

**THE
COUNTY OF BUTLER
COMPREHENSIVE PLAN**

**PHASE I
(RECONNAISSANCE REPORT)**

1997

**Prepared by the
Butler County Planning Commission**

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TABLE OF CONTENTS

	<u>Page</u>
History and Historic Preservation	HHP1
Native American Prehistory	HHP1
Heritage of the Native American Period	HHP2
The Early Historic Period: Pre-Settlement	HHP3
Heritage of the Native-White and Colonial Conflicts in Butler County	HHP4
Place Names	HHP4
Donation/Depreciation Lands	HHP4
Initial Settlement of the County, 1790-1860	HHP5
The Heritage of the Era of Settlement in Butler County	HHP7
The Industrial Revolution - 1860-1945	HHP8
Oil Production in Butler County	HHP8
Coal and Limestone	HHP9
Manufacturing	HHP10
Prelude to Jeep	HHP11
Butler County Industrial Heritage	HHP12
Suburbanization and New Diversification - 1945 to the Present	HHP13
 Housing	 H1
Data from the Census	H1
Count	H2
Occupancy Status	H4
Tenure	H6
Value: Owner-Occupied	H6
Rental Units	H7
Housing Type	H8
Housing Affordability	H9
Age of Housing	H11
Housing Quality	H12
Callery Borough	H13
Cherry Valley Borough	H13
Evans City Borough	H13
Fairview Borough	H13
Karns City Borough	H14
Petrolia Borough	H14
Washington Township	H14
Summary	H15
 Population and Demographics	 D1
Population Characteristics	D4
Race and Ethnic Background	D4
Age and Gender	D5

Household Data	D6
Miscellaneous Characteristics	D9
Income	D9
Population Projections	D11
Summary	D12
Community Facilities	CF1
Police Service	CF1
Fire Companies and Ambulance/Rescue Service	CF2
Medical Facilities	CF3
The Butler County Emergency Management Agency	CF3
Public School Districts	CF4
The Butler Area School District	CF4
The Karns City Area School District	CF5
The Mars Area School District	CF6
The Moniteau School District	CF6
The Seneca Valley School District	CF7
The Slippery Rock Area School District	CF8
The South Butler County School District	CF8
Colleges and Universities	CF9
Butler County Community College	CF9
Slippery Rock University	CF10
Public Parks and Recreation	CF11
Planning Sector One	CF13
Planning Sector Two	CF14
Planning Sector Three	CF15
Planning Sector Four	CF18
Planning Sector Five	CF20
Future Municipal Recreation Developments	CF21
State Parks	CF22
State Game Lands	CF24
The Old Stone House	CF24
Glade Run Management Area	CF25
Summary	CF25
Police Services	CF25
Fire Companies and Ambulance/Rescue Services	CF25
Medical Facilities	CF26
The Butler County Emergency Management Agency/Center	CF26
Public School District	CF26
Colleges and Universities	CF26
Parks and Recreation	CF26
Public Utilities	P1
Water/Sewer Systems	P1
Sewer	P1
Water	P3

Sector 1	P3
The Borough of Harrisville	P3
Slippery Rock	P4
Prospect Borough	P5
Boyers	P5
Sector 2	P5
Northeast Parker Sewer Authority	P5
Bear Creek Watershed Authority	P6
Petrolia	P7
Bruin	P7
Sector 3	P7
Center Township	P7
Butler Area	P8
Chicora Borough	P9
Sector 4	P10
Cranberry Township	P10
Jackson Township	P12
Borough of Zelenople	P13
Connoquenessing Borough	P14
Harmony Borough	P14
Evans City Borough	P15
Western Butler County Authority	P16
Breakneck Creek Regional Authority	P17
Seven Fields	P18
Adams Township	P18
Mars	P18
Sector 5	P18
Buffalo Township	P18
Saxonburg Area	P19
Summary	P20
Economic Profile	EP1
Consumer Economics	EP1
Income	EP7
Occupation and Industry	EP12
Overall Economic Performance	EP17
Retail and Service Businesses	EP24
Service Sector	EP27
Manufacturing	EP28
Wholesale Trade	EP30
Summary	EP31
Transportation	T1
Roads and Highways	T1
Road Projects/Conditions	T6

Traffic Accidents	T7
Fatalities	T7
Public Transportation	T13
Railroads	T15
Airports	T17
Butler County Airport	T17
Butler Farm Show Airport	T18
Zelienople Municipal Airport	T19
Lakehill Airport	T19
Transportation Summary	T20
Land Use	LU1
Development Constraints	LU3
Environmentally Sensitive Areas	LU4
Steep Slope	LU4
Wetlands	LU4
Floodplains	LU5
Summary	LU5
Other Land Use Considerations	LU5
Agricultural Security Areas	LU5
Prime Agricultural Land	LU6
Parks/Game Lands/Forest Reserves	LU6
Summary	LU6
Overall Land Use Summary	LU7
Land Use Controls	LU7
Zoning in Butler County	LU8
Township Zoning	LU8
Borough and City Zoning	LU10
Summary	LU12
Subdivision Regulations	LU13
Summary	LU14
Butler County, Vision Building for the Future	VB1
Vision-Building Sessions	VB1
Shared Beliefs and Community Values for Butler County	VB2
Countywide Strengths	VB3
Countywide Weaknesses	VB3
Countywide Opportunities	VB3

Tables

Table H-1, Butler County - Housing Units by Planning Sector	H2
Table H-2, Butler County, 1980-1990 Housing Unit Comparison	H3
Table H-3, Butler County and Planning Sectors: Vacant Housing by Reason of Vacancy, 1990	H5

Table H-4, Top Ten Butler County Municipalities by Vacancy - 1990	H5
Table H-5, Owner-Occupied Median Value	H7
Table H-6, Butler County and Planning Sector, General Housing Value Ranges	H7
Table H-7, Renter-Occupied Median Rent	H8
Table H-8, Butler County: Housing Units by Type - 1990	H9
Table H-9, Planning Sector: Housing Unit by Type - 1990	H9
Table H-10, Housing Affordability Indexes for Selected Pennsylvania Places - 1990	H10
Table H-11, Butler County and Planning Sector, Housing Units Built Before 1940	H12
Table D-1, Population Change in Butler County, 1960-1994	D2
Table D-2, Population Change in Selected Butler County Places	D2
Table D-3, Population Change in Selected Western Pennsylvania Counties	D3
Table D-4, Butler County, Population by Race -1990	D5
Table D-5, Population by Age, Selected Pennsylvania Places	D5
Table D-6, Butler County Population by Age and Gender	D6
Table D-7, Household Characteristics, Butler County, 1980-1990	D8
Table D-8, Butler County: Persons in Group Quarters - 1990	D9
Table D-9, Butler County - Family and Non-Family Household Income - 1990	D10
Table D-10, Butler County, Poverty Characteristics - 1990	D10
Table CF-1, Municipal Police Agencies by Planning Sector, Butler County	CF1
Table CF-2, Schools of the Butler Area School District	CF5
Table CF-3, Schools of the Karns City Area School District	CF6
Table CF-4, Schools of the Mars Area School District	CF6
Table CF-5, Schools of the Moniteau School District	CF7
Table CF-6, Schools of the Seneca Valley School District	CF7
Table CF-7, Schools of the Slippery Rock Area School District	CF8
Table CF-8, Schools of the South Butler County School District	CF9
Table CF-9, Recreation Facilities in the Public Domain by Planning Sector, Type and Number of Facilities	CF12
Table CF-10	CF15
Table CF-11	CF17
Table CF-12	CF19
Table CF-13	CF20
Table CF-14	CF21
Table EP-1, Butler Wages: Actual and Adjusted for Inflation, 1984-1993 and Pennsylvania Wages: Actual and Adjusted for Inflation, 1984-1993	EP3
Table EP-2, Butler County, Annual Household Income in 1989	EP5
Table EP-3, Industry of Employed Persons, Butler County - 1990	EP13
Table EP-4, Industry of Employed Persons, Butler County Planning Sectors - 1990	EP14
Table EP-5, Occupation of Employed Persons, Butler County - 1990	EP15
Table EP-6, Occupation of Employed Persons, Butler County Planning Sectors - 1990	EP16
Table EP-7, Butler County, 1996 - Average Monthly Employment by Industry	EP19
Table EP-8, Payroll by Industry - 1987	EP20
Table EP-9, Payroll by Industry - 1994	EP20
Table EP-10, Payroll Comparison Between Manufacturing and Services Industries, Butler County - 1994	EP21

