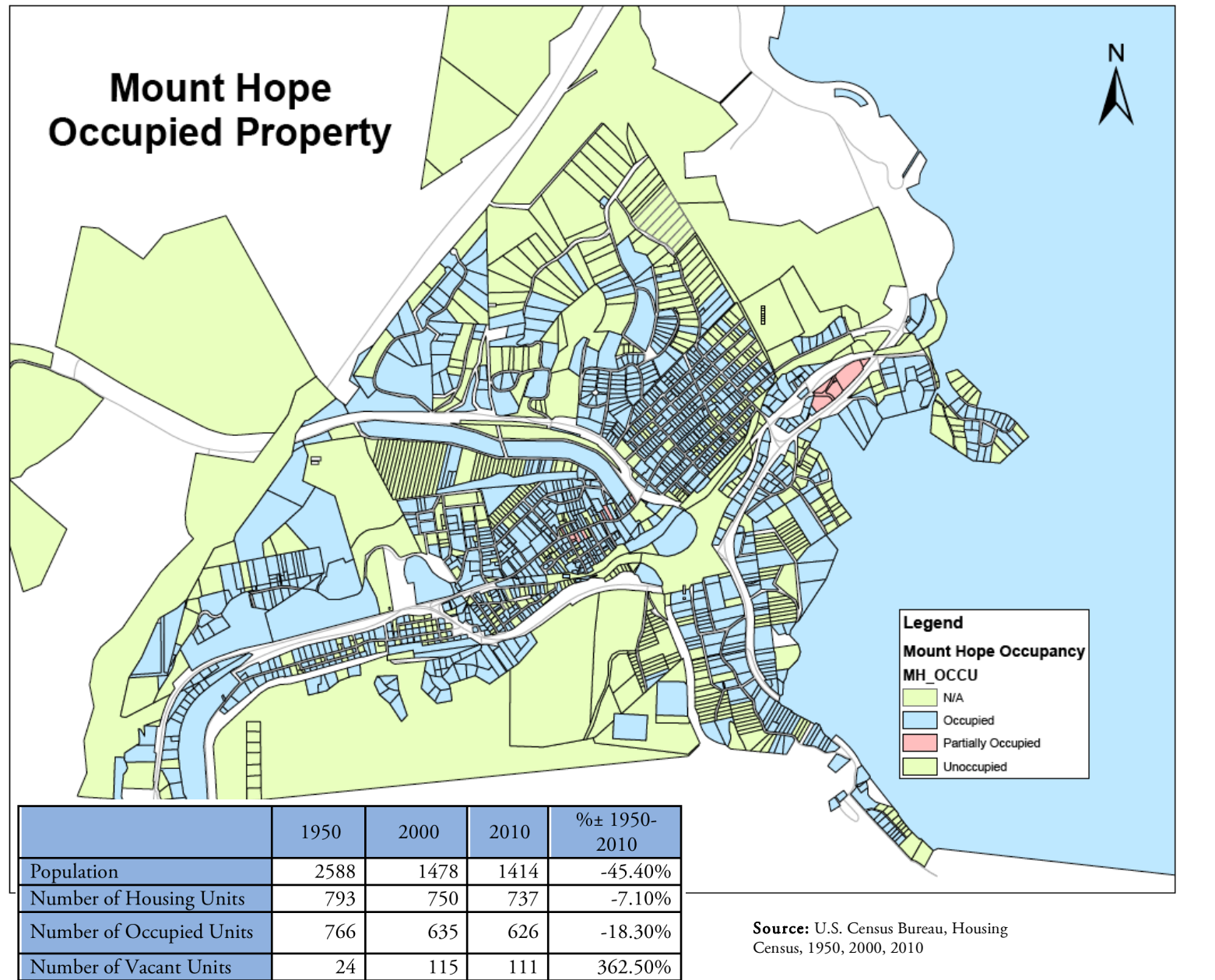
YEAR STRUCTURE BUILT, American Community Survey, 2010						
	Mount Hope	Fayetteville	Oak Hill	Fayette County	West Virginia	United States
Built 2000 or later	5	10	74	888	68751	16556490
1990 to 1999	10	87	218	2126	118470	18316301
1980 to 1989	45	125	330	2314	118602	18473041
1970 to 1979	93	303	1032	4072	152529	21353306
1960 to 1969	28	99	507	1843	87005	14808721
1940 to 1959	172	439	1267	5219	176628	22181223
1939 or earlier	409	242	395	5280	157496	18348998
Total housing units	762	1305	3823	21742	879481	130038080

New Development. New development within the urban core will require replacement of existing structures. Fortunately, Mount Hope is in the process of removing dilapidated residential units, which will create new construction opportunities.

The Route 19 corridor also offer some residential development options; however, the cost of extending public water and sewer, a cost that should be carried by the developer, may make residential development cost prohibitive.

Given the soil types and slopes, all new development, whether on existing parcels within the core area of Mount Hope or in the residential expansion areas, should follow best practices for low impact development, including the use of on-site bio-retention facilities, to mitigate the potential impacts caused by runoff.

Mixture of Housing Types. Compared to other jurisdictions in Fayette County, Mount Hope has far more diversity in housing type. While the majority of housing in Mount Hope is single-family detached units (68%), Mount Hope also has a substantial number of duplexes, townhomes, and apartments. The diversity serves the city well. On the down side, the size of housing units (median of 5.0 rooms per unit) may limit the city's appeal to home-buyers looking for larger homes. Emphasis in the future should be placed on increasing the diversity at the upper end of the housing market and unit size rather than at the lower end.



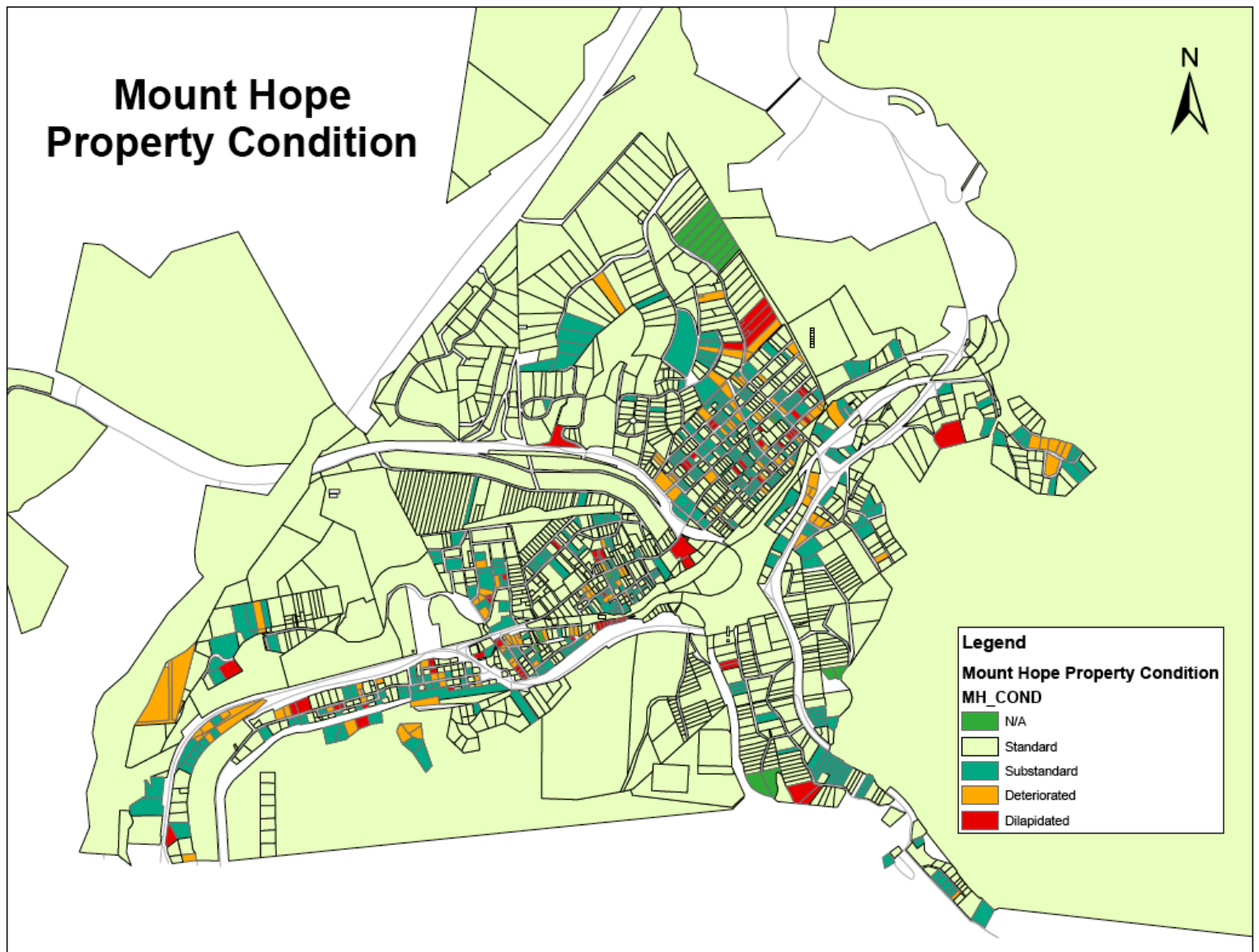
Right-Sizing Mount Hope, 2012



Population Loss and Housing. In 1950, at its peak population of 2,588, Mount Hope had 793 housing units. Of those, only 3% (24 units) were vacant. By 2010, the population had decreased 45.3% to 1414 residents, but the number of housing units had only decreased by 7% (from 793 to 737) and the number of vacant structures increased from 24 to 111. Over the intervening 60 years, a number of the original structures were torn down, but the City was left with far more vacant properties than potential households. In the past few years, Mount Hope has tackled the problem of substandard and dilapidated housing head on, including developing additional units in order to improve housing opportunities for residents with low and moderate in-comes and administering a buyout program in



order to remove sub-standard units, include those located in the floodplain.



II. Goals and Action Steps

HSN 1.0 Housing and Neighborhood Development Policies

1. Encourage compatible uses and styles in existing neighborhoods to compliment the character of the neighborhood and support visual continuity rather than creating conflict.
2. Encourage the maintenance, rehabilitation, and preservation of existing homes in Mount Hope, where the existing home is structurally sound.
3. Encourage the removal of dilapidated housing in order to create opportunities for new development.
4. Encourage the development of a variety of housing types that are affordable and meet the needs of all residents, including “age-in-place” and “universal access” housing opportunities for older residents and residents with disabilities.
5. Focus on development of affordable single family housing and creation of home ownership incentive programs
6. Encourage the use of creative and low impact development designs that preserve community character and natural resources, and maintain storm water runoff at pre-development rates.
7. Encourage the mixed use of commercial buildings in the Central Business District and in new commercial developments in the Route 16 Corridor to provide more rental opportunities and to allow for the development of live-work units.
8. To encourage off-street parking.
9. Encourage residents' pride in their properties
10. Encourage residents to take “ownership” of their neighborhoods and their city.
11. Encourage redevelopment of properties in existing neighborhoods outside of the Dunloup Creek floodplain.
12. Discourage development in flood-prone areas and on steep slopes.

HSN 2.0 Housing Goal: Provide adequate, attractive, and affordable housing of reasonable quality for all residents that 1) promotes a livable community, 2) is consistent with and compliments the historic character of Mount Hope; 3) is compatible with the existing terrain and surrounding land uses, 4) improves the overall quality of housing stock in Mount Hope; 5) insures future orderly growth; and 6) promotes long-term residential commitment, especially from middle class families.

HSN 2.1 Property Maintenance Codes. Adopt and enforce state property maintenance codes that include residential and commercial structures, accessory structures, and the surrounding property.

HSN 2.1.1 Vacant Buildings. Establish a Vacant Building Registration Program (WV 8-12-16c).

HSN 2.2 Structures. Continue the current program to remove structures, including both primary and secondary structures that pose a safety hazard and lower the overall quality of the neighborhood, in order to provide opportunities for new residential development.

HSN 2.3 Community Property Maintenance Program. Develop a community-based “pay-it-forward” (neighbor-to-neighbor) program (see p. 68) to help homeowners maintain and improve their homes and surrounding properties.

HSN 2.4 H.O.M.E Consortium. Explore developing a HOME Consortium (a program through the U.S. Department of Housing and Urban Development) in partnership with Fayette, Raleigh, Summers, and Nicholas Counties to help provide funding for the development and rehabilitation of workforce housing.

HSN 3.0 Safe Neighborhoods Goal: Create and maintain vibrant, safe, and healthy neighborhoods.

HSN 3.1 Right Sizing. Create additional open space, at the neighborhood level, and opportunities for new development by removing distressed properties.

HSN 3.2 Safe Neighborhood Program. Develop a citywide “safe neighborhood” program.

HSN 3.2.1 Neighborhood Planning. Develop individual neighborhood plans and plan coordinating committees. Neighborhood plans help citizens feel as though they have some say in the kinds of development located in areas that are most likely to have an impact on their quality of life and their property values. Neighborhood plans provide an extra layer of planning and, in some cases, additional regulation.

HSN 3.2.2 Neighborhood Facilities Program. Install additional streetlights and work with the local power company to repair broken streetlights. Additional street lights should be installed in neighborhoods where property vandalism and drug trafficking is prevalent. In order to prevent additional light pollution, be sure that the new lights are shielded.

HSN 3.2.3 Neighborhood Watch. Create a neighborhood watch program. Neighborhood watch programs successfully connect or reconnect neighbors to their neighbors and neighborhoods to their town public safety officers.

HSN 3.2.4 Neighborhood Clean-up. Establish a public neighborhood cleanup program, including installing public trash cans, sponsoring neighborhood cleanup programs, and addressing the issue of structures that pose a threat to surrounding properties (broken window syndrome).

HSN 3.2.5 Call Boxes. Install police call boxes, especially along popular walking routes, to address potential public safety concerns.

HSN 3.3 Neighborhood Level Activity. Develop sidewalks and visible neighborhood-level parks to promote increased activity.

HSN 3.3.1 KABOOM Neighborhood Parks. Work with the Boy Scouts of America, Kaboom or other organizations, and neighborhood residents to develop a series of small neighborhood-level parks. One of the most common comments was that there are no safe places for small children (ages 2-8) to play within reasonable distance from their homes. The removal of housing in Mount Hope offers the city a unique opportunity to radically increase neighborhood-level livability. However, this must be a neighborhood-level initiative. Experience suggests that if people are invested in the development of a neighborhood park, they will also be invested in maintaining the park because they have "ownership." A child or teenager who helps build a playground is less likely to deface it. The approach would also encourage building bridges between the Boy Scouts and town residents.

HSN 3.3.2 Sidewalks. Develop sidewalks, where practical and necessary, in the residential districts in Mount Hope. Neighborhood-level sidewalks encourage residents to move beyond their immediate property and begin to build relationships with their neighbors.

HSN 3.4 Standards and Regulations. Adopt neighborhood design standards and regulations that encourage increased interaction between neighbors and between residents and the broader community.

HSN 3.4.1 Design Standards. Develop residential "design standards" guidelines that can be distributed to residents, builders, and developers.

HSN 3.4.2 Property Maintenance Code. Adopt the state property maintenance code that addresses abandoned and inoperable vehicles, trash, indoor furniture being used as outdoor furniture, and other visual impediments to neighborhood interaction and health.

HSN 3.4.3 Community Service. Develop a "community service hours" fine system for violations for residents and a regular fine system for absentee landlords (in cases where the issues are clearly the responsibility of the building owner).

HSN 3.5 Citywide Maintenance and Beautification Program. Develop an ongoing public property maintenance program for city properties and for right-of-ways, including gutters and green infrastructure.

HSN 3.5.1 Visual Enhancement Committee. Appoint a citizen-based Visual Enhancement Committee. The committee should be charged with organizing citizen and organizational volunteers and overseeing the development and maintenance of public spaces, including planting throughout the city, installation of benches, design and installation of community gateways, installation of trash containers and cigarette butt depositories, creating green spaces (an element of the city's green infrastructure network), developing neighborhood-level open spaces, and creating attractively designed and planted public parking spaces and picnic areas in empty lots.

III. Financial and Implementation Considerations

Safe Neighborhoods. The Safe Neighborhood idea grew out of the Livability Movement (Traditional Neighborhood Design) in planning. According to the Harvard School of Public Health, community involvement and community spirit results in up to a 40% decrease in violent crime and drug-related crimes while building a stronger sense of community. Key elements to developing safe neighborhoods and healthy communities include:

1. Encourage mixed-use area with a 24-hour foot print (activity and presence throughout the course of the day).
2. Establish neighborhood watch/community policing programs that increase public safety without stressing the City's budget.
3. Maintain narrow streets in the existing neighborhoods and require narrow streets and other traffic calming measures in new neighborhoods and developments.
4. Develop or retrofit community space (community gardens, pocket parks) in the neighborhoods to encourage increased interaction by and between neighbors.
5. Revitalize the Historic Downtown as a community-gathering space and a City Center.
6. Adopt property maintenance codes.
7. Make communities walkable.
8. Adopt community design standards that promote the development of neighborhoods. Common elements include requiring front porches (which encourages residents to interact with those on the street and is more likely to keep eyes on the street); require parking either to the side or in the rear rather than allowing housing types that have the garage obscuring the view of the street from the house).

While Mount Hope and its residents may not consider their City cutting edge, in planning and design terms, it is. Mount Hope already has many of the elements cited in safe neighborhood and livability programs. A visual survey of Mount Hope suggests that the City's original design would now be considered cutting edge planning, including porches, front windows, narrow streets, and small lots. The removal of structures throughout the community provides the perfect opportunity too create small public spaces, as well as new housing and economic development opportunities. An excellent resource for information on safe neighborhood/livability design is available through the Local Government Commission (California). Annual grants are available from the Federal Bureau of Justice Assistance (www.bja.gov).

"Pay It Forward" Programs. "Pay-It-Forward" programs take a number of different forms, including neighbor-helping-neighbor programs, material and equipment exchanges, partner-ship programs with community and non-profit organizations, and "Give 10" programs that ask residents to donate 10 hours of their time during a defined period (a month, six months, a year) to help out with community projects (similar to tithing to a church). Common funding mechanisms for "pay-it-forward" and "give 10" programs include the fines placed on property owners for abandoned or neglected properties. The monies can be used to provide grants to homeowners and renters for improving properties; wages to maintenance workers (including, at least in a couple of jurisdictions, teenagers) to mow lawns and weed gardens for senior citizens and disabled citizens). The programs encourage citizens to become involved with their neighbors, their neighborhoods, and the community.

Right-Sizing and Housing Needs. Right-sizing is a technique used to remove substandard housing, especially in depopulated and blighted neighborhoods, and to bring the number of available housing units in line with the decreased population. By doing so, the jurisdiction improves the overall quality of the remaining housing stock and neighborhoods while opening up new opportunities for future redevelopment. In the case of Mount Hope, a substantial decrease in population was not mirrored by a decrease in overall units, which means that a substantial proportion of the units were left vacant and often abandoned. Their resale value was negligible, and their presence effectively lowered the values of the remaining housing stock. Mount Hope is proactively addressing the issue of dilapidated housing and should continue, and perhaps expand current efforts.

As indicated in the introduction to this plan, population trends suggest that Mount Hope will continue to lose population unless the City actively promotes growth through economic development and quality of life initiatives. The low quality of the public schools will continue to inhibit growth except in populations where the quality of the schools is not an issue. Even with changes in population trends, Mount Hope currently has sufficient housing and buildable lots to accommodate future growth without developing new areas. Rehabilitating existing downtown structures to accommodate mixed uses, including residential, should accommodate a need for additional rental units within the City boundaries.

One final note: as noted in other sections of this plan, the terrain substantially limits new development, so the removal of substandard housing stock provides opportunities for new development that might not exist otherwise. As these properties are redeveloped, either as sites for new housing or as public lands, they should increase the values of surrounding properties and bring Mount Hope's housing market up to the rates for neighboring jurisdictions.

Economic Development

I. Planning Context

Current Economic Conditions. In their "County Economic Status in Appalachia, Fiscal Year 2013" Report, the Appalachian Regional Commission (ARC), lists Fayette County as an "at-risk" area, which means that the county, as a whole, is "at risk" of becoming economically distressed. Mount Hope is already there. On almost every indicator tracked by the ARC, Mount Hope fared less well than the county as a whole.

According to the information from the American Community Survey, Mount Hope's average unemployment rate stands at 9.6%, a full two points higher than Fayette County and a 10th of a point higher than Fayette County's rate in 2000, when the County was considered distressed rather than "at risk.") It should be noted, however, that the unemployment rate in Mount Hope is currently half the rate of 2000, when 18.4% of the population between 16 and 64 years old was unemployed.

