

General Land Use Plan Bluefield, West Virginia

September 1996

*"Partial funding for this report was furnished by the
West Virginia Institute of Technology EDA University Center
from funds received from the Economic Development Agency
Department of Commerce"*



**GENERAL LAND USE PLAN
BLUEFIELD, WEST VIRGINIA**

Prepared for the City of Bluefield, West Virginia

Prepared by Woolpert

September 1996

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from the Economic Development Agency Department of Commerce."*

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INTRODUCTION

Planning Process

City officials for Bluefield began the planning process in 1995 when it was determined that the earlier comprehensive plan, completed in 1974, was outdated and needed to be revised. Financing for the city's planning effort required numerous initiatives, including preparation of a neighborhood revitalization strategy. Two planning projects are being prepared, which will be linked through discussion in each document. The intent of the city's land use plan is to prepare a preferred land use scenario that will maintain Bluefield's quality of life as it provides opportunities for economic development that are compatible with the vision residents have for their city.

Several distinct steps comprise the planning process, which is summarized in Figure 1. The first step is to identify the issues the plan is intended to address. It was understood from the initiation of the planning effort that citizen involvement would be a key factor in the success of this project. To this end, both formal and informal citizen input was utilized to identify key issues facing the future of the community. Also aiding the development of this city-wide land use plan was the formation of a Steering Committee. The Steering Committee was comprised of a cross-section of the residents of Bluefield. The role of the Steering Committee included ensuring that the plan reflected city residents' vision of the future and development of alternative land use scenarios. To identify issues important to the residents of Bluefield, two public meetings were held early in the process. One meeting was held at the Mt. Zion Baptist Church; the second meeting was held at City Hall. The results of these two meetings were used to formulate the overall direction of the plan and are discussed later in this document. From the information gathered at the public forums and interviews, goals and objectives were established. The goals and objectives of the plan should follow directly from the issues presented by the public.

ENVIRONMENTAL OVERVIEW

Bluefield, W.Va., is located in Mercer County, which is in the southern portion of the state (see Figure 2). The city is bordered on the south by East River Mountain, which also serves as the state border between West Virginia and Virginia. The elevation of Bluefield is slightly higher than 2,600 feet although the city limits extend to the ridge of East River Mountain, which has an elevation exceeding 3,500 feet. Partially because of the elevation, the city's climate is moderate in the summer, rarely exceeding 90 degrees.

There are no major streams or rivers flowing through the city. The drainage of the city is generally to the east and west. Some sections of the eastern portion of the city are drained by Grassy Branch, which eventually flows into the East River. The western portion of the city drains towards Bluefield, Va.

PLANNING PROCESS

NEIGHBORHOOD REVITALIZATION STRATEGIES AND GENERAL LAND USE PLAN

CITY OF BLUEFIELD, WEST VIRGINIA

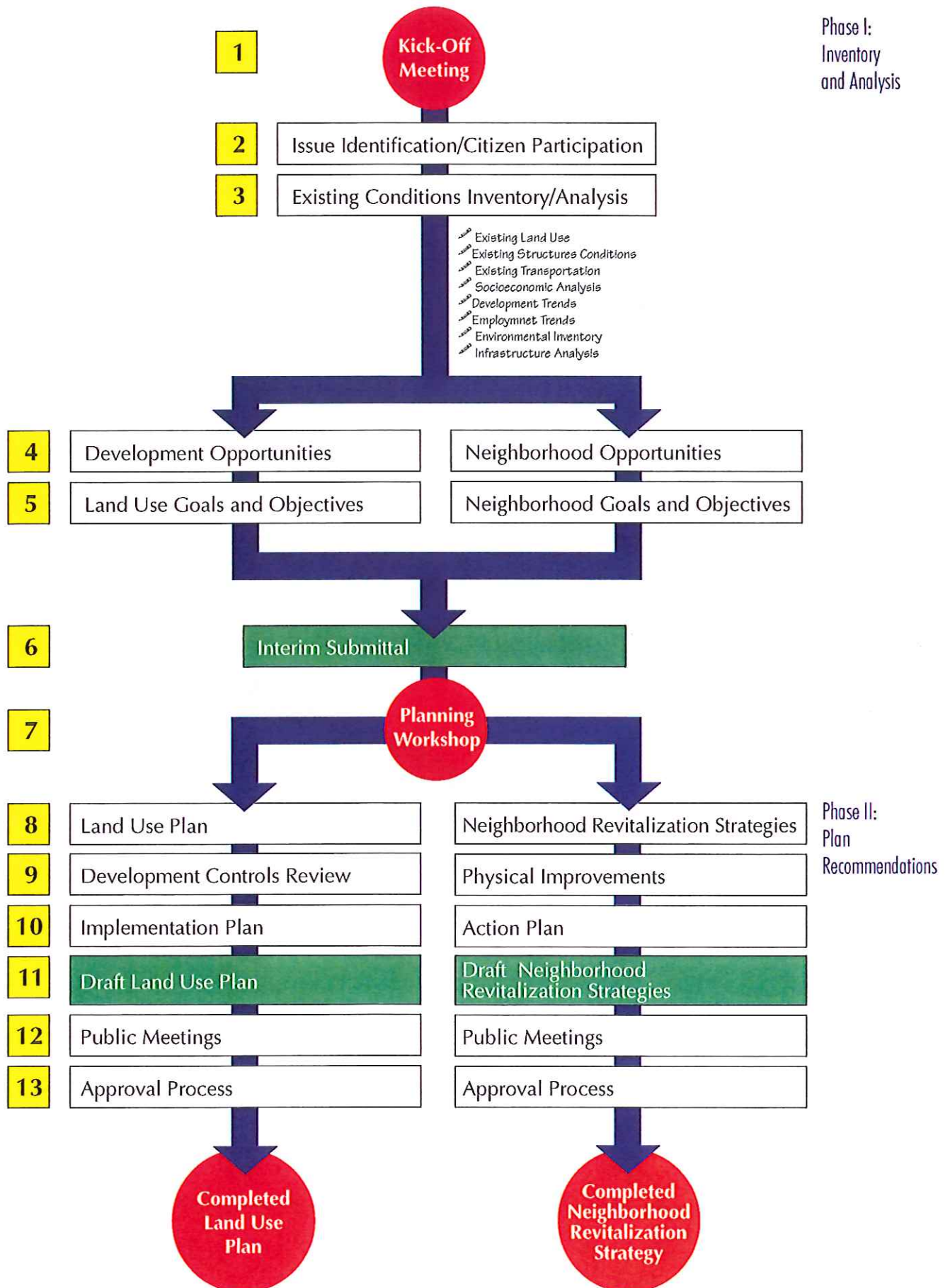
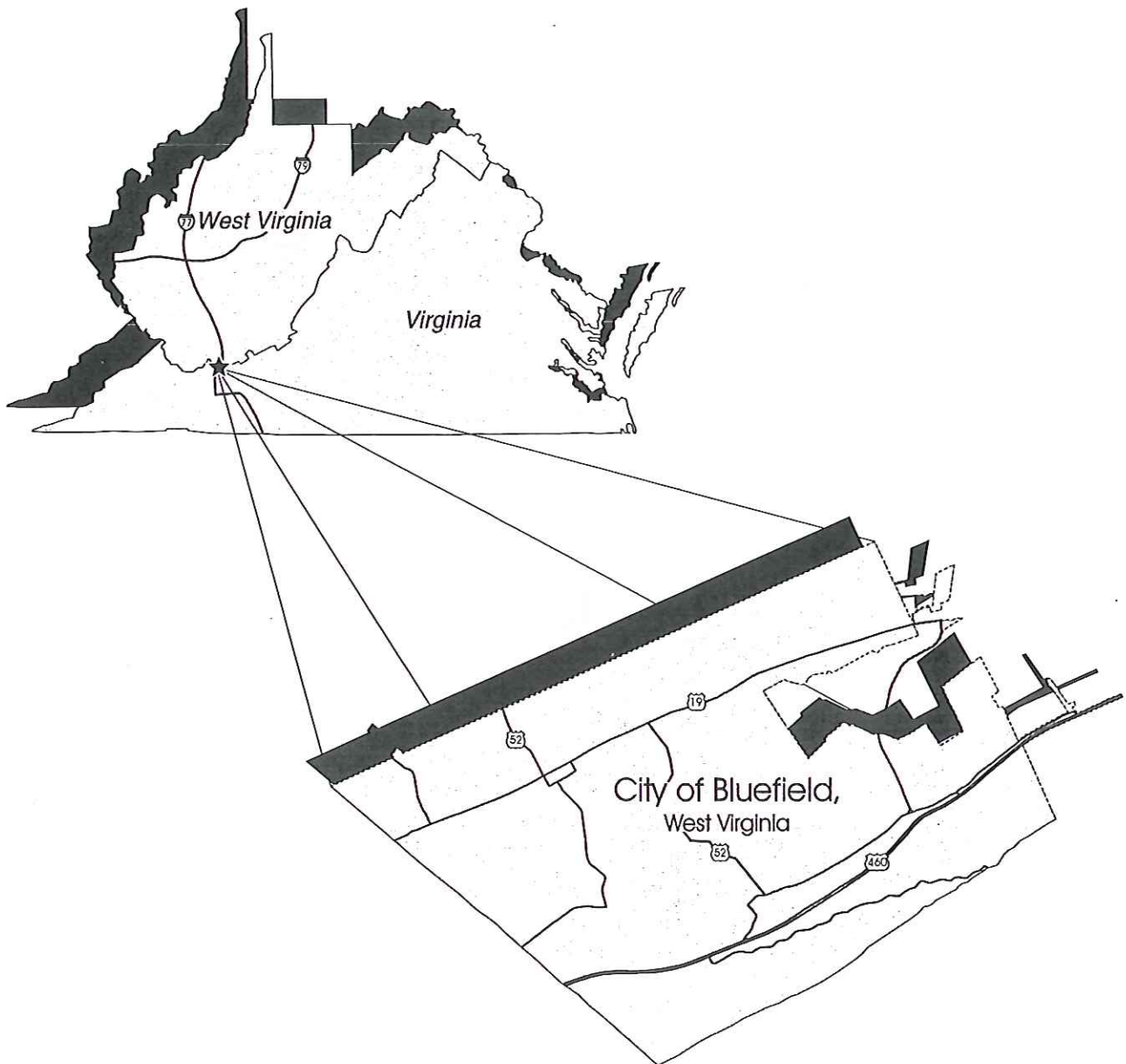


Figure 2
Regional Map

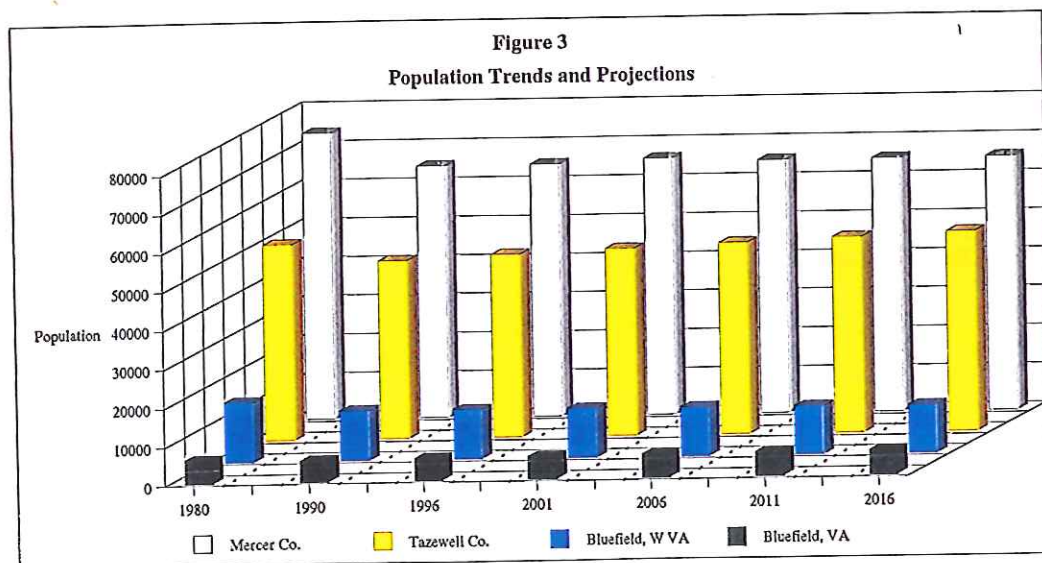


The only significant constraints to development in the city are soils and topography. There are two major soil associations within the city. The predominant soil association is the Murrill-Frederick-Caneyville association. This association is characterized by strongly sloping to very steep, well-drained soils. In some locations these soils have a significant amount of stones and rock. The Calvin soil association is located from just east of Bluefield Avenue/Princeton Avenue north to the city limits. The soils in this association are also characterized by steep soils that are well drained. Because of these development constraints, most of the readily developable land in the city has already been built-out. Any construction on land not previously developed will require extensive site preparation to ensure a sound foundation for the structure.

Socioeconomic Conditions

Population

With the exception of a slight population increase between 1970 and 1980, Bluefield, W.Va., has been in an extended state of population decline for the last four decades. The population in Bluefield, W.Va., has decreased from more than 21,000 persons in 1950 to just under 13,000 persons in 1990, a decrease of more than 7,000 persons. This decline has been consistent with the surrounding areas. Up until recently, the entire Bluefield region—consisting of Bluefield, W.Va., Bluefield, Va., Mercer County, W.Va., and Tazewell County, Va.—had been experiencing a decline in population. Figure 3 illustrates the population trends for Bluefield, W.Va., as compared to the Bluefield region, including historical data, and population projections for the next 20 years. Between 1980 and 1990, the entire region experienced population decline, varying between -8.8 percent and -16.9 percent, the highest negative increase occurring in Bluefield, W.Va. Since 1990, population numbers have showed decline slowing and leveling off. While Bluefield, W.Va., is still experiencing a decline in population, a slight increase in population has occurred throughout the rest of the region. If current trends



Source: Claritas, Inc. 1996.

continue, Bluefield, W.Va., will reach a population of 12,293, a loss of 342 persons by the year 2016, while the region as a whole is expected to gain an estimated 6,742 residents.

Household Size

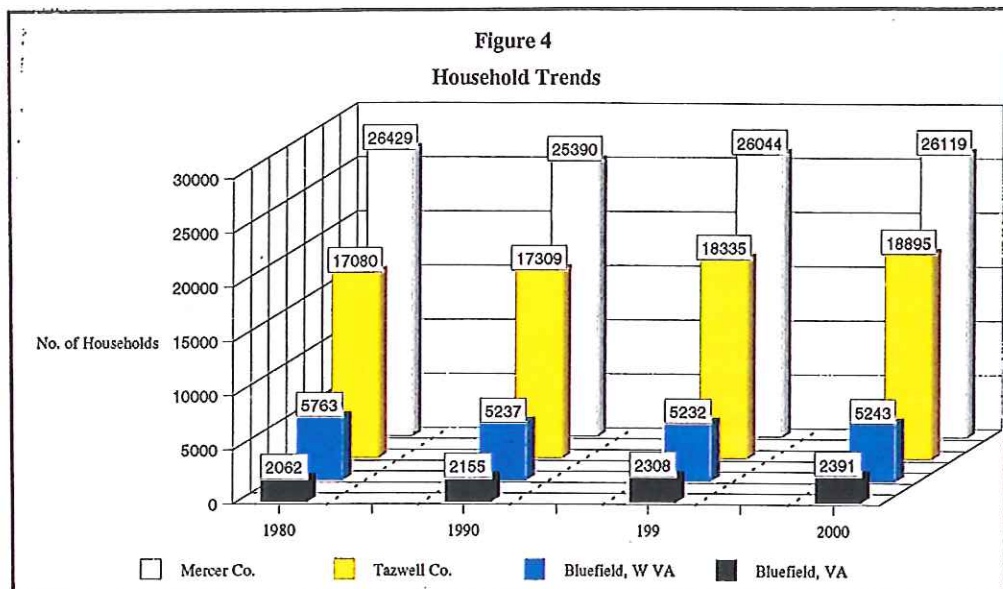
Although household and housing unit trends show numbers increasing, the decline in population the region is experiencing can be explained through the decrease in household size. While household numbers are increasing, the average household size is not. In 1990, the average household size throughout the Bluefield region ranged between 2.3 and 2.6 persons, with Bluefield, W.Va., averaging at 2.3 persons. Estimated averages for 1996 range between 2.3 and 2.5 persons, and 2001 projections estimate the average household size to continue to decrease, reaching lows ranging between 2.2 and 2.5 persons per unit.

Households

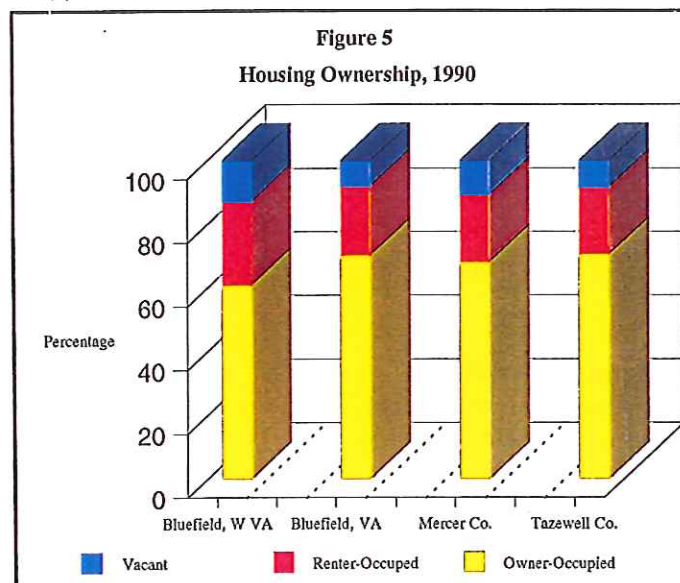
Household trends throughout the Bluefield region are comparable to population trends over the same period. During the 1980s, Bluefield, W.Va., experienced a decrease in household numbers, reaching 5,237 households by 1990. This decrease in household numbers also occurred within Mercer County, W.Va., reaching an estimated decline in households for the county of more than 4 percent. Since 1990, the estimated household numbers within the Bluefield region have generally been increasing. Figure 4 illustrates the growth trends of Bluefield, W.Va., as compared to the entire region. Bluefield, W.Va., is expected to have a modest positive growth in household numbers, and if current trends continue, it is estimated that between the years 2000 and 2001, there is a potential for a total of 47,405 households being located within the Bluefield region.

The number of housing units has also increased within the Bluefield region. Estimates indicate that in 1990, there was a total of 49,673 housing units and 51,425 in 1996. If housing unit trends continue, it is estimated that by the year 2001, there may be a total of 52,211 housing units within the Bluefield area, an increase of more than 2,500 units since 1990.

Of these units, the majority are owner-occupied. Statistics for 1990 indicate that the Bluefield, W. Va., housing stock is 61 percent owner-occupied, 26.2 percent renter-occupied, and 12.8 percent vacant. Figure 5 shows the housing ownership breakdown of 1990 for the whole Bluefield region.



Source: Claritas, Inc., 1996.



Source: Claritas, Inc., 1996.