Table EP-11, Retail Sales Performance - 1987, 1992	EP24
Table EP-12, Retail Market Share in Butler County - 1992	EP26
Table EP-13, Sales Share for Butler County	EP27
Table EP-14, Service Market Share in Butler County	EP28
Table EP-15, Average Annual Manufacturing Wages in Butler County	EP29
Table EP-16, Major Industries in Butler County	EP30
Table T-1, Roadway Volumes and Classification	T3
Table T-2, Major Transportation Projects in Regional Long-Range Plan	T6
Table T-3, Butler County, To and From Rail Line Destinations	T16
Table LU-1, Butler County Land Cover	LU2

Charts

Chart H-1, Housing Vacancy by Proportion, Butler County and Planning Sectors -1990	H6
Chart D-1, Butler County - Households by Size	D7
Chart EP-1, Median Household Income, Selected Pennsylvania Places	EP4
Chart EP-2, Annual Household Income, State, County, Cranberry, and Petrolia	EP6
Chart EP-3, Butler County Income Per Age Cohort, Household Income \$0-\$14,999 Per Year	EP7
Chart EP-4, Income Per Age Cohort, Household Income \$0-\$14,999	EP8
Chart EP-5, Butler County Income Per Age Cohort, Household Income \$15,000-\$49,999 ..	EP9
Chart EP-6, Income Per Age Cohort, Household Income \$15,000-\$49,000	EP10
Chart EP-7, Butler County Income Per Age Cohort, Household Income \$50,000+	EP11
Chart EP-8, Income Per Age Cohort, Household Income \$50,000+	EP12
Chart EP-9, Butler County Labor Market, Unemployment Rate, 1985-1996	EP17
Chart EP-10, Comparative Unemployment, Unemployment Rate, 1985-1996	EP18
Chart EP-11, 1994 Comparison of Average Salary by Industry	EP22
Chart EP-12, Pennsylvania/Butler County Comparison of Percent Employees by Industry ..	EP23
Chart EP-13, Retail Market Share in Butler County - 1992	EP25
Chart LU-1 - Land Use, Township Zoning Buildable Area	LU9
Chart LU-2 - Land Use, Borough and City Zoning Allowable Coverage	LU11

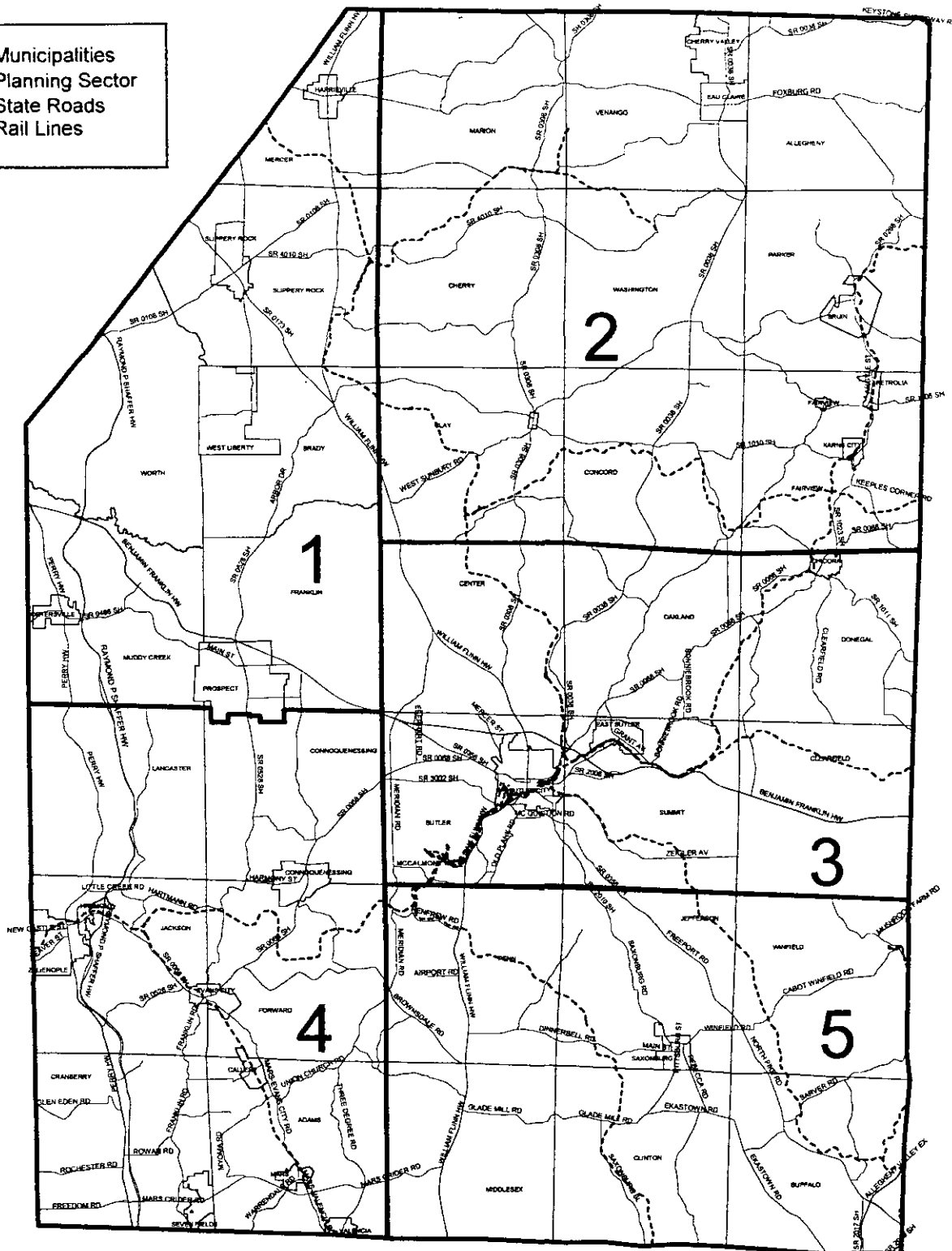
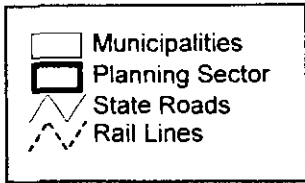
Plates

Butler County	Frontispiece
Butler County - School Districts	Follows CF4
Butler County - Existing Public Water	Follows P2
Butler County - Existing Public Sewer	Precedes P3
Butler County - State Route by Functional Classification	Follows T2
Butler County: Daily Traffic Counts and Percent Truck Traffic	Follows T3
Butler County - Traffic Accidents and Fatalities 1992-1995	Follows T13
Butler County - Existing Land Use	Follows LU2
Butler County - Urban/Rural Density	Follows LU3
Butler County - Existing Land Use, Environmental Conditions Which Limit Development	Follows LU4
Butler County - Existing Land Use, Prime Agricultural Land	Follows LU6
Butler County - Existing Land Use, Parks, Game Lands, and Nature Reserves	Precedes LU7

Appendices

Butler County 1989 Household, Family and Per Capita Income
PennDOT Projects Scheduled for State Routes in Butler County
SWOT Results

BUTLER COUNTY



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HISTORY AND HISTORIC PRESERVATION

BUTLER COUNTY'S PAST: THE EVENTS THAT MADE THINGS THE WAY THEY ARE

If planning takes a long view toward the future, it is absolutely necessary to take a long view back to the past. This is especially true since, within three years, Butler County will have existed for two centuries. What does the past mean to Butler Countians? Can it offer clues to the present situation? Does it offer direction in replicating past successes and avoiding past mistakes?

Butler County's modern diversity is mirrored in the County's long history. Butler County has played a pivotal role in all aspects of western Pennsylvania's growth and development. As this Plan prepares to guide Butler County into its second century of self-government, it is appropriate to look back at the historical development of its regions and communities.

Native American Prehistory

Native American occupation of Butler County probably began in the final glacial period, about 10,000 to 12,000 years ago. At that time, native peoples lived in small, wholly nomadic bands. Their means of survival consisted of following large herds of grazing animals, such as buffalo and caribou.

The terrain probably resembled the Arctic tundra, or northern prairies, more than the woodlands of today. Eventually, climate changes and hunting skills caused the herds of large fauna to become extinct and forced the native peoples to adapt in their modes of living. Bands became less nomadic and began to rely on a wide range of plants and animals for sustenance. Called the Archaic Period by archaeologists, these peoples' semi-permanent camps were typically located where various habitats met. For example, stream confluences, wetlands, and forest/meadow borders were the places that provided the fish, game, and plant foods these people needed.