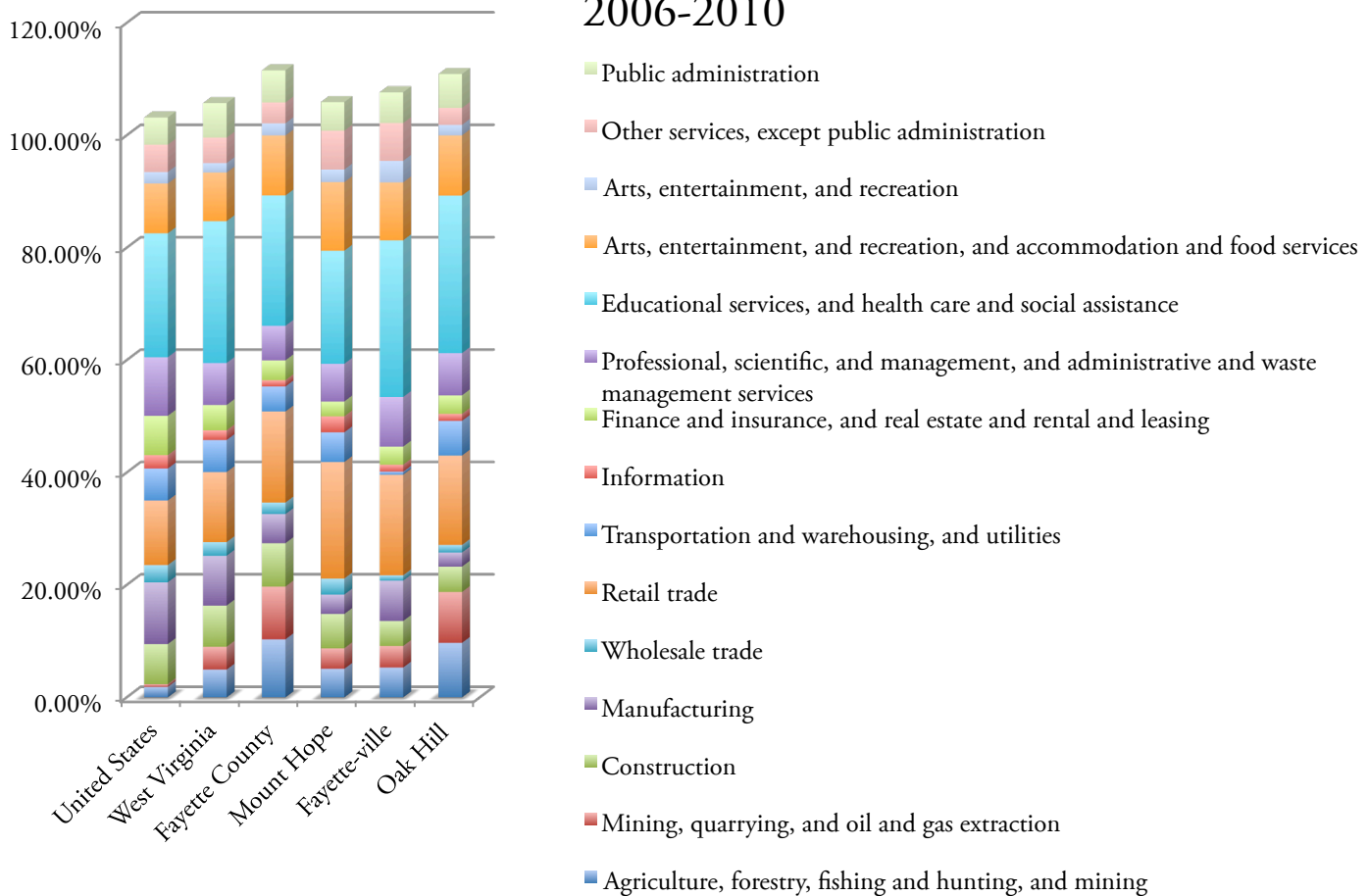
Businesses in Mount Hope. Mount Hope has seen some local job growth, in part because of ongoing development of the industrial park, located off of Route 16, the influx of new businesses, and the growth in sole proprietor (from 5% in 2000 to 7.7% in 2010), micro-businesses (businesses with fewer than 50 employees and with revenues of less than \$5,000,000), and small businesses (50 to 250 employees and revenues between 5 and 20 million) over the past decade). Sole proprietor and micro-businesses account for 84% of the employers in Mount Hope in 2012. Only one employer in Mount Hope has more than 100 employees--the U.S. Mine Safety and Health Administration.

Appalachian Regional Commission: County Economic Status in Appalachia, Fiscal Year 2013		
	Fayette County, West Virginia	Mount Hope, West Virginia
County Economic Status, FY 2013	At Risk	At Risk
Three-Year Average Unemployment Rate, 2008-2010	7.60%	9.60%
Per Capita Market Income (PCMI), 2009	\$17,343.00	\$14,078.00
Poverty Rate, 2006-2010	21.30%	34.20%
Three-Year Average Unemployment Rate, Percentage of US (2008-2010)	93	
PCMI, Percent of US, 2009	53.10%	51.50%
PCMI, Percent of US, Inversed, 2009	188.50%	194.16%
Poverty Rate, Percent of US, 2006-2010	154.10%	251.50%
Composite Index Value, FY 2013	145.2	
Indexed Value Rank of 3,110 Counties in US (FY 2013)	2542	
Quartile, FY 2013	4	

According to the Appalachian Regional Commission, "...despite progress, Appalachia still does not enjoy the same economic vitality as the rest of the nation. Central Appalachia in particular still battles economic distress, with concentrated areas of high poverty, unemployment, poor health, and severe educational disparities." When the ARC was formed in 1965, the poverty rate in Appalachia stood at 33%; in 2008, the rate had fallen to 18%. The ARC defines high-poverty counties (and by extension cities and towns) based on whether their poverty rate is 1.5 times the national average. In 2010, the national rate was 15.13. While Fayette County's poverty rate is slightly below the "high poverty" mark, Mount Hope well above. In 2010, Mount Hope's poverty rate was more than double the national rate. A new approach to economic development, based on the ARC's community asset approach, may offer Mount Hope a way to improve the economic future.

Sources: Appalachian Regional Commission, Appalachia's Economy, 2012; U.S. Bureau of the Census, 2010.

Percentage Distribution of Employment, by Industry, ACS 2006-2010

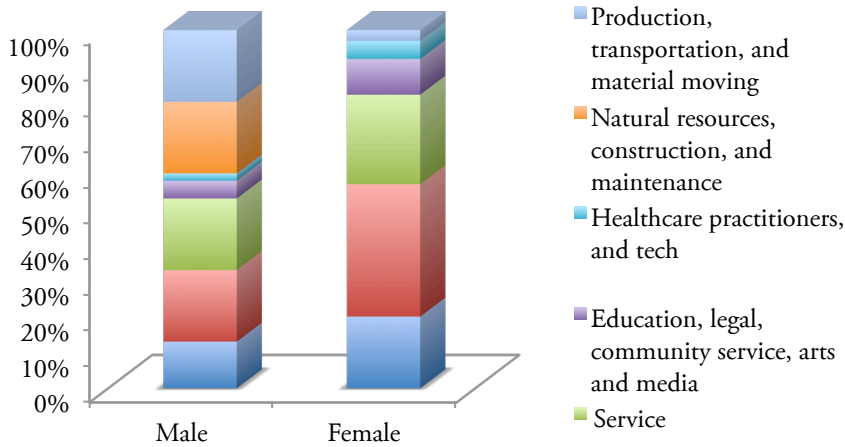


Percentage Distribution of Employment, by Industry, ACS 2006-2010

Industry	United States	West Virginia	Fayette County	Mount Hope	Fayetteville	Oak Hill
Agriculture, forestry, fishing and hunting, and mining	1.86%	4.94%	10.33%	5.08%	5.31%	9.70%
Mining, quarrying, and oil and gas extraction	0.49%	4.06%	9.39%	3.66%	3.83%	9.05%
Construction	7.13%	7.34%	7.72%	6.10%	4.45%	4.52%
Manufacturing	10.99%	8.86%	5.18%	3.46%	7.19%	2.51%
Wholesale trade	3.06%	2.42%	2.05%	2.85%	0.94%	1.33%
Retail trade	11.49%	12.47%	16.20%	20.73%	17.89%	15.92%
Transportation and warehousing, and utilities	5.70%	5.70%	4.45%	5.28%	0.55%	6.18%
Information	2.38%	1.73%	1.12%	2.85%	1.25%	1.24%
Finance and insurance, and real estate and rental and leasing	7.00%	4.50%	3.53%	2.64%	3.20%	3.29%
Professional, scientific, and management, and administrative and waste management services	10.42%	7.48%	6.14%	6.71%	8.83%	7.52%
Educational services, and health care and social assistance	22.05%	25.24%	23.19%	20.12%	27.89%	28.03%
Arts, entertainment, and recreation, and accommodation and food services	8.86%	8.64%	10.68%	12.20%	10.31%	10.71%
Arts, entertainment, and recreation	2.05%	1.68%	2.17%	2.24%	3.83%	1.86%
Other services, except public administration	4.86%	4.53%	3.70%	6.91%	6.72%	3.03%
Public administration	4.84%	6.15%	5.71%	5.08%	5.47%	6.02%

Source: American Community Survey, 2006-2010, S2403.

**Percentage Distribution of Occupation Sectors
By Gender, 2010**



In general, tourism development creates jobs in primarily the service and retail (sales or office) industries. Of the 483 residents who are currently in the workforce, 209 (43%) are female. Of those, nearly 40% work in an office or in a retail establishment. An additional 25% work in the service industry; 19% are in management, business, science, and the arts; and approximately 12% work in education, law, community service, arts, and media. The remaining female workers are split between healthcare and manufacturing/transportation. 88.7% of men and 77.5% of women work outside of Mount Hope. The mean commute time for men is 28 minutes and 20.3 minutes for women. Roughly 1/5th of the workers carpool. Of those who travel to work, men were far more likely to drive a long distance to reach their jobs. In 2010, more than 22% drove more than 45 minutes. Given the rural nature of the region, traffic congestion probably does not play a substantial role in the amount of time it takes to reach work. Development of the local economy, even development in the lower paying sectors, should help relieve some of the financial burden on local residents by decreasing commuting costs and time.

Source: American Community Survey (ACS), 2010.

Size of Businesses in Mount Hope (n=93)

Number of Employees	Number of Businesses	Percentage of Businesses
1 to 4	64	68.82%
5 to 9	13	13.98%
10 to 19	6	6.45%
20 to 49	4	4.30%
50 to 99	3	3.23%

Source: Manta, 2012

Tourism and New River Gorge. There is little doubt that National Rivers are good for local and regional economies. From 2005 to 2010, including during the peak of the Great Recession, visitors to National Rivers spent, on average, \$44.00 per person. In addition, the National Rivers generate an average of 479.5 jobs, 85% of which are local jobs supported by non-local spending.

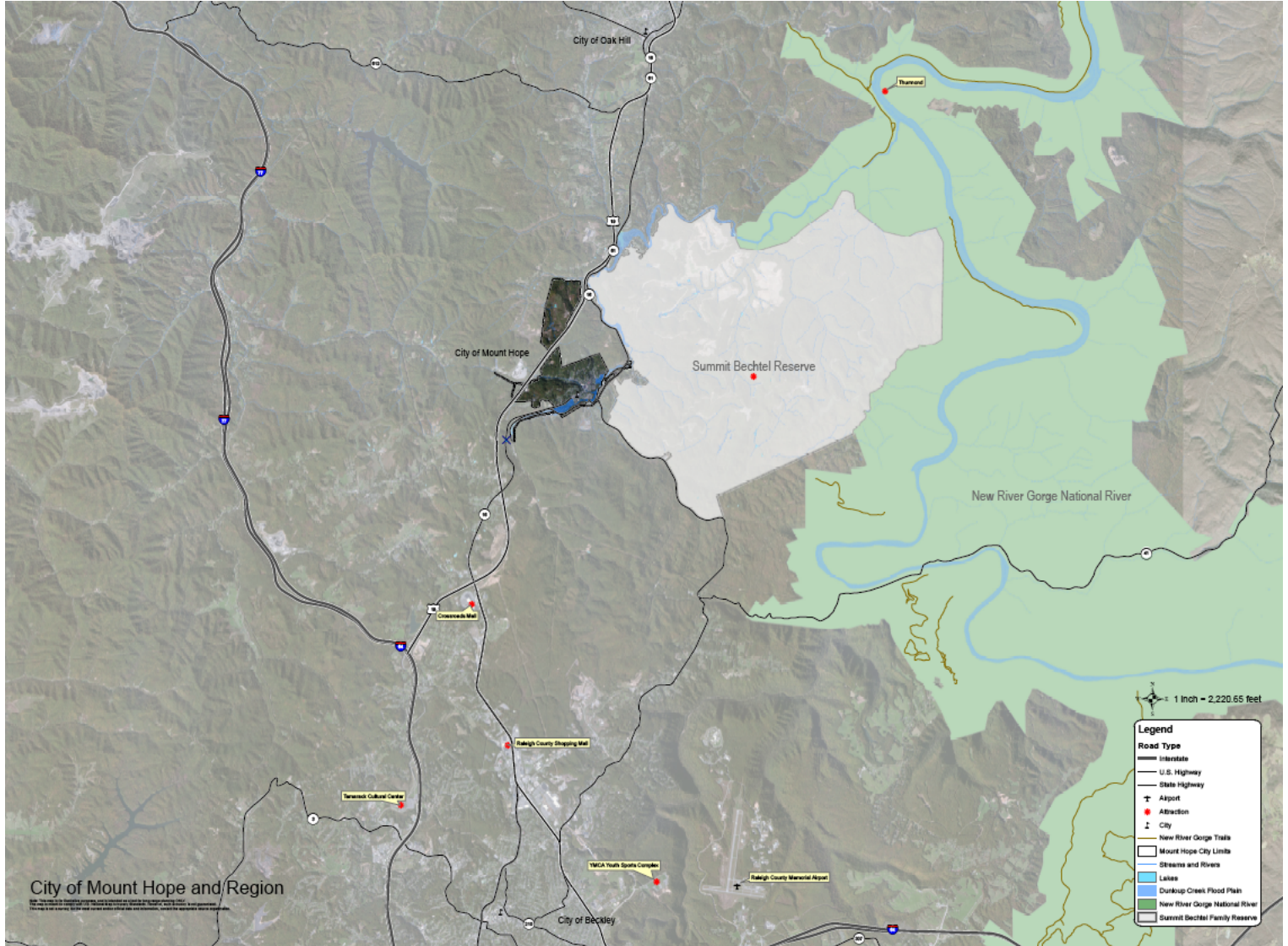
Between 2005 and 2010, New River Gorge National River experienced a 7.7% increase in the annual visitor rate, although visitors spent less per person, dropping from a high of \$45.00 in 2005 to \$41.00 in 2010. New River Gorge National River generates an average of 834 jobs, 86% of

which are local jobs supported by non-local spending.

There are some disturbing local trends, some of which can be explained in light of the impact of the financial crisis in 2008. In 2007, New River Gorge National River attracted 1,178,012 visitors, who spent \$48,949,334 (approximately \$42 per person). In terms of employment, one local job was created per \$49,195 in visitor spending. In 2008, while the overall number of visitors increased by 3% (to a record high of 1,212,854 visitors) and the number of local jobs increased by 12%, visitor spending dropped dramatically from \$42.00 per person in 2007 to \$34 per person in 2008, mirroring the 17% decrease in overall revenues. In addition, the amount of revenue generated per job decreased to \$40,426 (down 18%). The next year, the number of employees dropped dramatically, but the amount generated per employee rose significantly. The trend has since continued and suggests that employers found that they could see increased productivity (higher per employee expenditures) with fewer employees.

While the overall number of visitors decreased between 2008 and 2010 (-5%), per person spending has climbed back up to just shy of the 2007 rate (\$41 per person versus \$42 in 2007). and overall visitor spending has increased by 16% since the low point in 2008 (from \$40.8 million to \$47.4 million). Despite an increase in spending, both overall and at a per/visitor rate, and a visitor rate higher than at any time prior to 2007, the number of local jobs is 35% lower than in 2007. It should be noted that the same trends were evident at the local level in the local areas surrounding Ozark National Scenic Riverway in Missouri, Buffalo National River in Arkansas, and Bluestone National Scenic River, south of Beckley.

Mount Hope: Center of a Tourism Region



Economic Impact: New River Gorge National River, 2005-2010

	2005	2006	2007	2008	2009	2010
Recreational Visits	1068926	1124688	1178012	1212854	1144318	1151213
Visitor Spending	\$47,582,661	\$46,711,711	\$48,949,334	\$40,830,708	\$45,913,377	\$47,475,940
Average Spending Per Visitor	\$45	\$42	\$42	\$34	\$40	\$41
Local Jobs Supported by Non-Local Spending	805	749	841	852	491	553
NPS Jobs (Including Contractors)	158	23	154	158	113	111
Total Jobs	963	772	995	1010	604	664
Visitors per Local Job Created	1328	1502	1401	1424	2331	2082
Spending Per Local Job Created	\$49,410	\$60,507	\$49,195	\$40,426	\$76,016	\$71,500

Data Source: Headwaters Economics, 2012

Currently, Mount Hope does not directly benefit from the tourism traffic generated by New River Gorge National River. The construction of Route 19 to the west of Mount Hope rendered the City virtually invisible to tourists driving between Beckley and Fayetteville. In addition, rather than providing access from Route 19 to the primary entrance at the intersection of Route 16 and Main Street, the highway planners connected Mount Hope to Route 19 via North Pax Avenue, a street that had been effectively a back entrance into the City. The location of a Georgia Pacific plant at the Pax/Rt 19 intersection further suggests to visitors that there is nothing of tourism value at that particular exit, assuming, given the lack of adequate signage and a sub-standard exit, those driving along Route 19 would even notice the exit much less be inclined to take it.

Summit Bechtel Family National Scout Reserve. The Boy Scouts of America are developing The Summit Bechtel Reserve, a 10,000-acre Boy Scout and High Adventure Camp. While The Summit property may ultimately become part of Mount Hope, Mount Hope is unlikely to see a widespread impact from the facility. According to available information, the West Virginia Department of Transportation is upgrading transportation facilities at both the northern and southern entrances to The Summit. The southern entrance, located off of Route 61, will be the main visitor entrance. While Route 61 connects to Route 16 in Mount Hope, it also connects to Route 19 in Beckley, where many of the visitors are likely to be staying. Decisions concerning parking and access are still undetermined, but it is unlikely that either entrance will route visitors through Mount Hope.

There is some evidence that Boy Scout facilities do have important impacts, fiscally, socially, and culturally, on local jurisdictions. According to Sharon Smith, the President of the Cimarron (NM) Chamber of Commerce, the Philmont Ranch (BSA High Adventure Camp) has over 1000 employees, including 81 year-round positions, a payroll of \$6,000,000, and up to 35,000 visitors per year who eat in local restaurants, stay in local hotels, and make purchases in local stores. In addition, Smith notes that both the facility and the employees have taken an active role in Cimarron, including serving "as host to our school prom, the testing site for our high school students, location for our Easter Sunrise community service, and willing contributors to all community activities," including "our schools, our service clubs, our volunteer fire department, and our chamber of commerce."¹ According to Judy Radford, executive director of the New River Gorge Regional Development Authority, the employment picture for The Summit facility is similar to that of the Philmont Scout Ranch: 80 full time and 1000 seasonal employees.²

There are, however, distinct differences between the Philmont facility and The Summit in terms of distance, isolation, and tourism potential. Cimarron, New Mexico is relatively isolated, so the expenditures and fiscal impacts, both by visitors and employees, are focused in a single place rather spread across multiple jurisdictions. Cimarron is located 200 miles north of Albuquerque, and 50 miles south of Raton, which has the next closest hotel rooms. Because of the distance, the majority of the BSA employees and visitors stay in Cimarron. Mount Hope does not enjoy the same advantage. While Mount Hope shares a border with The Summit, there are three larger communities within 15 miles of the northern service entrance: Fayetteville, Oak Hill, and Beckley. Anecdotal evidence from BSA and Trinity Works employees suggest that the majority are choosing to live in towns/cities other than Mount Hope in large part because of the lack of retail options, including a grocery store, in Mount Hope. Without growth and redevelopment, the current situation is unlikely to change.

Second, The Summit has some potential as a visitor attraction because of its proximity to larger population centers. Mount Hope has some significant opportunities to begin to develop the economic infrastructure to draw many of The Summit visitors to Mount Hope. In addition, the City has opportunities to form economic, cultural, and community partnerships with the Boy Scouts and other organizations involved in the development of The Summit Bechtel Reserve. The key is to find gaps in the regional economy and focus on developing a community that provides alternatives not available elsewhere.