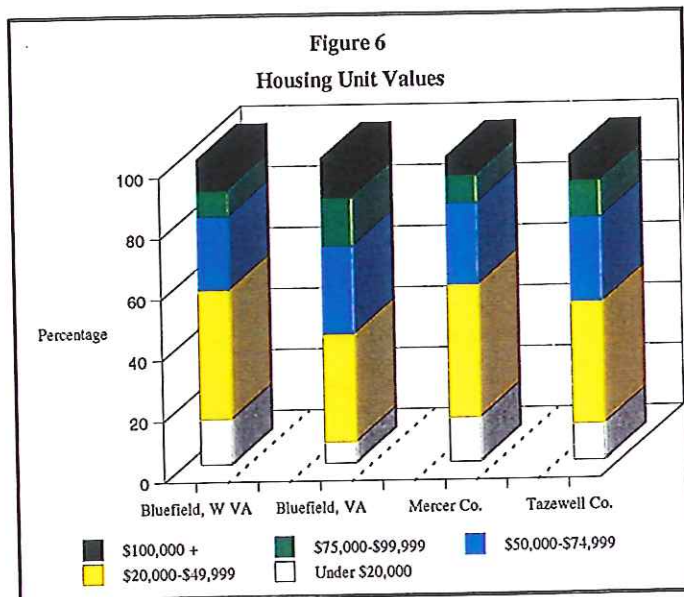
Of these houses, the majority of the homes throughout the region range in value from \$20,000 to \$74,999. Bluefield, W.Va., has a concentration of homes valued at \$20,000 to \$39,999 and \$50,000 to \$74,999, making up more than 50 percent of the housing stock. The median housing value for Bluefield is listed as being \$44,713. Figure 6 further breaks down home values for Bluefield, W.Va., and the rest of the Bluefield region for the year 1990.

Rental units make up between 21 percent and 26 percent of the housing throughout the Bluefield region, with the majority of monthly cash rents ranging from \$300 to \$399. Figure 7 further illustrates the breakdown of renter-occupied units by gross rent for Bluefield, W.Va., and the rest of the region, as well as the percentage of units within each monthly rent range.

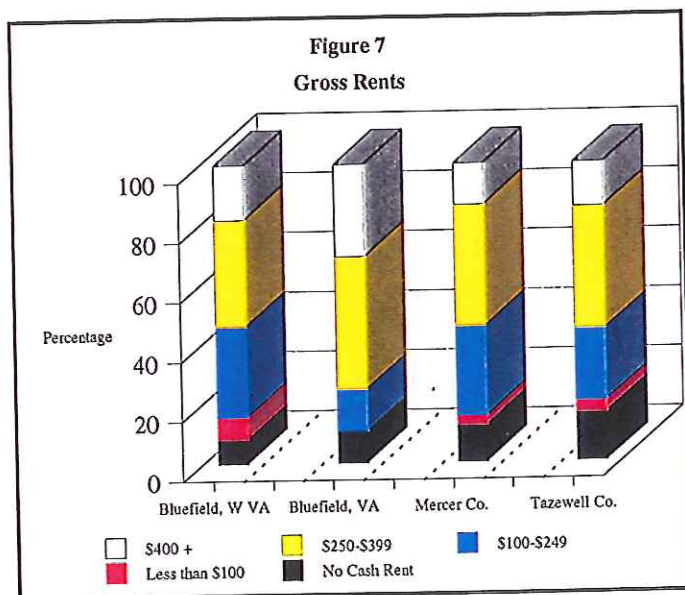
Income

Census information has shown that family incomes are increasing throughout the Bluefield region. Per capita income and median household income have increased since 1989. Figure 8 depicts the income trends of Bluefield, W. Va., and the rest of the region.

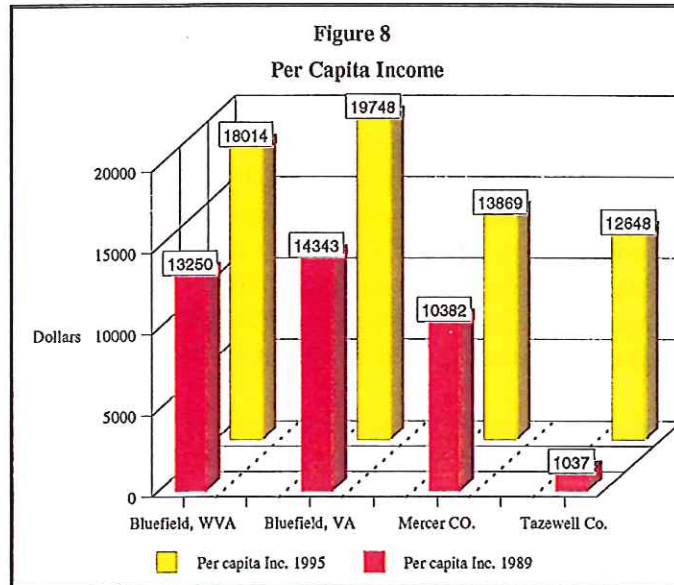
The median household income in 1986 throughout the Bluefield region ranged between \$19,424 and \$25,145 (see Figure 9). Seven years later, the median income numbers rose to reach numbers between \$22,944 and \$35,451, indicating increases of income of at least 15 percent between 1989 and 1996.



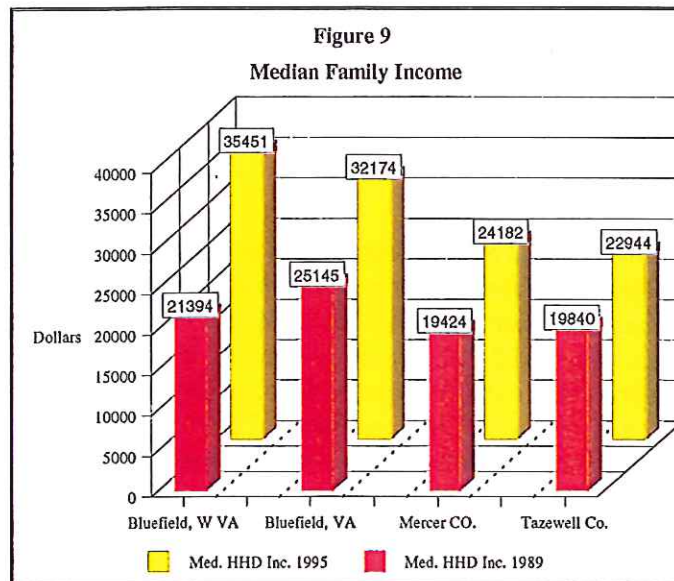
Source: Claritas, Inc., 1996.



Source: Claritas, Inc., 1996.



Source: Claritas, Inc., 1996.



Source: Claritas, Inc., 1996.

Employment

Historically, the city of Bluefield was known as a mining town, with coal mining being the basic industry and the dominant source of employment. As employment in mining industries began to dwindle, manufacturing and wholesale became the more important economic functions. Today, the labor market of Bluefield, W.Va., primarily consists of high-tech coal mining, geology, environmental services, wood industry, limestone manufacturing, warehousing, oil and natural gas exploration, and health and service occupations. Among these labor market components, retail trade, professional services, and manufacturing comprise the largest percentages and supply the most jobs. Table 1 describes the percentage breakdowns of persons of Bluefield, W.Va., employed in the different industries for the year 1990, as well as the percentage of persons employed in these industries throughout the region.

Mercer County supplies many of the primary sources of employment throughout the region. There are several companies that employ more than 600 people each, including Bluefield Regional Medical Center, Mercer County Board of Education, Norfolk Southern, and Princeton Community Hospital. Other companies throughout the county also supply numerous jobs, and Table 2 lists Mercer County's 50 largest employers and their approximate number of employees.

Besides the 50 major employers, two industrial parks also exist within the Bluefield region. Cumberland Industrial Park Complex, located in Bluefield, W.Va., consists of 350 acres of land, is supplied by municipal water and sewer, and has paved and lighted streets, and electrical service. This facility is considered to be the largest industrial site within the area, and has good access from major roadways. The second facility in the region is the industrial park located in Bluefield, Va.

Unemployment Rate

The labor force consists of the portion of the population that can potentially participate in active employment, or those persons over the age of 16. Based on this definition, the *West Virginia Economic Summary*, published in April 1996, revealed that over the last year, the state's economy gained 2.1 percent in job counts, improving the unemployment rate of the state overall and indicating a stabilization of the economy. The most current unemployment data gathered from West Virginia's Department of Development reveals as of May 1996, the state of West Virginia had an unemployment rate of 7 percent, and Mercer County had an unemployment rate of 4.8 percent. These rates are much improved over 1990 estimated unemployment rates for the region. Statistics show that for the year 1990, Mercer County had more than 26,000 persons eligible for employment, and of these people, 90.6 percent were employed through civilian or military jobs, and 9.4 percent were unemployed. Tazewell County's statistics were similar, with 91 percent of the more than 18,000 persons in the labor force employed, and the remaining 9 percent unemployed. These statistics further support the fact that the economy throughout the Bluefield region is stabilizing.

Table 1
Employment by Industry 1990

	Bluefield, WV	Bluefield, VA	Mercer County, WV	Tazewell County, VA
Agriculture/ Forest/Fisheries	41	9	319	294
%	.9%	.4%	1.3%	1.8%
Mining	124	57	983	2,034
%	2.6%	2.4%	4.2%	12.1%
Construction	172	66	1,545	891
%	3.6%	2.7%	6.5%	5.3%
Manufacturing	374	274	2,561	1,942
%	7.9%	11.4%	10.8%	11.6%
Transportation	258	152	1,286	749
%	5.4%	6.3%	5.4%	4.5%
Communication	137	55	632	399
%	2.96%	2.3%	2.7%	2.4%
Wholesale Trade	256	167	1,128	766
%	5.4%	6.9%	4.8%	4.6%
Retail Trade	1,124	424	5,138	3,228
%	23.63%	17.5%	21.7%	19.3%
F.I.R.E.	377	145	1,199	778
%	7.9%	6%	5.1%	4.6%
Business/ Repair Service	171	80	802	611
%	3.6%	3.3%	3.4%	3.6%
Personal Service	192	106	831	548
%	4%	4.4%	3.5%	3.3%
Entertainment	98	20	299	104
%	2.1%	.8%	1.3%	.6%
Professional Service	1,300	827	6,288	3,962
%	27.3%	34.2%	26.6%	23.7%

	Bluefield, WV	Bluefield, VA	Mercer County, WV	Tazewell County, VA
Public Administration	138	36	635	443
%	2.9%	1.5%	2.7%	2.6%
Total Employed	4,762	2,418	23,646	16,749
Sources: Woolpert; Claritas, Inc.; and Bluefield Chamber of Commerce; 1996				

Table 2
Mercer County's 50 Largest Employers

Number of Employees	Company	
600+	<ul style="list-style-type: none"> Bluefield Regional Medical Center Mercer County Board of Education 	<ul style="list-style-type: none"> Norfolk Southern Princeton Community Hospital
200-399	<ul style="list-style-type: none"> Appalachian Power Company Bluefield State College Concord College Kroger St. Luke's Hospital 	<ul style="list-style-type: none"> U.S. Postal Service West Virginia Baking Company West Virginia Department of Highways
100-199	<ul style="list-style-type: none"> Bluefield Daily Telegraph Compton Construction Cumberland Care Dean Company Duncan Welding EIMCO Coal Mining Corporation First Community Bank General Telephone Glenwood Park United Methodist Home 	<ul style="list-style-type: none"> Hills Department Store K-Mart Lowes of Princeton Mercer County Courthouse One Valley Bank Pacific Encore Sears Smith Services South WV Regional Health Center Swanson Plating & Machinery Co.
29-99	<ul style="list-style-type: none"> Allied Refrigeration, Inc. Appalachian Log Structure Celtite, Inc. Charco, Inc. Cole Chevrolet Daniels Company Downard Hydraulics Eastern Vault First National Bank of Bluefield Flat Top National Bank of Bluefield 	<ul style="list-style-type: none"> Hydro/Plate and Machinery Service Lusk Disposal/Empire Salvage Maples, Inc. Pepsi-Cola General Bottlers Princeton Machinery Ramey Chevrolet Rish Equipment Tabor Machine U.S. Forestry Science Laboratory
Source: Bluefield Chamber of Commerce, 1996.		

Development Trends

Building permit data was collected to analyze development trends in the community. Permit data was obtained from the city of Bluefield Building Inspection Department. This data reflects new construction, building alterations, and razed buildings over the survey period from 1976 to the present.

Residential Construction

New residential construction activity is shown in Table 3. This data includes building activity for detached single-family dwellings, two-family dwellings, townhomes, and multi-family apartment units from 1976 thru 1995. New residential construction in the community has remained relatively stable over the past 20 years. The mean average of permits issued each year is 17 ranging from a low of one in 1990 to a high of 91 in 1995. Because of the lack of developable residential land within the community, almost all new residential home construction occurs on existing lots. There have been two residential subdivisions developed over the past two years. These include Three Springs Town Homes development and the Canterbury Woods subdivision.

Commercial and Industrial Construction

Commercial and Industrial construction activity is shown in Table 4. The past 20 years of commercial and industrial building construction has been depressed. The mean average of new commercial and industrial buildings each year is five. The high for the survey period was in 1987 when 32 permits for commercial buildings were issued. Little industrial development activity has occurred during the survey period.

Building Demolitions

Data on razed buildings is shown in Table 5. This data represents buildings that were demolished to clear building sites for new construction or to demolish buildings that have fallen into a state of disrepair.

Building Alterations and Additions

Data on building alterations and additions is shown in Table 6. This data represents alterations or additions to existing residential and commercial buildings. Permits issued for work to existing residential homes range from a low of 47 in 1994 to 664 in 1990, with a mean average of 406. Commercial building alterations and additions range from two in 1993 to 111 in 1992, with a mean average of 46. It should be noted for years 1987 thru 1991 commercial permit data was included with residential permits.

Table 3
New Residential Construction

Year	Number of Units	Average Valuation Per Unit (\$)
1976	30	28,792
1977 ¹		
1978	37	40,391
1979	7	49,714
1980	19	28,197
1981	5	34,600
1982	8	40,986
1983	15	49,506
1984	19	23,578
1985	6	26,406
1986	6	20,583
1987	8	35,500
1988	3	25,691
1989	5	27,000
1990	1	39,915
1991	8	26,037
1992	13	58,291
1993	11	41,270
1994	20	34,644
1995	91	33,339
¹ Indicates data is not available.		

Table 4
New Commercial and Industrial Construction

Year	Number of Buildings	Average Valuation Per Building (\$)
1976	5	1,888,800
1977 ¹		
1978	4	341,250
1979	8	212,537
1980	7	793,914
1981	1	500,000
1982	1	750,000
1983	3	363,000
1984	3	80,666
1985	1	55,000
1986	5	84,600
1987	32	33,990
1988	3	1,149,333
1989	9	106,444
1990	1	8,000
1991	1	3,800,000
1992	1	50,000
1993	2	132,500
1994	0	0
1995	29	24,546
¹ Indicates data is not available.		

Table 5
Building Demolitions

Year	Residential	Commercial
1976	19	5
1977 ¹		
1978	9	1
1979	10	6
1980	30	0
1981	35	3
1982	11	4
1983	9	1
1984	16	3
1985	10	7
1986	15	7
1987	15	1
1988	12	3
1989	11	2
1990	24	2
1991	12	1
1992	16	0
1993	16	0
1994	8	2
1995	7	0
¹ Indicates data is not available.		

Table 6
Building Alterations and Additions

Year	Residential	Commercial
1976	544	51
1977 ¹		
1978	517	59
1979	519	56
1980	492	52
1981	452	56
1982	404	76
1983	378	25
1984	483	48
1985	541	78
1986	470	69
1987 ²	440	
1988 ²	395	
1989 ²	496	
1990 ²	664	
1991 ²	602	
1992	549	111
1993	588	2
1994	47	9
1995	452	53
¹ Data is not available. ² Residential and commercial permits are combined.		

Existing Land Use

The purpose of analyzing existing land use patterns in Bluefield is to determine historic patterns of development, identify land use conflicts, and provide a basis for future land use decisions. The existing land use patterns in the community were inventoried using aerial photography, field surveys, and city maps. Figure 10 is a general graphic representation of the land use patterns in Bluefield.

The survey identified eight land use categories in Bluefield. These land uses are single-family residential, multi-family residential, office, commercial, industrial, public/institutional, park and recreation, and open space. The following is a description of the land use categories.

Single-Family Residential

The single-family residential land use category accommodates one-family dwelling units as well as scattered areas with two-family dwellings. The densities range from one to six dwelling units per acre.

Single-family residential development is the predominant land use within the community. The older residential neighborhoods surround the downtown area. These neighborhoods are characterized by traditional grid layouts and small lots. The newer residential areas are located in the southern portion of the community. Both traditional grid layouts and curvilinear street designs characterize the southern neighborhoods. Larger lots are common in areas where the topography is steep.

Multi-Family Residential

The multi-family residential land use category accommodates apartments, townhome and garden apartments, as well as assisted living facilities. The densities are seven or more dwelling units per acre. Larger multifamily developments include the Tiffany Manor Apartment development, Maryland Avenue Apartments, the Three Springs Town Homes development, and the Ridgecrest Apartments. The city has a very small percentage of its residential land used for multi-family development.

Office

The office land use category provides professional office type development including banks, financial institutions, law offices, medical and dental practices, insurance and real estate offices, and other professional offices. Professional offices are concentrated in the downtown area and in a smaller commercial area south of downtown. The downtown area is the financial center of the region. A number of large financial institutions and insurance companies are located in the downtown area and employ a large number of people. South of downtown is a

smaller commercial area which has a number of professional offices and service commercial businesses. Many of the offices in this commercial area are residential home conversions.

Commercial

The commercial land use category provides for all general retail and service business. The commercial areas in the community are concentrated in the downtown area, the South Bluefield Business District, and along major thoroughfares including Bluefield Avenue, Bland Street, and East Cumberland Road.

Bluefield Avenue west of downtown is an area of mixed commercial uses. Restaurants such as Shoney's, Pizza Hut, and Wendy's exist in this area as well as gas stations, car dealers, automotive parts stores, and convenience stores. Other general retail commercial uses like the Dolly Madison Thrift Shop are characteristic of this corridor.

Commercial uses in downtown Bluefield consist of a number of small service and retail businesses. These include the Land Mark Mini Mall, furniture stores including Kammer Furniture on Bland. Stateside Wholesale Inc., also on Bland. Barber shops and other general merchandise stores are also located in this area.

The South Bluefield Business District includes area of mixed service commercial businesses. These include the Evergreen Market, Neon's and Gabby's restaurants on Jefferson, and Goody Kutz Drug Store on Bland, which all cater to the adjacent neighborhoods as well as the community as a whole.

East Cumberland Road is an area of mixed commercial uses including restaurants, regional retailers such as K-Mart, supermarkets including Kroger, and a number of motels including the Brier Motel, Econo Lodge, Highlander Motel, and the Holiday Inn. This commercial corridor serves the regional area.

Industrial

The industrial land use category consists of warehousing, machining, and production-related businesses related to the railroad and mining industries. The presence of the Norfolk and southern railroad and U.S. 52 has encouraged industry to locate in close proximity to these transportation facilities. Manufacturing and warehousing industries line the south side of the railroad tracks west of downtown. North of the railroad tracks are railroad-related industries such as repair facilities, staging areas, and trucking businesses.

Public/Institutional

The public and institutional land use category consists of schools, government facilities including city buildings and post offices, churches, hospitals, and other quasi-public uses. The

city of Bluefield has elementary, junior high, and high school facilities located within the community. In addition to these primary and secondary schools is Bluefield State College, a four-year college serving more than 2,500 students. Bluefield has two hospitals: the Bluefield Regional Medical Center located at 500 Cherry Street and St. Luke's Hospital which is located on the south side of U.S. 460 on Southview Drive. A number of churches are interspersed throughout the community.

Park/Recreation

The park and recreation land use category includes areas for parks, trail systems, recreation centers, and golf courses. The Bluefield Recreation complex is located in the western portion of Bluefield on Stadium Drive. This complex offers a wide variety of recreational opportunities including baseball and football fields, basketball and tennis courts, picnicking areas, shelter houses, hiking trails, and ice skating during the winter months. The Bluefield Country Club is a private golf course located along the western boundary of the community. Six smaller neighborhood parks serve the residential areas in the community.

