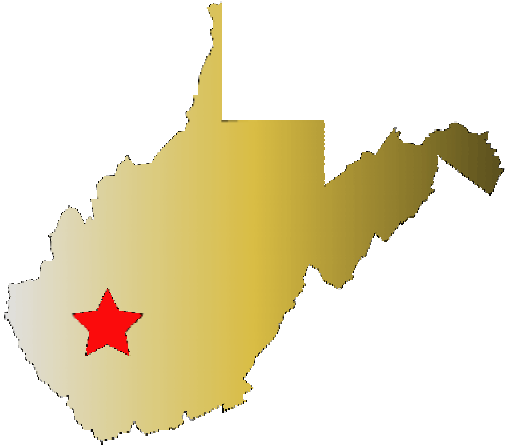


Kelly's Creek National Demonstration Project

The purpose of the Federal Mine-Scarred Lands (MSL) Initiative is to develop models for mining related revitalization by supporting locally driven efforts of six communities, which have varying economic development, environmental cleanup, and stakeholder coordination challenges. The MSL Initiative represents support from a broad network of federal agencies. These agencies are committed to supporting key stakeholders as they address the technical and financial aspects of revitalizing the Kelly's Creek community and watershed.

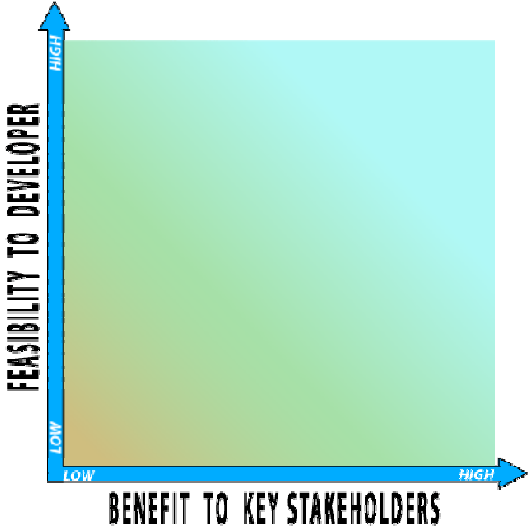
MSL Federal Agency Partners

- Appalachian Regional Commission (ARC)
- US Army Corp of Engineers (ACE)
- US Environmental Protection Agency (EPA)
- US Department of Agriculture (USDA)
- US Department of Housing and Urban Development (HUD)
- US Department of Interior (DOI)



Through a range of analysis and an ongoing dialogue with the MSL agencies, the Kelly's Creek Communities Association (KCCA) seeks to:

- Partner with major landowners to determine the feasibility of development options for portions of the privately owned property; and
- Pursue the development of sewer infrastructure in the Kelly's Creek watershed.



Viability of Development: Viability of development indicates a project that balances the benefit to key stakeholders with the feasibility to a developer (private and/ or public). In the case of the Kelly's Creek community and the privately-owned property, natural resource development and residential development would be determined to be feasible through collaborative planning and sound economic and environmental analysis.

Revitalization Actions to Date

- Formation of the Kelly’s Creek Community Association in 1999 with the mission of sustaining, restoring, and revitalizing all that pertains to the watershed.
- \$200,000 EPA Brownfields Assessment grant awarded to Kanawha County for property characterization and assessment in Kelly’s Creek.
- Completed preliminary land use analysis of residential and small scale commercial development options.
- Designation of the Kelly’s Creek Watershed in 2004 as a Federal Mine-Scarred Lands Demonstration Project.

Revitalization Vision: Simultaneous natural resource and economic development of property

	Supporting Information
Optimal Future Vision for Key Stakeholders	<ul style="list-style-type: none"> • Pursuit of natural resources (e.g., coal) development. • Determination that market exists for residential development. • Elimination of sewer discharges and acid mine drainage through improved infrastructure.
Benefits to the Vision	<ul style="list-style-type: none"> • Cleaned up watershed and improved water quality. • National and local recognition for private landowner for seeking a win-win approach to mining and future development. • Successful reclamation and redevelopment of mine-scarred lands in the region. • Establishment of an economic engine (e.g., residential development) that will spur the revitalization of Kelly’s Creek. • Sufficient returns to landowners and developers.
Market Trends in Support of the Vision	<ul style="list-style-type: none"> • Proximity to the population of Charleston, WV workforce. • More than half of the nation’s population and 60% of the major market areas are within a 500 mile radius of Charleston, WV. • Existing home sales increased by more than 14% in the 4th quarter of 2004. • The median price of homes in the Charleston area jumped 13% in 2004, representing one of only 65 metropolitan areas that had double-digit increases. • West Virginia is ranked as the sixth fastest-growing destination for buyers of second homes. • Data shows a significant increase in the number of West Virginians and/or retirees moving back to the state. • West Virginia’s unemployment rate decreased by 1% in 2004, which can be partially attributed to increased coal industry employment driven by higher energy prices.
Next Steps	<ul style="list-style-type: none"> • Secure partnership and participation with landowners. • Complete EPA-funded Phase I environmental assessment of property or portions of the property. • Complete Step I Reuse Study of property or portions of the property to include analysis of market and physical condition to determine “highest and best use” of the property. • Determine most feasible sewer infrastructure option and establish a financing and implementation plan. • Create Master Development Plan inclusive of development uses (e.g., mining and residential) and site programming (e.g., type, location of residential units).

*Market trends information is provided by date from the Census Bureau 2004 and the FDIC profile of the State of West Virginia.