Mount Hope, the Arts, and Economic Development: In order to create a vibrant, sustainable economy, Mount Hope needs to do three things: 1) define Mount Hope's assets (individual, cultural, historical, social, infrastructure, and so on); 2) define regional gaps, and 3) build on the City's assets to fill the gaps in the regional economy. The recommendations in this plan are based on two assumptions: 1) the natural resource industries are going to continue to experience bust and boom cycles, and at least one, mining, will eventually completely disappear; and 2) the establishment of The Summit Bechtel Reserve and the proximity of the New River Gorge have locked in Fayette County as a tourism destination.

Tourism Sectors and Sub-Sectors (NAICS Code⁶)

Retail Trade

- Gasoline Stations and Convenience Stores (44512 / 44711)
- Clothing and Accessory Stores (4481/4483)
- Sporting Goods, Hobby, and Musical Instrument Stores (4511)
- Book stores and News Dealers (News Stand) (4512)
 - Misc. Store Retailers
 - Flower Shops (4531)
 - Gift, Novelty, and Souvenir Stores (45322)
 - Used Merchandise/Antiques (4533)
 - Art Dealers and Galleries (45392)

Accommodation and Food

- Accommodation (721)
 - Hotels/Motels (72111)
 - Bed and Breakfast Inns (721191)
 - Other Traveler Accommodations (721199)
 - RV Parks and Recreational Camps (7212)
- Food and Drinking Places
 - Mobile Food Services (72233)
 - Drinking Places (Alcoholic Beverages) (72241)
 - Restaurants and Other Eating Places (72251)
- Specialty Food Stores (4452)
- Bakeries (311811)

Passenger Transportation

- Scenic and Sight Seeing Transport (4871)
- Air Transport (481)/ Rail Transport (4821)

Travel Arrangements, Reservations

- Convention and Visitors Bureaus

Arts, Entertainment, & Recreation

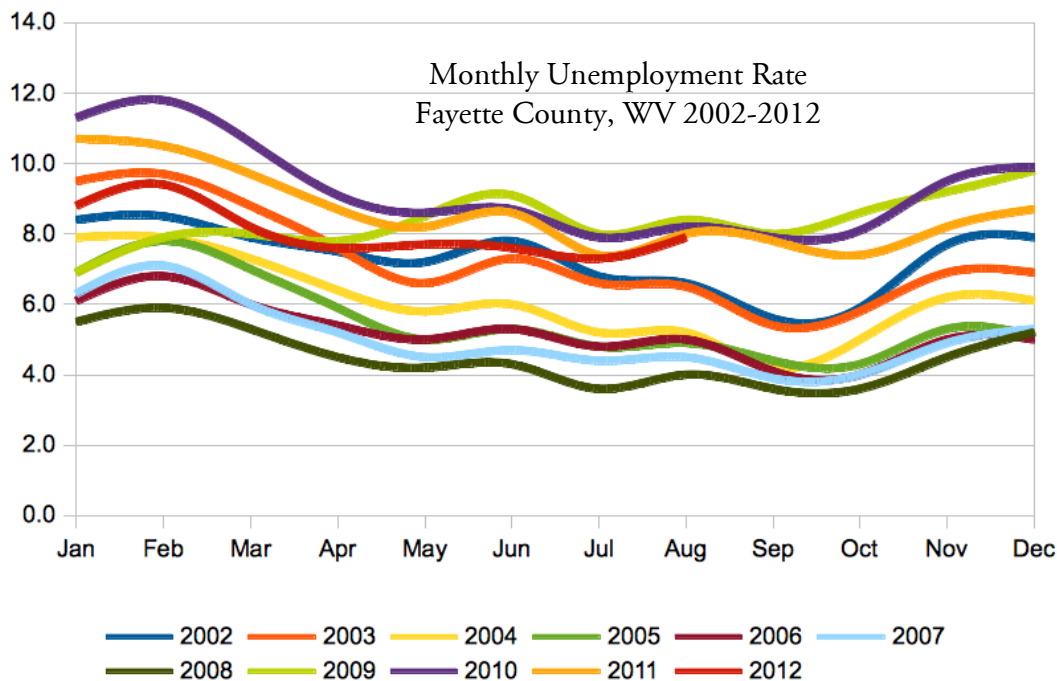
- Performing Arts and Spectator Sports
 - Theater Companies / Dinner Theaters (71111)
 - Dance Companies (71112)
 - Musical Groups and Artists (71113)
 - Other Performing Arts Companies (71119)
 - Special Event / Festival Coordinators
 - Independent Artists, Writers, and Performers (71151)
- Museums, Parks, and Historic Sites
 - Museums (71211)
 - Historical Sites (71212)
 - Nature Parks and Other Similar Institutions (71219)

⁶ The North American Industry Classification System (NAICS) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.

Work Status in the Past 12 Months, 2010

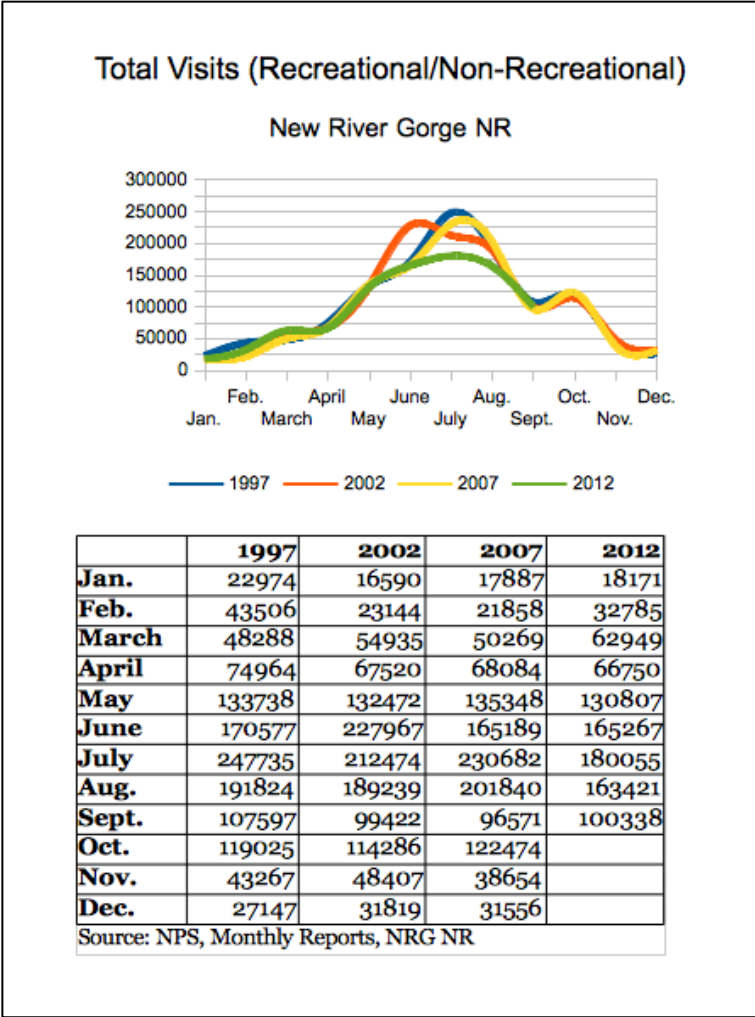
Civilian employed population, 16 years and +	United States	West Virginia	Fayette County	Mount Hope	Fayetteville	Oak Hill
Population 16 to 64 years	199,984,431	1,207,449	30,007	899	1,914	4,924
WEEKS WORKED						
Worked 50 to 52 weeks	54.7%	48.8%	41.3%	40.7%	49.1%	46.5%
Worked 40 to 49 weeks	7.6%	6.5%	4.9%	5.7%	6.8%	7.9%
Worked 27 to 39 weeks	5.0%	4.5%	5.4%	4.7%	7.0%	3.4%
Worked 14 to 26 weeks	4.6%	4.4%	3.5%	2.8%	5.5%	4.3%
Worked 1 to 13 weeks	5.7%	5.7%	6.5%	8.1%	7.5%	2.9%
Did not work	22.4%	30.2%	38.3%	38.0%	24.0%	35.1%
USUAL HOURS WORKED						
Usually worked 35 or more hours per week	60.1%	54.8%	48.4%	51.9%	63.4%	55.2%
40 or more weeks	52.7%	47.4%	39.6%	41.5%	50.1%	48.7%
50 to 52 weeks	47.4%	42.6%	36.0%	36.8%	44.8%	42.3%
Usually worked 15 to 34 hours per week	14.1%	12.4%	11.3%	8.5%	8.5%	9.1%
40 or more weeks	8.4%	6.8%	5.8%	4.0%	3.9%	5.3%
50 to 52 weeks	6.4%	5.4%	4.7%	3.3%	3.1%	3.7%
Usually worked 1 to 14 hours per week	3.4%	2.6%	1.9%	1.6%	4.1%	0.7%
40 or more weeks	1.3%	1.0%	0.8%	0.9%	2.0%	0.5%
50 to 52 weeks	0.9%	0.7%	0.6%	0.6%	1.3%	0.5%
Did not work	22.4%	30.2%	38.3%	38.0%	24.0%	35.1%
Mean usual hours worked for workers	38.9	39.3	40.7	42.2	40.7	41.8

2006-2010 American Community Survey 5-Year Estimates, S2303



Characteristics of Tourism Economies: Tourism economies share specific characteristics: 1) Seasonal demand is typically dictated by climate as well as local, regional, and national travel patterns 2) In-Seasonal employment and off-season un-employment; 3) Seasonal demand on non-seasonal services (fire, rescue, police, water, sewer, and so forth); 4) Relatively low investment costs, but high fixed costs (energy & utilities, property taxes, insurance, wages, marketing costs, overhead costs, and so on); 5) local economies are based on small/micro businesses rather than larger chains; and 6) Higher prices during peak tourism season in order to offset the loss of business during the off-season.

Perhaps the most significant characteristic is the seasonal nature of employment and of the industry itself. This is especially true for tourism locations that are dependent on outdoor recreation as the primary draw. Some seasons, months, or weeks may see a lot of business; others may see none at all. The level of tourism and the number of visitors are based on factors well outside the jurisdiction’s sphere of influence, most notably the climate and school holidays. Successful tourism areas are successful because of diversified offerings. Red Lodge, Montana is a case in point. For many years, Red Lodge was a mining and agricultural community. The tourism industry was something of an afterthought and was based on Red Lodge's proximity to Yellowstone and a small, primarily regional, ski area. When mining and agriculture declined, the City was forced to find other avenues of development. They settled on tourism; however, they did not settle on one type. While eco- and adventure-tourism continued to play a significant role, Red Lodge actively developed both historic tourism and cultural tourism, investing in facilities and programs (including festivals, camps, and special events) that would help draw visitors both regionally and nationally. The diversification of the tourism sector elongated the effective season; changed Main Street from one defined by empty storefronts to one defined by a wide array of small specialty shops, restaurants, and bars; and went from being a place people moved away from to a place that people moved to. The visitors were drawn, in large part, not by the regional parks, but by the local amenities developed as part of the City's tourism efforts. Because of the influx of new residents, other sectors, including construction and real estate, personal services, and banking and finance, boomed.



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Characteristics of the Regional Tourism Sector. Southern West Virginia’s tourism is based largely on its proximity to New River Gorge National River, and falls into two categories: eco-tourism and adventure tourism. Both of these categories make it more likely that the local economy will experience significant seasonal swings. According to the National Park Service monthly visitor statistics, the peak season for the Gorge is June

through August and the "off-season" lasts from November through February. On average, the number of visitors decreases by 83% between the peak season (an average of 199,237 in 2007, 172,226 in 2011, and 169,581 in 2012) and the off season (average of 31,933 in 2007 and 29,370 in 2011). Fewer visitors translate to fewer jobs and higher unemployment. The Summit facility is expected to follow the same pattern as the New River Gorge NR: increased use, therefore visitors, during the peak season and diminished use during the winter.

Economic Development in Mount Hope. Mount Hope is faced with a declining population, a weakened economic base, and fewer local employment opportunities. In 2010, slightly more than half (51.9%) of the City's workforce population (residents aged 16 to 64) worked a full-time job, 35 hours per week or more. Thirty-eight percent of the population did not work at all.

As an aside, it should be noted that the mean hours worked by Mount Hope residents between 16 and 64 was 42.2 hours per week, nearly 4 hours more than the national mean. Between 2000 and 2010, the mean travel time to work increased from 23 minutes to 24.7 minutes. The percentage of workers who travel less than 10 minutes to work, suggesting they have locally-based jobs, decreased from 21.7% in 2000 to 15.6% in 2010. In the same period of time, those who have to travel between 45 and 59 minutes increased from 1% in 2000 to 12.3% in 2010. The distance required to find a job may account for why Mount Hope has a higher rate of "non-working adults" than neighboring jurisdictions.

Analysis of the regional economy suggests two significant tourism-based gaps that could be filled by Mount Hope: historical tourism and cultural tourism, both of which build on the significant assets the City already possesses, including individual talents, arts and history-based assets (the theaters, the stadium, the historic downtown, and historic coal-related facilities and structures), and the potential to develop significant quality-of-life assets like the Dunloup Creek Greenway. As with other former mining communities devastated by the loss of an industry, Mount Hope has the potential to turn the economy and the trajectory of the City around and thrive.

Median Income and Poverty. As noted at the beginning of this discussion, poverty is a significant and defining characteristic of Mount Hope and is one of the contributing factors to the public perception, outside of the City, that Mount Hope is beyond hope. While the perception could not be further from the truth, the issue is very real. Local economic development will help to begin addressing the issue, but not without developing other needed infrastructure, including a community support system that improves education and workforce training; provides child and adult daycare, senior care, and health and wellness care; and creates a community-based safety net that addresses the issues created by a service-based economy.

Mount Hope: Median Household Income and Poverty Rate, 2006-2010.

	Mount Hope	Fayette County	West Virginia	USA
Median household income 2006-2010; (2009 Mount Hope)	\$19,645.00	\$31,912.00	\$38,380.00	\$51,914.00
Median household income, 2006-2010, Percentage of US Rate	37.80%	61.50%	73.90%	
Poverty Rate, Percent of US, 2006-2010 (US Poverty = 13.8%)	251.50%	154.10%		

Economic Development

II. Goals, Policies, and Objectives, and Strategies.

ECD 1.0 Economic Development. Create a sustainable economy in Mount Hope, one that provides citizens with a wide array of employment, entrepreneurial, and consumer opportunities, while promoting a fair and equitable local job market that pays a living wage and provides opportunities for citizens and the broader community to grow and prosper. With the assets identified in Mount Hope, an arts-based economic development approach has the potential to offer the largest return for the smallest initial investment in Mount Hope, and will start to build the base necessary for expansion of the related service-based businesses.

ECD 1.1 Tourism/Arts & Heritage-Based Economy. Building on the strengths of the community, develop a cultural and historic tourism-based economy that focuses on developing Mount Hope as an “Arts” Community.

ECD 1.1.1 Coal Heritage Discovery Center. Continue to support the creation of the Coal Heritage Discovery Center.

ECD 1.1.2 Arts Council. Create an Arts Council to work with the city, merchants, and others to identify arts-based opportunities and spaces and then organize and promote arts events in the city. It has been proven that a local “champion” is an important factor in the success of arts and heritage economic development efforts.

ECD 1.1.3 Cooperative Tourism Coalition Form a cooperative coalition of tourism-based entities to cooperate in the development of a tourism plan for the area. The coalition should include members from the National Park Service, the Boy Scouts of America (The Summit), the Coal Heritage Authority, The City of Mount Hope and possibly The New River Gorge Regional Development Authority (NRGRDA), ONTRAC, Mount Hope Heritage & Hope and other entities interested in the future of Mount Hope.

ECD 1.1.4 ONTRAC. Jump start the ONTRAC program and follow the plan recommended by ONTRAC to move toward becoming a Main Street Community.

ECD 1.1.5 Historic Preservation and Development Incentives. Establish development incentives promoting the reuse of historic buildings for shopping, accommodation, restaurants, and entertainment venues in the historic downtown.

ECD 1.2 Service and Support Industry Development Strengthen the service industry in Mount Hope, in line with Mount Hope’s historic preservation and other land use goals.

ECD 2.0 Economic Corridors. Develop the three distinct Economic Corridors in Mount Hope in order to expand economic opportunity.

ECD 2.1 Historic Downtown: Develop the Historic Downtown as a mixed-use (commercial, residential, office, and public use) cultural district, with a focus on the arts, antiques, cultural events, special events, performing arts, and complimentary businesses, including restaurants and other tourism facilities, programs, and activities.

ECD 2.2 Route 16 Corridor. Focus on businesses that will serve and support The Summit facility and outdoor recreation. Stores specializing in camping, rafting, kayaking and hiking equipment would serve the needs of the visitors and could become a destination for local shoppers who are outdoor enthusiasts.

ECD 2.3 Route 19 Corridor. Work to recruit chain businesses and box stores to serve the travelers, tourists, and citizens.

ECD 3.0 New Businesses and Entrepreneurs. Encourage entrepreneurship and business development at the City level as well as in cooperation with NRGRDA. Strive to become a town that promotes and enthusiastically supports entrepreneurialism and innovation to make small, family- owned, women-owned, and minority-owned businesses thrive.

ECD 3.1 Small and Micro-Business Development. Encourage the development of small businesses and micro-businesses in the Historic Downtown and the Route 16 Corridor.

ECD 3.1.1 Small Business Incubator and Entrepreneurial Training. Develop a small business and micro-business incubator that combines funding, training, and technical support for new entrepreneurs to help increase their success rate and encourage future expansion.

ECD 3.1.2 Revolving Micro-Loan Program. Work with the Appalachian Regional Commission, the NRGRDA and the USDA Rural Development Agency to develop a micro-loan program to help new start-up businesses.

ECD 3.2 Recruitment and Redevelopment. Work with the New River Gorge Regional Development Authority to develop an approach to business recruitment, especially for the Route 16 and Route 19 Corridors.

ECD 3.2.1 Industrial Development. Initiate local economic development efforts to recruit businesses for the industrial park and to redevelop the Georgia Pacific Site using the web and cooperative efforts with NRGRDA.

ECD 4.0 Focus on Workforce Development: Acknowledging the shifts in the local economy and the need for new skills sets, establish an effective workforce development program to address future employer needs and improve workers' skills so they can thrive in the new economy.

ECD 4.1 Community Education. Work with the WV Department of Education Office of Adult Education to establish a business-based adult education program for Mount Hope residents.

ECD 4.2 Workforce Indicators. Develop an indicator program that helps Mount Hope track economic progress and shifts in economic health and development.

III. Financial and Implementation Considerations

Arts Communities. Arts communities are communities that have rebuilt their economies by focusing on cultural development (history, fine arts, performing arts, food, and so on) and have attracted new residents, who either are in the arts themselves or interested in the quality of life characteristics created by the focus on cultural development.

In looking at possible economic development strategies, based on the Appalachian Regional Commission's primary economic development strategy (asset-based community development), we looked at Mount Hope's assets, the city's proximity to a National Park/River, regional gap analysis, and the interests of the participants in the planning process. It was clear early on that Mount Hope's economic recovery was not likely to come directly from its proximity to The Summit Bechtel Reserve, although its proximity may well help cement its reputation as it recovers. We also looked at economic recovery projects in former mining towns. Our conclusion, based on the City's assets and on the success rates in other similar communities, was that Mount Hope's best chance was cultural tourism, focusing on the arts and on its long, storied mining history. The full study included 25 communities from Maine to Arizona and Florida to Washington. In all of the cases, the local economy was originally based on a natural resource industry (fishing, agriculture, timber, or mining).

A number of small towns and cities nationally have turned their economic prospects around by focusing on the arts, culture, and history, including places as diverse as Eureka Springs, Arkansas (mineral spa); Floyd, Virginia (agriculture); Galena, Illinois; Jerome, Arizona (mining); Madrid, New Mexico (mining); Branson, Missouri (outdoor recreation); and Red Lodge, Montana (mining). In some of these cases, the towns and cities are far more isolated, geographically, than is Mount Hope and far more removed from a broader market. Eureka Springs, Arkansas is a case in point. There is no easy way to get to Eureka Springs. Like all of the towns included in the initial survey, Eureka Springs is well off the interstate. Unless you are reasonably local, all of these town/cities require at least one overnight stay. In nearly all of the cases, with the possible exception of Branson, all of the towns/cities had intact, under-utilized historic downtowns. The impetus to shift to cultural tourism came from citizens who wanted to do something to change the fortunes of their communities. In the case of Red Lodge, Montana, the change started with a group of citizens who started an international festival (The Festival of Nations) to bring the different ethnic groups together and bridge some significant cultural divides. In most of the cases, the towns/cities were in relatively close proximity to state or federal parks (Ozarks, Yellowstone, Buffalo River National River).