Open Space

The open space category is characterized by rugged mountain terrain. These open space areas have very limited development potential due to the steep slopes and heavily wooded landscape. Existing developments consist of large lot residential and recreational uses. East River Mountain, which forms the southern border of Bluefield, characterizes the predominant mountain terrain of the region. The limited development potential of these areas will ensure the mountain character of the community is maintained.

Historic Resources

The city of Bluefield has a rich history tied deeply to the natural resources of the region. The city traces its earliest residents to the late 1700s. The region was primarily farmland until coal was discovered in the late 1800s. The boom in the coal industry resulted in a corresponding increase in population and businesses and industrial facilities associated with the coal industry. Because of the wealth associated with the coal boom years the city developed numerous significant buildings, both commercial and residential.

To ensure preservation of the city's rich architectural history, historic districts have been established in the downtown area as well as in the residential area south of downtown. These historic districts are shown in Figure 11. The Downtown Commercial Historic District, which is located within the general boundaries of Princeton Avenue, Scott Street, High Street, and Russell Street, includes a number of buildings that represent a short period of construction (1921 to 1925) of prominent structures of compatible design. The following is a list of structures in the downtown area that comprise the West Virginia's Historic Downtown Bluefield:

-
- Old City Hall—500 Bland Street
 - Bluefield Daily Telegraph Building—412 Bland Street
 - Elks Lodge and Opera House—405 Raleigh Street
 - People's Bank—400 Princeton Avenue
 - Law and Commerce Building—Federal Street and Raleigh Street
 - West Virginia Hotel—Federal Street and Scott Street
 - Peery Building—525 Bland Street
 - Kee Building—601 Federal Street
 - Bailey Building—704 Bland Street

In the residential area south of downtown, a number of residential structures have been identified as being representative of distinguished architectural styles. The South Bluefield Multiple Property Submission includes residential structures in the Jefferson Street Historic District, the South Bluefield Historic District, the Upper Oakhurst Historic District, and the Country Club Hill Historic District. The houses in these areas are characterized by Colonial Revival, Neo Classical, Four Square, and Bungalow architecture. Although these styles are the predominant architectural styles there are other styles that contribute to the overall significance of the area.

Although the historic structures in the downtown area provide a glimpse into the history of the city and provide a unique setting for commercial and office opportunities, there are some issues that typically have to be overcome to ensure that these older structures serve the need of modern office requirements. Some of these issues include large open spaces for modular office furniture and efficient access to telecommunications and electronic equipment.

UTILITIES

Water

The West Virginia American Water Company (WVAWC) is the primary provider of water throughout the Bluefield region. The source of the raw water comes from three reservoirs and springs located within the district, supplying an abundance of water with the ability to produce 5 million gallons of water a day, which is more than 1.2 million gallons a day beyond the present demand. WVAWC is the largest water utility in the state of West Virginia, and supplies water to the Bluefield and Princeton communities, and the Cumberland Industrial Park. As of 1994, it serviced 5,766 customers, of which 91 percent were residential accounts. Growth of water service is also expected to occur through the planning year 1997 in the commercial and "other" categories as well.

WVAWC has further established its past, present, and future water demands for the various account types. Residential demand in the Bluefield region between the years 1980 and 1993 ranged between 138-148 gallons per customer day (gpcd), with an average of 143 gpcd. A slight downward trend for the residential water demand has been projected for upcoming years. During the same period, commercial demand ranged between 704-764 gpcd, with an average of

732 gpcd. This consumption has been reduced in recent years, and the average now stands at about 726 gpcd. Water demand in the "other" category, which includes sale-for-resale water usage, has ranged between 2,998-6,709 gpcd between the years 1980-1993, with the average at 5,144 gpcd. Data produced in the WVAWC Comprehensive Plan also indicates that this category will incur an increasing trend over the next few years. A continuation of past trends is expected to occur in the Fire/Special category, with no increase in demand.

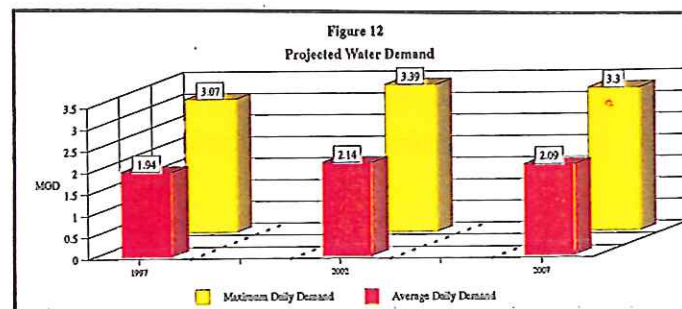
Non-sales water in the Bluefield region, the portion of water treated but not purchased, averaged 26.9 percent of the system delivery between the years 1980 and 1993. WVAWC links a high portion of this percentage to the significant number of unlined mains constructed of galvanized or cast iron pipes throughout the area, which are old and prone to leaks and breakages. In order to reduce this loss, WVAWC has implemented a leak detection and repair program, which is intended to reduce water loss. Through this program, non-sale water is projected to reduce to 26 percent of system delivery in 1997, 24 percent in 2002, and 22 percent in 2007.

Total Average Day and Maximum Day demands have been projected into the future. The following figure depicts the estimated increases between the years 1997 and 2007.

As Figure 12 shows, demand is expected to increase through the year 2002, then experience a slight decline through the year 2007.

The West Virginia American Water Company has also outlined potential system improvements over the next 10 years for the Bluefield district. These improvements range from installation of new water lines and

replacement of old lines, to a series of improvements to the Ada Water Treatment Plant, construction of a booster station on the south side of the Norfolk railroad, installation of a PRV station where the Grooveland Booster will be retired, installation of a new tank, and the installation of a control valve just south of the Ada Raw Water Pump Station. No set dates have been scheduled for any of these potential improvements.



Source: WVAWC Comprehensive Planning Study, 1994.

Sanitary Sewer System

The sanitary sewer system that services the Bluefield Region is run by the Sanitary Board of Bluefield. The system consists of two sewage treatment plants, and was constructed in 1936. The system is considered to be in good condition with no areas in need of major repair or replacement.

The system consists of two treatment facilities, and currently services approximately 7,500 customers, of which 5,300 are located in West Virginia. Both facilities have a total design flow of 6.5 million gallons per day (MGD) each, and the current Dry Weather Flow demand for the entire system is at 3.5 MGD. A recent upgrade and expansion was completed at the Westside Waste Water Treatment Facility in 1996, further increasing the design flow of the overall sanitary system.

Currently, all portions of Bluefield, W.Va., are serviced by the Sanitary Board of Bluefield, with the exception of an area in the northeastern portion of the city. This area is not serviced due to the nature of the terrain. In addition, the Sanitary Board is accessing the feasibility of future expansion of the system outside of the city of Bluefield. Two areas are currently under consideration and involve extending service north of Bluefield, W.Va., to the Brush Fork area, and west of Bluefield, Va., to the Divides area. Other recent expansion of the system includes the addition of an 8-mile sewer line constructed in 1993, extending to the Cumberland Industrial Park.

An Inflow and Infiltration program has been implemented by the Sanitary Board in order to assist in the maintenance of the total system. The program insures that repairs will be made to the system regularly and upgrades to the collection system will be made as needed. In addition, the Sanitary Sewer Board is currently in the process of replacing the 20-year old equipment located at the Ada Wastewater Treatment Facility. A 1996 expansion was completed at the Westside Waste Water Treatment Facility, and in 1991, a collection system repair and replacement project was completed.

Storm Water

The overall general condition of the storm water system throughout Bluefield, W.Va., is considered to be in poor condition. Most areas serviced by the system produce more run-off than the system can handle, and the system is undersized in most locations. This often results in water back-up and flooding of the streets. There are also portions of the system that are in need of replacement and repair. Along Bluefield Avenue sections of the storm water system have caved in, and flooding occurs frequently along various streets as well as throughout the South Bluefield Business District and the Grassy Branch Area. Problems have also worsened with the construction of U.S. 460 and U.S. 52. The existing system is not large enough to accommodate the additional storm water run-off. The Canterbury Woods Housing development is tied into the existing storm water system, adding an additional strain.

Currently the storm water lines that run throughout Bluefield, W.Va., tie into Virginia's storm water lines, and over half of the city of Bluefield does not tie into the existing subsurface storm water system that is in place, but instead drains into ditches. In an attempt to help alleviate these problems, application has been sent to FEMA for funds to upgrade the system and reduce flooding. Proposed creek dredging has also been identified in various areas throughout the district. Areas around the Bluefield City Park and Beaver Pond Creek, as well as portions of College Avenue, Vineyard, Horton, and Grassy Branch Road, have all been established as locations for future creek dredging. Areas have also been identified for proposed storm water

upgrades. These areas include College Avenue between Stadium Drive and Jefferson Street, all of Oakhurst Avenue, East Cumberland Road starting at Bland Road, Union Street, Essex Street, Vineyard Street, and Stovall Street.

TRANSPORTATION

The transportation network that exists within the Bluefield region is comprised of a street network including major highway arteries, rail lines, and air service, and lies at the hub of several major transportation routes serving the United States. This transportation network provides easy access to and from the Bluefield area, facilitating excellent intraregional transportation links, as well as offering an outstanding intraregional networking potential.

Roadways

I-77 runs north and south and serves as a connector to many major cities. This interstate extends from the Great Lakes to Florida, connecting Bluefield with major northern population centers, such as Cleveland, Ohio, as well as many major southern populations. I-77 also serves as a major route for tourism and shopping, linking, connecting, and intersecting with major east-west corridors. These corridors include Interstate 64, Interstate 79, and Interstate 81. U.S. 460 provides east-west access throughout the region and provides excellent service to the east coast. Route 460 conveniently links to I-81, which extends from Tennessee up through New England.

The major north/south roads within the city are U.S. 52 (Bland Street), Grassy Branch Road, and Maryland Avenue/Cherry Street. The major east/west roads are U.S. 19 (Princeton Avenue east of Bland Street and Bluefield Avenue west of Bland Street), College Avenue, and Cumberland Road.

Intense studies, including traffic volumes and counts, have not been completed on a city-wide basis within the Bluefield region in the past few years. There has not been a recent need to study the capacity of the road network. Traffic counts that have been done were for the purpose of pavement analysis. However, according to the information gathered from the city's traffic department, and the few counts that have been prepared, the streets throughout the Bluefield region are meeting the current traffic demand. Generally the condition of the city streets is good. There are the typical road improvements that need to be completed; however, the only significant problems citywide are the severity of steep slopes and the difficulty in driving during periods of inclement weather.

The West Virginia Department of Transportation's Highway Division is currently evaluating possible alternative routes for the construction of the King Coal Highway (proposed I-73). This highway, which consists of portions of the U.S. 52 alignment, extends from the vicinity of Williamson, W.Va., to the Bluefield area, with termini at Interstate 77 and U.S. 460. The roadway is being proposed in part to help reduce traffic congestion and alleviate road network

deficiencies, as well as provide increased and better access to the communities. The design of the roadway will consist of a four-lane facility with a median and truck lanes located where warranted, and access will be limited to designated intersections and interchanges. One proposed alternative alignment would be located partially in the city of Bluefield. The alignment would essentially follow the U.S. 52 alignment. Although numerous studies have been completed for this highway project the final alignment has not been officially determined.

Railroads

Norfolk Southern Corporation railway runs directly through the Bluefield region. This railway operates in 21 states and the Province of Ontario, services the Bluefield region, and is considered to be the major shipper of bituminous coal mined throughout the region. This rail line is the only railroad serving the Atlantic Coast all the way to the Missouri River

Airports

Mercer County Airport and Tazewell County Airport, which are general aviation airports, are both located within the Bluefield Region. Mercer County Airport, which is located approximately 6 miles from the Bluefield area, offers commercial service and acts as a commuter link to the US Air hub located in Charlotte, N. C. US Air Express offers non-stop round trips from Bluefield to Charlotte, N. C., with one flight to Pittsburgh. This airport has a 4,750-foot runway, a 24-hour weather service, tie downs, and fuel and flight service in field. The Tazewell County Airport, which opened in 1992, has a 4,300 foot runway. In addition to the airports, there are three heliports available in the area, and private air service is available.

ISSUE IDENTIFICATION/CITIZEN PARTICIPATION

The early stages of the planning process began with issues identification. To ensure that this planning effort reflect the wishes of the city's residents, a public participation program was implemented. This public participation program included two public forums and the initial meeting with the Land Use Plan Steering Committee. The initial kick-off meeting with the Steering Committee provided input into expectations for this planning effort. These expectations are provided below.

- Provide for a diverse community and economy.
- Promote and preserve the city's heritage.
- Aid in job development.
- Eliminate blighted conditions.
- Identify road improvements.
- Identify recreation improvements.
- Provide adequate infrastructure and safety.
- Minimize negative attitudes and provide a positive community image.

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- Identify funding sources for redevelopment.
 - Make recommendations for improvement of existing development controls.
 - Provide education about the planning process.
 - Provide adequate housing for all income levels.
 - Address the potential of the proposed I-73/74 corridor.

The first public forum was held at the Mt. Zion Baptist Church primarily to discuss the issues relating to the North Bluefield neighborhood; however, some discussion involved the issues that affect the entire city of Bluefield. The issues were discussed in terms of assets and concerns for the neighborhood and the city. The following issues were discussed at that first public forum.

- Assets:
 - Most homes are owner-occupied.
 - Plenty of multi-family housing available.
- Concerns:
 - More sidewalks needed throughout the neighborhood.
 - Not enough starter homes.
 - Need better rental housing. Need better zoning regulations.
 - Commercial encroachment is a negative impact to the neighborhood.
 - Vacant houses are a blight.
 - Too many cars parked along the street—require driveways when possible.
 - Require that before taxes can be paid, lot must be cleaned of weeds, etc.
 - City should require that the lawn, yards be kept in better shape. City needs to enforce existing laws and ordinances.
 - Need loan programs for low-income housing improvements.
 - Reclaim property values with quality materials and techniques.
 - City needs to invest in the north side with quality housing.
 - Neighborhood needs amenities such as parks.
 - Although residents are paying a street fee, they do not feel that they are receiving anything from it.
 - Poor storm water management leads to property damage.
 - Poor storm water management regarding maintenance, Church Street, etc.—feel that the north side is being neglected.
 - Need a good comprehensive plan with incentives—requiring people to comply.
 - Need funding for low cost residential upgrades.
 - Recreation centers are in disrepair—when city won't do it—allow citizens to do it.
 - Make funding available to all residents - do not exclude the north side.
 - Residents wonder why the city is spending money on major recreational development when there are so many problems on the north Bluefield neighborhood.

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- Residents have been in planning process before and didn't see results—will they see results?
 - Use policemen on foot in the north side.
 - Sewer problems in the flat part of north side—you must call for a response to problems.
 - Zone residential area so industry will not interfere with quality of life.
 - Add sidewalks where possible.
 - Pave all streets where buses run.
 - Could demolished houses in flat areas provide a future school site?
 - City needs to do small repairs in a timely fashion—is the north side being ignored?
 - Toxic, gassy odors from the railroad from the Grant Street Bridge to Belcher Street.
 - Cultural Center needed on the north side for a citywide benefit.
 - Houses damaged by fires in some areas are not addressed.
 - Dangerous buildings are left standing.
 - Swimming pool on the north side would benefit the neighborhood.
 - Industry is not benefit to the community—no employment—hurts neighborhood image.
 - Bring profitable industry to the area.
 - Make a better Community Center emphasizing African American heritage.
 - Need community aware of community pride.
 - Jobs are essential to the well being of the community.
 - Need for grocery store, convenience store on the north side.
 - Address pedestrian issues.
 - Senior citizens do not have adequate transportation.
 - No bus stops provided for the people, provide schedules to neighborhood residents.
 - Provide more police protection.
 - Clinic is needed within the north side with African American doctors.
 - The community is isolated from all amenities.

The second public forum was held at Bluefield City Hall. This second meeting placed more focus on issues that affect the entire city. Although most of the discussion was about the city, some additional issues relating to North Bluefield were also voiced. The following are the issues discussed at the second public forum.

- Assets:
 - The city has a good work force with good work ethic.
 - Low crime in the city.
 - Many people have strong family roots to Bluefield.
 - Good public bus system.
 - Adequate water and sewer to serve business.
 - Good highway access.
 - Good rail, air, highway service.

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- Good climate.
 - Good educational support facilities.
 - Good support from business in the community.
 - Good health facilities.
 - Strong financial institutions in the community.
 - Good newspapers—excellent media.
 - Good economic development support.
 - Plenty of parking available downtown.
 - Small town atmosphere.
 - Four distinct seasons, good climate.
 - Good church atmosphere.
 - Beautiful city park.
 - Good recreation department.
 - Air quality is good.
 - Feel secure at night.
 - Hospital facility close by with heliport.
 - 911 service available.
 - The arts commission has regrouped a few years ago with a schedule of events throughout the city in the schools.

- Concerns:

- Number of jobs related to coal have been reduced—the coal production has not reduced.
- Not enough jobs for young people.
- Not enough land for development.
- No direct exit off from I-77.
- No nice restaurants in town and by the interstate.
- Could the city annex property by I-77?
- Opposition with redevelopment at times.
- Redevelopment of older structures would save money and help the economy.
- There are approximately 32 empty buildings downtown that need to be reused or demolished.
- Could some of the buildings be used for outlet centers?
- Many business going to Jefferson Street.
- City has incentives for redevelopment.
- Amusement park, etc., downtown to draw people downtown—children and adults.
- General perception of downtown is not too bad.
- Look at Lewisburg, Berkley Springs, W.Va., for examples of redevelopment ideas.
- Make businesses attractive to draw visitors.
- Downtown is not attractive, affordable.
- Civic Center is needed for entertainment, and teaching.
- Swimming pool available to public.
- Emphasize the use of foot traffic to get downtown.

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- Movie theater, quality restaurants are needed in the city.
 - Inform public of programs that will help persons develop downtown.
 - Most prospects for business need a new, turn-key facility for expansion or relocation.
 - City needs to enforce existing building codes to reduce eyesore buildings.
 - Make existing structures that are downtown cheap so owners can afford to renovate the structures themselves.
 - Not enough middle income housing available.
 - Individual homes can be nice but others in poor condition bring the nice homes down.
 - Lack of available rental houses.
 - Housing turnover is relatively stable.
 - Younger people are leaving the area and need to be encouraged to stay.
 - Entry level housing is not an issue because so many of the young people are leaving the city.
 - Demolish old houses and build new homes.
 - Deterioration of homes on the east end of the south side hurts the image of the city.
 - A range of multi-family housing is available.
 - More middle-income multi-family housing needed.
 - Basically streets are in good condition.
 - Steep streets in all parts of the city makes maintenance difficult.
 - Not all streets are paved within the city limits.
 - Drinking water supply is not a problem.
 - Flooding within the city (1204 Bland Street) is a concern.
 - Storm water system is very inadequate—undersized.
 - Lighting within the community is needed in some areas - some lighting updated 5-7 years ago.
 - The city has applied for \$10.6 million storm water system improvement.
 - There is sewer odor in low lying areas after heavy rains.
 - Sidewalks are not as big an issue on the south side as on the north side.
 - Property owners have to keep up their sidewalks and the city can make owners put in a sidewalk.
 - Residents don't feel that they are receiving benefits from their tax dollars.
 - People do not appreciate what they have.
 - Distinct division in the community with north and south, east and west.
 - The city needs better integration of neighborhoods.
 - Poor communication between neighborhoods.
 - Not enough information given between neighborhoods.
 - North side tennis court needs repaired.
 - City entrances are not attractive, therefore providing a poor perception of the city.
 - Princeton offers a better solution to the interchange access.
 - Not enough lighted playgrounds.
 - There has been a tutorial system enacted in a community center with younger tutors.