About A.D. 750, agriculture diffused up the Ohio Valley. This completely changed native life patterns. With this change, cultivated corn, beans, and squash could provide staple needs, augmented by hunting and gathering.

*"Long ago,
the fathers
of the Lenape
were at the land
of the spruce
pines."*

- The Walum Olum
Lenni Lenape Legend



Eventually, an off-shoot of the great Adena-Hopwell culture developed in the upper Ohio Valley, with Butler County comprising its northern border. These people lived in villages which stayed in one place for about 10 to 15 years, depending on soil fertility. Many villages were located on hilltops or fortified portions, which may be a clue to why these people suddenly disappeared about 1600-1650. In fact, archaeologists do not even know what these individuals called themselves, and have christened them the Monongahela people.

Following the disappearance of this culture, Butler County underwent about a century where there were few, if any, permanent inhabitants. Formally claimed by the Iroquois confederacy, it was likely that Butler County was largely a hunting ground for Iroquois/Seneca, Shawnees, Delawares, and perhaps even the Erie people. However, beginning about the 1650s, conflict over fur trade rights with the French, English, and Dutch set about a series of intertribal "Beaver Wars." The big victor in this war was the Five Nations of the Iroquois. The Iroquois annihilated the Erie people (who once occupied the southern shores of Lake Erie) and generally dominated the eastern Pennsylvania Lenni Lenape people.

Beginning around the 1730s, Lenni Lenapes, who were displaced by eastern Pennsylvania's growing white population, began drifting into Butler County. These people sometimes mixed with the Iroquois and Shawnee, and made 18th century Butler County a melting pot of native cultures.

Heritage of the Native American Period



1. **Archeological Sites:** Butler County is peppered with archeological sites. Notable ones include the ongoing excavations of the Miller tract on Wolf Creek, believed to have been occupied from the Archaic to Historic periods, and a large woodland era site on Connoquenessing Creek near Butler.
2. **Place Names:** It is likely we are still using some of the names established for streams by the native peoples, hundreds or even thousands of years ago. Some of the more obvious examples include Connoquenessing, meaning "a long way straight," Venango, and Allegheny. Some English language place names such as Slippery Rock, and totemic names such as Wolf Creek, may be translations of native names for the same places.

3. **Agriculture:** When Butler Countians mix corn, squash, and beans in their vegetable gardens, they are practicing a form of horticulture, very close to that developed by the Woodland Indians.

The Early Historic Period: Pre-Settlement

From about 1750, the native peoples of Butler became caught up in 50 years of major conflicts; first, that between the French and the English; next, that of the English and American colonies; and finally, that of themselves and the new American nation.

During this time, there was significant military activity in the region. George Washington passed through Butler County, and was nearly murdered here by a pro-French Indian. Washington's trip to the French forts at Machault (Franklin) and LeBoeuf (Waterford) initiated the French and Indian Wars. Most of the local tribes were sympathetic toward the French. Tribes from the region made raids into the settled portions of central Pennsylvania. The massive defeat of Braddock's British army, near the present site of Pittsburgh, only strengthened native peoples' allegiance to the armies of France. However, through the work of a pacifist Moravian missionary, Christian Friedrich Post, a treaty was signed with western Pennsylvania Lenni Lenapes. According to local tradition, this treaty was signed along the banks of Wolf Creek in present-day Slippery Rock Township. This treaty followed John Armstrong's raid on the Lenni Lenape villages at Kittanning.

Britain and its colonies won the war and expelled the French from western Pennsylvania, but the area was still not safe for settlement. In 1763, Senecas burned British Fort Venango (Franklin), killing the entire garrison. A mixed band of Senecas and other tribes also laid siege to Fort Pitt that year. This widespread Indian conflict, known as Pontiac's War, ended in another British victory. However, the result of the hard-won victory was a ban on settlement in trans-Appalachian areas, including Butler County. The British intent of this was to prevent further conflict in the region by keeping white colonists east of the mountains. However, the

*"We have great
reason to
believe that
you intend to drive us
away and settle this
country. If not,
then why
do you come
to fight in the land
that God
has given to us."*

-King Beaver, Lenni
Lenape Chief
1758



unintended result of this policy was only resentment by Pennsylvanians. This was just one more factor which eventually led to the American Revolution.

During the Revolution, General Edward Hand marched out of American-held Fort Pitt to destroy the native peoples. At the main village of Kuskuscius, near New Castle, he found only an old woman and man. As innocuous as this "squaw campaign" was, the Revolution on the Pennsylvania frontier was characterized by extreme violence, torture, and atrocities on both sides. Some examples include the ceremonial tortures and burning of Colonel William Crawford, the massacre of pacifist Christian Indians at Gnaddenhutten, and the captivity of pioneer women, like Massey Harbison. (This captivity is described in many early County histories.)

Having been beaten twice by the British, many native peoples in the Northeast became fast British allies. They attacked outposts of the new American nation well after the Treaty of Paris, which ended the Revolution in 1783. Troops under General Arthur St. Clair marched into Ohio to end these depredations and received the worst defeat in the United States military history. The next year, Major General "Mad Anthony" Wayne built a fort along the Ohio River in present-day Beaver County, and soundly defeated the native peoples at the Battle of Fallen Timbers in Ohio in 1794. The cessation of hostilities by the native peoples finally opened Butler County up to substantial settlement opportunities.

Heritage of the Native-White and Colonial Conflicts in Butler County

Place Names: Butler County and City, itself, were named for Richard Butler, an American general. Following the Revolution, the people of western Pennsylvania were filled with patriotic fever. (Remember, a small nation of rag-tag colonies had defeated the greatest military nation on the earth). Thus, western Pennsylvania and Butler County is filled with (Benjamin) Franklins, (George) Washingtons, (Thomas) Jeffersons, (Henry) Clintons, and (Hugh) Mercers, as place names.

Donation/Depreciation Lands: After the Revolution, most of the states and the Federal Congressional Government were financially impoverished and burdened by a huge war debt. The one resource that both State and Federal governments had was unsettled land in the Ohio Valley. What is now Butler

*"Butler County:
This
division of
the State, though
comparatively
new, is
nevertheless
very
flourishing."*

-Rebecca Eaton
1837



County included both donation and depreciation lands, to serve as compensation for war veterans. The depreciation lands were meant as compensation for the low value of inflated currency with which the soldiers were paid. Donation lands were to be given as a bonus for service. These terms still occur on early deeds in the County and form the first basis for boundary descriptions. Unfortunately, errors in the surveys set off a violent land war during the County's early years. This serves as a reminder of the importance of proper subdivision and land transfer procedures as a basic responsibility of County government.

Initial Settlement of the County, 1790-1860

The settlement of Butler County in the 1790s was part of the massive wave of settlement in the Appalachian Plateau. This began as soon as the danger of attack from native peoples was no longer present.

Three waves of settlement came into the region, each representing various cultures.

From the north came a trickle of New Englanders, especially from Connecticut. Some crossed New York to Erie and turned south. Others floated down the Allegheny. From the south came a few hardy souls from western Virginia, following the Monongahela Valley. The bulk of settlers seemed to have come from the Mid-Atlantic area, and contained a great mix of European cultures: German, Scots, Irish, English, Welsh, Holland Dutch, French Huguenot, Swede, and Finns that had been mixing in the Delaware and Schuylkill river valleys since the 1680s. Within three generations, the vigorous pioneer culture they formed crossed the American continent.

Regardless of the regional or ethnic origin of these people, they seemed predisposed to start strong local economies. Agriculture was certainly an important endeavor, particularly the production of buckwheat, which became associated with rural western Pennsylvania, and especially what became known as "Buckwheat Country."



Butler County

Following the initial wave of settlement, a pattern of progressive community- and economy-building began. Churches were formed, a court system was set up, and towns were platted.

The 1883 history of Butler County, Pennsylvania credits James Glover, of Allegheny County, as the first settler to build a habitation in what became Butler County - in the fall of 1792 near a deer lick, in what is now Adams Township. McKee's 1909 work, the 20th Century History of Butler and Butler County, Pennsylvania, says the first

to come here for the purpose of becoming permanent settlers were David Studebaker and Abraham Snyder, from Westmoreland County. They spent the winter of 1790-1791 at a Seneca village on Slippery Rock Creek but went home in 1792, returning with Studebaker's young sister and occupying a cabin they had built the previous year, in what is now Worth Township. The 1883 history says they occupied the cabin in the fall of 1793.