Some of the towns, including Galena, Illinois, used flood-prone areas to develop significant public infrastructure, including parks and trail networks. In all of the towns, economic development centered on small, locally owned business. While there are big box stores, primarily grocery and hardware stores on the outskirts, chain development has been kept out of the historic downtowns. Empty lots along the main downtown street have been converted into small parks, farmers' markets, and other quasi public uses, while parking has been located along parallel streets and behind buildings. In a number of the towns/cities, including Joseph, Oregon; Marfa, Texas, and Eureka Springs, Arkansas, murals have been used to decorate exposed building sides and underscore the cultural qualities of the town or city.

In all of the cases we looked at, the communities used weekly, monthly, or annual events to strengthen their cultural assets. In Joseph, Oregon, the town sponsors three major events during the summer (a rodeo, the Bronze, Blues, and Brews festival, and the Alpenfest--a Swiss-Bavarian Oktoberfest). Floyd, Virginia hosts Floydfest, as well as a jazz festival and an international music festival, and is the home of the Jacksonville Arts Center, an old school converted into a gallery, museum, and studio space.

In most cases, as noted above, the movement to change the town or city's direction came, in part, from small, relatively inexpensive steps taken by residents and the local business community--annual festivals, individual-to-individual recruiting, weekly or monthly events (art shows, linear markets, music in the parks, etc.)--combined with the town's or city's investment in infrastructure (trails, greenways, parks, public spaces) that combined to bolstered the perception of visitors that this was both a great place to visit and a great place to live.

Asset-Based Community Development (ABCD) and the Appalachian Regional Commission (ARC). There are two primary schools of thought or approaches to economic development. The traditional approach means going beyond the borders of the community and finding companies that are willing to relocate, often at a high cost to the community in terms of lost tax revenues and other incentives. Asset-based Community Development is an approach to economic development that encourages economic development from the ground up by basing that development on assets already present in the community. As noted in the introduction, Mount Hope would qualify as a distressed area based on the Appalachian Regional Commission's criteria. As such, the City should qualify for ARC assistance. According to the ARC, their "Asset-Based Development Initiative" seeks to help communities identify and leverage local assets to create jobs and build prosperity while preserving the character of their community" by:

- Capitalizing on traditional arts, culture, and heritage.
- Leveraging ecological assets for outdoor sports such as fishing, camping, white-water rafting, and rock climbing.
- Adding value to farming through specialized agricultural development, including processing specialty food items, fish farming, and organic farming.
- Getting the most from hardwood forests by maximizing sustainable timber harvesting and value-added processing.
- Encouraging the development of local leadership and civic entrepreneurs.
 - Converting overlooked and underused facilities into industrial parks, business incubators, or educational facilities. (ARC (2012), [Asset-Based Development](http://www.arc.gov/abd), available at (<http://www.arc.gov/abd>))

The Asset-Based Development Initiative covers five key areas, two of which have a direct connection with the redevelopment of Mount Hope: gateway communities and cultural and heritage tourism. This means that the ARC may well prove to be key funder for the Coal Heritage Museum. It is important to note that, historically, the ARC has funded and supported county-based and regional projects, including:

- Mountain Heritage Craft Incubator: Burnsville, Yancey County, North Carolina (paid for with a combination of CDBG⁷ and state funds).
- Individual projects as part of the Crooked Road Music Trail (multiple jurisdictions, Southwest Virginia) (direct ARC grants covered between 30% to 60% of project costs).
- Crab Orchard Museum expansion (Tazewell County, Virginia). The ARC helps to fund museums that may otherwise find it difficult to attract foundation funding.

According to the [grant information](http://www.arc.gov/publications/ARCProjectGuidelinesApp.asp#Asset), ARC project grants "are awarded to state and local agencies and governmental entities (such as economic development authorities or the Central Appalachia Empowerment Zone), local governing boards (such as county councils,) and nonprofit organizations. Grants may cover up to as much as 80% of the project costs. The ARC's programs cover more than just tourism efforts. The grant information is available at: <http://www.arc.gov/publications/ARCProjectGuidelinesApp.asp#Asset>

Micro-loans. Micro-loans, also known as micro-financing, are typically small, relatively short-term (under six years) loans to individual entrepreneurs, small businesses, and non-profits and can typically be used for the purchase of equipment or machinery, inventory, supplies, furniture, or working capital.

A number of organizations, including the Small Business Administration (SBA), support micro-loans, but the requirements, fees, length of time, collateral, and nature of lenders varies a great deal. Some government programs, like the program offered by the SBA use intermediary lenders (banks) and require that the borrower meet the lending and credit requirements of the lenders. For micro-businesses, the SBA loan is likely to be out of reach. This is especially true for start-ups. One of the problems is that the Federal Government defines small businesses as those with fewer than 500 employees. The U.S. Department of Agriculture's Rural Information Center provides excellent technical information on starting businesses in small towns and rural areas; however, their micro-loan program is operated by the SBA.

There are some alternatives, including locally funded micro-loan programs. While local government or economic development organizations typically loan less per transaction, there is a local tie between the company and the lending

⁷ Community Development Block Grants

organization. In addition, local micro-loan programs may provide funding for a broader range uses, including rehabilitation costs for commercial or office space in historic areas. Before deciding on an approach, Mount Hope should look at potential funding for a locally controlled program from a variety of foundations, including the Clinton Foundation, the [Grameen Foundation](http://www.grameenfoundation.org) (www.grameenfoundation.org), and [Main Street Microfinance](http://www.accionusa.org) (ACCION USA; www.accionusa.org.).

Environment

I. Planning Context

Green Infrastructure refers to a network of open spaces, green spaces, and significant riparian and floodplain zones, similar to a road network that provides low impact methods of dealing with storm water runoff. Techniques, including bio-swales and rain gardens decrease the amount of storm water entering the system by treating the runoff at or near the point of contact rather than downhill or downstream. Green infrastructure decreases the need for construction of more traditional and far more costly storm pipe systems, which can cause combined sewer and sanitary sewer overflows, impacting surface water quality. In addition, an effective green infrastructure system can decrease flooding by decreasing the overall amount of storm water and the rate of flow.

The Dunloup Creek Watershed Project, a voluntary buy-out program involving 238 properties within the 100-year floodplain, provides Mount Hope with the opportunity to develop a significant green infrastructure system that should help to lower the level of urban pollutants in the stream and improve water quality, decrease the fiscal impact of future flood events on both City and individual resources, and provide much needed recreational and green space for the community.

In addition, Mount Hope is working on removing structures outside of the floodplain area, a project that will create redevelopment and green space opportunities (gardens, playgrounds, and parks).

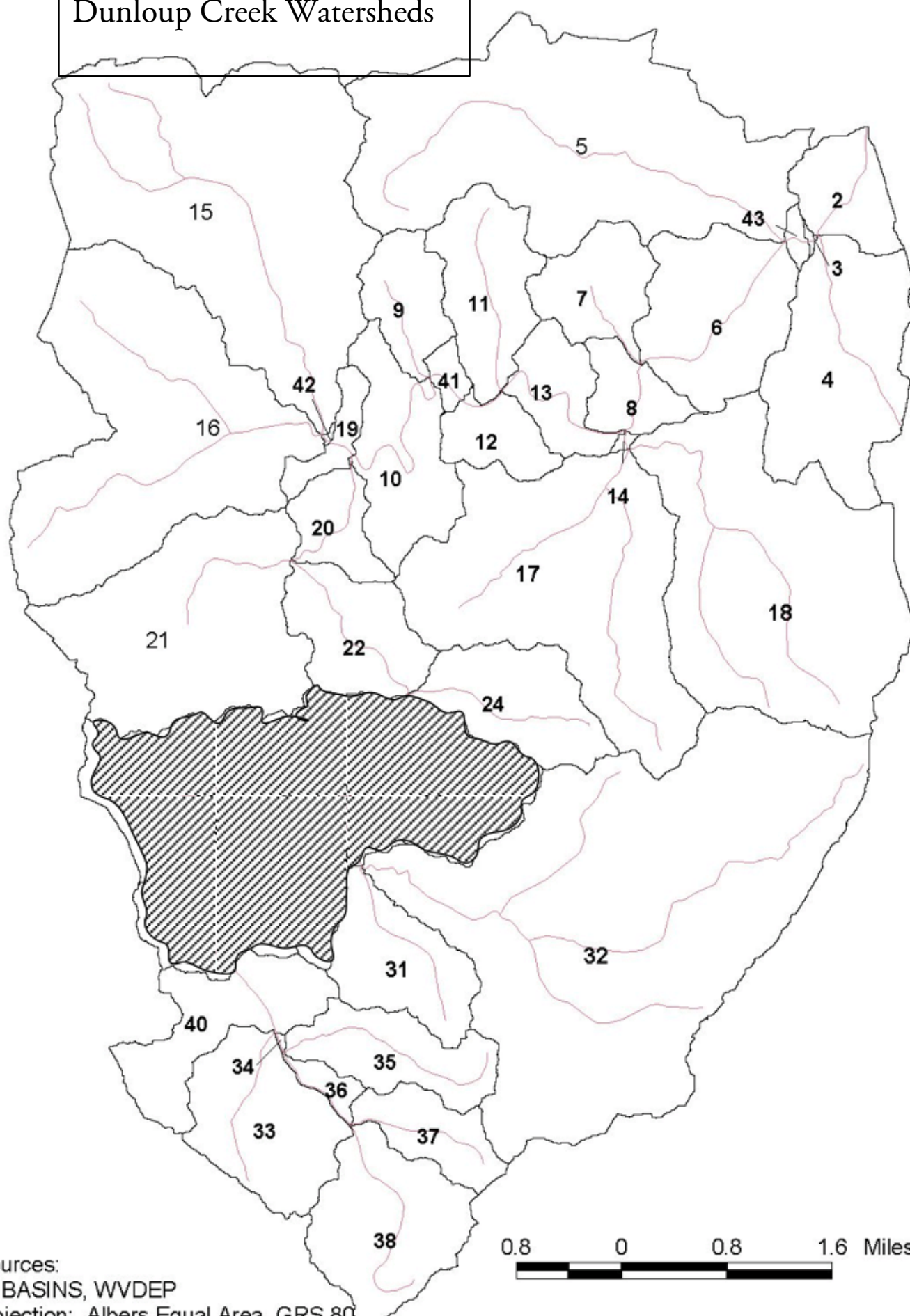
Water Quality. In September 2002, the U.S. Environmental Protection Agency, Region 3, released a study and plan for the Dunloup Creek Watershed, including an evaluation of metals, pH, and Fecal Coliform Bacteria TMDLs (Total Maximum Daily Loads). In the study, the EPA divided the watershed into 40 distinct sub-basins, eight of which overlap Mount Hope (numbers 23, 25-30, 39).

The EPA found that Dunloup Creek has some significant impairments, including heavy metals impairment (aluminum) in "9.2 miles of Dunloup Creek from the Headwaters to Glen Jean" and biological impairments (fecal coliform bacteria) the length of the main channel. Of the two significant impairments, the biological impairment presents the greater problem for Mount Hope, especially given that Mount Hope is looking at the Dunloup Creek floodplain as a potential recreational and greenway area. According to the EPA, addressing the issue of biological impairments would require increasing the efficiency and efficacy of the Mount Hope sewage treatment plant (sub-basin 23) with a 96% reduction in the average yearly loading of fecal coliform bacteria. In addition, the TMDL calls for "the 100 percent reductions from loading from straight pipes and failing septic systems, [which] would be accomplished by sewerage areas that are not currently sewerage."

The [Final Watershed Plan](http://www.wv.nrcs.usda.gov/programs/watershed/Dunloup/2007dunloupFEIS.pdf)--Final Environmental Impact Statement for the Dunloup Creek Watershed Floodplain buy out program, released in May, 2007 suggests that the water quality should improve as the septic systems within the floodplain are removed, but the plan does not address the problems created by straight-piping. According to the plan, there are about 150 homes in the Kilsyth and Price Hill communities using straight pipes, [and] an additional 200 homes in the Mount Hope vicinity that do not have proper sewer systems or public sewer service. It should be noted that the issue of straight pipes in Kilsyth has since been addressed and is no longer an issue. By all indications, the remaining straight pipe issues are centered on the Mill Creek area along Rt. 61. The Final Plan is available at: <http://www.wv.nrcs.usda.gov/programs/watershed/Dunloup/2007dunloupFEIS.pdf>

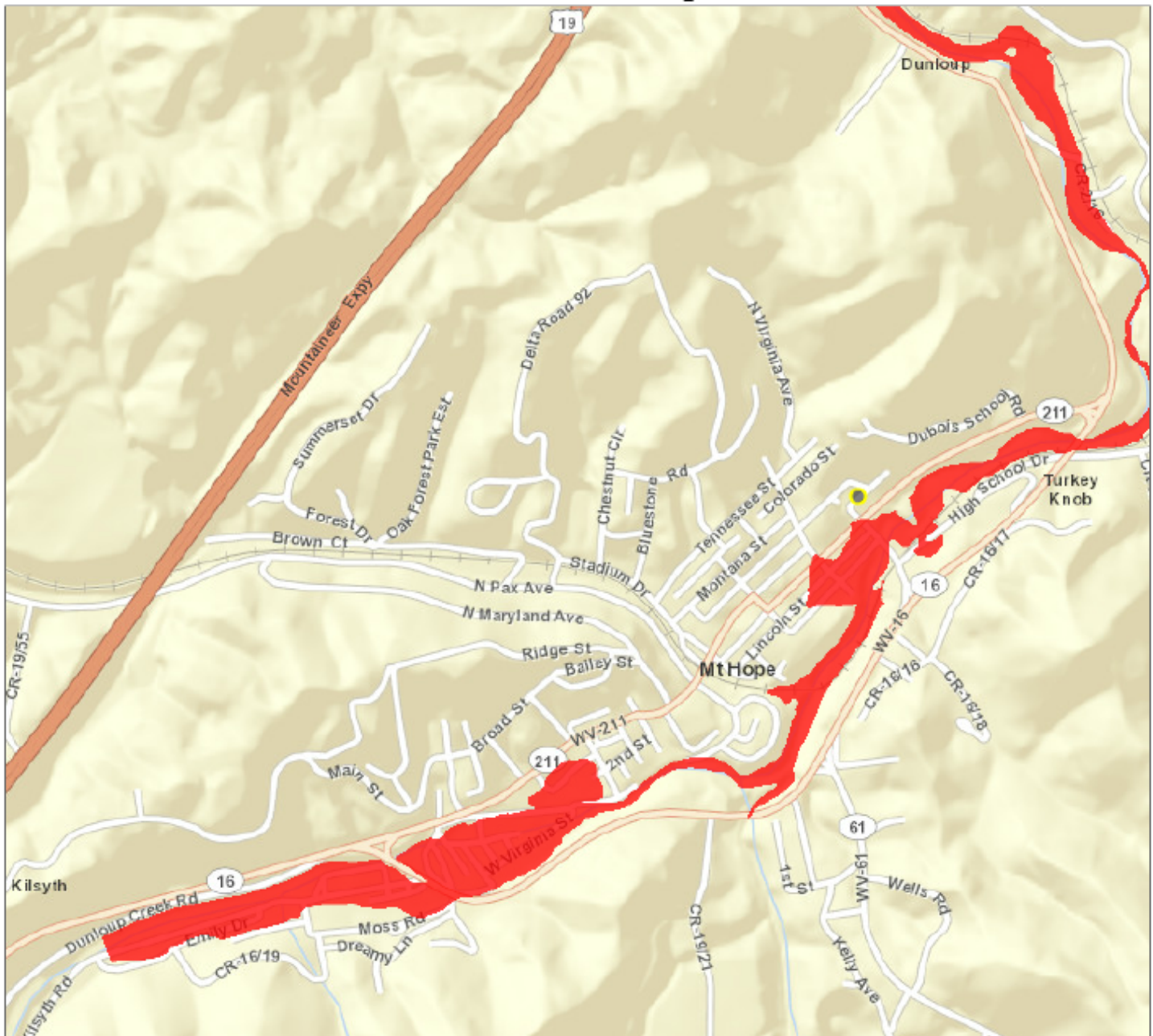
Air Quality. The Environmental Protection Agency uses six key indicators, rated on a six-category/ 500 point scale, to gauge air quality, including: air pollution, ozone, carbon monoxide, lead, NO₂, and particulate matter. None of the air quality index (AQI) numbers are particularly positive, although three of the numbers (ozone, carbon monoxide, and nitrogen oxide) are in the moderate range, and at least one, ozone, fluctuates based on the time of year and temperature. Ozone, which is produced by cars, power plants, industrial boilers, refineries, and chemical plants, tends to be far worse during warm, sunny days. In addition, both ozone and carbon monoxide are ground-level pollutants, which means that Mount Hope, which is located in a narrow, deep valley, may be more susceptible to higher levels of these pollutants because of topography. Given Mount Hope's proximity to and downwind direction from Charleston, all three numbers may be attributed to pollution sources beyond its control.

Dunloup Creek Watersheds



Data Sources:
USEPA BASINS, WVDEP
Map Projection: Albers Equal Area GRS 80

WV Flood Map



This map is not the official regulatory FIRM or DFIRM. Its purpose is to assist with determining potential flood risk for the selected location.

Map Created on 8/13/2012



**Approximate Study
(Zone A)**



**Detailed Study
(Zone AE, AH, AO)**



Floodway



Cross Section Line



**User Notes:
Base Flood Elevation Line**



DFIRM Panel (Map) Index

Risk Layer Name



FEMA

Disclaimer:

The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. To obtain more detailed information in areas where Base Flood Elevations have been determined, users are encouraged to consult the latest Flood Profile data contained in the official flood insurance study. These studies are available online at www.msc.fema.gov

Mount Hope, West Virginia: Air Quality Index (AQI), 2012			
Air Quality Index (AQI) Values: AQI Range	Levels of Health Concern: Air Quality Conditions	AQI Indicator (Pollution Type)	
0 - 50	Good	Air Pollution	113
51-100	Moderate	Ozone	98
101-150	Unhealthy for Sensitive Groups	Carbon Monoxide	72
151-200	Unhealthy	Lead	149
201-300	Very Unhealthy	NO2	82
301 to 500	Hazardous	Particulate Matter	166

Source: Environmental Protection Agency, 2012

Mount Hope is also downwind from Route 19. The number of vehicles in Mount Hope does not account for the level of pollution, including lead, connected to vehicles. The narrow valley connecting Mount Hope to Route 19 acts as a funnel and increases pollutant levels in the City.

Of greater concern are the numbers for lead and particulate matter, both of which are relatively high. Particulate matter pollution, both fine particulates (cars, power plants, residential wood burning and other types of domestic burning, forest fires, agricultural burning, and some industrial processes) and coarse particulates (crushing or grinding operations, dust from drywall production, dust from roads, and other sources), can be controlled at least to some degree. As with the ozone and the other two "moderate" indicators, topography condenses the impact. While it may be unrealistic to decrease the number of woodstoves, controlling burning in town should decrease the overall particulate level. Finally, it should be noted that, according to the West Virginia Department of Environmental Protection, burning garbage is illegal ([WV 45CSR6, Control of Air Pollution from Combustion of Refuse](http://www.dep.wv.gov/daq/planning/Documents/45-06.pdf) at: www.dep.wv.gov/daq/planning/Documents/45-06.pdf)

Environment

II. Goals and Action Steps

ENV 1.0 Green Infrastructure. Develop a citywide green infrastructure system to provide open space, urban agricultural land, and parkland, while developing a low-impact, point-of-contact storm water system. The system should include the existing floodplain, significant riparian areas along tributaries, and vacant residential and commercial lots.

ENV 1.1 Storm water & Green Infrastructure. Develop a citywide low impact point of contact approach to storm water management that decreases the level of urban pollutants and the amount of potential runoff into the Dunloup Creek and its tributaries.

ENV 1.1.1 Green Infrastructure System. Using grants from the Appalachian Regional Commission, the Rural Development Water and Environmental Programs, or the Environmental Protection Agency's Clean Water State Revolving Fund, design and implement a Citywide green infrastructure system, including removal and mitigation of remaining straight pipes within the Mount Hope portion of the Dunloup Creek watershed.

ENV 1.1.2 Permeable Pavement. Where possible, encourage the use of permeable pavement, including in the construction of parking lots, driveways, trails, basketball courts, and other sites and facilities traditionally associated with impervious surfaces.

ENV 1.1.3 Permitting and Development Requirements. Require the use of low impact development techniques, density standards, and open space standards for all new multi-lot development.