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- City needs to work with the community development center.
 - Recruit youth to renovate old houses.
 - School board needs to be addressed about comprehensive plan.
 - Can the comprehensive plan tell the school board where to build the new consolidated school?
 - Can the comprehensive plan address annexation?
 - Traffic signal problems in some parts of the city.
 - Keep residents here and promote diversified industry.
 - Stop the population reduction.
 - Encourage community activities that occupy children/teens in the evenings.

DEVELOPMENT OPPORTUNITIES/CONSTRAINTS

Based on all the information that has been evaluated—socioeconomic conditions, existing land use, a brief overview of environmental conditions, and public input—the strength and weaknesses of the city have been ascertained. Most of the developable land area within the city limits has already been built-out. What land that has not been developed is generally constrained by steep slopes. Although steep slopes can be overcome by grading the site to an appropriate condition it is typically cost prohibitive. Another consideration related to steep slopes is retaining the visual character of this mountainous region. There are no flood plains in the city, however there are storm water drainage problems because of an aging storm water sewer system. The areas with the more significant drainage problems are in the northern neighborhoods and in the residential area south of downtown.

There are two distinct areas of the city where the housing conditions are significantly different. In the older portion of the city many of the structures are require maintenance and rehabilitation. Most of the housing in the newer neighborhoods to the south are generally in much better condition. In addition to some less than adequate housing conditions in the northern neighborhood, there are current land use conflicts between residential structures and industrial uses. Although the city's downtown is still the financial heart of the region, there are currently several vacant buildings and much fewer people working in the buildings that are not vacant. The vacant buildings provide opportunities for redevelopment and an increase in the number of jobs for city residents. Another area of the city where there is an opportunity for job development is along U.S. 460. The south frontage of the highway is currently underdeveloped. Although the proposed development of the I-73/74 is still being studied, if the alignment does go through a portion of the city there would be significant land use and traffic implications that the city will have to address.

There are several neighborhood parks in the northern neighborhoods that may not be utilized fully at present, they provide opportunities for recreation better suited for the current and future demographics of the neighborhood. There are not many other parks in the city, however Bluefield City Park is an asset to the region that has not yet been fully developed. All of these issues will be included in the analysis when preparing the future land use plan for the city. A summary of these issues is graphically represented in Figure 13.

GOALS AND OBJECTIVES

The goals and objectives of the General Land Use Plan provide the framework for the plan's recommendations. These goals and objectives are based on the analysis of the issues raised in the public participation process and the existing conditions in the city of Bluefield. Table 7

Table 7
Goals and Objectives

<i>Goal</i>	The long-term purpose toward which programs or activities are ultimately directed.	A "goal" as developed within the context of this plan should not be obtainable. No matter how much the conditions may improve in Bluefield, there should always be room for improvement.
<i>Objective</i>	A specific, measurable, or quantifiable intermediate end that is achievable and marks progress toward a goal.	A singular objective or series of objectives may be identified for each goal. Also, these objectives are not exclusive of the goal for which they are identified and may be used for focusing progress toward several goals.
<i>Action</i>	The manner in which programs, functions, and activities are conducted to achieve an identified objective and strive toward a goal. Actions must also be specific, quantifiable, measurable, and if possible, time-certain as to when the program, function, or activity is to be implemented.	The actions are the specific functions that a county, city, village, or township commits to accomplishing to implement the plan. If, for example, industrial development is targeted for a specific location, adequate utilities should be provided to that location.

below is provided to explain how the goals and objectives are intended to work within the context of the plan.

Housing

Promote the development of quality housing for all income levels throughout the city:

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- Provide for variety of residential densities within the comprehensive plan and zoning regulations.
 - Encourage the development of multi-family housing units in appropriate locations.
 - Support building code enforcement in order to ensure a safe living environment.
 - Implement the Bluefield Neighborhood Revitalization Strategies.

Economic Development

Create jobs through the promotion of a diverse economic base that offers a wide range of employment opportunities:

- Promote education and retraining programs in cooperation with local schools, technical colleges, and universities that provide flexible skill training.
- Capture economic development opportunities along U.S. 52, U.S. 460, and I-77.
- Continue regional coordination efforts with various organizations in order to promote economic development.
- Encourage and support the development of local businesses and entrepreneurial efforts.

Promote the reuse of vacant buildings and sites for economic development:

- Identify and assemble a listing of vacant buildings and sites located throughout the community.
- Use additional tax incentive programs to encourage new business creation and development.
- Identify financial programs and funding sources for the assemblage of sites and the demolition of dilapidated structures.

Create a vital downtown area:

- Encourage the development of a downtown area plan.
- Encourage a mix of activities to attract people to the downtown area.
- Encourage the creation of downtown business associations, allowing local businesses the opportunity to pool efforts and resources together.

Infrastructure

Provide effective and efficient utility systems for all portions of the city:

- Coordinate planning efforts for city utility providers.
- Develop master plans for city utility systems.
- Develop a capital improvements program for the upgrade and maintenance of the storm water, sanitary sewer, and water utility systems.

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- Identify potential funding sources and programs for improvements and upgrades to the utility systems.
 - Coordinate the funding programs for utility system upgrades with lending agencies, administrative agencies, and utility providers.

Develop a safe and efficient circulation system for pedestrians and vehicles:

- Develop a capital improvements plan for the upgrade and maintenance of roadways.
- Improve north/south pedestrian connections across the railroad tracks.
- Develop a sidewalks plan to ensure safe movement of people throughout the city.
- Maintain and improve the roadways, including the surfacing of unpaved streets.
- Actively promote the use of the county wide public transportation system, run by the Bluefield Transportation Authority.

Quality of Life

Enhance, encourage, and expand the existing assets located throughout the Bluefield community:

- Encourage the expansion of recreation programs and facilities offering residents a variety of activities.
- Enhance the visual image of the city's gateways, creating a pleasant entrance into the community and a sense of community identity.
- Develop cultural activities for citizens of the community.
- Promote the interaction between Bluefield State College and the community.
- Position the city to take an active role in the development and promotion of recreation and tourism.

Land Use

Provide a compatible mix of land uses in the city that promote a strong diverse economy:

- Review existing codes and ordinances, ensuring that they support the land use plan.
- Resolve existing land use conflicts between residential and industrial uses.
- Ensure that neighboring land uses within the city are compatible.

LAND USE PLAN

The land use plan for the city of Bluefield provides the general framework for land development within the city. It is intended to assist city officials in decision making as it relates to land use and the physical evolution of the community. The land use plan establishes concepts for the orderly development of undeveloped land, the redevelopment of existing

parcels, and the preservation of mountainous terrain. The land use categories provide a general description of typical uses that would be supported in each of the categories, as shown on the map.

The land use plan contains a new category not previously discussed or established in the city of Bluefield's 1974 land use plan. These land use areas are set aside for development that is intended to provide the city with a development pattern not currently utilized in the city. This category, the Business Park category, is suggested to address a pervasive issue that was identified during public input—the need for jobs.

Planning Concepts

The land use plan for the city of Bluefield was developed to provide the framework that will position the city for economic development opportunities, retain the single-family character of the city's neighborhoods, and maintain the natural character of the landscape to promote the area as a retirement community.

The plan recognizes that economic development is necessary for the future of Bluefield. While it is true that the majority of the available land within the community is developed, it is vital that existing areas be organized in a manner that encourages a stable tax base. However, while a strong tax base has many benefits, it must also be balanced with the needs of the community's residents. The desire for the area to continue to be promoted as a retirement place certainly must be kept in balance with other development efforts.

A number of guiding principles were used in developing the plan. These principles are listed below.

- **Continue to Involve the Various Agencies Including the City of Bluefield, the Greater Bluefield Chamber of Commerce, Mainstreet Bluefield, Bluefield State College, and Others in Coordinated Economic Development Efforts in the Greater Bluefield Region**—The City of Bluefield should continue to position itself within the region through promotion efforts with these economic development agencies. Coordinated involvement and input from all agencies is vital to this effort.
- **Organize the Land Uses to Create More Consistent Land Use Patterns**—The city of Bluefield is predominantly a residential community. The character of single-family areas in the community will likely remain unchanged. However, commercial and industrial land uses will evolve over time reflecting changes in these markets. The land uses along Bluefield Avenue and Bland Street are undergoing transitions in the character of the corridor. The mix of residential, commercial, and industrial uses needs to be better organized to help each area function more appropriately. In the neighborhood north of the railroad a number of prosperous mining related industries existed at one time. Economic changes in the coal industry forced many of these companies out of business, leaving many vacant sites. These sites need to be reclaimed and rezoned to maintain the character of this residential neighborhood.

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- **Position the City to Take Advantage of New Economic Development Opportunities**—Bluefield is fortunate to have good transportation systems such as the forms of roadways, railroads, and a regional airport that is located minutes north of the city. Downtown has historically experienced significant public and private investment in its development. These past building investments offer an excellent opportunity to continue promoting the downtown revitalization efforts; however, these buildings need to be adapted for modern office environments to be reused. The U.S. 460 bypass is an evolving highway corridor that has excellent access to capture commercial and light industrial businesses. The proximity of Bluefield to I-77 provides the city with an excellent opportunity to capture economic development along a national transportation network. Annexation along U.S. 460 and John Nash Boulevard should continue to be a priority in economic development planning efforts to obtain buildable land for business and industry.
 - **Encourage Higher Density Residential in Areas Where Appropriate**—Recent trends in the Bluefield region housing market suggest that higher density housing is in demand. Higher density residential housing should be located in areas where the single-family character will not be adversely impacted. The most appropriate areas in the community for development of higher density residential uses are on the periphery of the single family neighborhoods. The promotion of Bluefield as a retirement community acknowledges this trend as the need for large homes and yards diminishes in this segment of the population. In addition to serving the needs of senior citizens, higher density housing would also serve younger residents in need of less expensive housing.
 - **Maintain a High Quality of Life for Residents**—The residents of Bluefield have generally characterized their community as a single-family residential community, and have maintained the desire for the city to continue as such. Therefore it is important to emphasize the need for infill development to be compatible with the existing development. Providing areas for essential daily amenities will ensure the needs of the residents of Bluefield are met. These areas include shopping places, public spaces for gathering and socializing, park facilities for recreational activities, business and industrial areas for jobs, and quality residential neighborhoods.

Alternatives Development

Focus Areas

During the land use workshop conducted with members of the Steering Committee, attention focused on five key areas of the community. These areas need focused planning efforts due to their evolving role in the community. The areas are the U.S. 460 corridor, East Cumberland Avenue, Bluefield Avenue, South Bluefield Business District, and Downtown. The following sections describe the function of each of the focus areas as they relate to the land use plan and economic development efforts.

U.S. 460 Corridor

U.S. 460 is located in the southern portion of the community along the slopes of the East River Mountain. The U.S. 460 corridor in Bluefield is an evolving economic resource for the community due to site provisions for excellent access to the regional roadway system. This highway connects Bluefield to a regional transportation system stretching from Norfolk, Va. to Lexington, Ky.

The availability of undeveloped land, especially along the south side of the corridor, provides an opportunity for Bluefield to showcase new business and industry. Although the steep slopes on East River Mountain place challenges on development, proper site improvements will make this area a viable business location. Development of the south side of the U.S. 460 corridor is dependent on road access and quality site improvements. Because of the access control of U.S. 460, regulated by the Federal Department of Transportation, frontage roads will need to be incorporated into the development of this area to provide access to individual sites.

East Cumberland Avenue

The East Cumberland Avenue corridor between Bland Street and the U.S. 460 interchange is an evolving commercial area. The proximity of this commercial area to U.S. 460 allows good access to the region. Large retail stores located at the U.S. 460 interchange provide the community and region with shopping opportunities. This commercial area should function at a regional level, offering a wide range of retail commercial uses. As the south side of U.S. 460 develops, the East Cumberland Avenue commercial area should be designed to function in a support role with hotels and restaurants for business travel.

The west end of East Cumberland Road is a transitional zone into the residential neighborhood. Residential structures along the north side of East Cumberland Road provide an opportunity for professional office conversions to buffer the adjacent residential neighborhood.

Bluefield Avenue

Bluefield Avenue from Old Bramwell Road to the downtown is interspersed with many mixed uses. Commercial, industrial, residential, and public land uses can be found along this stretch of roadway. The corridor is heavily traveled and lends itself to commercial and industrial land uses. The south side of Bluefield Avenue should be targeted for retail service types of businesses that can support the adjacent neighborhood and community, as well as motorists passing through the city. The north side of Bluefield Avenue is an area for mixed commercial and industrial uses providing production, manufacturing, and warehousing activities. Although the mix of commercial and industrial is similar to U.S. 460, the amount of land along the north side of Bluefield Avenue is limited, so smaller scale industrial and commercial is proposed for this area.

South Bluefield Business District

The South Bluefield Business District is centrally located in the community. From this district, commercial goods and services are provided daily to the community's residents. Many residential homes have been converted to professional offices, providing a residential scale and feel to the area. Any future redevelopment or expansion of this area should be done in a manner that maintains this residential character.

Downtown

Downtown Bluefield is at a crossroads concerning its future. The downtown area has long been the financial hub of southern West Virginia, with a large number of professional offices, financial institutions, and associated commercial businesses. The retail chains that occupied the downtown area have moved out to convenient mall locations. It may not be realistic to recreate what the downtown area once was. Rather a new downtown climate must evolve that will bring the next generation of prosperity. There are many desirable physical design qualities the downtown area has that will allow for its continued success. The city along with many agencies including Bluefield Mainstreet and the Greater Bluefield Chamber of Commerce, are concentrating energies towards the revitalization of the downtown area. Another important portion of the downtown plan would be an urban design plan. The urban design section would include a streetscape plan, analysis of pedestrian/vehicle circulation, parking, and identification of management and maintenance responsibilities.

Land Use Alternatives

The land use plan for Bluefield is intended to establish a logical, thoughtful set of land use and development guidelines for public and private decision-making. As part of this planning process three land use alternatives were developed. These land use alternatives were developed as part of a land use workshop for the Steering Committee. The Steering Committee was separated into groups of four or five individuals and asked to identify a desired land use scenario for the city. Because the residents of the city have expressed the desire to keep the residential areas of the city primarily single-family, the Steering Committee members focused their efforts on the roadway corridors through the city, since these corridors then become the only viable areas for new development and redevelopment. The following discussion of each of the alternatives will also focus only on the land use changes proposed in the land use workshop.

Alternative One

Alternative One primarily focuses on commercial development in the city. This alternative is shown in Figure 14. Commercial development is expanded along East Cumberland Road. Development of additional commercial activities would be located on both the north and south sides of the road, and would extend from Bland Road to the city limits to the east. The commercial development along East Cumberland Road would be of the same character as

existing commercial uses, and could include motels/hotels, fast food establishments, and gas stations. Downtown would still be identified as a commercial area; however, in this scenario a downtown mall was proposed to generate more retail shopping. New commercial areas were proposed for the north Bluefield area. One of these commercial areas would be the location of a micro-incubator to generate new businesses in the city. The location of the micro-incubator was proposed for Pulaski Avenue. The second commercial area in the north Bluefield area was proposed for a portion of the neighborhood that is currently part vacant and partially industrial use. Another reuse potential identified in this alternative is the establishment of a cultural district in the northern portion of downtown, along Princeton Avenue. The anchor for this cultural establishment would be the old Colonial Theater.

Alternative Two

This alternative focused mainly on the northern portion of the city. As shown in Figure 15, the most prominent proposals for redevelopment of this area was the redevelopment of some single-family homes to higher-density town homes. The town home redevelopment would be located east of Bluefield State College. There are currently several neighborhood parks in this portion of the city. This alternative recommended the establishment of a park at a larger scale than the existing neighborhood parks. New commercial areas were proposed along East Wayne Street, Princeton Avenue, U.S. 52 north of Bluefield State College, and Pulaski Avenue. Redevelopment of the multi-family housing area west of Bluefield State College was also proposed. This area would become commercial in this scenario. Large-scale industrial was proposed along the north side of Bluefield Avenue where it intersects with Walnut Street.

Alternative Three

Industrial redevelopment of a portion of Bluefield Avenue and the proposal of new industrial development along U.S. 460 are the most prominent factors in this alternative land use scenario. This alternative is shown in Figure 16. This alternative proposed redevelopment of several blocks of residential and commercial development from Cedar Street to Thorn Street along Bluefield Avenue to industrial uses to provide opportunities for new jobs. New industrial development is also proposed along U.S. 460. Commercial growth is proposed for East Cumberland Road, Bland Street from College Avenue to downtown, College Avenue near the state border, and along Princeton and Bluefield Avenues. The importance of Bluefield State College to the city is shown in the proposed expansion south beyond the railroad yard and into the neighborhood south of Bluefield Avenue. This proposed expansion would be for dormitories for students.

Land Use Alternatives Analysis

These three land use alternatives provide slightly different scenarios to the future development of the city; however, they all rely heavily on providing opportunities for job development. As mentioned previously, the focus of the future land use plan is on roadway corridors through the

city because of the desire of city residents to retain the single-family character of its neighborhoods. The land use plan alternatives provide opportunities for job retention and creation by allocating a diversity of commercial and industrial options ranging from small neighborhood commercial areas to large regional commercial areas. All three alternative land use scenarios generally followed the goals and objectives of this planning effort. The minor differences from the goals and objectives of these plan alternatives included the proposal of an industrial area along the south side of Bluefield Avenue in Alternative Three. This proposed land use would be inconsistent with the goal of providing compatible land uses in the city. Other land use proposals that were not consistent with the plan's goals and objectives included the redevelopment of the Tiffany Manor Apartments into a commercial area. This proposal would not be consistent with the goal of providing housing for residents of all income levels. The ideas from the three land use alternatives that were not in conflict with the goals and objectives of this planning effort were incorporated into the Draft Land Use Plan.

Land Use Categories

Listed below are general descriptions of the land use plan categories as they relate to the draft future land use plan map shown in Figure 17.

Single-Family Residential

The single-family residential land use category accommodates one-family dwelling units as well as scattered areas with two-family dwellings. The densities range from one to six dwelling units per acre.

Single-family residential development is the predominant land use within the community. These single-family neighborhoods provide the residents of Bluefield with a sense of place. It is this character of the city's neighborhoods that should be preserved to maintain this desirable quality. The older residential neighborhoods are located north of the railroad tracks and surround the downtown area. These neighborhoods are characterized by traditional grid layouts and small lots. These neighborhoods are not shown as expanding; however, new single family construction can occur on vacant lots or lots that will have dilapidated structures demolished.

The newer residential areas are located in the southern portion of the community and incorporate more curvilinear street patterns. The lots sizes of the southern neighborhoods are larger than those in the northern portion of the community. Although there is not much available land in the city limits for large-scale, single-family development, some expansion of single-family residential is shown in the northeastern portion of the city. Part of this area is currently being developed as the Canterbury Woods subdivision. The new homes in this part of the city have higher purchase prices partly due to the site development costs because of steep slopes.

Multi-Family Residential

The multi-family residential land use category accommodates apartments, townhome and garden apartments, as well as assisted living facilities. The densities are seven or more dwelling units per acre. The multi-family residential category reflects trends in the housing market in Bluefield. These trends relate to the desire for smaller housing units. Multi-family residential is located along West Cumberland Road adjacent to the Three Springs Town Homes development, farther east on West Cumberland Road in the vicinity of the high school, along Roanoke Street, and at the intersection of Highland and Cherry Streets. These locations are appropriate for higher density residential uses because of proximity to heavily traveled roadways and single-family residences.

Office

The office land use category provides professional office type development including law offices, medical and dental practices, insurance and real estate offices, and other professional offices. Professional offices are concentrated in the downtown area and in a commercial area south of downtown. The downtown area is the financial center of the region. A number of large financial institutions and insurance companies are located in the downtown and employ a large number of people. Professional offices, predominantly medical, are shown in the vicinity of Bluefield Regional Medical Center and St. Lukes Hospital. These locations would provide doctors additional office space in proximity to hospitals in which they practice.