The high plateau, now occupied by Connoquenessing was chosen by the early settlers. A Scotch family from the Cumberland district, Peter McKinney and his young wife, Margaret Shorts McKinney, have traditionally enjoyed distinction of having been the first settler family in what was described as the "New Westmoreland" district. They paid \$178 for 326 acres of land, or a little less than 55 cents an acre. The McKinney's first child, Margaret, is said to have been the first white child born in what is now Butler County, on March 10, 1792.

The Purviance and McDonald families came to the Connoquenessing area with Christopher Gist, companion of George Washington, on his historic trip through the County in 1753. They camped at Murderington, an age-old Native American campground identified with Amberson Bridge on the Connoquenessing.

Without significant water transport (the era's cheapest form of transportation), former Indian paths were improved into roads. Sometimes these roads were planked or corduroyed with logs. At other times, they were merely dragged periodically to smooth them. The road network was used by livestock drovers to move their stock to market, stagecoach travelers, and river travelers returning northward to the upper Allegheny.

Lack of reliable water transport did contribute to the demise of at least one early Butler County community. In 1805, Father George Rapp emigrated from what is now southern Germany with his Harmonist disciples. They settled in the southern Butler County community now known as Harmony. A very industrious people, they had hoped to utilize the Connoquenessing Creek as an outlet for their agricultural and manufactured products. Because the Creek was only seasonally navigable, the entire community relocated to New Harmony, Indiana, on the banks of the Wabash River. [Eventually, the sect returned to Pennsylvania, settling on their final home at Economy (Ambridge), Pennsylvania.]

In spite of the shipping obstacles, settlers undertook a broad pattern of land-based economic activities. Small deposits of ore were refined into iron in beehive-shaped stone iron furnaces. Small amounts of timber were cut and floated downstream to Pittsburgh during spring floods. Sheep, cattle, hogs, and even turkey were driven south for sale at Pittsburgh. Buckwheat was milled into flour. Other grains were distilled into whiskey for easier and more profitable shipment. In the earliest years, even the sale of deer skins and other furs represented a significant endeavor.

Many small manufacturing establishments were also founded to add value to raw material or augment farm incomes. Perhaps the most famous of these was the wire rope shop established by John Roebling. Roebling, another German immigrant, devised a technique to make wire ropes as a safety improvement for inclined plane railways. This was soon adapted by Roebling into suspension bridges, allowing for the eventual construction of the Brooklyn Bridge and other bridges over previously unspanable waters. It was the often small manufacturers of men, such as Roebling, who set the stage for Butler's significance in the American Industrial Revolution.

The Heritage of the Era of Settlement in Butler County

1. Many of the present residents of Butler County can trace their descent to the earliest settlers. Thus, there has been a constancy in the same families often living on the same land for eight to ten generations. At its best, this kind of constancy and stability raises the chances for civic pride and community stewardship.
2. Significant physical remnants also remain from this era. Some lie in ruins, such as the many iron furnaces in Butler County's woodlands. Others, such as the Old Stone House Tavern, have been reconstructed. Some, such as the log house now occupied by William Kemper in Butler, have been continuously occupied since the era of settlement.
3. This era began the roots of Butler County's economic diversity. First and foremost, the early settlers of Butler County built strong local economies. These economies rested on strong family households and a vigorous ethic of community. While few great fortunes were made, there was general material prosperity.

The Industrial Revolution - 1860-1945

The need of supplying the nation during the Civil War was one of the greatest single factors in the coming of the Industrial Revolution to Pennsylvania. Prior to the Civil War, iron was refined in beehive furnaces on a small scale. After the war, a network of rail lines would link the natural resources of Butler County to what would become the world's largest industrial corridor. The Northeast U.S. Butler County saw its natural wealth contribute to this revolution through its oil, coal, timber, limestone, and eventually the manufacture of both capital and consumer goods.

Oil Production in Butler County

The news of Colonel Drake's Well at Titusville was the impetus for oil exploration in Butler County within six months of his discovery. The first few wells were failures, although some were in areas later to prove highly productive. The first successful wells were recorded as small producers, although a 1,000-barrel shipment to England in 1865 was accomplished by two local producers.

Among those who flocked to the boom areas of Pithole, Tidioute, and Petroleum Center in the Venango area was C. D. Angell. His theory was that oil lay in continuous lines or belts. For good reasoning or luck, this theory was a stimulus to further drilling here. Drillers, following his arguments that a belt lay through St. Petersburg toward Emlenton, brought in a small producer near Martinsburg in 1869. Explosive technology also came into being now. The nominal three-barrels-a-day production was raised to 60 barrels when it was "shot." Its real importance is that it was the first significant well in Butler County. Parker saw activity in the summer of 1869 and spring of 1870, and it quickly became the "queen city" of oil. Drilling raised the number of wells there, to 1,058 in a few months.

*"The maker
of the universe
used a
lavish hand
when he
created the
mineral
resources
of Butler County."*

-James McKee
1903

Activity was moving south. Several paying wells had been drilled in the fall of 1871 and the spring of 1872 on the A. L. Campbell farm near the Village of Argyle, which sprang up in what later became Petrolia. The adjoining Blaney and Jamison farms were leased by George H. Dimmick, George H. Nesbitt, and William Larkin. In addition, a well, known as "Fanny Jane," was drilled, and quickly became the exciting producer of 250 to 300 barrels a day. The news spread like wildfire, and within four months, the Village of Petrolia



blossomed. An oil exchange quickly established in Petrolia which, for a time, determined oil prices throughout the entire industry. By 1883, Petrolia had 4 hotels, 12 grocery stores, 2 hardware stores, 3 clothing stores, 2 bakeries, 7 barbershops, 3 doctors, and reportedly more saloons than all the other establishments combined.

The Fanny Jane well was quickly followed by others - Lightfoot, Maple Shade, Walnut Shade, along with Argyle One, Two, and Four. By June of 1872, activity had extended south to the McClymonds farm, where Karns City developed. The Cooper Brothers and D.C. "Dunc" Karns had leases under the drill there. Meanwhile, wildcatter David Morrison, drilling on the Concord Township farm of his father-in-law, S. S. Jamison, somewhat outside the Angell belt, hit a well that produced 700 barrels the first day and averaged 250 barrels a day for the next six months. This brought an excitement rivaling the Fanny Jane aftermath, and soon the town of Greece City was thriving. Legend says it rapidly became the largest community in the County, and was being considered as the County seat.

Millerstown, or Chicora, was the next field to develop. Early in 1873, Divener No. 1 came in at 1,400 barrels, and the sleepy town mushroomed to 5,000 people. The field extended to the town of St. Joe at the south.

The Brownsdale field and the Harmony and Zelianople districts in southwestern Butler County developed during 1892, and a pool was found south of Evans City in 1893. The extension from Brownsdale led to the Cooperstown development, the last of the big excitements, in 1894 through 1898.

Coal and Limestone



The vast quantities of coal underlying Butler County proved a further, if much less, spectacular resource. A coal bank on the Kearns farm in Butler Township was opened in 1811-1812, and the Muntz mine in Butler was operating as early as 1810. The Harmony Society operated mines at the mouth of Yellow Creek as early as 1815. Others were in Butler, Winfield, on Bear Creek, and the Slippery Rock Creek.

First from small mines and later from big producers, coal for the furnaces of industry, businesses, and homes was a basic commodity before, during, and after the oil-and-gas boom. But, it was the coming of the railroads that sent demand soaring. Coal, along with limestone, accounted for much of the immigration of Italians into Butler County.

Deep coal mining continued at a stable level for decades; and in post-war years, surface or "strip" mining had developed, particularly in northern and western areas of the County, to meet the new demand.

Limestone was found under the iron ore as early as 1805, but its great value was not realized for another 100 years. Old mines account for the Butler County Mushroom Farm's facility at West Winfield and Worthington, the National Underground Storage facility at Boyers, and the Penn-Dixie cement plant at West Winfield. For many years, around the turn of the century, all, but the latter, supplied limestone to U.S. Steel blast furnaces. Surface mining for limestone was undertaken after World War II in the Slippery Rock and Portersville area.