ENV 1.2 Surface Water. Work to maintain and to enhance the quality of the Dunloup Creek watershed for human health, habitat vitality, and safe recreational opportunities while minimizing the impact of flooding, erosion, and sedimentation.

ENV 1.2.1 Dunloup Creek TMDL (Total Maximum Daily Load) Plan. Work with the West Virginia Department of Environmental Quality and the U.S. Environmental Protection Agency to fully implement the Dunloup Creek TMDL Plan.

ENV 1.2.2 Erosion and Sediment Control. Adopt formal erosion and sediment control standards and regulations to decrease the impact of development on surface water quality, including preservation of existing vegetation, area stabilization, stabilized construction entrances, the use of safety fence, rock check dams, and other techniques cited in the [West Virginia Erosion and Sediment Control Best Management Practices Manual](https://apps.dep.wv.gov/dwwm/storm%20water/BMP/index.html) (apps.dep.wv.gov/dwwm/storm water/BMP/index.html), 2006 and subsequent updates.

ENV 1.3 Ground Water. Recognizing the importance of ground water, including water from local mines, as the primary source for drinking water, protect and maintain an abundant and clean supply of subsurface water resources.

ENV 1.4 Floodplains. Maintain and enhance the integrity of the Dunloup Creek Floodplain within the City of Mount Hope and work with the neighboring jurisdictions to decrease flood risks created by new development.

ENV 1.4.1 Floodplain Buyout Program. Continue to work with the Dunloup Creek Watershed Association to buy out properties located in the Dunloup Creek floodplain in order to improve public safety, decrease property damage costs associated with flood events, and improve the riparian zones bordering Dunloup Creek.

ENV 1.4.2 Dunloup Creek Globe Educational Zone. As part of the development of the new Mount Hope Elementary School, work with the Dunloup Creek Watershed Association, the West Virginia Department of Natural

Resources, and the Mount Hope Elementary School to develop the portion of the Mount Hope Elementary School property, located in the Dunloup Creek floodplain, as a GLOBE living science lab, a place where student can learn about water sciences (including hydrology), floodplains, and ecosystems.

ENV 1.4.2 (a) Save Our Streams. Develop a "Save Our Streams" program in partnership with Mount Hope Elementary School, the West Virginia Department of Natural Resources, New River Gorge National River, and the Dunloup Creek Watershed Committee to create a water testing program for Dunloup Creek, part of a larger "hands on" learning approach to science in the public schools.

ENV 1.4.2 (b) Floodplain Museum and Website. Work with the teachers and students at Mount Hope Elementary School to develop a kiosk-based museum and educational website for children that helps educate others about flood plains, water sciences, and the Dunloup Creek watershed.

ENV 2.0 Air Quality. Work with citizens and businesses to find ways to improve air quality in Mount Hope.

ENV 2.1 No Burning Ordinance. In order to mitigate high particulate matter in Mount Hope, adopt an "Open Air Burning" Ordinance within the City limits that bans specific types of open-air fires, including the burning of trash, leaves, and other materials, and brings Mount Hope in line with State Code ([45CSR6](#)). The ordinance should include code enforcement provisions.

ENV 3.0 Noise Pollution. Study the need for and, if needed, develop a citywide ordinance to address excessive noise in Mount Hope. Noise ordinances are allowed pursuant to [§7-1-3kk of West Virginia Code](#).

ENV 4.0 Light Pollution. Work with citizens, businesses, and organizations to develop a citywide "dark skies" initiative, including shielding requirements for outdoor lighting.

ENV 4.1. Outdoor Lighting. In order to address the issue of "light trespass," include provisions governing outdoor lighting and shielding requirements, as part of Performance Standards in the Mount Hope Zoning Ordinance. The State of West Virginia allows jurisdictions to regulate nuisances.

ENV 5.0 Solid Waste. Develop programs to address solid waste issues in Mount Hope.

ENV 5.1 Annual Clean-up Days. Work with the Raleigh County Solid Waste Authority to develop an "Annual Clean-Up" program during the first two weeks of April and October. During those two periods, the town will pick up yard waste and debris (tree and brush trimmings), old furniture, appliances (limit 2), and tires (limit 4). Costs may be defrayed through a grant from the West Virginia Department of Environmental Protection's REAP (Rehabilitation Environmental Action Plan) [Recycling and Litter Grant Program](#).

ENV 5.2 Broomin' and Bloomin. Work with the Raleigh County Solid Waste Authority, the City's Visual Enhancement Committee, and the Boys Scouts of America to create a citywide "Broomin' and Bloomin'" program, held one weekend per year. Broomin' and Bloomin' programs typically involve citizens in picking up the trash along roadways, cleaning parks, planting public flower beds and planters, and other City beautification projects and are held either the last weekend in April or the first weekend in May. Costs may be defrayed through a grant from the West Virginia Department of Environmental Protection's REAP (Rehabilitation Environmental Action Plan) [Recycling and Litter Grant Program](#).

ENV 5.3 Curbside Recycling. Work with the Raleigh County Solid Waste Authority to develop a curbside recycling program in Mount Hope, funded, at least in part, by the West Virginia Department of Environmental Protection's REAP (Rehabilitation Environmental Action Plan) [Recycling Assistance Grant Program](#).

III. Financial and Implementation Considerations

Green infrastructure. Similar to other types of infrastructure systems, including transportation, green infrastructure is a system of interconnected greenways, swales and vegetated ditches, urban agricultural and park lands, and other open space resources that work together to mitigate the impact of storm water by providing infiltration zones and groundwater recharge areas. Green infrastructure may also include bio-retention facilities, including rain gardens, retention ponds and stepped ditches. Bio-retention facilities should use native plants, shrubs, and trees that have high absorption characteristics and are typically not mowed, rather than domestic grasses which require more maintenance, introduce additional pollutants through the use of fertilizer, and allow for less storm water infiltration. Given the significant flooding issues in Mount Hope, the use of green infrastructure should mitigate a least some of the impacts from storm events and decrease the risk to properties in or adjacent to the flood zones.

The [U.S. Environmental Protection Agency](http://water.epa.gov/infrastructure/green_infrastructure/index.cfm) (http://water.epa.gov/infrastructure/green_infrastructure/index.cfm) provides significant green infrastructure resources, including an excellent overview of the elements of a green infrastructure system, technical assistance, grants, policy guidelines, modeling tools, and much more.

Dunloup Creek Buyout Program. Mount Hope is currently working on removing flood-prone properties in the Dunloup Creek floodplain, which includes the majority of the neighborhoods south and east of Main Street and extends well into the residential neighborhoods on the north side of the City. The program is part of the City's efforts to right size the residential districts, remove potentially costly hazards, and improve the overall quality of the Dunloup Creek floodplain. Mount Hope should continue with the program and use the resulting land to develop a green infrastructure system that includes public open spaces and parkland. The project should significantly improve the visual qualities of Mount Hope, while minimizing future costs associated with storm events.

Solid Waste and Recycling. While this subject is treated in other areas, it is notable that solid waste was one of the chief concerns of participants in both the community survey and in the community workshops. Regardless of age or of neighborhood, participants expressed concern over four key waste issues: 1) properties with significant trash, 2) littering, 3) the presence of yard waste, and 4) the lack of recycling opportunities. Mount Hope's solid waste is actually handled by the [Raleigh County Solid Waste Authority](#) (RCSWA) rather than by Fayette County. According to the RCSWA, there are a number of ways to establish a recycling program for Mount Hope. The most cost effective method may well be residential curb-side service, and the cost of the program, either partially or fully, can be subsidized by a [grant from the West Virginia Department of Environmental Protection REAP program](#). (www.dep.wv.gov/dlr/reap/grantprograms/Pages/default.aspx).

Cultural Assets and Historic Preservation

I. Planning Context

Historic Preservation has been identified as a very important goal by the citizens of Mount Hope. The rich history that Mount Hope holds is exemplified by the impressive quality of the downtown structures; this creates unique potential for revitalization of the downtown area.

Fortunately, Mount Hope is already moving in the right direction with the preservation of its history as is illustrated in the 2005-2010 Historic Preservation and Economic Revitalization Plan. The Historic Preservation and Economic Revitalization plan, which has been incorporated into this plan both in the introduction and in the Goals and Action Steps, creates opportunities for developing a history-based tourism destination, and fits well with the development of an cultural-based economy.

Currently, the National Register Mount Hope Historic District encompasses the historic downtown, the public-housing residential development, and the Mount Hope Stadium on either side of North Pax Avenue, and the residential neighborhood bordering Main Street immediately adjacent to the downtown and includes 144 contributing buildings, four contributing structures, one contributing site, and one contributing object. The period of significance for the Mount Hope Historic District is from 1895 to c. 1957, and includes structures and buildings that are architecturally significant or significant because of commerce, industry, social history, and politics/government. A copy of the historic district nomination form for the National Trust is included in Appendix B of the plan.

Mixed-Use Historic Downtown Development and Redevelopment. Mixed-use development and redevelopment allows multiple uses within a given district rather than isolating uses in specific districts. Traditional approaches to zoning, following the *Euclid v. Ambler Realty* decision, separated uses into specific areas and assumed that the separation constituted good zoning practices. It did not, however, reflect the development patterns in traditional downtowns where buildings were often designed to accommodate a mixture of commercial, office, and residential units. For Mount Hope, the use of distinct zoning districts for residential, commercial, office, and industrial uses is problematic because of the lack of developable area. Past and future development is limited by the presence of a significant floodplain and by the prevalence of steep slopes, which preclude large-scale development.

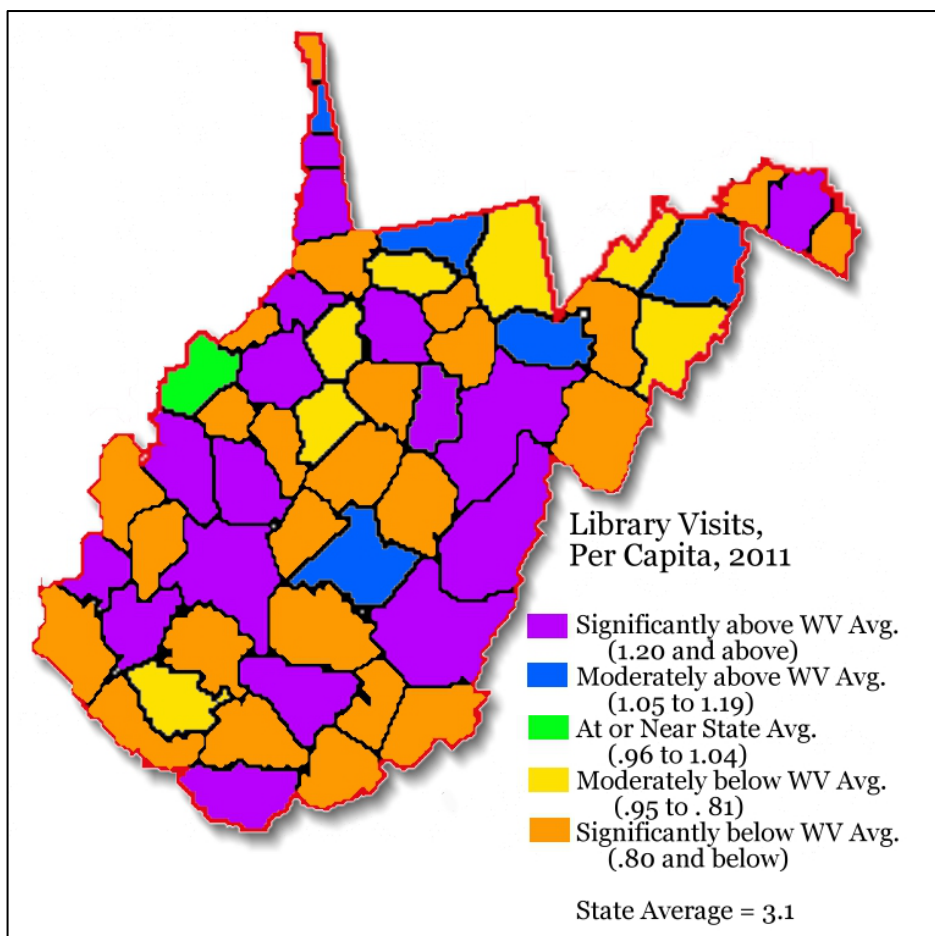
For the Historic Downtown, mixed use approaches to redevelopment would help to create a 24-hour footprint, effectively lowering crime, decreasing the carbon footprint both for visitors and for residents, encouraging the development of a walkable community, increasing the viability of downtown business development, expanding consumer choice,, improving employment opportunities, and increasing the tax-base by increasing the value of the individual structures.

Existing and Potential Arts Facilities, As noted in the Economic Development section, a regional gap analysis suggests that the arts represent a significant economic development opportunity. While Mount Hope does not currently have a significant number of "arts" sector workers, according to the U.S. Census, it does have the infrastructure (historic downtown, two theaters, and the stadium) for creating a significant arts economy and affordable housing/work space opportunities. In addition, the former school building immediately adjacent to the Community Center, with its large windows and ample natural light, would provide an ideal location for artists' studios. By focusing on developing the quality-of-life infrastructure and arts-based programming and events, and by changing the way Mount Hope is perceived and marketed, the City has a significant opportunity to change the future. A broader discussion of the arts and economic development has been included in the Economic Development chapter.



Numbers correspond to the Resource Inventory which was prepared in conjunction with the National Register documents. All resources are contributing unless their numbers are encircled, indicating that they are non-contributing features within the context of the district.

Mount Hope Public Library. One public facility largely missing from the plan is the Mount Hope Public Library. The library is part of a countywide system, and is therefore beyond the normal reach of influence by the city. While the public library provides a significant educational and cultural resource to Mount Hope's citizens, the library's potential is currently under-utilized.



Fayette County System: Total Materials, 2011

Library	Population Estimate, 2011	Print Materials	Audios	Videos	Total Materials (System)	Circulation of all materials	Library Visits
Fayette County System Totals	47579	99440	4774	3700	107914	124133	48002
Ansted		8929	319	172	9420	9921	4893
Fayette County PL		10051	2662	1339	14052	1828	1661
Fayetteville		23177	513	669	24395	31842	18837
Gauley Bridge		5628	69	21	5718	2124	601
Meadow Bridge		8688	172	59	8919	4904	1192
Montgomery		12587	277	206	13070	1298	2854
Mount Hope		8905	199	248	9352	10692	5427
Oak Hill		21475	963	986	23024	49874	12537

Source: West Virginia Library Commission, 2011 Statistical Report and US Census Bureau, 2012. Note: It is assumed that the reach of each library (the service population) is greater than the population of the immediate community where each library is located.

ONTRAC. In 2010, ONTRAC completed a community assessment in order to introduce Mount Hope to the Main Street Program, an economic development and preservation program designed to help reinvigorate Mount Hope's historic downtown. The ONTRAC Main Street Program laid out similar proposals to those found in this plan, including working with community organizations to help strengthen the community and lend support to revitalization. The report identified some of the same key issues identified in this plan, especially in terms of the perceived divide between the north and south sides of the track, lack of funding for both public and private cultural and historical-based projects, and the inadequate educational system.

In addition, the report identified 16 key challenges, many of which have been identified and discussed in other parts of this plan. A number of the key components of the ONTRAC Community Assessment have been included in other portions of this plan, including economic development, environmental resources, and historic preservation.

II. Goals, Policies and Objectives, and Strategies

CHP 1.0 Downtown Mixed-Use Arts District. Working with ONTRAC and the Main Street Program, develop the Historic Downtown Area as a Mixed-Use Arts District.

CHP 1.1 Ordinances. As part of the zoning ordinance, develop and adopt provisions that encourage the redevelopment of properties as mixed-use, with an emphasis on encouraging arts and cultural-based businesses, offices, and residential uses.

CHP 1.2 Vacant Properties. Work with the West Virginia Law Clinic to develop an approach to addressing the issue of vacant commercial properties. Currently, the vacant commercial properties in the historic core of Mount Hope are diminishing the quality of the historic district and limiting current and future redevelopment.

CHP 1.3 Commercial Property Maintenance Codes. Develop a strict commercial property maintenance code to help improve the streetscapes, especially in the historic core and along the Route 16 corridor, while improving public safety.

CHP 1.4 Develop Signage ordinance which specifies appropriate signage in the business/ historical/ commercial districts consistent with the other goals and components of this Plan

CHP 2.0 Historic Preservation: Actively preserve Mount Hope's history by preserving architectural landmarks and encouraging the renovation and restoration of the historic downtown as a mixed-use district.

CHP 2.1 Historic Structures. Renovate and/or restore Mount Hope's significant historic structures and sites, including:

- YMCA Building (Mount Hope Community Center)
- Fountain and Smokeless Coal Seam as an Interpretive Park
- Mountaineer Hotel
- Clinton Apartments
- New River Company Store
- Siltex Mine Site
- City Clock
- Mount Hope Municipal Stadium
- The Princess Theatre
- First National Bank

CHP 2.2 Historic Central Business District Renovate and/or restore Mount Hope's historic downtown as a Mixed-Use District, including a combination of commercial, retail, office, and residential uses.

CHP 2.3 Coal Mining Heritage Museum. Develop a Coal Heritage Park and Museum in Mount Hope that celebrates the history of Mount Hope, including the contributions of the different groups (Scot-Irish, African Americans, etc.) who called Mount Hope home. The Museum should be established using American Museum Association guidelines, which would qualify it for increased grant funding.

CHP 2.3.1 Museum Steering Committee. Collaborate with the existing Coal Heritage Highway Authority and The Coal Heritage Discovery Center.

1. Create and adopt a Mission Statement for the Museum
2. Create and adopt by-laws for the Museum that covers governance and collection issues.
3. Develop fund-raising mechanisms for raising monies for the establishment of the museum, for artifact collection and preservation for staffing, and for program development.

CHP 2.3.2 Artifacts. Using collection standards from the American Museum Association, collect artifacts and documentary artifacts, including letters, photographs, records, and other materials for the museum collection.

CHP 2.3.3 Oral Histories. Collect oral histories from long-term residents.

CHP 2.3.4 Docent Program. Develop a docent program for the museum. Docents are volunteers who help with day-to-day museum operations and function as greeters and tour guides.

CHP 2.3.5 Walking Tours. Design a series of walking tours of city landmarks and other special attractions, led by museum volunteers.

CHP 2.4 Interpretive Site System. Develop a interpretive site system, using a combination of plaques and kiosks, developed as part of a walking tour of Mount Hope. Sites may include:

- Old stone bank on Main Street (1910 fire)
- Stadium Terrace (History of public housing)
- Mount Hope Municipal Stadium (WPA)
- The Post Office (WPA)
- Siltex Mine
- Fountain and Coal Seam
- Governor Okey Patteson House
- Dr. Hodges House
- NFL Lonnie Warwick's Home
- Aide's Department Store
- Smokehouse
- Bank of Mount Hope
- Bon-Bon Confectionery & Hardware
- Princess Theater and Masonic Temple
- YMCA/Mount Hope Community Center
- Monument at school building
- New River Company Store
- Mount Hope Post Office Mural
- McKell House
- Dr. Jones House.
- New River Company Office
- Mountaineer Hotel

- Clinton Apartments
- American Hardware
- 12 Churches
- 4 Cemeteries

CHP 3.0 Theaters. Develop an active theater arts program in Mount Hope that utilizes the Princess Theater, The Mount Hope Theatre, and the Memorial Stadium (see the Missouri State University Tent Theater as a model). Mount Hope has had a long history of active, live theater.

CHP 4.0 Arts Facility. As part of the redevelopment of the Community Center complex, including the YMCA and the school immediately to the north, develop an Arts Facility that provides studio space and classroom space for arts-based programs.

III. Financial and Implementation Considerations

Establishing an Arts & Economic Development Council/Film Board. Although Arts as economic development are covered more thoroughly in the Economic Development section, it is important to emphasize the need to establish a Mount Hope Arts & Economic Development Council (AEDC) / Film Board within the near future. Setting up the government framework for building an arts-based economy is second in importance only to establishing an ordinance framework for planning and zoning. The AEDC should provide a framework for creating the necessary infrastructure, policies, and programs to encourage increased arts-based economic activity, including identifying and recruiting arts-based and related businesses (e.g. galleries, antique shops, gift shops, art supply stores, bed and breakfasts, cafes, etc.). The AEDC should include: elected and appointed officials, representatives from related organizations including history-based organizations, merchants, citizens, and perhaps representatives from the regional economic authority and Mount Hope Elementary School.

Historic Continuity and the Film Industry: While Mount Hope should work towards developing an Arts District; the City needs to guard against significant visual changes to the area. The historic downtown is one of the best remaining examples of an early 20th Century central business district, and, as such, offers an ideal film location for "period" movies. With a couple of exceptions, most notably the Mount Hope Public Library and Mount Hope City Hall, the majority of buildings fronting Main Street date from the mid- to late-teens to the early 1930s. Streetscape improvements in the downtown area should be consistent with the original downtown in order to maintain marketable visual qualities.