The South Bluefield Business District is a smaller commercial area that has a number of professional offices and service commercial businesses. Many of the offices in this commercial area are residential home conversions. Another area for professional offices is along East Cumberland Road. Existing residential homes provide an opportunity for office conversions as this corridor continues to undergo commercial pressure. The conversion of these homes to offices would provide a buffer and transition zone from the commercial establishments along East Cumberland Road and the single family residential neighborhoods to the north, particularly for motorists traveling along U.S. 52 through the city.

Commercial

The commercial land use category provides for all general retail and service business. The commercial areas in the community are concentrated in the neighborhood north of the railroad tracks, downtown, Bluefield Avenue, Bland Street, and Cumberland Road. New areas of commercial use are also proposed for the neighborhood north of the railroad tracks. These neighborhood commercial districts are intended to provide entrepreneurial efforts in developing neighborhood-scale businesses. Two of these areas identified on the land use plan are on Roanoke Street and along Grant Street. The conversion to commercial use will be more compatible with the surrounding single-family neighborhood. The third commercial area is the proposed location of the micro-incubator along Pulaski Street. This commercial area is to be developed through the cooperation of the city and Bluefield State College.

The proposed commercial area located along East Cumberland Road is for highway commercial uses. Uses include regional retail stores, regional shopping attractions, restaurants, hotels, and other similar uses supporting the highway traveler and the adjacent business parks.

The existing scattered commercial areas along Princeton Avenue should be consolidated into more centralized commercial areas for the residents of this neighborhood and the motoring public. Concentrating this neighborhood commercial area will provide added convenience and visibility which is supportive to these businesses. By consolidating these commercial areas there will be less land use compatibility issues with the surrounding single family neighborhood.

Along Stadium Drive are two areas for neighborhood commercial activities for the residents in the western portion of the community. These commercial areas will also support the regional medical center and associated office development, as well as providing some support to visitors to the city's park. Clustered commercial usages at the corners of the intersections of Ferndall and Maryland Drive provide convenient access and buffer the adjacent residential area from the intersections.

Mixed Use

Downtown

This land use category is intended to provide the city flexibility in redevelopment of downtown and along the north side of Bluefield Avenue. Because downtown will not likely be redeveloped in the same manner as during its most vibrant years, flexibility in redevelopment efforts will be a key factor in the future of this portion of the city. Although flexibility is important, there are several general concepts that will help guide redevelopment efforts. A mix of retail, office, cultural, residential, and institutional uses in the downtown area will provide a more stable economic situation than emphasizing just one or two uses. The distribution of these uses are important. Retail establishments should be concentrated to provide easy access for pedestrians. These retail establishments could include restaurants and specialty shops that serve weekday employees downtown and people going to cultural events, and businesses such as pharmacies to serve downtown residents. Because these retail establishments could also serve people attending cultural events they should be located in proximity to downtown a cultural district. Institutional uses such as the Arts and Crafts Center provide the city with an economic boost from tourism and visitation from city residents. Additional residential development downtown should be encouraged, particularly as a reuse opportunity for an appropriate building. The main focus of employment should continue to be in offices located in the upper floors of downtown buildings.

Bluefield Avenue

The mixed use designation for the north side of Bluefield Avenue also provide flexibility in redevelopment opportunities. Because this area borders the rail yard and Bluefield Avenue

more intense commercial and industrial development would be appropriate. The uses could include warehouse/distribution, light manufacturing, and larger scale commercial. These types of businesses in this area would be a smaller scale than those along U.S. 460 because of the smaller amount of land available.

Business Park

The business park land use category accommodates a mix of commercial and light industrial businesses. Because of the high visibility of these business park areas along U.S. 460, aesthetics are integral to the development of these areas. The Business Park is characterized with a high level of site amenities including landscaped open space and architectural detail in building design. Building scale is large and all activities are housed inside the building confines. Outdoor storage of products would not be permitted.

Industrial

The industrial land use category consists of warehousing, machining, and production-based businesses related primarily to the railroad and mining industries. Areas identified for future industrial uses should be located adjacent to the railroad. This provides the opportunity for multi-modal types of transportation utilizing existing roadway networks, the potential I-73/74 route through the community, the railroad, and the Mercer County Regional Airport.

Public/Institutional

The public and institutional land use category consist of schools, government facilities, churches, hospitals, and other quasi-public uses. These uses are interspersed throughout the community to serve residential areas. The uses are noted in the land use plan as they exist. They will continue to function and serve the community through these uses. As new facilities are built, the associated impacts these public facilities could potentially create on adjacent neighborhoods should be evaluated and mitigated.

Park/Recreation

The park and recreation land use category includes areas for parks, trail systems, recreation centers, and golf courses. The Bluefield Recreation complex is located in the western portion of Bluefield on Stadium Drive. This complex offers a wide variety of recreational opportunities including baseball and football fields, basketball and tennis courts, picnicking areas, shelter houses, hiking trails, and ice skating during the winter months. The Bluefield Country Club is a private golf course located along the western boundary of the community. Six smaller neighborhood parks serve the residential areas in the community.

Open Space

Areas defined as open space should be preserved to maintain the mountain character of the area. The future development potential of these areas is limited and potential building sites would require extensive site improvements. For these reasons development of these areas should be limited to large lot residential and recreational uses. These uses will ensure the character of the area will be maintained.

RECOMMENDATIONS

Infrastructure

Capital Improvements Plan

Capital improvement planning is an important link between the comprehensive land use plan and public infrastructure projects. A capital improvements plan (CIP) is intended to establish a prioritization of improvements to infrastructure elements such as streets, water and sewer systems, storm drainage systems, and community facilities. Programming is based on the need for the identified improvements and the ability for the community to pay for them.

A CIP is an important tool for a number of reasons:

- It identifies deficiencies in existing systems and identifies actions to correct them.
- It ensures that projects are built when they are needed and when necessary funds are in place to pay for their costs.
- It ensures a review process will occur as a check to policy decisions.
- Produces cooperation and coordination between city departments.
- Protects the public against pet projects.

Capital improvement planning will ensure that Bluefield is focusing financial resources to infrastructure projects that have been prioritized and funded in a sound manner. This is beneficial to the continued long-term health of the community.

Water System Improvements

The U.S. 460 corridor is a key economic development area for the community. Future development of this corridor will require adequate utility services be in place for it to become a viable business location. Currently, the city provides water service to the entire community except to the area south of U.S. 460. The existing development south of this corridor has individual water line extensions that serve each business.

Fire safety protection is also critical for future business development. Because the only water supply is to existing commercial establishments, there are no fire hydrants on the south side of

U.S. 460. Fire safety is already a concern for the city's fire department and with the intensity of proposed development in this part of the city, water mains and fire hydrants will be required. The city should plan for water main extensions south of U.S. 460 to provide an attractive and safe area for business and industry.

Storm Water System Improvements

Drainage in many areas of Bluefield is in need of improvement. Deteriorating infrastructure has caused poor drainage after storms. During the preparation of the city's capital improvement plan, additional storm water system improvements will be identified and prioritized. In addition to storm water system improvements, creek dredging is also proposed. This will help with the capacity of creek flow during heavy storms.

Transportation

I-73/74

The proposed I-73/74 alignment through the western portion of Bluefield will have impacts on the community. Current transportation and land use patterns could change if this alignment is built. Although there are many implications of impacts and benefits to the community, they are difficult to address at this time. The city should continue to position itself as an active participant in the development of the transportation link. Through this process the community can protect itself from undesirable impacts and work to develop the benefits this highway could bring to Bluefield. If the alignment of this interstate corridor does indeed bisect a portion of the city, then this land use plan will need to be reevaluated and revised to reflect the changes to land use and transportation in the city.

Easley Bridge Replacement

Alternatives for the proposed replacement and realignment of Easley Bridge have been developed by WVDOT. The intent of the project is to improve traffic flow and safety by replacing the existing bridge and creating a new alignment with Cherry Street. The proposed alignment will change the character of the neighborhood with property acquisitions for road right-of-way requirements. The city should continue to work with WVDOT to minimize potential impacts on the adjacent residential neighborhood. The redevelopment of the new alignment on the south end would provide the city the opportunity to begin the conversion of that single family neighborhood to a slightly higher density of housing as it is shown on the future land use plan.

Development Controls Review

The General Land Use Plan will ultimately be implemented through local development controls such as zoning and subdivision regulations. The land use plan provides a long-term perspective of desirable development and redevelopment efforts. This long-term view is accomplished in the short-term through land use decisions made on a continual, incremental basis. The development controls must therefore be consistent with the recommendations of the land use plan so that city decision makers have the tools necessary to implement the plan recommendations.

Subdivision Regulations

An integral element of residential subdivision design is open space. The Bluefield subdivision regulations require a minimum of five percent of all residential plats be dedicated for parks. Although subdivision activity in recent years has been slow, the city should continue to require park land with new residential development. One option for accomplishing this parkland requirement would be the consideration of "in lieu of" fees. This type of action would provide the money needed for existing park development.

Zoning Code

The current version of the Bluefield Zoning Code was adopted October 17, 1978, with the latest revision March 30, 1994. Figure 18 is a depiction of the zoning districts as of the latest revision. Zoning was first adopted and enforced in Bluefield in 1958.

Residentially zoned districts in Bluefield allow for a wide variety of housing types. Lot sizes are wide ranging for single-family and two-family districts. It is recommended house lot requirements remain intact to allow for housing opportunities at all levels in the market.

The business districts in Bluefield are broken down into three levels of service including neighborhood, the central business district, and highway business districts. These levels of zoning promote varying levels of business activity in designated areas of the community. This helps maintain the character of commercial areas relative to their function in the community.

Additional recommendations have been made for the adoption of new zoning districts into the Bluefield Zoning Code. These additions, which include the designation of mixed use districts, business parks, corridor overlay districts, and site plan review are all measures that will help to ensure a successful overall mix of uses throughout the city as well as support the General Land Use Plan.

Mixed Use District

The downtown area is envisioned to be a multi-functional area supportive to a variety of uses. This diversity should be encouraged to promote this theme. A successful downtown is active and exciting and the uses should be supportive of this climate. Uses in the downtown area include office, commercial, residential, and cultural. It is recommended the Central Business District zoning district be revised to reflect a mix of uses in order to support diversity in the downtown area.

Business Park

To support the Business Park land use category it is recommended a similar zoning district should be developed. This zoning district should be congruent with the Business Park definition in the land use plan. As a key entrance corridor of the community, it is important this area is properly zoned prior to development. Putting appropriate standards in place will insure that the type and scale of development the community desires will occur. Also, after the district has been established, the community should hold the line on developers requesting relief from the standards.

Site Plan Review

To insure proposed development is sensitive to on and off-site improvements, site plan review is recommended for all proposed multi-family, commercial, business, and industrial districts. Site plan review encourages good planning, which will benefit the function and aesthetics of individual sites and street corridors. In addition to aesthetics of the development site, this review will benefit neighboring land owners, particularly in areas where single family use is located next to higher intensity uses such as commercial. By ensuring that adequate buffering between these land uses is incorporated into the site design. City staff would review and submit their findings to the Planning Commission. The Planning Commission would be granted the approval authority for these developments.

Corridor Overlay Districts

To help preserve the integrity and long-term function of major community entry points, Corridor Overlay Districts are recommended. These overlay zones provide the city with additional control over any development within the zone. They promote opportunities for well planned areas with improved circulation, architectural continuity, and overall good design. The regulations in the Corridor Overlay District are in addition to the underlying zoning district for issues such as setbacks, height requirements, access and circulation, landscaping, and signage. Uses permitted in the underlying zoning district are not affected by the overlay district.

The Corridor Overlay District includes land in the areas as described below and as shown in Figure 19.

-
- All land located south of U.S. 460 within 1000 feet south of the right-of-way line.
 - All land located between East Cumberland Road and U.S. 460 between Bland Road and the intersection of U.S. 52 and U.S. 460.
 - All land located north of East Cumberland within 300 feet of the north right-of-way line between Bland Road and the intersection of U.S. 52 and U.S. 460.
 - All land located within 300 feet of Bland Street from High Street to College Avenue.
 - All land located within 300 feet of Bluefield Avenue from Russell Street to the west city limit line.

Additional Planning Efforts

Through the Comprehensive Land Use Plan planning process a number of community issues were raised which were of concern to residents. These issues although, outside the framework of a land use plan, are valid community issues which need further investigation. They include:

- Revitalization of the city's downtown.
- The need for Bluefield to acquire more land for economic development; preferably at the I-77 interchange with John Nash Road.
- The need for a plan for city cultural and recreation facilities.
- More sidewalks in areas which don't have them and better maintenance of existing sidewalks.

Each of the stated issues is important to the continued health of the community. The impacts of these issues should be explored and evaluated with further studies to determine appropriate courses of action the City should take.

Downtown Plan

The city's downtown is no longer the vibrant, bustling commercial center for the city and region that it once was, however there is still an established core of buildings that can be redeveloped into a variety of uses to provide city residents as well as visitors from around the region opportunities for retail, cultural and development of new office space. Because there would be a potential mix of commercial opportunities in the downtown, a detailed revitalization plan for the city's urban core is warranted.

The downtown revitalization effort must be guided by a master plan. A master plan will specifically address and channel revitalization efforts to build on the downtown area's assets. A large part of the downtown master planning effort should focus on a market analysis that would include identification and targeting of appropriate commercial, retail, cultural, and institutional uses. This effort should be guided by the city, Bluefield Mainstreet, the Greater Bluefield Chamber of Commerce, and other groups with an interest in the future of the community.

Annexation Plan

Over the past twenty-five years industrial growth has been relatively flat in the City of Bluefield. Although many variables have an influence on the condition of the economy in Bluefield, the ability for the city to guide industrial growth is important for the continued health of the community. Because of the lack of buildable sites for business and industry within the community, buildable areas outside the city should be evaluated as to their benefit for the city. There are a number of buildable sites outside the city along US 460 and John Nash Road which could supply the city with additional sites for economic development. These areas are also the segway to the I-77 corridor which could prove a greater level of visibility to Bluefield.

The state annexation laws are burdensome on the ability of a city to acquire additional territory. The City of Bluefield has worked with the State to annex road right-of-way along US 460. This is the first step which will help the City capture additional properties for economic development.

To prepare for the incorporation of additional land, the city should establish an annexation program. Annexation is a systematic process and to be successful it must be supported by a strong foundation. This foundation includes an understanding of existing conditions and their causes, a working knowledge of the state annexation law, an annexation policy outlining the annexation program, and a reliable data base. Once the foundation is in place, a sequence for annexation can be determined and the program initiated. Implementation of a long range annexation program will enable the City of Bluefield to meet its development needs in a systematic and responsible manner.

Park and Recreation Plan

The residents of the City of Bluefield have an abundance of cultural and recreational opportunities to enjoy. These recreation opportunities are provided through a number of park sites and building facilities which the city owns and operates. To be socially responsive to the changing needs of the residents, these facilities must be able to adapt accordingly. This is essential to their long-term function as they related to changing recreation demands.

Planning for the continued utilization of public facilities should be done within the context of the needs of the community. This should be performed in a master planning effort for the city's park and recreation facilities. The plan should evolve from a sound planning process which is driven by citizen goals and policy issues. This will ensure public investment in park and recreation facilities will be responsive to the desires of the residents. Such a master plan should not be static or rigid, rather it needs to be dynamic and flexible. The plan should be kept up to date to meet the changing needs of the community.

Pedestrian Circulation Plan

During the public input sessions residents expressed their concerns about sidewalks in certain areas of the community. The condition of many existing sidewalks is in a poor state of maintenance and other areas of the community do not currently have sidewalks. Sidewalks are important in linking neighborhoods within the community to each other. They also create a pedestrian friendly environment and increase safety in the community by reducing conflict with vehicular traffic.

It is recommended the city develop a pedestrian circulation plan to upgrade the existing system. The plan should take an inventory of the existing system to reveal areas where future improvements may be necessary. From this inventory an analysis of the system would follow and recommendations for improvements based on a prioritization schedule.

PLAN IMPLEMENTATION

Action Steps

The effectiveness of the recommendations as described in the land use plan depends on their successful implementation. A comprehensive plan lays out the ground work for many related projects and planning efforts. For the plan's recommendations to be successful, an action schedule should be adopted and adhered to for these efforts to reach fruition.

As described below, the major recommendations described in the plan are listed in phased timeframe. Phase I addresses those recommendations which should be implemented within the short term, 1996 - 2001. Phase II suggests the implementation of recommendations that should be addressed as ongoing long-term efforts, 2002 - 2007. The phasing of each of these projects is based on input from city staff and the Steering Committee.

Action
Phase I—1996 - 2001
Adopt General Land Use Plan
Develop a Downtown Master Plan
Develop Capital Improvement Plan for utility systems
Develop a roadway maintenance schedule
Develop a pedestrian circulation plan
Extend water lines south of US 460
Prepare a Parks and Recreation Master Plan

Action
Continue to promote Bluefield with the Greater Bluefield Chamber of Commerce and Mainstreet Bluefield
Update zoning code to reflect plan recommendations
Establish corridor overlay districts along identified corridors
Continue to enforce property maintenance codes
Coordinate with WVDOT and Federal DOT on the alignment of the proposed I-73/74 interstate
Phase II—2002 - 2007
Review General Land Use Plan and make necessary revisions
Review Capital Improvement Plan; add new projects and prioritizations
Continue efforts to promote Bluefield with the Greater Bluefield Chamber of Commerce and Bluefield Mainstreet

Funding Opportunities

Funding projects and ideas is often the most difficult portion of any plan. Funds are often times limited, which can lead to unfinished projects or projects that cannot be implemented, resulting in hard work and good ideas going to waste. A comprehensive funding list has been compiled and is located in the appendix. This list is intended to help prevent the lack of funding from prohibiting the various neighborhoods, downtown, and city concepts and recommendations from being implemented throughout Bluefield. This list of funding sources and funding programs is intended to serve as a source for identifying funding opportunities that will aid in the funding and completion of numerous activities. Although this list was generated specifically for the implementation of the Bluefield Neighborhoods and city of Bluefield plans, it will be a resource that can be utilized in many ways for many projects well into the future.

Private funding organizations, state, federal, and public funding source have all been identified in the funding opportunities list. While this list may not be one-hundred percent complete, it does include a wide variety of funding opportunities that are relevant to housing, economic development, and infrastructure dilemmas that face the city of Bluefield as well as the Bluefield Neighborhoods.

This resource was compiled using various sources, including the *Catalog of Federal Domestic Assistance*, *The Appalachian Regional Commission Code*, *West Virginia Economic Development Authority's Program Information*, *West Virginia Housing Development Fund Program List*, as well as through contact with the different federal agencies, state agencies, and private charitable foundations. The *Catalog of Federal Domestic Assistance* was the primary

source for identification of federal funding opportunities. Although not all of the federal programs have been included in the list, the programs that have been selected are considered to be the most appropriate programs relevant to Bluefield and the needs of the area. The same holds true for the remainder of the funding source list as well. Only relevant programs have been included, to aid in the usefulness of the list.

This funding source list is a reference tool to aid in the revitalization of neighborhoods. Often the sources that the funding programs were obtained from did not provide the criteria for selection or the specific application criteria. In order to obtain this information, the contacts have been listed, including phone numbers, where the specific information can be received. The list has also been divided not only according to source (private, public, state and federal), but also according to whether the program pertains to housing or economic development in order to aid in the organization format of the resource.