Manufacturing

Large parts of the Appalachian area never made the transition from resource extraction to value-added (manufacturing) activities. This was not the case in Butler County. The County seat began to attract significant capital investment by the turn of the century. For example, the Pullman Standard plant was constructed in 1902, as the Standard Steel Car Company. The huge plant needed a large labor force the year round; a very different situation than when iron was smelted part time by local farm boys. The need for plenty of housing caused the development of Red Row (now the site of Hansen Avenue). Red Row brought a new development to Butler County - slum housing. Thankfully, over time, the original units were razed and more substantial mill housing was built on the hill at Lyndora.



Initially, the first phase of America's Industrial Revolution centered around the production of capital goods (railroad cars, steel bridges, etc.). However, beginning with Henry Ford, industrial processes were applied to make inexpensive consumer goods. Exemplified by the automobile, Butler County kept pace with this change, becoming a minor center of auto manufacturing for a short time.

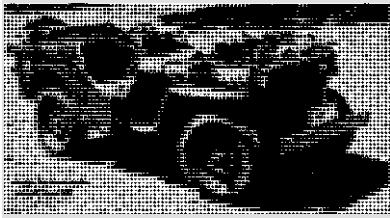
The Bantam car, made in Butler, was the origin of the world-renowned Jeep, and might have become the Volkswagen of America if it hadn't arrived before its time. Butler got this bit of world fame and the grasp at fortune when Butler car dealer Cal Cheeseman displayed Austins and drew an estimated 50,000 lookers, some from as far as Cleveland and Erie. Britain's Sir Herbert Austin was persuaded to manufacture his small English car independently here. After development work in Detroit by former General Motors executive Arthur J. Brandt, who had been chosen to head the new enterprise, an attempt was made to start production in Grand Rapids, Michigan, but Butlerites raised \$450,000 for a Keep-the-Austin-in-Butler fund. At \$445, the Austin cost \$5 more than the Ford Model A, but offered economical second-car operation at 40 miles per gallon. There were 52,000 orders before production started. Output reached 100 cars per day in mid-1930, when the plant payroll was 524. Between 1930 and 1934, 20,000 Austins were made here in what had been the Standard car plant. Although the butt of more jokes than anything since the "tin Lizzie," the tiny 1,130-pound Austin more certainly fell victim, like so many industrial enterprises, to the Depression.

The factory closed in the spring of 1932, with 1,500 unfinished cars on hand. A self-made tycoon, Roy S. Evans, who had become the largest automobile dealer in the South, successfully bid for the cars, and began selling them at \$295 apiece. After the inventory was gone, he offered to buy more, but the directors only agreed to resume production if Evans would assume total responsibility for running the factory, relates John W. Underwood in his book, *Whatever Became of the Baby Austin?*

With the transfer of body production to Butler, the operation was self-contained, and output averaged 600 cars a month for the last five months of 1932. The line was improved in 1933, and the sales rose to 4,726. Bankruptcy was resisted until June, and cars trickled off the line until December. Faced with a sale of the assets, Evans, his friends, and local supporters persuaded 80 percent of the creditors to favor only his bid - \$5,000 cash, the assumption of certain liabilities, and a \$150,000 mortgage. But the lack of operating capital kept operations shut down for more than a year.

Reorganized as the American Bantam Car Company in 1936, the factory remained closed until work started on a new body design in early 1937, when about 100 employees worked on machine-shop and stamping contracts. The new design was highly popular at a New York showing, and production resumed the following January. Prices ranged from \$429 to \$499, and performance on the 20-horsepower four-cylinder engine was 60 to 65 miles per hour and up to 50 miles per gallon.

Prelude to Jeep



Two roadsters were loaned to the 112th Pennsylvania National Guard on maneuvers in July 1938, and their performance impressed Major James F. Leetch, who suggested stiffer springs and improved accessibility. In 1939, a \$275,000 reconstruction finance loan was obtained for working capital, and with exports rising, plans were made for an English branch plant. But the fiscal year ended on June 30, 1940, with no working capital. Production of Bantams had totaled 6,731, according to American Austin-Bantam Club records. A 1941 line was announced, but nothing was produced.

With war rumbling in Europe, the Army was looking for a general-purpose vehicle, and a special ordinance committee invited 135 firms to bid on the project. With a skeleton crew of about 15, manager Francis H. Penn got former Austin president Brandt to recruit a consultant. Brandt selected his friend, Karl K. Probst. With five days to submit a preliminary design, Bantam won the bidding because it promised to deliver a prototype and low-bidder Willys asked 75.

The test vehicle was on its way to Holabird, Maryland, on the morning of September 22, 1940, and arrived at 4:30 - just 30 minutes before the deadline. Willys and Ford produced similar prototypes later that fall, having had access to the drawings, then the property of the government. The Army ordered 1,500 for \$1,750,000 in March 1941, but Willys got the next order for 16,000, largely because of its greater production capacity.

During the balance of the war period, the plant produced Jeep cargo trailers and torpedo motors. After the war, Evans had other interests and sold out in 1946. Production turned to truck semi-trailers, practice land mines, and finally agricultural equipment. A huge snow blower was developed in the plant in 1953, and the property was finally sold to Armco, and became a stainless processing plant.

Butler County Industrial Heritage

1. The needs of the Industrial Revolution also had a profound effect on town planning. Rail transportation frequently followed river beds because of the even grade. Industries located near rivers to have access to rail and use of the river for waste disposal. The old mills were labor-intensive, so as much worker housing as possible was built within walking distance of the mill. Downtowns sprang up to service the mills.

The legacy of this era today is mixed. The old, extremely dense industrial housing is ill-suited for the perceived needs of many modern homebuyers. Many of these neighborhoods, once the home of thriving, cohesive "urban villages," are now declining rapidly.

The industrialization process also developed the massive discrepancies of scale which are the root of many land use conflicts today. In 1840, a "machine shop" in Butler County meant a blacksmith shop with one or two workers. Iron was made in rural beehive furnaces. By 1900, the same products were made by thousands of employees in hundred-acre complexes. The idea of zoning was born as an answer to segregate these massive complexes from residential areas. Today, similar conflicts still occur as neighborhoods clash with large retail developments.

2. One of the less beneficial legacies of industrialization has been environmental damage. Butler County still has some streams polluted by abandoned mine drainage. Also, there is mine subsidence, unreclaimed strip mines, and subsurface contamination of former industrial sites. These are most visible in some rural parts of the County where an Appalachian resource extraction economy created real boom-bust cycles.

3. The availability of jobs in mining and manufacturing contributed to the amazing ethnic diversity which can still be found in the County today. In solely agriculture areas of the eastern United States, immigration offered few opportunities to impoverished immigrants once settlement raised land values. From about 1870 to the 1920s, the jobs available in Butler County allowed immigrants from southern and eastern Europe to realize some of their dreams of prosperity (homeownership, material well-being, educational and professional opportunities for their children).
4. Some of the most significant capital importance and consequently some of the best paying jobs in Butler County remain rooted in heavy industry. What would be the County's situation today if Armco Steel closed as Pullman Standard did in the early 1980s?
5. Much of the County's unique architectural heritage is a direct result of the Industrial Revolution. For example, some of Butler County's most architecturally unique churches were built by immigrant groups. These include S.S. Peter and Paul Ukranian Orthodox Church and St. Michael's Ukranian Catholic Church in Lyndora, and the Roman Catholic parish of St. Paul's, which still dominate the Butler skyline.

Suburbanization and New Diversification
1945 to the Present

World War II wrought societal changes as significant as the Industrial Revolution. The two which seem to have the most effect today are suburbanization and a less significant reliance on the industrial sector as a major employer.

The final history of the County remains to be examined. The value of history as an analytical tool, is the fact that great expanses of time lend objectively to study. As citizens of the County, we cannot and should not be objective about our recent past, present, and future.

*“Saxonburg
is leading
good old Butler County
out of the present age
and into the
age of the
atom with its cyclotron.
Where will
we be in the year
2000?”*

-Butler County
Sesquicentennial
Association, 1950



In closing, the following is a list of individual properties and the historic districts in Butler County, as reported in the National Register.

Municipality	Historic Name	Address	Date Listed
Butler	Butler Armory	216 North Washington Street	07-12-91
Butler	Butler County Courthouse	South Main and Diamond Streets	09-15-77
Butler	Elm Court	Between Polk and Elm Streets	12-06-79
Butler	Lowrie, Senator Walter House	West Diamond and South Jackson Streets	03-01-79
Harmony	Harmony Historic District	PA 68	03-21-73
Saxonburg	Roebing, John House	Rebecca and Main Streets	11-13-76
Zelienople	Passavant House	243 South Main Street	04-11-77

History and heritage are an important part of this County.