Mixed-Use. With the creation of an arts and cultural economy, the downtown district would be an ideal location for a mixed-use approach blending studios, galleries, and small shops at the street level, with upstairs apartments. This could be developed with a tiered approach. If the City incorporates downtown art events such as weekly street fairs for the sale of art, artists would be attracted to local studio spaces. Downtown property owners could create studio space without a large investment; once the studios, in conjunction with sales, become lucrative, the landlords could reinvest the money (perhaps with an incentive from the City) into the property to create additional economic and residential opportunities.

An increase in traffic would create the need for service-based businesses such as restaurants and coffee shops. This would, of course, complete the circle for a well-rounded mixed-use area. Just as the downtown buildings would serve as an ideal location for the sale of art, other facilities that exist in Mount Hope would be the ideal setting for theater. Renovation of both the movie theater and the theater for theatrical performances would be a big draw for downtown and would add another component to the mixed-use. Outdoor theatrical performance (perhaps at the stadium) would be a way to reinvigorate the interest in drama until the theater could be opened for performances.

Theaters: By all accounts, theater in Mount Hope was quite successful and drew theatergoers from other communities. A overview of tourism in the New River Gorge Area suggests that the single largest gap is in arts and cultural tourism. Most communities lack the infrastructure for an active arts district. Mount Hope actually has the infrastructure, although much of it is in sad need of repair.

ONTRAC Recommendations: The City of Mount Hope should consider establishing a Main Street Program in conjunction with the development of an Arts-based economy. While the ONTRAC program recommends adopting the Four Point Approach, the elected officials should look at a broad range of options and choose those that are the best fit with the City. There is little doubt that there needs to be an organized framework moving forward, and the ONTRAC approach does provide a viable alternative. However, the ONTRAC approach focuses narrowly on downtown redevelopment, which is certainly needed, but does not include other parts of the community, specifically the residential areas outside of the Historic Core, the Route 16 Corridor, and the Route 19 Corridor. The City should consider a more holistic approach to redevelopment and economic development that addresses the issues on a Citywide basis.

Community Facilities, Recreation, and Quality of Life

I. Planning Context

Quality of Life: Quality of life (QOL) is defined as the well being of citizens and their overall satisfaction with and connection to their community and their neighborhoods. While the issue of quality of life may seem subjective, there are a number of key indicators that can be used to gauge and track citizens' sense of place, including reaction to and satisfaction with the built environment, physical and mental health, perceptions of safety, recreation and leisure time, and social belonging.

The majority of citizen comments in both the survey and the workshops centered on quality of life and standards of living issues, including: economic development; public facilities, services, and amenities; and neighborhood quality. Their desire to strengthen quality of life in Mount Hope is reflected in the Vision Statement that introduces the core section of this plan.

Education. Educational resources in Mount Hope are, at best, marginal; although, Mount Hope is not at fault for either the quality of or access to educational facilities and programs. Mount Hope Elementary School, like the rest of the schools in Fayette County, is under the direct control of the State of West Virginia and has been for nearly a decade. Despite promises to build new facilities and provide quality education, little progress has been made. In 2005, under the original Westest achievement test, third grade students at Mount Hope Elementary scored 63% in Social Studies, 73% in Science, 74% in Reading, and 66% in Math. Test scores for 4th graders, in the same year, were slightly below those of third graders. By 2010, the scores for third graders dropped dramatically: 32.5% in Social Studies, 35% in Science, 35% in Reading, and 15% in Math, although their scores in Science and Social Studies were higher than those of students in Fayette County as a whole. Fourth graders scored higher in Math an Reading, but lower in Social Studies and Science.

Since 2005, Fayette County and the State of West Virginia closed two out of the three schools in Mount Hope: Mount Hope High School and Mount Hope Middle School. The closure removed much of the framework for education in the community and may partially explain the overall drop in test scores, although the drop reflects similar drops in both Fayette County and in the State of West Virginia.

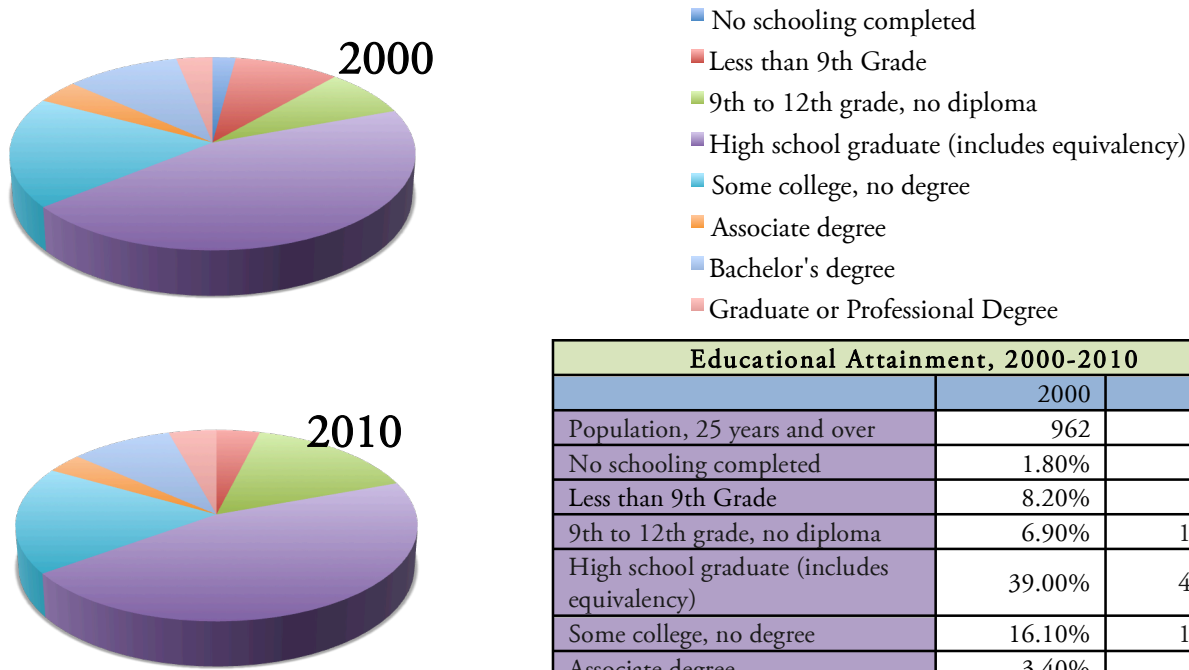
Despite Mount Hope's lack of direct control of education, community-based programs and partnerships with the Mount Hope Elementary School, the Mount Hope Public Library, the Community Center, and area churches may help to bridge the gap.

Overall Student Enrollment: Mount Hope Elementary School

	3-Feb	4-Mar	5-Apr	6-May	7-Jun	8-Jul	9-Aug	10-Sep	11-Oct	11/12*
Pre K	14	15	20	17	18	10	19	27	38	65
K	50	36	47	62	56	51	42	41	40	41
1st	53	53	44	51	51	48	58	38	40	44
2nd	43	56	45	47	39	45	51	47	35	34
3rd	47	44	54	44	44	38	52	56	45	32
4th	58	41	47	59	39	38	37	48	54	42
5th										43
Total	265	245	257	280	247	230	259	257	252	301

Data Source: West Virginia Department of Education, 2012

Educational Attainment, Adults 25 Years and Over Mount Hope, WV, 2000-2010



Educational Attainment, 2000-2010		
	2000	2010
Population, 25 years and over	962	991
No schooling completed	1.80%	
Less than 9th Grade	8.20%	3.90%
9th to 12th grade, no diploma	6.90%	15.50%
High school graduate (includes equivalency)	39.00%	45.60%
Some college, no degree	16.10%	18.10%
Associate degree	3.40%	3.30%
Bachelor's degree	8.90%	9.20%
Graduate or Professional Degree	2.80%	4.30%

Sources: US Census Bureau, Table P037, SF-3, Census 2000; Table S1501, ACS, 2010)

Life-long Learning and Workforce Training. Life-long learning is defined as the ongoing pursuit of knowledge, both at the personal and the professional level. It is based on the assumption that adults need to continue to learn new skills and approaches in order to keep up with a changing economic landscape.

As the economy and job opportunities expand, Mount Hope is going to need an educated workforce. Putting in place educational support programs and job training and job-skill programs now might bring students and their parents up to the level of skills needed to fill the jobs created by new employers and new businesses. There are currently no opportunities in Mount Hope, but the introduction of a new economic model will necessitate developing some form of workforce education system.

Food Accessibility. Under the guidelines established by the U.S. Department of Agriculture, a “food desert” is an area where residents live farther than 1 mile from a grocery store and lack access to a vehicle or to another mode of transportation. According to the Centers for Disease Control (CDC), 9.2% of Fayette County's population fits the criteria. However, the U.S. Department of Agriculture, which maps food deserts by Census tract, listed a large part of Beckley and Oak Hill as food deserts, but left Mount Hope out of the mix.

It is difficult to understand why the CDC did not include the Mount Hope census tract in its list of existing food deserts, given the City's distance from a grocery store, the percentage of residents 15 and older without access to a vehicle (or in households with only one vehicle, and impact of the cost of gas on a population with a median income well below national average.

Approximately 12.2% of owner-occupied homes and 28.3% of renter-occupied homes have no vehicle available.

Currently, there are no “fresh food” markets in Mount Hope. The closest grocery store, a Kroger, is located eight miles north on the southern edge of Oak Hill. While fresh vegetables and salads are available at local restaurants, like Gino's, local options for healthy foods are, at best, limited.

Health and Wellness. Much of the data related to health is limited to county-level only. There is little doubt that there are significant health concerns in Fayette County as a whole. According to the Center for Disease Control, the incidence of adult diabetes (12.3%) and adult obesity (31.2%) is higher in Fayette County than in West Virginia as a whole, although statistically the difference is not significantly higher (one tenth of one percent in both cases). Interestingly, the preschool obesity rate in Fayette County is substantially lower (7.5% vs. 13.1%) than the state.

According to the West Virginia Department of Health and Human Resources Health Atlas information. 2002-2006 (the most recent information available), Fayette County ranks relatively high (28.4% or 9th in the State) for fair or poor health, based on Adult Behavioral Risk Factors and Health Conditions. While it is assumed that the population in Mount Hope reflects Fayette County as a whole, City-specific data is not available from either the West Virginia Department of Health and Human Resources, the Census Bureau, or the Centers for Disease Control. Because Mount Hope lacks full-time medical facilities, which means that citizens are treated elsewhere, it is likely that other types of health-related data, including birth and morbidity data, are available at the points of service rather than the point of residence. In short, if a resident dies, or a new resident is born at the hospital in either Beckley or Oak Hill, the birth or death would be attributed to the location of the hospital, not to Mount Hope.

It was clear, however, from citizen comments that health and wellness are significant concerns, especially in terms of opportunities to exercise and access to fresh foods (see food accessibility), including opportunities for produce production through urban gardens and purchase opportunities, either by establishing a viable market in Mount Hope or a produce exchange program.

Community Center. The Mount Hope Community Center represents a significant asset in the community; however, the building in which it is housed is slowly crumbling and needs a wholesale rehabilitation. The plaster on the walls in the main auditorium are crumbling, the roof has significant leaks, the front steps are dangerous and need replacement, and the basement of the structure, formerly a swimming pool, needs a complete overhaul. On the whole, the building is in sad shape. What to do about the Community Center, however, is open to debate. It is clear from citizen comments that the Community Center,

Tenure by Vehicles Available by Age of Householder

Source: U.S. Census Bureau, Table B25045, 2007-2011 American Community Survey 5-Year Estimate.

	Estimate	Percentage
Total:	867	
Owner occupied:	567	
No vehicle available:	69	12.20%
Householder 15 to 34 years	0	
Householder 35 to 64 years	19	3.40%
Householder 65 years and over	50	8.80%
1 or more vehicles available:	498	87.80%
Householder 15 to 34 years	92	16.20%
Householder 35 to 64 years	269	47.40%
Householder 65 years and over	137	24.20%
Renter occupied:	300	
No vehicle available:	85	28.30%
Householder 15 to 34 years	11	3.70%
Householder 35 to 64 years	58	19.30%
Householder 65 years and over	16	5.30%
1 or more vehicles available:	215	71.70%
Householder 15 to 34 years	60	20.00%
Householder 35 to 64 years	132	44.00%
Householder 65 years and over	23	7.70%

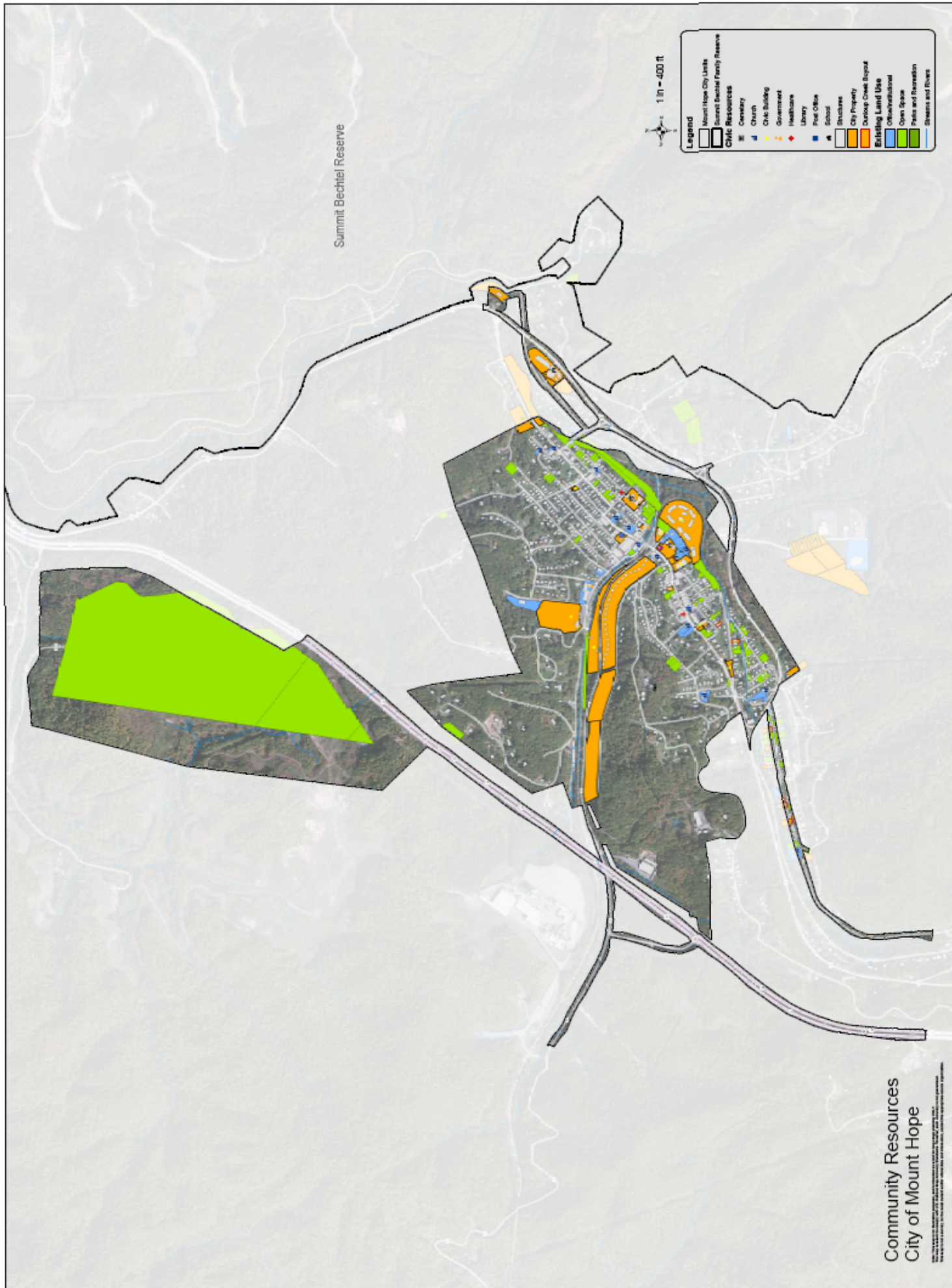
which is housed in the former YMCA building that is within the Mount Hope Historic District, plays a significant role in citizens' perceptions of place. A large percentage of the citizens interviewed and surveyed identified the Community Center as the heart of Mount Hope. Many had memories of watching or playing basketball, attending dances, and pursuing other activities in the aging building.

Due to the potential cost of rehabilitation, which is likely to be substantial given the structural problems, some participants in the planning process suggested that the current building be torn down and replaced with a new facility. While there is a certain amount of merit to the idea, the loss or replacement of the building is likely to have a significant impact on the broader integrity of the historic downtown, especially given its central location, and is likely to generate concern among citizens who value the building as an integral part of the fabric of the community.

Parks and Recreation. While Mount Hope has some significant recreational facilities, including the stadium, the community center, and the city park across the street from the stadium, there is no formal Parks and Recreation Commission, nor is there a staffed Parks and Recreation Department. Mount Hope does have an existing trail plan, but lacks the departmental infrastructure to oversee development and maintenance of a trail system. Currently responsibility management of the Parks and Recreation facilities is left to Mayor, the City Council, and to the City's maintenance staff.

Social Services. With the exception of public housing and the Mount Hope Housing Authority, which is covered in the chapter on Housing and Neighborhoods, government-based social services are administered by Fayette County and the State of West Virginia and are beyond the purview of this plan.

With that said, there is little doubt that there are significant social service needs in Mount Hope. According to American Community Survey (2007-2011, S1701), 54.5% of children under the age of 18 and 18.1% of seniors are living below the poverty level. For the population under the age of 18, 39.3% were living in households that received either Supplemental Security Income (SSI), cash public assistance, or Food Stamps / SNAP during the prior 12-month period (ACS 2011, B09010). A broader discussion of income and labor has been included in the chapter on Economic Development.



Community Facilities, Recreation and Quality of Life

II. Goals and Action Steps

QOL 1.0 Quality of Life (QOL) Goal: Work with citizens, community organizations, and government agencies and departments to create, maintain, and improve the quality of life for all citizens of Mount Hope.

QOL 1.1 Community Development Commission. Appoint a Quality of Life/ Community Development Commission charged with developing and implementing projects, plans, and programs intended to improve the quality of life in Mount Hope. The Commission may be composed of citizens, elected officials, representatives from community-based organizations (including the faith-based community), and representatives from government agencies, including the Mount Hope Public Library and Mount Hope Elementary School. The Commission, at a minimum, should:

QOL 1.1.1 Indicator Program. Establish and maintain a quality of life (QOL) indicators system that tracks improvements and changes in the quality of life in Mount Hope. Indicator programs, based on quality of life data, typically track economic, social, demographic, educational, and environmental data. Quality of life data helps jurisdictions determine whether they are making progress in improving the lives of their residents.

QOL 1.1.2 QOL Administration. Provide organizational coordination, oversight, and assistance in developing QOL facilities, programs, and projects.

QOL 1.2 Mount Hope Community Core. Redevelop the Mount Hope Community Core, including the YMCA, the adjacent Mount Hope School property, and the Mount Hope Library, to provide a focal point for the community and to support a variety of quality of life facilities and programs.

QOL 1.2.1. City Square. Re-establish the City Square (Community Core) and remove the burned out school structure to provide space for redevelopment as a focal point for the historic downtown.

QOL 1.2.2 Community Core Design. Building on the work already completed by the West Virginia University Landscape Architecture students, work with either Bluefield State or Virginia Tech Department of Architecture to come up with a comprehensive redesign and master plan for the Mount Hope Community Core. The plan should include reconstruction plans for the YMCA, at least one of the existing school structures, expansion of the Mount Hope public library, and development of the remainder of the core site as a public park and performance site.

QOL 1.2.3 Mount Hope Community Center. Jointly redevelop the existing YMCA building and the school immediately to the north as the Mount Hope Community Center.

QOL 1.3 Life-Long Learning & Education. Work as a community to develop facilities, projects, and programs that enhance and strengthen public education and encourage life-long learning in Mount Hope.

QOL 1.3.1 Mount Hope Elementary School. Work with Fayette County and the State of West Virginia to build a new Mount Hope Elementary School.

QOL 1.3.2 Community-Based School Initiative: Develop the new Mount Hope Elementary School as a Community-Based School, based on the Florida model, by designing the new school to accommodate multi-use, including a combination of community-based human, health, recreational, and government services.