State of West Virginia Funding Sources—1996

Intermodal Surface Transportation Efficiency Act (ISTEA)

Contact:	Kenneth Ferguson
Address:	
Telephone:	304.558.3165
Description:	The ISTEA program is designed to allow states increased flexibility in making critical transportation choices, to encourage an ethic of environmental awareness, and to promote the development of an intermodal transportation system. Included in the program are a number of innovations such as transportation enhancements.
Type of Support:	Grants require 20% non-federal matching funds, \$30,000 minimum project cost.
Allowable Activities:	The following categories are considered transportation enhancements and may be eligible for funding: <ul style="list-style-type: none">• Scenic By-Way Projects:<ul style="list-style-type: none">• Acquisition of scenic easements and scenic sites• Preservation of abandoned railway corridors including conversion for the use as bicycle or pedestrian trails• Rehabilitation and operation of historic transportation buildings, structures or facilities including historic railroad facilities and canals.• Transportation Enhancement:<ul style="list-style-type: none">• Pedestrian or bicycle facilities• Scenic or historic highway programs• Landscaping and other scenic beautification

-
- Control and removal of outdoor advertising
 - Mitigation of water pollution due to highway runoff
 - National Recreation Trails:
 - 30% of funding monies to non-motorized projects
 - 30% of funding monies to motorized projects
 - 40% of funding monies to other trail needs
 - Volunteer work can be a contribution to the 50% matching funding needed

Housing and Urban Development Small Cities Community Development Block Grant Program

Contact: Bill Spence, Staff Coordinator
Address: Community Development Division
Building 6, Room 553
Capitol Complex
Charleston, WV 25305
Telephone: 304.558.4010
Description: Used to benefit low and moderate income persons, prevent eliminated deteriorated areas, or to meet urgent needs of health and welfare issues.
Type of Support: Grant
Allowable Activities: 21.3 million dollars allocated in 1996 from HUD. Communities may apply for funding in the following amounts:

- \$50,000 for Planning projects
- \$500,000 to Community Development projects
- 1.25 million to Sewer and Water projects

Governor's Community Partnership Grant

Contact: Carolyn Milam, Staff Coordinator
Address: Community Development Division
Building 6, Room 553
Capitol Complex
Charleston, West Virginia 25305
Telephone: 304.558.4010
Description: Applications made directly to the West Virginia Development Office. Only state regulations apply to projects. Federal regulations do not apply.
Type of Support: Grants
Allowable Activities: Streets, sidewalks, parking, access roads, public utility system, public buildings, and other essential public facilities.

National Park Service Land and Water Conservation Fund (LWCF) Program

Funding no longer available.

Appalachian Regional Commission—Community Development Programs

Contact: Mark VanKirk, ARC Representative
Address:
Telephone: 304.558.2001
Description: The Community Development Program is designed to provide assistance in addressing priority needs in a community such as: water, sewer, solid waste, or other community facilities, industrial site development, and local government assistance. Local infrastructure projects generally must lead to the creation and/or retention of jobs in the local work force, or be essential to the implementation of an adopted statewide or regional strategic plan.
Type of Support: Grants requiring 50% non-federal matching funds.
Allowable Activities: Program activities may include, but are not limited to: industrial site development, local access roads, local industrial site development, local access roads, local government assistance, destination-based tourism, commercial area revitalization, and community facilities infrastructure. Local infrastructure projects must generally lead to the creation or retention of employment in the local work force.

Appalachian Regional Commission—Human Resource Programs

Contact: Mark VanKirk, ARC Representative
Address:
Telephone: 304.558.2001
Description: Designed to provide assistance in addressing priority needs in a community such as: water, sewer, solid waste, or other community facilities, industrial site development, and local government assistance. Local infrastructure projects generally must lead to the creation and/or retention of jobs in the local work force, or be essential to the implementation of an adopted statewide or regional strategic plan.
Type of Support: Grants requiring 50% non-federal matching funds.
Allowable Activities: Specific child and elder care programs, basic skills programs for both adults and secondary level students, school dropout prevention programs, job-relevant skills training, youth leadership development, infant mortality reduction, rural health partnerships and health professional recruitment and retention.

Infrastructure Council

Sending information.

West Virginia Economic Development Authority Industrial Loan Program

Contact: David Warner
Address:
Telephone: 304.558.3650
Description: WVEDA is charged with the responsibility to develop and advance the business prosperity and economic welfare of the State of West Virginia by providing financial assistance in the form of loans and direct financing and operating leases to industrial development agencies and enterprises for the promotion and retention of new and existing commercial and industrial development. WVEDA is empowered to borrow money and insured bonds, notes, commercial paper and other debt instruments and to furnish money, credit, or credit enhancement for the promotion of business development projects.
Type of Support: Varies.

West Virginia Housing Development Fund

Contact: Joe W. Hatfield, Executive Director
Address: 814 Virginia Street East
Charleston, WV 25301
Telephone: 304.345.6475 or 1.800.933.9843
Description: Financing acquiring, developing, improving, and constructing housing and/or sites to meet the housing needs of West Virginia families.
Type of Support: Varies.

West Virginia Jobs Investment Trust Board

Contact:
Address: 814 Virginia Street east, Suite 202
Charleston, WV 25301
Telephone: 304.345.6200
Description: A \$10 million public venture capital fund created to develop, promote and expand West Virginia's economy by making investment funds available to eligible businesses, thus stimulating economic growth and providing or retaining jobs within the State.
Type of Support: Loans.

Private Funding Sources And Opportunities

This is a listing of private funding sources which included endowment and grants from various different types of foundations. This listing of private funding sources is specific to the West Virginia and Virginia area, and information is included relating to the name of the source, application information, and the purpose of the funding.

Private Funding—Economic Development

Ethel N. Bowen Foundation

Contact—R. W. Wilkinson
c/o First Century Bank, N.A.
500 Federal Street
Bluefield, WV 24701
304.325.8181

This is an independent foundation that was established in 1968. The primary purpose of the offering scholarships to further the education of students in southern West Virginia. Application involves students writing a letter and submitting transcripts to the contact. The deadline is April 30, every year, and in 1994, \$31,500 was granted to organizations in Bluefield for a park project, band project, and Big Blue fund project.

John Mathew Gay Brown Family Foundation

Contact—Tom Rogers, John Sahey, Ed Skrinier
c/o Huntington National Bank
P.O. Box 895
Morgantown, WV 26505

This is an operating foundation that offers general operating support for projects relating to higher education, human services, youth services, and family services. Grants are limited to the West Virginia area, are not available for individuals, and application forms can be obtained through the Huntington National Bank.

Clay Foundation, Inc.

Contact—Charles M. Avampato
1426 Kanawha Boulevard East
Charleston, WV 25301
304.344.8656

This is an independent foundation that was incorporated in 1986. The primary purpose of the foundation is to offer grants to projects pertaining to secondary and higher education, social service organizations, and the arts. This foundation offers support in the forms of building and renovations, and research. Support is not provided for religious purposes or private functions, and grants are not available for individuals. There is no application form or deadline, but a letter should be sent to the contact (in triplicate) for review.

Lyell B. and Patricia K. Clay Foundation

Contact—Charles M. Avampato
1426 Kanawha Boulevard East
Charleston, WV 25301
304.344.8656

This is an independent foundation that has been newly established. For more information on the type of assistance and grants available, notify the contact.

George M. Cruise Charitable Foundation

Contact—Selection Committee
c/o First Community Bank, Inc.
P.O. Box 950
Bluefield, WV 24701

This foundation was established in 1988 and an independent foundation offering general support, endowment funds, and scholarships to individuals. The primary purpose of the foundation is to support higher education. An application is required and can be obtained through the selection committee.

Jamey Harless Foundation, Inc.

Contact—Sharon Murphy
P.O. Drawer D
Gilbert, WV 25621
304.664.3227

This is an independent foundation established in 1967. This foundation offers scholarships and grants to individuals for the purpose of supporting higher education and distressed families. An application form is required and can be obtained through the contact.

The H. P. and Anne S. Hunnicutt Foundation, Inc.

Contact—P.O. Box 309
Princeton, WV 24740

This foundation was established in 1987 for the primary purpose of offering financial assistance to civic affairs groups and high school foundations. Applicants are limited to those in the West Virginia area, and for initial information, a letter must be address to:

c/o Robert L. Schumacher
First Community Bank, Inc.
P.O. Box 950
Bluefield, WV 24701

The Huntington Foundation

Contact—C.H. McKown

P.O. Box 2548

Huntington, WV 25726

This is an independent foundation that offers general and operating support, equipment, and land acquisition to higher education and human services causes. No grants are offered to individuals, and an application form is required. For application, contact:

C. H. McKown

517 Ninth Street, Suites 207 and 208

Huntington, WV 25701

304.522.0611

Bernard H. Blanche E. Jacobson Foundation

Contact—John L. Ray, Trustee

c/o One Valley Bank, N.A.

P.O. Box 1793

Charleston, WV 25326

This foundation was established in 1954 for the purpose of giving support to education, social services, youth, cultural programs, and civic affairs. An application form is not required, but for further information, contact:

John L. Ray

1210 One Valley Square

Charleston, WV 25301

304.342.1141

Sarah and Pauline Maier Foundation, Inc.

Contact—Edward H. Maier, President

P.O. Box 6190

Charleston, WV 25362

304.343.2201

This is an independent foundation that was established in 1958. The primary purpose of the foundation is giving support to higher education and educationally related pursuits, which is done through general and operating support, campaigns, building and renovations, equipment, program development and matching funds. The deadline for this is October 1, and an application form is required, but the initial approach must be started with a letter to the contact.

Bernard McDounough Foundation, Inc.

Contact—James T. Wakley, President

1000 Grand Central Mall

P.O. Box 1825

Parkersburg, WV 26102

304.485.4494

This independent foundation was incorporated in 1961 with the priority of offering support and assistance to programs with no other source of funding. This foundation supports the humanities, arts and cultural programs, education, hospitals, health care, youth development, human services, leadership development, and the economically disadvantaged. Grants are limited to the West Virginia area, and are not offered to individuals, religious organizations, or national health campaigns. An application form is not required, but a letter must be written to the contact as an initial approach.

James Sidney Peery Charitable Trust

Contact—c/o First Community Bank, Inc.

P.O. Box 950

Bluefield, WV 24701

This is an independent foundation interested in higher education and human services. This foundation offers general and operating support to individuals. An application form is required and can be obtained from the selection committee at the contact address.

Board of Trustees of Prichard School

Contact—c/o Bank One, WV N.A., Trust Department

P.O. Box 179

Huntington, WV 25706

This foundation was established in 1923 for the primary purpose of offering support to educational facilities, and churches. Applicants are limited to those in West Virginia and Virginia, there is no deadline, and an application form is not required. For application information, contact:

c/o Phyllis R. White

Five Cavalier Drive

Huntington, WV 25701

Hugh I. Shott Jr. Foundation

Contact—Richard W. Wilkinson

c/o First Century Bank, N.A.

500 Federal Street

P.O. Box 1559

Bluefield, WV 24701

304.325.8181

This is an independent foundation that was established in 1985. The primary purpose of the foundation is giving to educational sources, supporting historic preservation and the arts, supporting community development and health. Support is offered through annual campaigns, capital campaigns, and buildings and renovations. An application form is not required and there is no deadline for assistance.

Vecellio Family Foundation, Inc.
Contact—c/o United National Bank
P.O. Box 1269
Beckley, WV 25801

This foundation was established in 1972 and offers general and operating support as well as employee-related scholarships. This foundation has the purpose of offering grants for education, youth and social services, health services and churches. No grants are offered to individuals, and the foundation does not make loans. An application form is not required, but a proposal must be submitted to the contact for review by the November 15 deadline.

Bassett Furniture Industries Foundation
Contact—c/o Billy M. Brammer
245 Main Street
P.O. Box 626
Bassett, VA 24055

This is a relatively new company-sponsored foundation that offers grants to pre-selected organizations. The primary purpose of the foundation is to offer support to arts and cultural programs, higher education, and public administration. Applications are not accepted, and no grants are made to individuals. For more information, contact the contact.

SCOA Foundation, Inc.
Contact—Herbert Schiff
41 South High Street, Suite 3310
Columbus, OH 43215
614.461.4372

This is a company-sponsored foundation that was established in 1969. The primary purpose of the foundation is to offer support to Jewish welfare, child welfare, and community funds. No grants are offered to individuals, and for more information, a letter should be submitted to the contact.

Western and Southern Life Foundation, Inc.
Contact—Richard K. Taulbee
400 Broadway
Cincinnati, OH 45202
513.629.2121

This is a company-sponsored foundation that was established in 1988. They are primarily interested in supporting and offering assistance to programs supporting the arts, higher education, federal giving programs, and churches. There is no deadline, and for information, a letter can be written to the contact.

The Kettering Family Foundation

Contact—Charles F. Kettering III, President
1440 Kettering Tower
Dayton, OH 45423

This is a newly established independent foundation that is primarily interested in supporting arts, cultural programs, higher education, natural resource conservation and protection, and research. This foundation offers general and operating support, equipment, endowment funds, debt reduction, program development, seed money, research, technical assistance, and matching funds. It does not make grants to individuals, grants for capital construction, or loans. Unsolicited proposals are accepted that state purpose and amount requested, and the deadlines are March 1 and September 1.

Merck Family Fund

Contact—Betsy Taylor, Executive Director
6930 Carroll Avenue, Suite 500
Takoma Park, MD 20912
301.270.2970

This is an independent foundation that has the purpose of maintaining, restoring, and enhancing the natural environment, as well as providing support to programs that will sustain a healthy planet for future generation, and addressing the root problems faced by socially and economically disadvantaged people. This foundation offers support in the forms of program development and seed money, but grants are not made to individuals. A letter of inquiry can be addressed to the contact and must be received at least twelve weeks prior to board meetings to be considered.

Marjorie Cook Foundation

Contact—Rose S. Zetzer, Trustee
3712 Fords Lane, Apt. No. C
Baltimore, MD 21215-2933
410.764.9130

This is an independent foundation which grants awards that are limited to the furtherance of women's equality with men under the law and in all relationships. For initial approach for more information, a letter should be written to the contact, and there is no deadline.

The Morton K. And Jane Blaustein Foundation, Inc.

Contact—Mary Jane Blaustein, President
Blaustein Building
P.O. Box 238
Baltimore, MD 21203

This independent foundation was established in 1988. The foundation is primarily interested in supporting museums, higher education, and hospitals. A letter can be written to the contact for further information.

W. E. Stone Foundation, Inc.

Contact—c/o Stone and Thomas
1030 Main Street
Wheeling, WV 26003-2710
304.232.3344

This foundation was established in 1948 with the purpose of awarding grants to museum projects, cultural programs, education, and charitable giving. Support is offered in the form of campaigns and emergency funds, and is limited to the West Virginia area. There is no deadline, and for more information, a letter can be written to the contact.

ARMCO Inc.

Contact—Colette M. Hucko
Community Relations Supervisor
Armco, Inc.
1 Oxford Center
301 Grant Street
Pittsburgh, PA 15219-1415
412.255.9800

This foundation offers grants in the forms of capital grants, challenge grants, general support, project grants, scholarships, and seed money. The foundation focuses their contributions to health and welfare projects, education, culture and arts, civil and public affairs, and volunteerism projects. To contact and get more information, a brief letter should be sent to the contact including information on the project and the amount requested.

Ashland Oil, Inc.

Contact—Judy B. Thomas, President
The Ashland Oil Foundation, Inc.
1000 Ashland Drive
P.O. Box 391
Ashland, KY 41114
606.329.4920

This foundation offers general support and in-kind services to programs involving education, arts and culture, health and welfare, civic causes, and public policy. To apply, a brief letter

should be submitted to the contact, including information describing the organization, amount requested, and purpose for which the funds are sought.

Circuit City Foundation

Contact—Cassandra O. Stoddart, Executive Director
Circuit City Foundation
9950 Maryland Drive
Richmond, VA 23233
804.527.4000

This foundation offers both monetary and non-monetary support to various different causes. Their giving priorities include civic and community causes, arts and humanities, social services, education, religion, international causes, and health causes. For more information contact the foundation office through a letter stating purpose and need, or contact the nearest store manager, through a letter written on letterhead.

Dollar General Corporation

Contact—Cabot Pyle
Director of Corporate Communications
Dollar General Corporation
104 Woodmont Boulevard, Suite 500
Nashville, TN 37205
615.783.2028

This foundation offers various types of grants, including capital, general, and support grants, operating expenses, and seed money. They also provide support through non-monetary contributions, including products and loaned employees. This foundation supports any organization with funding needs, except for political and lobbying groups. To apply, send a specific written proposal that includes an overview of the services provided by the submitting organization, mission statement, detailed description of proposed project, and description of how funds will be utilized.

EG&G Foundation

Contact—Kathleen M. Russo, Trustee
EG&G Foundation
45 William Street
Wellesley, MD 02181
617.431.4145

This foundation offers general support grants to various organizations nation wide. Their giving priority includes support to educational needs, health, civic and public affairs, social services, and arts and humanities. For further information, write a letter to the listed contact requesting an application.

USF&G Foundation

Contact—Sue Lovell, Corporate Foundation Administrator
USF&G Foundation
100 Light Street
Baltimore, MD 21202
410.547.3752

This foundation offers both monetary and non-monetary support to causes relating to education, health and social services, and arts and culture. Priority is given to special projects rather than on-going activities. To apply, send a letter or proposal to the contact including a description of the organization, amount requested, and the purpose for which the funds will be used.

Shoney's Inc.

Contact—Michael White
Assistant to the Vice President of Corporate and Community Affairs
Shoney's Inc.
1727 Elm Hill Pike
Nashville, TN 37210
615.231.2891

This foundation offers general support grants and scholarships, as well as donated products and in-kind services to educational causes, civic and public affairs, and the arts and humanities. For information, send a letter of inquiry to the contact including information on your organization, amount requested, and purpose of funds sought.

Aristech Foundation

Contact—David G. Hugh, Executive Director
Aristech Foundation
600 Grant Street, Room 1170
Pittsburgh, PA 15219-2704
412.433.7721

This foundation offers grants to social service causes, educational causes, arts and humanities, and civic and public affairs. To apply, send a precise (one to two page) proposal including information on need, objectives, plan of action, and amount requested. Grants are not made to individuals, religious organizations, hospitals, or political groups. The deadline for funding is November 30.

State Funding Sources and Opportunities

State Programs—Housing

- **West Virginia Housing Development Fund**
Contact—814 Virginia Street
East Charleston, WV 25301
304.345.6475
1.800.933.9843
- **Mercer Co. Economic Opportunity**
Contact—Ms. Oretta Hubbard
212 Federal Street
Bluefield, WV 24701
304.327.3506

This state funding program was established to turn houses into homes, through the development of innovative financing opportunities. Relationships have been established between the non profit housing providers, local governments, financial lenders, builders, and real-estate brokers in order to provide West Virginia families the opportunity to live in safe, affordable homes. The West Virginia Housing Development Fund is a governmental program with the purpose of providing residential housing programs for low and moderate income families, elderly persons, and other eligible persons and families this funding program supports the following programs:

- **The Early Ownership program, EOP**—This program provides the opportunity to resolve credit problems through credit counseling as part of the mortgage process. It involves a 27-year, below market, fixed loan which includes closing costs and down payment assistance for those buyers who wouldn't typically qualify for financing.
- **Housing Development Fund Construction Assistance Program, CAP**—This program allows EOP applicants to become eligible to purchase a new homes. It further encourages builders to construct homes in the \$60,000-\$90,000 range, allowing more people the opportunity to purchase a home.
- **Housing Development Fund Closing Cost Assistance**—This program helps alleviate the burden of initial cash requirements at closing. It offers an eight-year loan that is deferred for three years with no payment of interest accrual.
- **Housing Development Fund Secondary Market Program**—This program supplies smaller banks with long-term fixed rate mortgage produce which is are compatible with larger banking institutions. The number of lending institutions in West Virginia has been increased.
- **Housing Development Fund HOME Program**—This program improves opportunities for low income families throughout West Virginia through home purchasing or rehabilitation of existing homes. Money is provided to nonprofit housing providers for preliminary project development and towards certification as Community Housing Development Organizations.