HOUSING

HOUSING



The typical individual probably spends at least a third of his or her waking hours at home, be it an apartment, a mobile home, or a traditional single-family residence. For local government, housing is extremely important. A sound housing stock makes the community more attractive for new economic development ventures. Good housing conditions also translate into a solid real estate tax base. Finally, the appearance of homes is important to how the citizens of a community see themselves. Certainly, housing is also important on the County level for the same reasons, attractiveness to potential investors, tax base, and self image. Thus, it is in the interest of government to support and maintain good housing. In fact, housing can be thought of as a critical community asset.

Because of its importance, housing problems have been given close attention. Such problems can range from a lack of housing, housing which is not affordable, to the physical deterioration of units. The State and Federal governments have, in the past, responded to this issue with unprecedented resources. That attitude may be changing however. Certainly, the Commonwealth has lessened its emphasis on housing. Yet, numerous programmatic resources remain. If housing is a County priority, numerous financial and technical assistance programs remain.

The Butler County Comprehensive Plan will examine a variety of local housing characteristics, including:

- | | |
|-----------------------------|----------------------------|
| 1. Housing Number and Types | 6. Vacancy Characteristics |
| 2. Housing Conditions | 7. Value (owner-occupied) |
| 3. Occupancy Status | 8. Rent |
| 4. Tenure | 9. Year Structure Built |
| 5. Units in Structure | 10. Housing Quality |

DATA FROM THE CENSUS: As of this writing (1997), the most recently completed Census is from April of 1990. Yet, it presents the only current comprehensive view of housing in the County. Also, because of the universal nature of census data, it is a simple matter to compare facets of Butler County's housing stock both internally and to other places.

Count: In 1990, the County of Butler had 59,061 housing units, while in 1980, there were 53,024. Barring any kind of miscount, the County gained 6,037 housing units in the decade of the 1980s. This was an increase of 11.4 percent. The following table displays housing units per Planning Sector.

TABLE H-1
BUTLER COUNTY
HOUSING UNITS BY PLANNING SECTOR

Sector	1980 Housing Units	Percent Total	1990 Housing Units	Percent Total	1980-90 Difference	Percent Increase
Sector 1	5,652	10.70	6,061	10.26	409	7.23
Sector 2	4,594	8.70	5,245	8.88	660	14.17
Sector 3	20,742	39.26	21,529	36.45	787	3.79
Sector 4	12,304	23.29	15,721	26.62	3,417	27.77
Sector 5	9,540	18.05	10,505	17.79	965	10.12
Total	52,832	100.00	59,061	100.00	6,238	11.79

Source: U.S. Census, 1990 STF 1, 1980 STF 1

Note: Table H-1 1980 sector totals do not equal the County housing units total in the narrative due to sampling differences.

As shown in Table H-1, all five Planning Sectors experienced an increase in housing units from 1980 to 1990. Some of this increase can be explained through the national trend of fewer persons per household. Thus, even a stable population requires more housing units to accommodate the same number of persons. Upon closer analysis, the table reveals that in 1990, Sectors 1, 3, and 5 contained a smaller proportion of the total households than they did in 1980. In terms of unit growth, Sector 3 had only a 3.79 percent increase in housing units over that ten-year period. By contrast, Sector 4 housing units increased by more than 27 percent. This growth was more than twice that of the overall growth rate for the County of Butler.

In terms of unit growth, Sector 3 had only a 3.79 percent increase in housing units over that ten-year period. In contrast, Sector 4 housing units increased by more than 27 percent.

Though the overall housing figures for Butler County show a positive growth, this was not universally true, as Table H-2 illustrates.

TABLE H-2
BUTLER COUNTY
1980 - 1990 HOUSING UNIT COMPARISON

Municipalities	1980 Housing Units	1990 Housing Units	Unit Difference	Percent Difference
Top Five Municipalities Gaining Housing Units				
Cranberry township	3509	5449	1940	55.29
Jefferson township	1284	1582	298	23.00
Zelienople borough	1406	1838	432	30.73
Cherry Valley borough	30	39	9	30.00
Muddy Creek township	543	827	284	28.62
Top Five Municipalities Losing Housing Units				
Karns City borough	126	81	-45	-35.16
Petrolia borough	179	133	-46	-23.70
Harrisville borough	395	315	-80	-20.25
Harmony borough	505	432	-73	-14.45
West Sunbury borough	84	73	-11	-13.10

Source: U.S. Census, 1990, STF1, 1980 STF1

Based on percentage, Cranberry Township had the highest addition of new housing units. Numerically, the Township also had the highest figure by adding almost 2,000 new units. Of the top five municipalities, four were located in the southern half of the County with the concentration of new housing units being in Planning Sector 4. The actual number of units (2,954) added by these four municipalities was quite substantial. The exception, Cherry Valley Borough, is in the extreme northern part of the County. Even though housing units increased by 30 percent, it represented only nine units being added between 1980 and 1990, for a total of 39 dwellings in the Borough.

Based on percentage change, municipalities in Planning Sector 2 lost the most housing units during the 1980-1990 decennial period. Karns City Borough lost more than one third (35.16 percent) of its housing. Of those municipalities with unit losses, Harmony Borough seems to be a bit of an anomaly. The Borough lost housing units while the surrounding municipalities gained housing.

It is quite easy to understand these changes. For example, in Cranberry Township, the 1980 population was 11,066. By 1990, the figure had jumped to 14,816. Obviously, new homes are needed to house 3,750 new residents - but, that is not the entire answer. In 1980, each Cranberry-occupied dwelling unit had an average of 3.28 occupants. By 1990, this figure had dropped to 2.84. A comparison shows the impact of this change. In 1980, each 1,000

residents of Cranberry needed 305 housing units. By 1990, each 1,000 residents needed 352 units. If there had been no population change in that township, this drop in household size would have created a need of 527 additional dwellings during the decade of the '80s.

A second item is attrition. Housing units can be lost for a variety of reasons. Attrition through fire or demolition can claim a few units each year. In growth areas, units can also be lost by use conversion. Think of all the offices along Route 8, Route 19, or any number of roads that were homes only a few years ago. Using national estimates, this attrition averages .5 percent per annum.

Occupancy Status: Of the 59,061 dwelling units counted in 1990, 55,325 were occupied and 3,736 were vacant. Thus, the vacancy rate of housing is 6.33 percent. Sector 5 (southeast) has the lowest vacancy rate of housing at 3.97 percent and Sector 2 (northeast) has a vacancy rate of 12.58 percent; the highest of the five planning sectors.

*Of the
59,061 dwelling
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Thus, the vacancy
rate of housing is
6.33 percent.*

The County's vacant units breakdown is shown on Table H-3. Obviously, a housing unit can be vacant for a wide variety of reasons. A unit may be for rent, but unrented as yet; or available for purchase, but unsold. It might also be recently rented or sold, but not yet occupied by the new resident. Many houses, especially in rural places, are held for vacation, seasonal, or weekend use.

Looking at vacancy on a municipality basis, Allegheny Township (northeast) had the highest percentage of vacant housing units (34.93 percent). While almost 80 percent of these dwellings were held for seasonal use, all but one of the remaining vacant units fell into the "other vacant" category. Other municipalities with high vacancy rates are listed in Table H-4 on the following page. According to the Census of 1990, Slippery Rock Township had the ninth highest percentage of vacant housing units in the County. Almost 12 percent of those vacant units were for rent. This high percentage of units for rent could have been a result of Slippery Rock University not being in full session. This is further supported by the fact that another 5 percent of the total vacant units fell into the category of "rented or sold, not occupied." Also worth noting, five of the top ten municipalities with the highest percentage of vacancy were located in Planning Sector 2.