QOL 1.3.3 Mount Hope--Beyond The Classroom. Work with citizens, community organizations, the Mount Hope Public Library, and the Mount Hope Elementary School to develop an effective “Beyond the Classroom” program. Possible programs include:

- a) Mount Hope Elementary School Service Learning Program and Opportunity Fair. Work with the Elementary School to develop a service-learning program, targeted at third through fifth graders that gets children involved in their community. At the beginning of each school year, hold an Opportunity Fair, in partnership with the public schools, to build a bridge between existing organizations and children. At the end of the year, hold an “awards” ceremony to recognize and reward the children for their work during the year.
- b) Mount Hope Oral History Project. Creates connections between children, their neighbors, and their communities. Program could be developed in partnership with the history and English teachers at Mount Hope Elementary School and the Coal Heritage Association.
- c) Dunloup Creek Save Our Streams program. Establish a “environmental science club” in partnership with the Dunloup Creek Watershed Association, the West Virginia Department of Environmental Quality, and the public schools.
- d) Adopt Your Neighborhood Program. Developed as part of the safe neighborhoods program in Mount Hope, the "Adopt Your Neighborhood" program is similar to "Adopt a Street" programs.

QOL 1.3.4 Mount Hope Free University. Develop “free university” for Mount Hope citizens that taps into the community's knowledge capital. A free university is one method of sharing knowledge, whether it is how to balance a checkbook, read Shakespeare, quilt, or bake the perfect peach pie.

QOL 2.0 Community Health, Wellness, and Food Availability. Provide opportunities for increased access to medical care, healthy living, physical activity, and wellness.

QOL 2.1 Increased Access to Healthcare. Work with the Fayette County Public Schools to develop community-oriented facilities, including a clinic, in the design of the new Mount Hope Elementary School.

QOL 2.2 Seniors Fitness Trail. As part of the Greenway and Parks System, work with West Virginia University to develop a Seniors Fitness Trail, including fitness stations.

QOL 2.3 Wellness Education. Work with the West Virginia Department of Health and the City's Parks and Recreation Commission to develop a citywide Wellness Education and Activities program.

QOL 2.4 Local Foods. Improve access to locally-produced fresh fruits and vegetables by developing a local farmer's market, neighborhood/community gardens, and neighborhood food exchanges.

QOL 2.4.1 Local Foods Development Plan. Work with the State of West Virginia and the Appalachian Regional Commission to develop a local foods development plan, in line with the ARC's food availability program.

QOL 2.5 Grocery Store. Work with the business community to either expand an existing market (Dollar General Market) to develop a full-service food store or negotiate with one of the grocery stores to open a grocery store in the Route 16 corridor.

QOL 3.0 Parks and Recreation. Recognizing that parks and recreation programs are important to establishing and improving quality of life, establish a formal parks and recreation program in Mount Hope.

QOL 3.1 Parks and Recreation Commission. Appoint a citizen-based Parks and Recreation Commission to oversee the development of the Mount Hope Parks and Recreation Department. The Commission should be tasked with developing a master plan, developing partnerships and cooperative approaches to creating and maintaining the Mount Hope Park and Trail system, developing and managing an active parks and recreation program that addresses the needs of all citizens, and overseeing the redevelopment and use of the Stadium and the Community Center.

QOL 3.2 Neighborhood Parks. Work with KaBoom, the Boy Scouts of America, and neighbors to develop a series of small parks, including “tot lots” throughout Mount Hope. Kaboom Parks require that neighbors help to build the park and agree to maintain the park.

QOL 3.3 Mount Hope Bikeway/Walkway System and Greenway/Parks Master Plan. Develop a comprehensive Parks and Recreation Bikeway/Walkway plan to guide the construction and growth of an arc and node greenways (a trail network that connects significant locations within the city), parks, and trail network in Mount Hope. The plan and map should include a trail hierarchy (multi-use trails, sidewalks, shared roadways, and so on).

III. Financial and Implementation Considerations

Community Core. Another way of thinking about the community core is to define it as the City Center or City Square, the area on Main Street currently housing the YMCA, the public library, and the two schools. In the original design of Mount Hope, there were two distinct community cores: one for the white community and one for the black community. The design effectively separated the two communities. Redevelopment of the central community core should be used to bring the community together and strengthen bonds while creating a focal center. Use an arc and node trail network that includes the schools, parks, stadium, historic downtown, the Dunloup Creek Greenway, and the community core). The model developed by West Virginia University's Community Design Team, "*The Past Reflected in the Hopes of the Future*" (2006), provides a workable framework for developing a community core. While the City may not want to tackle all of the Design Team's recommendations, the report does present strategies for tackling downtown redevelopment. We make this recommendation with one caveat, the plan's phasing places economic development in the third phase. Using art and tourism as economic drivers means that developing the foundation for growth needs to occur within the first year to two years, rather than six to ten years out.

Mount Hope Community Center. The Mount Hope Community Center presents a significant challenge. Citizens clearly identified the YMCA as the heart of the Mount Hope, so its redevelopment is vital to restoring residents' sense of and connection to place. The building, however, is in terrible shape and will require significant structural restoration. In addition, the current YMCA building, by itself, will not provide sufficient space to cover the needs identified by citizens, which include developing computer facilities and educational lab, meeting rooms, athletic facilities, a wellness and health center, a senior center, children and adult daycare facilities, and studio and gallery space. While demolishing the YMCA was suggested during the course of the public workshops, demolishing should be, if possible, the last choice precisely because of the emotional connection citizens have for the current structure. The emotional connection actually works in Mount Hope's favor in terms of tackling restoration; and the restoration of the structure may well be the key to restoring the core historic district.

A co-restoration of the YMCA and the school across the alley would provide sufficient space and options. It is understood that the Methodist Church, located across Main Street from the YMCA and the Mount Hope Middle School, owns the two school structures. Given the rapidly deteriorating condition of the two school structures and the failure of the church to stabilize the old high school structure, which poses a significant danger to public health, the City should research the possibility of regaining control of the property. The old high school should probably be demolished, and the middle school should be included in the rehabilitation plan for the old YMCA.

The USDA Rural Development Agency has a [Community Facility Grant](http://www.rurdev.usda.gov/had-cf_grants.html) (www.rurdev.usda.gov/had-cf_grants.html) designed specifically to help financially distressed rural communities develop community facilities. According to the available information from the Department of Agriculture, the grant funds may be used to develop or redevelop facilities for health care, public safety, and community and public services. There is a restriction on using the funds strictly for recreational facilities, but given the list of desired uses, very few actually fall under the heading of "recreation." The grant assistance program will cover up to 75% of the overall cost and Mount Hope may leverage other grants, loans, and in-kind contributions to make up the difference. Priority is given to communities with populations under 5,000, and with communities with household incomes below the poverty line or 60% of the State non-metropolitan household income, whichever is higher. As noted in the Economic Development Section of this plan, Mount Hope's poverty rate is two and half times the national rate, and median household income is 31% of the national rate and 51% of the state rate. In short, Mount Hope clearly qualifies under the program guidelines.

Public Education. Schools and school quality play a greater role in families' decisions of where to move and where to call home. Unfortunately, education and school quality may be perhaps the biggest stumbling blocks to progress in Mount Hope, and yet the public schools are outside of the City's direct scope of influence. Currently, Mount Hope Elementary scores a 2 (on a scale of 10 for school quality) and is identified as a failing school. Perception is part of the problem. School systems tend to invest less, monetarily and emotionally, in communities they see as being less supportive of education. Anecdotally, there is a basis for the perception.

One way to bridge the gap and change the perception is to develop “beyond the classroom” programs that help improve education and educational access to students and families. There are a broad range of programs that could be implemented at the community level that would send the message that Mount Hope cares about education and could effectively help bolster and improve the public school program at the same time. Examples include “children in the arts” programs, a Save our Streams and other environmental hands-on education programs through the Dunloup Creek Watershed Committee, a youth “discovery” program, a community “university” program, and many others.

The federal government does offer some grants that might alleviate some of the issues with Mount Hope Elementary School and provide at least some job training for the adult family members of school children, including [21st Century Community Learning Centers](http://www2.ed.gov/programs/21stcclc/index.html). (www2.ed.gov/programs/21stcclc/index.html).

Parks and Recreation. Mount Hope continues to benefit from the investment made in park and recreation infrastructure while the City was still booming. Going into the future, Mount Hope needs to take a more formalized approach to parks and recreation, especially in terms of the future use of the Stadium, the redevelopment of the Community Center, and improved quality of life programming that will be expected by new residents and visitors. The first step should be in forming a Parks and Recreation Board, in partnership with other boards, to develop a coordinated approach to providing services and creating arts-based, cultural, community, and economic opportunities.

Public Services and Infrastructure

I. Planning Context

Water. Mount Hope is reported to have an abundance of safe water from the Feral Mine in combination with surface water. The monthly maximum potential to withdraw was 26,784,000 gallons in 2011 and the average monthly was only 7,104,250 so there is adequate water supply for extended services even with the use of water by The Summit. There is a source water protection plan in place that was created through cooperative efforts of TetraTech Engineering, Mount Hope Water Department, and the WV Bureau for Public Health. All elements of this plan shall be consistent with that plan. There seems to be some issues of unaccounted for water in Mount Hope that should be addressed. The issues are more than likely maintenance-related, but the unaccounted for water has been reported to be at around 35%.

Sewer. The Mount Hope Sewer Plant has a flow designed for 308,000 gallons per day; currently the plant averages around 115,000 gallons per day so there is also room to expand the sewer service. One primary issue of the current system is the aging infrastructure in some areas that still includes some terracotta pipes. In the early 2000s there was a wastewater service expansion project that brought service to the Kilsyth and Price Hill areas. There were originally six different areas studied (1999) prior to the selection of those areas of expansion. There are some areas included in that 1999 study where sewer expansion is critical due to the existence of straight pipe disposal. The Mill Creek area is of concern because the soils (CnC, HgC, HgE, LeF) are not suited for in-ground septic, and geology makes expansion of the public system, at best, relatively expensive. There are reportedly over 60 residences with straight pipes in the Mill Creek area alone.

Natural Disasters. Primarily two types of disasters impact Mount Hope: floods and winter storms. Of the two, floods have caused the greatest amount of damage. In 2001, a flash flood destroyed almost all of the City's records when the City Hall and Police Headquarters flooded. The City Hall has since been relocated, to a building on Main Street, well outside the flood zone.

Federal Major Disaster Declarations, 1990 to 2012: Fayette County, West Virginia		
Beginning Date	Ending Date	Event Type
6/29/12	07/08-10/2012	Severe Storms and Straight-Line Winds (DR 4061, DR 4059)
3/12/10	4/9/10	Severe Storms, Flooding, Mudslides, and Landslides
12/1	12/20/09	Severe Winter Storm and Snowstorm (DR1881)
8/29/05	10/1/05	WV Hurricane Katrina Evacuation(EM-3221)
7/22/04	9/1/04	Severe Storms, Flooding, and Landslides (DR-1536)
5/27/04	6/28/04	Severe Storms, Flooding, and Landslides (DR-1522)
11/11/03	11/30/03	Severe Storms, Flooding, and Landslides (DR-1500)
2/16/03	3/28/03	Severe Winter Storms (Individual Assistance Only) (DR-1455)
2/15/01	9/4/01	Severe Storms and Flooding (DR-1378)
1/6/95	1/12/96	Blizzard (DR-1084)
3/13/93	3/17/93	Severe Snowfall and Winter Storm (EM-3109)

Law Enforcement, by Jurisdiction

Offenses Known to Law Enforcement by State, by City, 2011.
Uniform Crime Reporting (UCR) Program, Table 8

Area	Population	Violent crime		Murder and nonnegligent manslaughter		Forcible rape		Robbery		Aggravated assault	
		Number	Rate per 100,000	Number	Rate per 100,000	Number	Rate per 100,000	Number	Rate per 100,000	Number	Rate per 100,000
United States	311,591,917	1,203,564	386.3	14,612	4.7	83,425	26.8	354,396	113.7	751,131	241.1
West Virginia	1,855,364	5,861	315.9	80	4.3	388	20.9	910	49	4,483	241.6
Mount Hope	1,416	0		0		0		0		0	

Area	Population	Property crime		Burglary		Larceny-theft		Motor vehicle theft	
		Number	Rate per 100,000	Number	Rate per 100,000	Number	Rate per 100,000	Number	Rate per 100,000
United States Total	311,591,917	9,063,173	2,908.70	2,188,005	702.2	6,159,795	1,976.90	715,373	229.6
West Virginia	1,855,364	42,189	2,273.90	11,192	603.2	28,743	1,549.20	2,254	121.5
Mount Hope	1,416	26	1836.16	13	918.08	11	776.84	2	141.24

Law Enforcement Personnel, 2001-2011

		Mount Hope	Fayetteville	Oak Hill	Fayette Co.	West Virginia	United States
2011	Population	1416	2896	7740	46039	1843538	311800000
	Police Staff	8	10	16	35	4417	1001984
	Officers	5	9	14	30	3440	698460
	Civilians	3	1	2	5	977	303524
	Ratio to Pop.	283.2	321.78	552.86	1534.63	535.91	446.41
2006	Population	1398	2655	7272	46610	1802755	283238660
	Police Staff	6	11	14	35	4208	987125
	Officers	5	9	12	30	3333	683396
	Civilians	1	2	2	5	875	303729
	Ratio to Pop.	279.6	295	606	1553.67	540.88	414.46
2001	Population	1459	2724	7469	47215	1801411	285226284
	Police Staff	6	5	15	34	4003	939030
	Officers	5	5	13	30	3092	659104
	Civilians	1	0	2	4	911	279926
	Ratio to Pop.	291.8	544.8	574.54	1573.83	582.6	432.75

Notes: 1) the "offenses" numbers for Mount Hope were available from the Federal Bureau of Investigation only for 2011. In addition, there was no data available for drug offenses at the town level. That said, the existing evidence suggest that what crime exists in Mount Hope is related to property crimes rather than violent crimes. 2) While there have been no changes in the number of officers between 2001 and 2011, the civilian staff has increased for Mount Hope, a trend that runs counter to other jurisdictions and to the country as whole. In addition, the ratio of officers to the greater population has followed similar trends at the local and state levels. There is no indication whether the absence of data is due to the lack of crime or a failure to submit appropriate data to the FBI.

While floods have had and will continue to have an ongoing impact on Mount Hope, the implementation of the Dunloup Creek Buy-out Program should diminish the fiscal impact, including the cost of emergency services and rescue operations.

Public Safety.

Police: The Mount Hope Police Department currently has 5 full-time officers and 3 full-time civilian staff covering 2.9 square miles, including the Rt. 19 corridor. It is assumed that expansion of the City's boundaries may necessitate an expansion of the Mount Hope Police force.

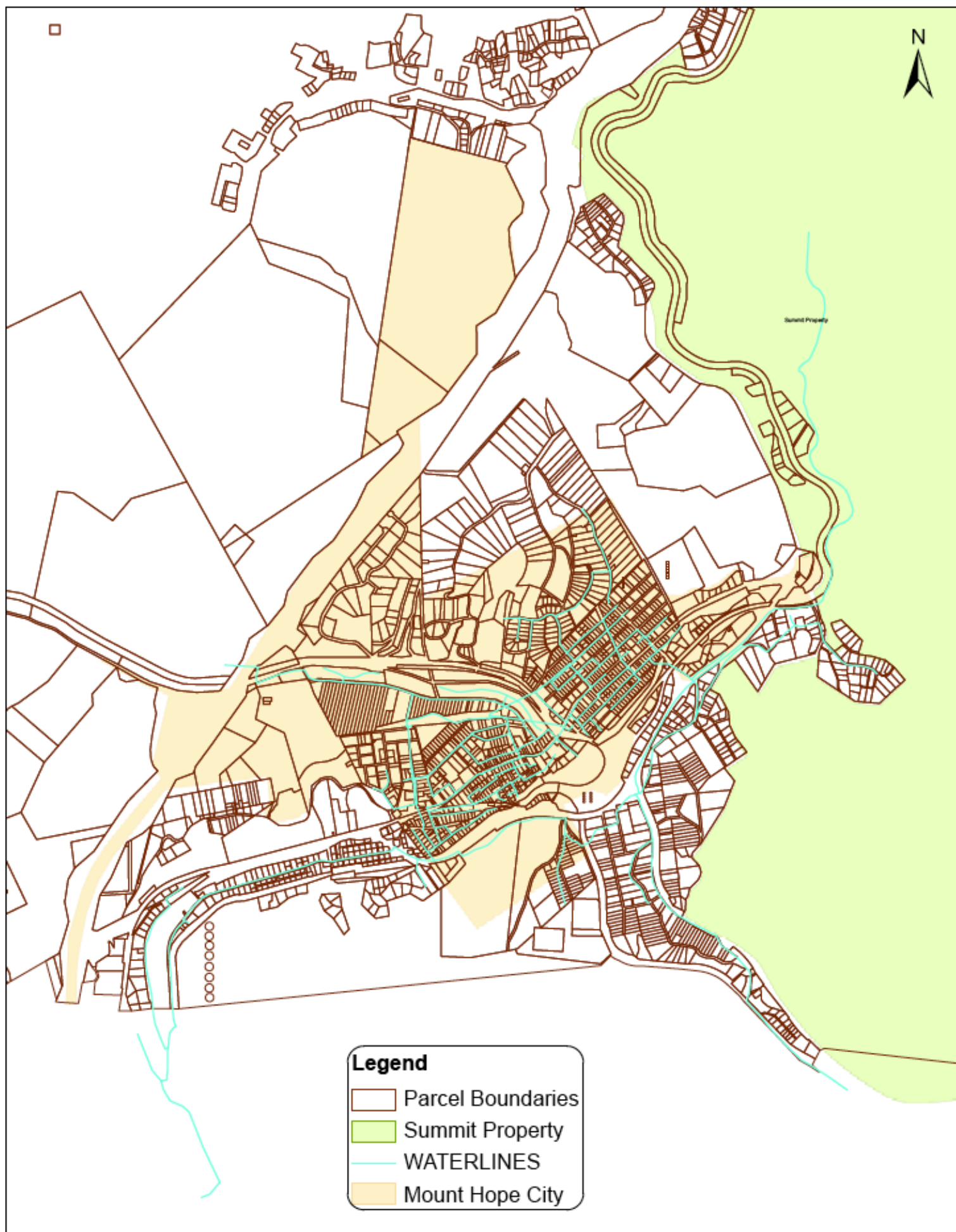
Despite a decrease in the overall population of Mount Hope, staffing levels for officers remained flat between 2001 and 2011. One notable change, however, was the increase in civilian staff. Unlike other jurisdictions in Fayette County, Mount Hope has increased the number of civilian staff from 1 to 3 at the same time the overall population has declined.

Public concern over crime, most notably drug-related offenses, was evident from the comments at the public workshops, especially among children and seniors. It is interesting to note, however, that based on the evidence from 2011, property crimes are far more prevalent in Mount Hope than are violent crimes, although the rate of property crime per 100,000 residents is lower than both the state and national levels. Data for drug-related offenses was not available.

A second area of public concern involved the lack of "community" policing or a substantive connection between the citizens of Mount Hope and the Mount Hope Police Department. The general consensus was that the Department focused solely on traffic enforcement, most specifically speeding on Route 19, and ignored more pressing matters. Given the size of the Department and funding concerns, the lack of community-level policing is not, per se, surprising. With only five officers, according to the FBI's Uniform Crime Reporting Program, the department is, at best, spread thin. That said, a community approach to policing could, in fact, improve the efficacy of the City's Police Department and significantly improve community relations, especially between the department and those under the age of 25.

Fire and Rescue: According to the information from the Mount Hope Fire Department, Mount Hope is a Class 6 PPC/ISO, with three engine companies and one ladder truck, and provides both fire and rescue services. The approximately 30 members are paid-per-call and are cross-trained as first responders to provide both fire suppression and rescue services. Currently the department serves the communities of Mount Hope, Kilsyth, Packs Branch, Mill Creek, Price Hill, Garden Ground, Derry Hale, and Sun Mine. Glen Jean, the northern entrance to The Summit Bechtel Reserve is not included on the Fire Department's list of communities; however, Mount Hope is the closest first responder unit to Glen Jean.

As with the City's Police Department, the Fire Department may need to expand, both in terms of personnel and equipment, in order to provide services to The Summit. Both entrances to The Summit are within close proximity to the existing service area for the Mount Hope Fire Department and the department represents the closest first responders, especially for the southern end of the Boy Scout facility. There is no indication that the City has a current emergency response plan that includes The Summit.



Public Services and Infrastructure

II. Goals and Action Steps

PSR 1.0 Quality of Public Services. Continue to encourage the provision of high quality public services to all Mount Hope residents.

PSR 1.1 Professionalism. Encourage increased professionalism and training among public service and public safety employees, especially in the areas of public safety and emergency management.