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- **NewHome Program**—This program is designed to provide improved home ownership opportunities by providing purchase money for low-income homeowners, or substantial rehabilitation mortgages for low-income homeowners.
 - **Housing Development Fund LAMP Program**—This is a low income Assisted Mortgage program which provides home ownership to very low income families. Families participating in this program provide “sweat equity” towards the purchase of their homes, and are provided home ownership counseling to gain the basic tools for purchase and upkeep of their home.
 - **Housing Development Fund Land Development Program**—This program provides infrastructure financing to provide water, sewer lines, roads, and the development of new lots, thus reducing costs, making housing more affordable.
 - **Housing Development Fund Low Income Housing Tax Credit Program**—This program provides incentives to expand affordable rental units for moderate to low income families. It is expected to provide approximately 1,000 safe, decent and affordable rental units in 1996.

Appalachian Regional Commission

Contact—Mark VanKirk
1666 Connecticut Avenue, NW
Washington, DC 20235
304.558.2001

The Appalachian Regional Commission has compiled a commission code book that has been periodically revised that lists programs for funding and assistance that the commission offers to qualifying entities for housing and home needs. For more information on the types of programs and for application and qualification information, contact Mark VanKirk at the number listed above, or contact the regional planning and development council in the area.

West Virginia Housing Development Fund

Contact—Joe W. Hatfield, Executive Director
814 Virginia Street East
Charleston, WV 25301
304.345.6475 or 1.800.933.9843

Financing acquiring, developing, improving, and constructing housing and/or sites to meet the housing needs of West Virginia families.

State Programs—Economic Development

West Virginia Housing Development Fund

Contact—814 Virginia Street
East Charleston, WV 25301
304.345.6475
1.800.933.9843

Mercer Co. Economic Opportunity

Contact—Ms. Oretta Hubbard
212 Federal Street
Bluefield, WV 24701
304.327.3506

- **Housing Development Fund Special Needs Program**—This program provides construction financing for such things as homeless shelters, community service centers, and the rehabilitation of existing shelters in need of repair. These projects serve the needs of victims of violence, AIDS individuals, and persons with physical and mental disabilities throughout the community.
- **Housing Development Fund Building Revitalization/Reutilization Program**—This program focuses on revitalization of downtown areas by rehabilitating old, vacant buildings into useable office, commercial, retail, or entertainment space.

West Virginia Economic Development Authority

Contact—1018 Kanawha Boulevard, East
Suite 501
Charleston, WV
304.558.3650

The West Virginia Economic Development Authority was developed in 1962 with the responsibilities of developing and advancing business proper and economic welfare within the state. This has been accomplished through providing financial assistance in the form of loans and direct financing and operating leases to industrial development agencies and enterprises for the promotion and retention of new and existing business development. For information regarding the various different programs they offer, contact the head office at the contact number listed above.

Appalachian Regional Commission

Contact—Mark VanKirk
1666 Connecticut Avenue, NW
Washington, DC 20235
304.558.2001

The Appalachian Regional Commission has compiled a commission code book that has been periodically revised that lists programs for funding and assistance that the commission offers to qualifying entities for economic development. For more information on the types of programs and for application and qualification information, contact Mark VanKirk at the number listed above, or contact the regional planning and development council in the area.

West Virginia Job Investment Trust Board

Contact—814 Virginia Street, East
Suite 202
Charleston, WV 25301
304.345.6200

The West Virginia JobTrust is a public venture capital fund created to develop, promote, and expand the economy of the state. This is done through making investment funds available to eligible businesses, stimulating the economic growth of the state and providing and retaining jobs within the state. For more information regarding the application requirements and eligibility requirements, contact the Trust, at the number listed above.

**Housing and Urban Development Small Cities
Community Development Block Grant Program**

Contact—Bill Spence, Staff Coordinator
Community Development Division
Building 6, Room 553
Capitol Complex
Charleston, WV 25305
304.558.4010

This program is used to benefit low and moderate income persons, prevent eliminated deteriorated areas, or to meet urgent needs of health and welfare issues. Grants are awarded, and communities can apply for funding in the following amounts:

- \$50,000 for Planning projects
- \$500,000 to Community Development projects
- 1.25 million to Sewer and Water projects

Intermodal Surface Transportation Efficiency Act (ISTEA)

Contact—Kenneth Ferguson
304.558.3165

The ISTEA program is designed to allow states increased flexibility in making critical transportation choices, to encourage an ethic of environmental awareness, and to promote the development of an intermodal transportation system. Included in the program are a number of innovations such as transportation enhancements. Grants require 20% non-federal matching funds, \$30,000 minimum project cost.

Governor's Community Partnership Grant

Contact—Carolyn Milam, Staff Coordinator
Community Development Division
Building 6, Room 553
Capitol Complex
Charleston, WV 25305
304.558.4010

Applications made directly to the West Virginia Development Office. Only state regulations apply to projects. Federal regulations do not apply. These are grants that can be applied to streets, sidewalks, parking, access roads, public utility system, public buildings, and other essential public facilities.

Appalachian Regional Commission—Community Development Programs

Contact—Mark VanKirk, ARC Representative
304.558.2001

The Community Development Program is designed to provide assistance in addressing priority needs in a community such as: water, sewer, solid waste, or other community facilities, industrial site development, and local government assistance in the form of grants. Local infrastructure projects generally must lead to the creation and/or retention of jobs in the local work force, or be essential to the implementation of an adopted statewide or regional strategic plan.

Appalachian Regional Commission—Human Resource Programs

Contact—Mark VanKirk, ARC Representative
304.558.2001

Designed to provide assistance in addressing priority needs in a community such as: water, sewer, solid waste, or other community facilities, industrial site development, and local government assistance. Local infrastructure projects generally must lead to the creation and/or retention of jobs in the local work force, or be essential to the implementation of an adopted statewide or regional strategic plan. Assistance is offered in the form of grants that require 50% non-federal matching funds.

West Virginia Economic Development Authority Industrial Loan Program

Contact—David Warner
304.558.3650

WVEDA is charged with the responsibility to develop and advance the business prosperity and economic welfare of the State of West Virginia by providing financial assistance in the form of loans and direct financing and operating leases to industrial development agencies and enterprises for the promotion and retention of new and existing commercial and industrial development. WVDEA is empowered to borrow money and insured bonds, notes, commercial paper and other debt instruments and to furnish money, credit, or credit enhancement for the promotion of business development projects.

West Virginia Jobs Investment Trust Board

Contact—814 Virginia Street east, Suite 202
Charleston, WV 25301
304.345.6200

A \$10 million public venture capital fund created to develop, promote and expand West Virginia's economy by making investment funds available to eligible businesses, thus stimulating economic growth and providing or retaining jobs within the State, through loans.

Federal Funding Sources and Opportunities

Type of Assistance

There are fifteen different kinds of assistance offered through the various federal programs. These included both financial and nonfinancial types of assistance, and are described below based on descriptions by the Federal Domestic Assistance Catalog, as well as referenced in the description of each federal program.

- **Formula Grants**—Allocations of money to States or their subdivisions in accordance with a distribution formula prescribed by law or administrative regulation, for activities of a continuing nature not confined to a specific project.
- **Project Grants**—The funding for fixed or known periods, of specific projects or the delivery of specific services or products without liability for damages for failure to perform. Project grants include; fellowships, scholarships, research grants, training grants, traineeships, experimental and demonstration grants, evaluation grants, planning grants, technical assistance grants, survey grants, construction grants, and unsolicited contractual agreements.
- **Direct Payments for Specific Use**—Financial assistance from the federal government provided directly to individuals, private firms, and other private institutions to encourage or subsidize a particular activity by conditioning the receipt of the assistance on a particular performance by the recipient.
- **Direct Payment with Unrestricted Use**—Financial assistance from the federal government provided directly to the beneficiaries who satisfy federal eligibility requirements with no restrictions being imposed on the receipt as to how the money is spent.
- **Direct Loans**—Financial assistance provided through the lending of federal monies for a specific period of time, with a reasonable expectation of repayment. Such loans may or may not require the payment of interest.
- **Guaranteed/Insured Loans**—Programs in which the federal government makes an arrangement to indemnify a lender against part or all of any defaults by those responsible for repayment of loans.
- **Insurance**—Financial assistance provided to assure reimbursement for losses sustained under specified conditions. Coverage may be provided directly by the federal

government or through private carriers and may or may not involve the payment of premiums.

- **Sale, Exchange, or Donation of Property and Equipment**—Programs which provide for the sale, exchange, or donation of federal real property, personal property, commodities, and other goods.
- **Use of Property, Facilities, and Equipment**—Programs which provide for the loan of, use of, or access to federal facilities or property wherein the federally-owned facilities or property do not remain in the possession of the receipt of the assistance.
- **Provision of Specialized Services**—Programs which provide federal personnel to directly perform certain tasks for the benefit of communities or individuals. These services may be performed in conjunction with nonfederal personnel, but they involve more than consultation, advice, or counseling.
- **Advisory Services and Counseling**—Programs which provide federal specialist to consult, advise, or counsel communities or individuals, to include conferences, workshops, or personal contacts.
- **Dissemination of Technical Information**—Programs which provide for the publication and distribution of information or data of a specialized technical nature frequently through clearinghouses or libraries.
- **Training**—Programs which provide instructional activities conducted directly by a federal agency for individuals not employed by the federal government.
- **Investigation of Complaints**—Federal administrative agency activities that are initiated in response to requests, either formal or informal, to examine or investigate claims of violation of Federal statutes, policy, or procedure.
- **Federal Employment**—Programs which reflect the government-wide responsibilities of the Office of Personnel Management in the recruitment and hiring of federal civilian agency personnel.

Types of Applicants

Different federal programs are available for different sources. The following is a list of the different types of applicant, and their description based on the Catalog of Federal Domestic Assistance. Each program description includes what type of applicants are qualified for the various type of assistance.

- **Individual**—Any person or persons, as individuals, groups, or profit making organization. Such groups do not represent federally recognized Indian tribal governments.

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- **Local**—Agencies or instrumentalities of political subdivisions within a State, to include cities, towns, townships, parishes, municipalities, villages, counties, school districts, and other special local districts. This does not include institutions of higher education or hospitals.
 - **Nonprofit**—A public or private agency or organization established by charter to perform specialized functions or services for the benefit of all or part of the general public. Functions or services are provided without charge or at cost, and earn no profit.
 - **State**—Any agency or instrumentality of the fifty States of the United States, and the District of Columbia. This does include institutions of higher education and hospitals.
 - **U.S. Territories**—Any agency or instrumentality of the Commonwealth of Puerto Rico, the Virgin Islands, Guam, American Samoa, the trust Territories of the Pacific Islands, and Mariani Islands. Included are the political subdivisions of the territories, institutions of higher education, and hospitals.
 - **Federal Tribal Governments**—The governing body or a governmental agency of an Indian Tribe, nation, or other organized group or community recognized and certified by the secretary of the Interior.

Federal Programs—Housing

Department of Agriculture

Contact—Rural Economic and Community Development

75 High Street

P.O. Box 678

Morgantown, WV 26505

304.291.4791

- **10.405, Farm Labor Housing Loans and Grants**—During the fiscal year 1995, over 500 units were rehabilitated or developed as multifamily type housing and on-farm individual type housing. This program is based on project grants and guaranteed loans, and is available for individuals, local groups, nonprofit organizations, state entities, and U.S. territories.
- **10.410, Very Low to Moderate Income Housing Loans**—During the year 1994, 34,488 new direct loans and 11,570 guaranteed loans were made. This program is based on direct loans and guaranteed loans, and is available for individuals only.
- **10.417, Very Low Income Housing Repair Loans and Grants**—This program consists of project grants, and direct loans, and is available to individuals only.

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- **10.442, Housing Application Packaging Grants**—The housing application packaging grants are defined as project grants, and are available to local organizations, nonprofit organizations, and state entities.

Department of Housing and Urban Development

Contact—West Virginia State Office

Frederick S. Roncaglione, acting West Virginia State Coordinator

Kanawha Valley Building

405 Capital Street, Suite 708

Charleston, WV 25301-1795

304.347.7000

The Federal Housing Commissioner directs housing programs including; mortgage insurance, rehabilitation, health facilities, and other financial and related assistance authorized by the National Housing Act. These include:

- **14.108, Rehabilitation Mortgage Insurance**—This program consists of guaranteed loans granted to individuals only.
- **203 (K), Rehabilitation of Homes**—This program sponsored by HUD is the primary program for the rehabilitation and repair of single family properties. Good tool for neighborhood revitalization, and works in partnership with state and local housing agencies, and non-profit organizations. More detailed information about the program, and for a list of participating lenders, contact the state office.
- **14.110, Manufactured Home Loan Insurance**—This program consists of guaranteed loans granted to individuals only.
- **14.117, Mortgage Insurance - Homes**—This program consists of guaranteed loans granted to individuals only.
- **14.120, Mortgage Insurance - Homes for Low and Moderate Income Families**—This program consists of guaranteed loans granted to individuals only.
- **14.122, Mortgage Insurance - Homes for Urban Renewal Areas**—This program consists of guaranteed loans granted to individuals only.
- **14.123, Mortgage Insurance - Homes in Older, Declining Areas**—This program consists of guaranteed loans granted to individuals only.
- **14.120, Mortgage Insurance - Purchase by Homeowners of Fee Simple Title from Lessors**—This program consists of guaranteed loans granted to individuals only.
- **14.134, Mortgage Insurance - Rental Housing**—This program consists of guaranteed loans granted to individuals and nonprofit organizations.

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- **14.135, Mortgage Insurance - Rental and Cooperative Housing for Moderate Income Families and Elderly, Market Interest Rate**—This program consists of guaranteed loans granted to individuals and nonprofit organizations.
 - **14.139, Mortgage Insurance - Rental Housing in Urban Renewal Areas**—This program consists of guaranteed loans granted to individuals and nonprofit organizations.
 - **14.140, Mortgage Insurance - Special Credit Risks**—This program consists of guaranteed loans granted to individuals only.
 - **14.151, Supplemental Loan Insurance - Multifamily Rental Housing**—This program consists of guaranteed loans granted to individuals and nonprofit organizations.
 - **14.157, Supportive Housing for the Elderly**—This program involves project grants made available to both individuals and nonprofit organizations.
 - **14.159, Section 245 Graduated Payment Mortgage Program**—This program involves guaranteed loans for qualified individuals, local groups, nonprofit organizations, states, U.S. territories, and federal tribal governments.
 - **14.163, Mortgage Insurance - Single Family Cooperative Housing**—This program consists of guaranteed loans granted to individuals only.
 - **14.169, Housing Counseling Assistance Program**—This program involves project grants made available to individuals, local groups, nonprofit organizations, and states.
 - **14.170, Congregate Housing Service Program**—This program involves project grants made available to both individuals, and nonprofit organizations.
 - **14.175, Adjustable Rate Mortgages**—This program consists of guaranteed loans granted to individuals only.
 - **14.179, Nehemiah Housing Opportunity Grant Program**—This program consists of project grants available for nonprofit organizations.
 - **14.181, Supportive Housing for Persons with Disabilities**—This program involved project grants issued to qualifying individuals.
 - **14.183, Home Equity Conversion Mortgages**—This program consists of guaranteed loans granted to individuals only.
 - **14.185, Home Ownership and Opportunity for People Everywhere**—This program is run based on project grants issued to qualifying nonprofit organizations.

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- **14.187, Preservation of Affordable Housing**—This program involves the distribution of project grants to qualifying individuals, local groups, and nonprofit organizations.
 - **14.190, Section 8 Community Investment (Pension Fund) Demonstration Program**—This program involves the distribution of direct loans to qualifying individuals. The Community Planning and Development division is responsible for Title I of the Housing and Community Development Act of 1974. This involves the development of viable urban communities, provision of decent housing and suitable living environments, and the expansion of economic opportunities especially for low and moderate income persons. This is done through the following programs:
 - **14.235, Supportive Housing Program**—This program involves the distribution of either/or project grants and direct payments to qualifying local groups and nonprofit organizations.
 - **14.239, HOME Investment Partnership Program**—This program is based on formula grants issued to qualifying local groups, states, and federal tribal governments.
 - **14.240, HOPE for Home ownership of Single Family Homes**—The HOPE program involves the distribution of project grants to qualifying nonprofit organizations. The Office of Fair Housing and Equal Opportunities is responsible for administering the fair housing programs authorized by the Civil Rights Act of 1968. The purpose is to ensure that the programs operate affirmatively in order to further the goals of equal opportunity. This is done through the following programs:
 - **14.400, Equal Opportunity in Housing**—This program makes available investigations of complaint to individuals.
 - **14.401, Fair Housing Assistance Program -State and Local**—This program involves granting project grants to qualifying local and state entities.
 - **14.406, Non-Discrimination in Federally Assisted Programs (on the Basis of Race, Color, National Origin, Religion, Sex, Disability or Age)**—This program has the purpose of investigating complaints for individuals, local groups, nonprofit organizations, states, U.S. territories, and federal tribal governments.
 - **14.408, Fair Housing Initiatives Program - Administrative Enforcement Initiative**—This program involves granting project grants to qualifying local and state entities.
 - **14.409, Fair Housing Initiatives Program - Education and Outreach Initiative**—This program involves granting project grants to qualifying local and state entities and nonprofit organizations.
 - **14.410, Fair Housing Initiatives Program - Private Enforcement Initiative**—Office of Fair Housing and Equal Opportunities - administers the fair housing programs

authorized by the Civil Rights Act of 1968, ensuring that the programs operate affirmatively to further the goals of equal opportunity.

- **14.411, Public Housing Affirmative Compliance Actions Program**—This program offers advisory services to qualifying local groups. The Office of Policy Development and Research evaluates existing programs and policies and analyzes potential programs. They are also involved with the administration of the following programs:
- **14.509, Mortgage Insurance - Experimental Rental Housing**—This program involves issuing guaranteed loans to qualifying individuals, local groups, nonprofit organizations, states, U.S. territories, and federal tribal governments. The Public and Indian Housing Division of HUD is responsible for both the departments of housing and Indian housing programs administered under the United States Housing Act of 1937. They direct insurance and bonding functions, slum clearance, and urban renewal programs. They are also in charge of the following programs:
- **14.851, Low Income Housing - Home ownership Opportunities for Low Income Families**—This program involves issuing direct payments and direct loans to qualifying local groups and nonprofit organizations.

Department of the Justice

Contact—Community Relations Service
Regional Office - Region III
U.S. Custom and Courthouse
2nd and Chestnut Streets
Philadelphia, PA 19106-2902
215.597.2344

The Civil Rights Division of the Department of Justice is responsible for the enforcement of civil rights laws which prohibit discrimination. Once such program that they administer is the following:

- **16.103, Fair Housing and Equal Credit Opportunity**—This program involves the provision of special services to individuals, local groups, nonprofit organizations, states, U.S. territories, and federal tribal governments.

Department of Veterans Affairs

Contact—W. David Allen
VA Regional Office
4640 Fourth Avenue
Huntington, WV 25701
304.529.5726

The Veterans Benefit Administration, a division of the Department of Veterans Affairs, is responsible for conducting programs for the benefit of veterans. The following is a list of programs that they administer regarding housing:

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- **64.114, Veterans Housing - Guaranteed and Insured Loans**—This program involves granting guaranteed loans to qualifying individuals.
 - **64.118, Veterans Housing - Direct Loans for Disabled Veterans**—This program involves the issuing of direct loans to qualifying individuals.
 - **64.119, Veterans Housing -Manufactured Home Loans**—This program involves granting guaranteed loans to qualifying individuals.

Department of Energy

Contact—State Energy Office

John F. Herholdt, Jr.