*Five of
the top ten
municipalities
with the
highest percentage
of vacancy
were located in
Planning
Sector 2.*

TABLE H-3
 BUTLER COUNTY AND PLANNING SECTORS:
 VACANT HOUSING BY REASON OF VACANCY - 1990

Reason for Vacancy	Butler Co.	Percent	Sector 1	Percent	Sector 2	Percent	Sector 3	Percent	Sector 4	Percent	Sector 5	Percent
For Rent	691	18.50	88	15.07	44	6.67	318	31.58	141	13.20	100	23.98
For Sale	481	12.87	42	7.19	68	10.30	122	12.12	160	14.98	89	21.34
Rented or Sold, Not Occupied	382	10.23	70	11.99	59	8.94	107	10.62	93	8.72	53	12.71
For Seasonal, Recreational or Occasional Use	1,172	31.37	318	54.45	290	43.94	91	9.04	430	40.26	43	10.31
For Migrant Workers	2	0.05	0	0.00	0	0.00	0	0.00	1	0.09	1	0.24
Other Vacant	1,008	26.98	66	11.30	199	30.15	369	36.64	243	22.75	131	31.42
Total Vacant	3,736	100.00	584	100.00	660	100.00	1007	100.00	1068	100.00	417	100.00

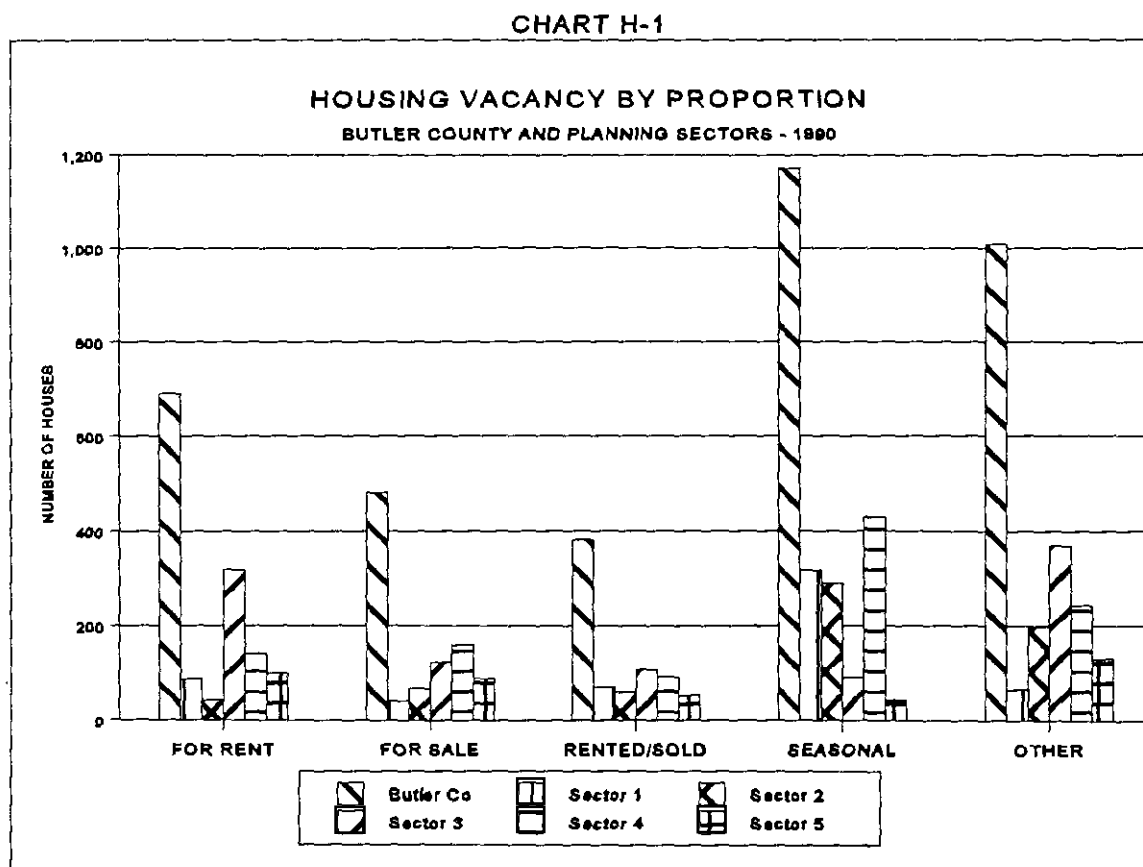
Source: U.S. Census, 1990 STF 1

TABLE H-4
 TOP TEN BUTLER COUNTY MUNICIPALITIES
 BY VACANCY - 1990

Place	For Rent	For Sale	Rented or Sold Not Occupied	Seasonal Use	For Migrant Workers	Other Vacant	Total Vacant	Total Housing Units	Percent Vacant	Planning Sector
Allegheny Township	0	1	0	79	0	22	102	292	34.93%	2
Cherry Township	1	6	1	67	0	16	91	383	23.76%	2
Worth Township	7	4	22	61	0	7	101	435	23.22%	1
Brady Township	4	5	8	66	0	2	85	390	21.79%	1
Parker Township	1	2	0	38	0	14	55	267	20.60%	2
Cherry Valley Borough	0	1	0	3	0	4	8	39	20.51%	2
Forward Township	10	8	4	147	0	20	189	1,013	18.66%	4
Venango Township	1	3	3	33	0	14	54	308	17.53%	2
Slippery Rock Township	24	7	10	143	0	19	203	1,260	16.11%	1
Jackson Township	10	6	2	161	0	20	199	1,242	16.02%	4

Source: U.S. Census, 1990 STF 1

The data below is shown by proportion as it compares to the whole of Butler County in Chart H-1. The chart illustrates that, Countywide, most vacant units are held for seasonal use.



Tenure: Of Butler County's 55,325 occupied housing units, 42,379 are owner-occupied. This makes the County's home ownership rate 76.6 percent. That ownership ratio is higher than the State, which is 70.6 percent. As expected, the percentage of rentals is typically higher in Butler's urban areas. There were only five municipalities that had lower than a 60 percent ownership rate, these included Butler City and the Boroughs of Mars, Seven Fields, Slippery Rock, and Zelienople.

Value: Owner-Occupied: Among the portion of Butler's housing stock which is owner-occupied, the owner-perceived value can reveal much. While not always accurate, owner estimation can give clues to housing affordability and how residents perceive their neighborhood. The median value of a home in Butler County is \$62,900. The median owner-occupied household value varies throughout the five planning sectors by more than \$29,500, as shown by the following table.

TABLE H-5
OWNER-OCCUPIED
MEDIAN VALUE

Place	Median Value
Pennsylvania	\$69,700
Butler Co.	\$62,900
Sector 1	\$54,282
Sector 2	\$39,956
Sector 3	\$53,678
Sector 4	\$66,086
Sector 5	\$69,457

Source: U.S. Census, 1990 STF1

The next table compares units broken into three general value ranges: less than \$50,000, \$50,000 to \$99,999, and \$100,000 and up. In Butler County, 9,589 units are valued at less than \$50,000, 28,605 between \$50,000 and \$99,999, and 4,185 at \$100,000 or greater.

TABLE H-6
BUTLER COUNTY AND PLANNING SECTOR
GENERAL HOUSING VALUE RANGES

Place	Median Value	Less Than \$50,000	\$50,000 to \$99,999	\$100,000+
Butler County	\$62,900	9,589	16,006	4,185
Total Sector 1	\$54,282	941	1,254	147
Total Sector 2	\$39,956	1,343	721	57
Total Sector 3	\$53,678	4,807	5,719	969
Total Sector 4	\$66,086	1,348	4,802	1,919
Total Sector 5	\$69,457	1,150	3,510	1,093

Source: U.S. Census, 1990 STF 3

Rental Units: Table H-7 illustrates that median rent in the County and in each of the five planning sectors is well below the Commonwealth's median rent. Sector 4's median rent is closest to the State median. In part, the median rent for Sector 4 is extremely inflated because of Seven Fields Borough. The Borough is unique in the fact that it had an owner-occupied rate of only 9.1 percent and the median rent is \$559 a month. In comparison, the County has an owner-occupied rate of 76.6 percent and median rent is \$275 a month. Also, Cranberry Township is located in Sector 4.

*The median rent
in the County
and in each
of the five
Planning Sectors
is well below
that of the
Commonwealth's*

TABLE H-7
RENTER-OCCUPIED
MEDIAN RENT

Place	Median Rent
Pennsylvania	\$322
Butler County	\$275
Sector 1	\$258
Sector 2	\$201
Sector 3	\$247
Sector 4	\$302
Sector 5	\$261
Seven Fields Borough (high)	\$559
Cherry Valley Borough (low)	\$169

Source: U.S. Census, 1990 STF-1

On the other end of the spectrum is Cherry Valley Borough with a median rent of \$169. The State's median rent is almost twice that of Cherry Valley Borough.

It is also interesting to note the median rent for Sector 1 is \$258 a month. In part, this figure is such because of Slippery Rock University. Median rent for Slippery Rock Borough and Township is \$294 and \$320, respectively.