PSR 2.0 Public Water and Sewer. Continue to provide high quality public water and sewer services to current and future citizens of Mount Hope, and, where appropriate, to neighboring jurisdictions.

PSR 2.1 Infrastructure Maintenance and Expansion. Develop a long-term maintenance and expansion plan, including detailed facility maps, to guide growth of the City's public water and sewer system.

PSR 2.2 Monitoring. Work with community organizations and citizens to develop an ongoing monitoring system to insure both drinking water quality and the quality of the effluent introduced to Dunloup Creek from the Mount Hope Sewer Treatment facility.

PSR 2.2.1. Save Our Streams. Work with the West Virginia Department of Environmental Protection, the Dunloup Creek Watershed Association, and Mount Hope Elementary School to develop a Save Our Streams program as part of a broader service-learning program in the schools.

PSR 2.3 E-government. Develop an e-government billing and payment system for public water and sewer fees in order to help reduce administrative costs.

PSR 2.4 Straight Pipes. Work with the Dunloup Creek Watershed Association to implement the recommendations in the Dunloup Creek TMDL Plan in order to address sub-standard septic systems and straight pipes in or near the Mount Hope Sewer Authority service area that are contributing to relatively high coliform levels in Dunloup Creek.

PSR 3.0 Recycling and Solid Waste. Work with neighboring jurisdictions to create effective approaches to solid waste management, including innovative approaches to recycling.

PSR 3.1 Curbside Recycling. Work with the Raleigh County Solid Waste Authority, the West Virginia Solid Waste Management Board, and the West Virginia Department of Environmental Protection to develop a curbside recycling program, funded in part by REAP. Recycling and Litter Grant Program.

PSR 4.0 Emergency Management and Response. Improve emergency response and management in Mount Hope by developing approaches that are timely and meet the needs of the community.

PSR 4.1 Local Emergency Response Plan. Work with the Mount Hope Police Department, the Mount Hope Fire Department, Fayette County, citizen organizations, and the West Virginia Division of Homeland Security and Emergency Management to develop an effective Emergency Management Plan for Mount Hope and provide training for a member of either the Police Department or the Fire Department to take on the role of Emergency Manager for the City of Mount Hope.

PSR 4.2 Emergency Shelter. Work with citizens, public officials, and the Fayette County public schools to establish an emergency shelter, with sufficient resources, at the new Mount Hope Elementary School.

PSR 4.3 Neighbor-to-Neighbor Emergency Response Education Program. As part of a new community-based approach to public safety, develop an “emergency education” outreach program for the community. Consider partnering with community organizations to improve public safety training, including first aid and CPR.

PSR 5.0 Public Safety. In order to help create and strengthen ties between the community and the Police Department and improve public safety in Mount Hope, develop an approach to community-based policing that encourages officers and citizens to work together to make Mount Hope a safe place to live.

PSR 5.1 Citizen-based and Community-oriented Policing. Promote a proactive, citizen-based and community-based approach to the provision of public safety, including reintroducing “beat” police officers who become part of the community rather than separate from the community, and strengthening community engagement and the sense of partnership.

PSR 5.1.1 Citizen Public Safety /Police Academy. Build ties between the Police Department and the community by establishing a Citizen's Public Safety Academy, similar to examples found in Parkersburg and Beckley.

PSR 5.1.2 Neighborhood Watch Program. Establish a neighborhood watch program throughout Mount Hope that helps to get citizens involved in helping to build a safer community by strengthening their own neighborhoods.

PSR 5.1.3 School Resource Officer Program. Work with the Fayette County Schools to establish a school resource officer program that embeds a member of the Mount Hope Police Department in the Mount Hope Public School to help build bridges between the students and the police department.

PSR 5.2 Safe Neighborhoods; Safe Streets. Work with the West Virginia State Police to identify public safety “hotspots,” areas where crime is more likely to happen and focus resources, including safe street and safe neighborhood initiatives, on addressing underlying issues that are decreasing public safety.

III. Financial and Implementation Considerations

Dunloup Creek and the provision of public water and sewer. The issues of the TMDL Plan and the impact of straight-line pipes is covered in other portions of this plan. That said, despite advances in the provision of public services, straight pipes and disintegrating septic systems are having an enormous impact on water quality in Dunloup Creek. According to the available information from the City of Mount Hope and the Boy Scouts, Dunloup Creek is seen as a significant water feature in Mount Hope, a potential fishing stream, and the site of a planned greenway/park providing a visual frame and entrance point to the City of Mount Hope and the historic downtown. The current levels of impairment, primarily from two key sources: sewerage from straight-line pipes and failing septic systems and storm water runoff, may preclude using Dunloup Creek for recreation unless water quality issues are addressed. Fortunately, despite the level of mining in the area, acid mine drainage is not prevalent in the Mount Hope portion of the stream.

Mount Hope should continue to work with the Dunloup Creek Watershed Association, Trinity Works, and the Boy Scouts of America to improve the water quality in Dunloup Creek and establish a water quality monitoring system to track potential problems. A coordinated approach to developing a green infrastructure system in and surrounding Mount Hope should mitigate a good portion of the surface pollution and should help to mitigate non-point source pollution in the ground water by introducing increased surface water, through infiltration, into the ground water system. Specific point-source pollution should be addressed separately and mitigated by the property owner.

Recycling and solid waste. As noted in the introduction, solid waste services are actually provided by Raleigh County, the neighboring county to the south. The Raleigh County Solid Waste Authority is more than willing to work with the City of Mount Hope to establish a citywide, curbside recycling program, paid for by grants from the State of West Virginia. Program details are available from the West Virginia [Department of Environmental Protection](http://www.dep.wv.gov/dlr/reap/grantprograms/Pages/default.aspx) (<http://www.dep.wv.gov/dlr/reap/grantprograms/Pages/default.aspx>). Funded by an additional tipping fee, the grant program awards grants up to \$150,000 to public entities to help defray the costs of establishing recycling programs.

Public safety. Community-based policing may help to address many of the public safety issues in Mount Hope, but there is one clear impediment to its implementation--full-time staffing levels with the Mount Hope Police Department. According to the available information, Mount Hope currently has five full-time police officers and three civilian staff. Citizen comments suggest that the majority of time and resources are set aside for traffic control, including monitoring speeding on Route 19. Allocation of resources and general approaches will need to be re-examined before a community-based approach can be implemented. Mount Hope could begin the process by establishing a citizen-based police board or committee, working with the Mount Hope Police Department and the West Virginia State Police, to study how law enforcement resources and time are being allocated and make recommendations on new community-based approaches designed to improve law enforcement services in Mount Hope.

In addition, Mount Hope should work with the West Virginia Department of Transportation to improve the Mount Hope interchange on Route 19, including improved signage and the introduction of a traffic signal. The traffic signal should help slow traffic on Route 19 and improve public safety.

Transportation

I. Planning Overview

Historical Context. Transportation has historically played a significant role in the rise and fall of Mount Hope's economy. The transportation system once brought vitality to the City, and today it routes prosperity away from the City center. As early as 1848, when the highway known as the Giles, Fayette and Kanawha Turnpike was completed, (stretching from the Giles County, Virginia Court House to Fayetteville, Virginia) transportation was the key the Mount Hope's future. The turnpike ran through the middle of what is now Mount Hope's business district and passed by an inn constructed by William Blake who was the first known white settler of Mount Hope. The location of the Blake Inn is said to have been very near the present site of the Mountainair Hotel and could be regarded as the first tourist business located in Fayette County as the stagecoaches were routed along the new turnpike.



The Mount Hope area was at the heart of the very first and largest coal producing area of West Virginia. While it is said that the locals knew of the valuable coal reserves in and around Mount Hope by the late 1830s, it took the completion of the C&O, Loup Creek Branch rail line (1894) to spur the explosion of the formal coal industry. Companies such as MacDonald Colliery Company, the Turkey Knob Coal & Coke Company, Dunn Loop Coal & Coke Company, and the Sugar Creek Coal & Coke Company were soon shipping coal out of the region as fast as it could be mined, which created hundreds of jobs and mass development.

Again in 1910, transportation gave Mount Hope a boost with the completion of the extension of the Kanawha, Glen Jean & Eastern Railway (KGJ & E) between Mount Hope and Pax. This offered a link with the mainline of the Virginian Railway that opened up opportunities for passenger travel. In the 1920s, it was said that more than thirty thousand persons lived within walking distance of Mount Hope.

Current Conditions. Travel and transport routes continue to create Mount Hope's destiny, but transportation has not been a friend to Mount Hope in recent years. With the depletion of the local coal supply, a reduction of dependency on the rail industry, and highway decisions made over the past years (design/location of Rt 16 and 19 exit designs), Mount Hope has been bypassed, making it more essential that the City establish itself as a desired destination. While there are no current traffic counts from WVDOT for roads in downtown, routes coming into and out of Mount Hope (see map) are around 3,200 while counts on Route 19 near Mount Hope are around 17,000.

Current projects scheduled for Mount Hope include resurfacing on Route 211 and redesign of the intersection of 16 and 211 at the south end of town. This redesign should allow for easier access to 211 by trucks and other vehicles with a large turning radius.

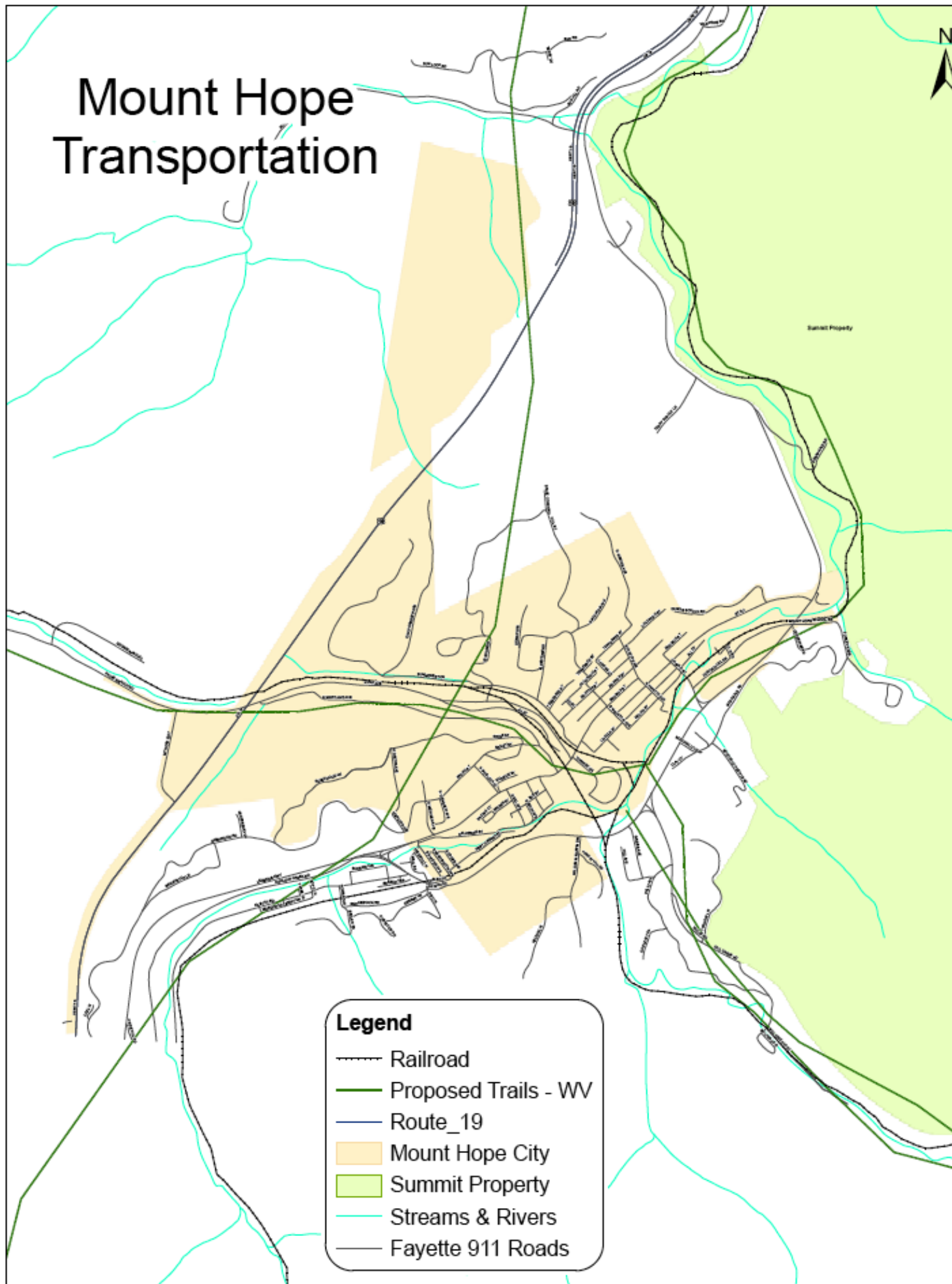
The new vision for Mount Hope's transportation system is a multi-modal transportation network that will provide the citizens an opportunity for easy access to the products and services that are essential to a good quality of life, and an effective signage system that will bring people back to the City center.

Multi-modal Transportation Network is a travel network that provides the opportunity to use many different modes of passenger transport such as bicycle, walking paths, bus, and car. It is important to consider different types transportation for different populations instead of just focusing on automobile travel for those able to drive. In an urban environment the size of Mount Hope, the focus for expansion needs to be on walkable community design that ensures the mobility of all users and potential users regardless of age or ability. The lack of “on street” parking will require the development of some centralized parking areas in downtown which will further accentuate the need for a comfortable walking environment. The more comfortable people feel walking/biking, the more livable the community will be. Historically Mount Hope was a walkable community with a thriving downtown where most people walked to work and to do business. Some historians have said that in the 1920s more than thirty-thousand persons lived within walking distance of Mount Hope and as can be seen from the pedestrian traffic in the picture above most people did indeed walk, and the streets were a friendly and crowded place. The focus of future design simply needs to return to the point of view of a pedestrian instead of that of a driver. If done effectively, the walkable design will draw more people back to the downtown area and essentially improve the economic viability of the businesses there.

Traffic calming involves the use of various roadway design treatments to reduce motor vehicle speeds and/or traffic volume. Simple solutions such as strategically-placed landscaping, and paint can often make as much of a “psychological” difference as a change in street or curb redesign. These strategies can be used in areas that have been identified as having speeding problems and other safety issues.

The importance of adequate signage has been proven time and time again in planning design and economic development. Mount Hope suffers radically from a lack of signage. Off route 19 where Mount Hope could capture the most visitor traffic there are basically no signs of any significance that would draw someone intentionally from the highway into downtown. There is a complete lack of traditional downtown business district or historic markers directing traffic into the downtown area from all directions. One could pass right by downtown on Route 16 and not realize there was a beautiful downtown Mount Hope just over the hill. The creation of an attractive and cohesive signage system is an essential element that needs to be added to the transportation system of Mount Hope.

Mount Hope Transportation



Transportation

II. Goals and Action Steps

TRN 1.0 Multi-modal Transportation Network. Overall Transportation Goal: Provide an efficient and safe multi-modal transportation system to improve mobility and parking for residents and employees of Mount Hope, and guide visitors to the downtown while maintaining the quaint qualities, all while supporting the economic vitality of the City.

TRN 1.1 Bikeway/Walkway Network. Develop and maintain a citywide bikeway/walkway network as part of the Mount Hope green infrastructure system. The bikeway/walkway system should utilize a standardized trail hierarchy, including sidewalks, shared roadways, multi-purpose trails, and separated bikeway/walkways along the two primary by-passes.

TRN 1.2 "Go Anywhere" Bus Service. Develop a "Go Anywhere" service that provides "on call" transportation services to Mount Hope seniors and other residents and provides transportation access within a specific geographic area.

TRN 1.3 Ride Share. Facilitate a car-sharing (ride share) network for commuters.

TR 1.3.1 Park and Ride Facility. Work with Georgia Pacific to designate one or more of their parking areas as a "Park and Ride" Facility.

TRN 1.4 Rail / Tourism Transportation Services. Study the feasibility of developing public/private transportation (bus/van line) system that would connect Mount Hope with recreational opportunities and other urban areas such as Beckley and Oak Hill, and even to connect with the rail service available in Prince.

TRN 2.0 Transportation Safety. Promote adequate, safe, and equitable transportation by developing a safe, calm road network, including ADA-compliant transportation and parking facilities, and by providing adequate parking and way finding signage to improve navigation.

TRN 2.1 Traffic Calming and Safe Streets.

TRN 2.1.1 Street Facilities Program. Develop an annual street maintenance and upgrade program that adds pedestrian, bio-retention, ADA compliant, and traffic calming facilities to streets as they are upgraded and repaved. A good guide for traffic calming in local communities can be found at: <http://www.bikewalk.org/fs/ncbwpubwalkablecomm.pdf>

TRN 2.1.2 Share the Streets. Create and post signage for narrower neighborhood streets that designate shared roadways (streets that are used both as vehicular and pedestrian facilities).

TRN 2.1.3 Safe Routes to Schools. Work with Mount Hope Elementary School and the MHES Parent/Teacher Association to develop a safe walkway system for students to reach school.

TRN 2.1.4 ADA Compliance. Create safe parking areas and transportation facilities that offer full access for all citizens and visitors, including those with disabilities.

TRN 2.1.5 Traffic Calming. Incorporate simple traffic calming techniques (such as landscaping and paint) in pedestrian areas and areas of concern in neighborhoods and near schools.

TRN 2.1.6 Safe Roads. Make the installation of guardrails and signage a priority in areas of concern.

TRN 2.1.7 Emergency Response Requirements. Make sure all roadways, where feasible, are able to handle emergency vehicles as needed.

TRN 2.1.8 Encourage off Street Parking

TRN 3.0 Transportation Corridors and Economic Development. Make accommodations for and take advantage of the increase in traffic that is anticipated in the area with the opening of The Summit High Adventure Camp and The Summit Bechtel National Boy Scout Reserve.

TRN 3.1 City Signage and Streetscapes. Develop signage and streetscapes that highlight and distinguish Mount Hope, providing better access to Mount Hope sites and facilities, and helping to create a stronger sense of place.

TRN 3.1.1 Route 19 Gateway. Following the recommendations from the Community Design Team (*Past Reflected in the Hopes of the Future*, 2006), design and construct new gateway signage and facilities on Route 19 and North Pax Avenue that encourages travelers to exit 19 and visit Mount Hope.

TRN 3.1.2 Branding and Identity. Work with local arts, artisans, and master gardeners to develop unique gateways that reflect Mount Hope's qualities and strengths.

TRN 3.2 Plan Compliance. Work with the WVDOT to ensure that the redesign of any roadways or intersections in the area are in compliance with the City's plan and investment in signage and landscaping, and that the design will accommodate the new challenges Mount Hope may face with an increase in traffic.

III. Financial and Implementation Considerations

Safe Routes to Schools. Safe Routes to Schools grants for pedestrian facilities must be applied for by either the school system or the PTA, and may be an excellent source for funding for sidewalks on some of the east/west streets leading from City Center to the school property, as well as for pedestrian bridges connecting the north and south sides of Mount Hope and connecting the east side of Rt 16 to Mount Hope Elementary School.

Gateways. Gateways provide a clear invitation to explore the community. As the Community Design Team rightly noted, North Pax Avenue was never meant to be the primary entrance into Mount Hope, but the placement of Route 19 has effectively changed the situation. Currently, Mount Hope is invisible to the majority of tourists traveling through to the New River Gorge. Mount Hope will need to do three things to upgrade the Route 19 gateway and North Pax Avenue corridor:

- 1) Clean up and upgrade the off-ramp and North Pax Avenue Corridor, including screening industrial uses and removing underbrush and debris;
- 2) Develop distinctive Gateway signage at the City limits as well as at the actual exit, so visitors know they are approaching something worth visiting.
- 3) Work with WVDOT to place "places of interest" signage along 19, install an overhead way finding sign to direct visitors, and install a traffic signal to improve public safety and slow down traffic in the Route 19 Corridor. As the corridor develops, public safety is going to become a larger issue.

Pedestrian crossing in the Route 19 and Route 16 corridors. Increased development and redevelopment along the two commercial corridors will necessitate developing safe, grade-level crossings. Offset crossings offer one possible approach that would improve pedestrian safety while not impeding traffic flow. An offset crossing, located in the median of major routes, uses a low "framing wall" to force pedestrians to turn towards and watch for traffic before crossings, provides a safe island for pedestrians, and discourages pedestrians from making poor crossing decisions. Typically, offset crossings are used at non-intersection crossing points and are especially useful for trail and bikeway/walkway networks.

¹Sharon Smith. Letter to the Editor. *The Rockbridge Weekly and Alleghany Journal*.

Grade-level, Offset Pedestrian Crossing