Energy Efficiency Program, West Virginia Development Office

Capital Building 6, Room 553

Charleston, WV 25305-0311

304.558.4010

This department provides the framework for a comprehensive and balanced national energy plan through the coordination and administration of the energy functions of the Federal government. They are responsible for long-term, high-risk research and development of energy technologies, and the following programs:

- **81.042, Weatherization Assistance for Low-income Persons**—This program involves issuing formula grants to qualifying local groups, nonprofit organizations, and state entities.

Department of Education

Contact—Federal Real Property Assistance Program

Northeastern Zone Regional Office

Peter Wieczorek

McCormack P.O. and Courthouse, Room 536

Boston, MA 02109

617.223.9321

The Office of the Secretary works at advising the President of the United States on education plans, policies, and programs of the federal government. They are also involved in the following programs:

- **84.169, Independent Living - State Grants**—This program involve issuing formula grants to qualifying local groups, nonprofit organizations, and state entities.

Contact—Suzanne Choiser

Vocational Rehabilitation Program Specialist

202.205.8937

Office of the Assistant Secretary for Special Education and Rehabilitative Services
Department of Education
Office of Program Operations, Rehabilitation Services Administration
600 Independence Ave., SW
Washington, DC 20202

Department of Health and Human Services

Contact—Regional Office
Region III
James Mengel
3535 Market Street, Room 11480
Gateway Building
Philadelphia, PA 19104
215.596.6492

Energy assistance block grants are funds awarded to jurisdictions which then make payments directly to eligible low-income households or, on behalf of such households, to an energy supplier to assist in meeting the costs of home energy. This is done through:

- **93.568, Low Income Home Energy Assistance**—This program involves issuing formula grants and project grants to qualifying nonprofit organizations, states, U.S. territories, and federal tribal governments.

For initial contact and further information:

Headquarters Office
Janet M. Fox, Director, Division of Energy Assistance
Office of Community Services
Administration for Children and Families
Department of Health and Human Services
370 L'Enfant Promenade, SW
Washington, DC 20447
202.401.9351

Federal Programs—Economic Development

Department of Agriculture

Contact—75 High Street
P.O. Box 678
Morgantown, WV 26505
304.291.4791

The Office of Civil Rights Enforcement, of the Department of Agriculture provides overall policy and program guidance, leadership, coordination, and direction for the department's civil rights and equal employment opportunity programs.

- **10.140, Special Emphasis Outreach Programs Grants**—This program offers project grants, advisory services, and counseling for both non-profit organizations and state entities.
- **10.212, Small Business Innovative Research**—The small businesses program offers project grants to qualifying individuals only.
- **10.218, Building and Facilities Program**—This program consists of project grants that are issued to qualifying local groups and state entities.
- **10.766, Community Facilities Loans**—This program offers direct loans and guaranteed loans to qualifying local groups, nonprofit organizations, states, and U.S. territories.
- **10.768, Business and Industrial Loans**—This program offers direct loans and guaranteed loans to qualifying individuals, local groups, and nonprofit organizations.

Department of Commerce

Contact—Internal Trade Administration
Davis Coale, Jr., Director
405 Capital street, Suite 807
Charleston, WV 25301
304.347.5123

Contact—Economic Development Admin.
Philadelphia Regional Office
John Corrigan, Regional Dir.
Independence Square West
6th and Walnut Street, Suite 140 S
Philadelphia, PA 19106
215.597.4603

The Economic Development Administration is responsible for aiding in long-range economic development of areas with severe unemployment and low family income problems. They also assist in aiding the development of public facilities and private enterprises for the purpose of helping to create permanent new jobs. The administration is responsible for the following programs:

- **11.300, Economic Development - Grants for Public Works and Infrastructure Development**—This program involves issuing project grants to qualifying individuals, local groups, nonprofit organizations, and state entities. Proposed projects must be located in an economically distressed area, an EDA designated area, and be in conformance with an Overall Economic Development Program for the eligible area. Projects must contribute to the long-term economic development of the area through the creation and retention of permanent jobs and positive increase in economic levels.

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- **11.303, Economic Development - Technical Assistance**—This program involves issuing project grants to qualifying individuals, local groups, nonprofit organizations, and state entities, U.S. territories, and federal tribal governments. The proposed projects should have a relatively specific, realistic, and realizable effect on employment, and the project should also benefit groups disadvantaged in terms of low income and employment. Projects should help establish or expand a local organization that promotes economic growth

For initial contact and further information:

Headquarters Office
Lewis Podolske
Acting Director Technical Assistance and Research Division
Economic Development Administration, Room H7315
Herbert C. Hoover Building, Department of Commerce
Washington, DC 20230
202.482.3373

- **11.304, Economic Development - Public Works Impact Program**—This program involve issuing project grants to qualifying local groups. The project area must be designated as a redevelopment area, and proposed projects must demonstrate how the project will have a positive impact on the community as well as how the project will provide immediate useful work for unemployed/underemployed residents in the area.
- **11.305, Economic Development - State and Local Economic Development Planning**—This economic development program issues project grants to qualifying local groups, states, and U.S. territories.

For initial contact and information:

Headquarters Office
Luis F. Bueso, Director Planning Division
Economic Development Administration, Room H7319
Herbert C. Hoover Building
Department of Commerce
Washington, DC 20230
202.482.3027

- **11.307, Special Economic Development and Adjustment Assistance Program - Sudden and Sever Economic Dislocation and Long-Term Economic Deterioration**—This economic development program offers project grants to qualifying local groups, nonprofit organizations, and states. Proposed projects are selected based on; the degree to which the number of dislocated workers exceeds eligibility threshold, the proportion of total job loss by a single employer, need for grant funds, cost per job created, time, and creativity.

Minority Business Development Agency assists minority businesses in achieving effective and equitable participation in the American free enterprise system and in overcoming social and economic disadvantages. This organization is responsible for the following programs:

Contact—Minority Business Development Agency
Regional Office—New York
Heyward Davenport, Director
26 Federal Plaza, Room 3720
New York, NY 10278
212.264.3262

- **11.800, Minority Business Development Centers**—This program offers project grants to qualifying individuals, local groups, nonprofit organizations, states, U.S. territories, and federal tribal governments.

For initial contact and information:

Headquarters Office
Mr. Robert Hooks, Acting Assistant Director for Program Development
Room 5096, Minority Business Development Agency
Department of Commerce
14th and Constitutional Avenue, NW
Washington, DC 20230
202.482.3261

- **11.802, Minority Business Resource Development**—This program consists of issuing project grants to qualifying individuals.

Department of Defense
Contact—Department of the Army
Col. Thomas Farewell
Huntington District
502 8th Street
Huntington, WV 25721
202.504.4950

- **12.106, Flood Control Projects**—The flood control project program involves providing special services to qualifying local groups and states.
- **12.600, Community Economic Adjustment**—This program involves offering and providing special services and advisory services to qualifying local groups, nonprofit organizations, and states.
- **12.610, Joint Land Use Studies**—This program is based on issuing project grants to qualifying local groups and state entities.

Department of Housing and Urban Development
Contact—West Virginia State Office
Frederick S. Roncaglione, acting West Virginia State Coordinator
Kanawha Valley Building
405 Capital Street, Suite 708
Charleston, WV 25301-1795
304.347.7000

The Federal Housing Administrator is responsible for directing housing programs including; mortgage insurance, rehabilitation, health facilities, and other financial and related assistance authorized by the National Housing Act. The economic development efforts are accomplished through the following programs:

- **14.142, Property Improvement Loan Insurance for Improving All Existing Structures and Buildings of New Nonresidential Structures**—This program involves granting guaranteed loans to qualified individuals only.

The Community Planning and Development division of the Department of Housing and Urban Development is responsible for Title I of the Housing and Community Development Act of 1974, the development of viable urban communities, provisions of decent housing and suitable living environments, and the expansion of economic opportunities especially for low and moderate income persons. These topics are accomplished through the following programs:

- **14.218, Community Development Block Grants/Entitlement Grant**—This program involves issuing formula grants to those local groups who meet the program requirements.
- **14.219, Community Development Block Grants/Small Cities Program**—This program involves issuing project grants to qualifying local groups.
- **14.227, Community Development Block Grants/Special Purpose Grants/Technical Assistance Program**—This program offers project grants and direct payments to local groups, nonprofit organizations, states, and federal tribal governments who meet the eligibility requirements.
- **14.238, Shelter Plus Care**—The shelter plus care program offers project grants to qualifying local and state agencies.
- **14.243, Opportunities for Youth - Youthbuild Program**—This program involves issuing project grants to qualifying local groups, nonprofit organizations, and, states.

The Office of Fair Housing and Equal Opportunities is responsible for administering the fair housing programs authorized by the Civil Rights Act of 1968, ensuring that the programs operate affirmatively to further the goals of equal opportunity. The following programs are also administered by this division of HUD:

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- **14.412, Employment Opportunities for Lower Income Persons and Businesses**—This program involves the investigation of complaints by individuals, local groups, nonprofit organization, states, U.S. territories, and federal tribal governments.

The Office of Policy Development and Research is responsible for evaluating existing programs and policies as well as analyzing potential programs for the Department of Housing and Urban Development. The following programs are also administered by this division:

- **14.508, Mortgage Insurance - Experimental projects other than Housing**—This program offers guaranteed loans to qualifying individuals, local groups, nonprofit organizations, state entities, U.S. territories, and federal tribal governments.
- **14.510, Joint Community Development Program**—This program involves granting project grants to qualifying nonprofit organizations only.
- **14.511, Community Outreach Partnership Center Program**—This program involves granting project grants to qualifying nonprofit organizations only.

Department of the Interior

Contact—Branch of Procurement Management
1849 C Street, NW MS: 1075-LS
Washington, DC 20240
202.452.5170

The Bureau of Land Management is responsible for the management of millions of acres of public lands, with the objective of managing recreational resource values on the public lands administered by the Bureau of Land Management and increasing public awareness and appreciation of these values. This is accomplished through the following programs:

- **15.225, Recreation Resource Management**—This program involves issuing project grants, offering the use of property, provision of special services and advisory services, dissemination of technical information, and training to qualifying individuals, local groups, nonprofit organizations, states, U.S. territories, and federal tribal governments.

The National Park Service is responsible for administering and managing an extensive system of national parks, monuments, historic sites, and recreational areas. The goal of this division of the Department of the Interior is to administer and manage the properties as well as assist states, local governments, and citizen groups in the development of park areas, protection of the environment, and protection of historic sites. This is done through the following programs:

- **15.904, Historic Preservation Fund Grant - In-Aid**—This program involves issuing formula grants and project grants to qualifying nonprofit organizations, states, and U.S. territories.

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- **15.916, Outdoor Recreation - Acquisition, Development, and Planning**—This program involves issuing project grants to the qualifying local groups, state entities, U.S. territories, and federal tribal governments.
 - **15.919, Urban Park and Recreation Recovery Program**—This program involves granting project grants to local groups which meet the qualifying criteria.

Department of Justice

Contact—Community Relations Service
Regional Office - Region III
U.S. Custom and Courthouse
2nd and Chestnut Streets
Philadelphia, PA 19106-2902
215.597.2344

Civil Rights Division of the Department of Justice is responsible for enforcing civil rights laws which prohibits discrimination. They also are responsible for administering the following programs which relate to economic development:

- **16.101, Equal Employment Opportunity**—This program provides special services to qualifying individuals, local groups, nonprofit organizations, states, U.S. territories, and federal tribal governments.

Department of Labor

Contact—Employment and Training Administration
Regional Office - Region III
Edwin G. Strong
P.O. Box 8796
Philadelphia, PA 19104
215.596.6336

The Employment and Training Administration division of the Department of Labor is responsible for administering and overseeing a number of basic programs designed to assist unemployed, unskilled, dislocated workers and the economically disadvantaged get the job training and other services needed to become fully productive members of society. This is accomplished through the following programs:

- **17.250, Job Training Partnership Act**—This program issues formula grants to qualifying nonprofit organizations.

For initial contact and information:

Headquarters Office
James M. Aaron, Director
Office of Employment and Training Programs
202.219.5580

Employment and Training Administration
Department of Labor
200 Constitution Avenue, NW
Washington, DC 20210

Department of Transportation
Contact—Research and Special Programs Administration
Regional Office - Eastern Region
William H. Gute
400 7th Street, SW Room 2108
Washington, DC 20590
202.366.4580

The Federal Transit Administration division of the Department of Transportation assists in the development of improved mass transportation facilities, equipment, techniques, and methods with the cooperation of public and private mass transportation companies. This is done through the following programs:

- **20.513, Capital Assistance Program for Elderly Persons and Persons with Disabilities**—This program offers formula grants to local groups,, nonprofit organizations, and state entities which meet the qualifying criteria.

The Office of the Secretary is responsible for developing and evaluating public policy related to the transportation industries and their economic regulations. They are also responsible for the following programs:

- **20.903, Support Mechanisms for Disadvantaged Businesses**—This program offers project grants to individuals, local groups, nonprofit organizations, and state that meet the eligibility requirements.
- **20.904, Disadvantage Business Enterprise - Bonding Assistance Program**—This program grants insurance to qualifying individuals only.
- **20.905, Disadvantage Business Enterprise - Short-Term Lending Program**—This program offers direct loans to those individuals that meet the necessary requirements.
- **20.907, Entrepreneurial Training and Technical Assistance Program**—This program offers project grants to qualifying individuals and nonprofit organizations.

For initial contact and further information:

Headquarters Office
Yvonne Stowbridge, HBCU Program Manager
Office of Small and Disadvantaged Business Utilization
S-40, Office of the Secretary
400 Seventh Street, SW
Washington, DC 20590
1.800.532.1169

Office of Personnel Management
Contact—OPM Service Centers
Region II
U.S. Courthouse and Federal Building
200 West 2nd Street, Room 507
Dayton, Ohio 45402-1430
513.225.2576

The Office of Personnel Management administers a merit system for Federal employment, which includes recruiting, training, and promotion of people based on knowledge and skills. This office is also responsible for the following programs related to economic development:

- **27.001, Federal Civil Service Employment**—This program involves offering federal employment opportunities to qualifying individuals. Information about open examinations and forms for requesting applications are available without cost at OPM Service Centers and offices of State employment services.
- **27.003, Federal Employment for Disadvantaged Youth - Part-Time**—This program involves offering federal employment opportunities to qualifying individuals. This program gives students the opportunity for part-time temporary employment with federal agencies in order to allow them to finish their education without interruptions caused by financial pressures.

For initial contact and further information:

Headquarters Office
Staffing Re-invention Office, Karen Jacobs
Employment Service Office of Personnel Management
1900 E Street, NW
Washington, DC 20415
202.606.0830

- **27.006, Federal Summer Employment**—This program offers federal employment opportunities to individuals that meet the necessary requirements.

The General Services Administration division of the Office of Personnel Management establishes policy and provides the government an economical and efficient system for the management of property and records. They are also responsible for the following programs:

- **39.001, Business Services**—This program offers advisory services to individuals who meet the requirements and request the service.

National Foundation on the Arts and the Humanities

The National Endowment of the Arts are responsible for administering programs that are designed to foster institutional creativity and excellence, preserve the artistic birthright of people, ensure opportunity of arts, and provide leadership on behalf of the arts. The following are programs that the Endowment is responsible for:

- **45.013, Promotion of the Arts - Challenge Grants**—This program involves administering and issuing project grants to qualifying local groups, nonprofit organizations, and states.
- **45.023, Promotion of the Arts - Local Arts Agencies Program**—This program involves issuing project grants to individuals, nonprofit organizations, and states which meet the necessary requirements.
- **45.113, Promotion of the Humanities - Special Projects**—This program involves issuing project grants to individuals, nonprofit organizations, states, U.S. territories, and federal tribal governments which meet the necessary requirements.

The National Endowment of the Humanities is an organization which promotes and supports the production and dissemination of knowledge of the humanities. They make grants to increase the understanding and appreciation of the humanities, and administer the following programs:

- **45.121, Promotion of the Humanities - Summer Stipend**—This program involves issuing project grants to qualifying individuals.
- **45.130, Promotion of the Humanities - Challenge Grants**—This program involves issuing project grants to qualifying local groups, nonprofit organizations, states, and U.S. territories.

Small Business Administration

Contact—Small Business Administration
Regional Office - Region III
475 Akkendale Road, Suite 201
King of Prussia, PA 19406
215.962.3700

The Small Business Administration aids, councils, assists, and protects the interest of small businesses, ensuring that small business concerns receive a fair portion of government purchases, sales, and loans. To accomplish their goals, they are responsible for the following programs:

- **59.003, Loans for Small Businesses**—This program involves offering direct loans and advisory services to qualifying individuals
- **59.005, Business Development Assistance to Small Businesses**—This program offers advisory services, provides the dissemination of technical information, and offers training to those individuals who meet the qualifying criteria.
- **59.006, Minority Business Development**—This program provides the provision of special services to qualifying individuals.
- **59.012, Small Business Loans**—This program provide guaranteed loans to small businesses which are unable to obtain financing in the private credit marketplace, but can demonstrate the ability to repay the granted loans. This is done through offering guaranteed loans to qualifying individuals.
- **59.013, Local Development Company Loans**—This program is designed to provide guaranteed loans to those individuals, local groups, and nonprofit organizations that qualify.
- **59.037, Small Business Development Center**—This program provides project grants, the provision of special services, advisory services, and the dissemination of technical information to qualifying local groups, nonprofit organizations, and states.
- **59.041, Certified Development Company Loans (504 Loans)**—This program offers guaranteed loans to nonprofit organizations that meet the qualifying criteria.
- **59.042, Business Loans for 8(a) Program Participants**—This program provides guaranteed loans to small business contractors receiving assistance under the subsection 7(j) 10 and section 8(a) of the Small Business Act, who are unable to obtain financing on reasonable terms in the private credit market place. This is done through offering guaranteed loans to qualifying individuals and nonprofit organizations.
- **59.043, Women's Business Ownership Assistance**—This program funds nonprofit economic development organizations to assist, through training and counseling, small business concerns owned and controlled by women, and remove any discriminatory barriers. This is accomplished through project grants offered to qualifying individuals and nonprofit organizations.
- **59.044, Veteran Entrepreneurial Training and Counseling**—This program provides project grants to those individuals and nonprofit organizations that meet the necessary qualifications.

Department of Health and Human Services

Contact—Region III
James Mengel
3535 Market Street, Room 11480
Gateway Building
Philadelphia, PA 19104
215.596.6492

The Public Health Service division of the Department of Health and Human Services works at promoting and ensuring the highest level of health attainable for everybody. They have also developed cooperation in health projects with other countries. The Public Health Service division is responsible for the following programs:

- **93.194, Community Partnership Demonstration Grants**—This program involves offering project grants to qualifying local groups, nonprofit organizations, and state entities.
- **93.224, Community Health Centers**—The main purpose of this program is to support Community Health Centers in urban and rural medically underserved areas. This is accomplished through offering project grants to qualifying local groups, nonprofit organizations, and state entities.
- **93.593, Job Opportunities for Low Income Individuals**—This program promotes the ability of families to be financially self-sufficient through granting awards to nonprofit and community development corporations that will create jobs, create business employment opportunities, and provide technical and financial assistance. This is done through offering project grants to qualifying nonprofit organizations.

For initial contact and further information:

Headquarters Office
Richard Saul, Director for the Division of Community Demonstration Programs
Office of Community Services
Administration for Children and Families
Department of Health and Human Services
370 L'Enfant Promenade, SW
Washington, DC 20477
202.401.9347

Corporation for National and Community Service

This corporation was established to engage Americans of all ages and backgrounds in community-based service. It supports a range of community service programs, and provides opportunities for participation. They are also responsible for the following programs:

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- **94.007, Planning and Program Development Grants**—This program involves offering project grants to qualifying local groups, nonprofit organizations, and state entities
 - **94.009, Training and Technical Assistance**—This program involves offering project grants to those individuals, local groups, nonprofit organizations, and state that meet the criteria.