According to a Butler County Housing Needs Study, a 1995 survey of real estate agents, newspaper advertisements, and various organizational lists identified a total of 5,662 rental units throughout Butler County. These rental units were sorted by type, area, number of bedrooms, rent, and vacancy status. Countywide, from this large pool of rental units, only 254 were available for rent at the time of the survey. In the City of Butler and Butler Township, of 1,800 units, only 25 were available for rent. In northern Butler County and the Slippery Rock Area, of 2,544 units, only 221 were available. The tightest market existed in southern Butler County, where there were only eight openings among 1,278 rental units.

Housing Type: As Table H-8 details, nearly 70 percent of the County's housing stock is of the traditional single-tenant detached form. The most common form of apartments is the two-unit structure. Some of these may be duplexes, but it is also likely that many were larger, older homes which have been subdivided into apartments.

TABLE H-8
 BUTLER COUNTY: HOUSING UNITS BY TYPE - 1990

Type of Unit	Number	Percent
Single Tenant Detached	41,006	69.43
Single Tenant Attached (Townhouse)	1,643	2.78
Duplex or Two-Unit Apartment	2,397	4.06
3-4 Unit Apartment	1,707	2.89
5-9 Unit Apartment	1,214	2.06
10-19 Unit Apartment	1,279	2.17
20-49 Unit Apartment	475	0.80
50+ Unit Apartment	815	1.38
Mobile Home or Trailer	7,960	13.48
Other Type of Unit	565	0.95
Total Units	59,061	100.00

Source: U.S. Census, 1990 STF3

TABLE H-9
 PLANNING SECTOR: HOUSING UNIT BY TYPE - 1990

Type of Unit	Sector 1		Sector 2		Sector 3		Sector 4		Sector 5	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Single Tenant Detached	4,021	65.97	3,827	72.77	14,914	69.46	10,389	66.09	7,855	74.68
Single Tenant Attached (Townhouse)	21	0.34	22	0.42	339	1.58	1,125	7.16	136	1.29
Duplex or Two-Unit Apartment	112	1.84	63	1.20	1,613	7.51	480	3.05	129	1.23
3-4 Unit Apartment	122	2.00	30	0.57	1,062	4.95	448	2.85	45	0.43
5-9 Unit Apartment	157	2.58	6	0.11	527	2.46	462	2.94	62	0.59
10-19 Unit Apartment	147	2.42	2	0.04	743	3.46	366	2.33	21	0.20
20-49 Unit Apartment	62	1.02	0	0.00	306	1.43	53	0.34	54	0.51
50+ Unit Apartment	7	0.11	0	0.00	499	2.32	309	1.96	0	0.00
Mobile Home or Trailer	1,349	22.13	1,255	23.86	1,308	6.09	1,932	12.29	2,116	20.12
Other Type of Unit	97	1.59	54	1.03	159	0.74	155	0.99	100	0.95
Total Units	6,095	100.00	5,259	100.00	21,470	100.00	15,719	100.00	10,518	100.00

Source: U.S. Census, 1990 STF3

Housing Affordability: In examining the issue of housing affordability, care must be taken to account for the differences of relative income. Typically, homes that are more expensive are found in affluent communities. Yet, this is not always the case. It is when housing costs increase disproportionately to local income that affordability becomes an issue. To examine affordability in the context of personal income, an approach must be used to present a balanced picture.

Housing affordability is actually based upon two factors: housing costs and household incomes. Comparison of these two factors can derive a proportional index of housing affordability. This process helps to determine if the "typical" family can afford to purchase

the "typical" house. Table H-10 shows household income, median housing value, and median rent for selected places, the five Planning Sectors, Butler County, and Pennsylvania.

TABLE H-10
HOUSING AFFORDABILITY INDEXES FOR
SELECTED PENNSYLVANIA PLACES - 1990

Place	Median Household Income	Median Housing Value	Purchase Index	Median Annual Rent	Rent Index
Pennsylvania	\$29,069	\$69,700	2.40	\$3,864	13.29
Butler County	\$29,358	\$62,900	2.14	\$3,300	11.24
Total Sector 1	\$26,374	\$54,282	2.06	\$3,096	11.74
Total Sector 2	\$24,047	\$39,956	1.66	\$2,412	10.03
Total Sector 3	\$27,634	\$53,678	1.94	\$2,964	10.73
Total Sector 4	\$31,166	\$66,086	2.12	\$3,612	11.59
Total Sector 5	\$31,396	\$69,457	2.21	\$3,132	9.98
¹ Cranberry Township	\$41,006	\$86,000	2.10	\$5,652	13.78
² Petrolia Borough	\$16,786	\$26,600	1.58	\$2,556	15.23
³ Seven Fields Borough	\$40,852	\$64,200	1.57	\$6,708	16.42
⁴ Parker Township	\$21,146	\$37,500	1.77	\$1,896	8.97

¹ Municipality with Highest Median Household Value in Butler County

² Municipality with Lowest Median Household Value in Butler County

³ Municipality with Highest Annual Median Rent in Butler County

⁴ Municipality with Lowest Annual Median Rent in Butler County

Source: U.S. Census and consultant's computations

Some explanation of this table may be in order. The rental index is the proportion of annual income that rental costs would represent to for a median family. Thus, for the whole of Butler County, tenants spend less of their income on housing than in Pennsylvania. Purchase unit indexes were derived by dividing the median housing value by the median household income. This means the "average" household, in Pennsylvania, will spend almost two and one half times (2.40) their annual household income when purchasing a home. Whereas households in Butler County will spend only slightly more than two times (2.14) their yearly household income for the purchase of a home. To put this into perspective, it will take a Butler County household 2.14 years to purchase a home if the household applies their entire annual income toward the purchase of the home and it would take a Pennsylvania household 2.40 years. The bottom line is that, when compared to the State, Butler County's higher income and slightly lower purchase prices create a housing market that is more affordable than in the Commonwealth.

The 1990 Census revealed significant unfulfilled housing needs amongst low-income households, with approximately 1.8 million households falling into this category throughout

Pennsylvania. Not surprisingly, the lower the income the greater was the unfilled need. Statewide, a gap of 369,000 affordable owner-occupied units existed to meet the needs of low-income households.

Locally, the 1990 Census revealed that 18,254 households in Butler County fall under the definition of low-income. Additional Census data allows us to calculate the number of rental and owner-occupied units, affordable to this group, at 16,272. This leaves a gap of 1,982 affordable housing units throughout Butler County. It was estimated, from demographic statistics, that 47 percent (932 units) of this unmet need is for owner-occupied dwelling units. This need is not evenly distributed throughout the County, but is skewed toward the population centers (Butler County Housing Needs Study).

In examining housing costs, both rented and owner-occupied, it appears that County variations are due to market forces. That is affordability is a function of demand, relative income and relative costs. A review of land use and code regulations show no regulatory problems related to housing affordability.

*Butler County contains 14,720
units that were built
before 1940. This is
24.92 percent of the County's
housing units.*

Age of Housing: Butler County contains 14,720 units that were built before 1940. This is 24.92 percent of the County's housing units. When the County is divided into planning sectors, Sector 3 has the highest percentage (33.96 percent) of housing units built before 1940 and at only 14.46 percent, Sector 5 has the lowest percentage of these older housing units. For owner-occupied, renter-occupied, and vacancy statistics on housing units built before 1940 see Table H-11.

TABLE H-11
 BUTLER COUNTY AND PLANNING SECTOR
 HOUSING UNITS BUILT BEFORE 1940

Place	Built Before 1940	Percent of Total Units	Owner-Occupied	Percent	Renter-Occupied	Percent	Vacant	Percent
Butler County	14,720	24.92	9,719	66.03	3,837	26.06	1,164	7.91
Sector 1	1,413	23.31	894	63.27	365	25.83	154	10.90
Sector 2	1,458	27.80	1,096	75.17	179	12.28	183	12.55
Sector 3	7,311	33.96	4,479	61.26	2,328	31.84	504	6.90
Sector 4	3,019	19.20	2,085	69.07	664	21.99	270	8.94
Sector 5	1,519	14.46	1,165	76.70	301	19.82	53	3.48

Source: U.S. Census, 1990 STF3

Housing Quality: The housing quality of a community is only part of the web of characteristics which determine how other housing characteristics play out. For example, poor quality dwelling units become deteriorated more quickly, thus leading to fewer owner-occupied dwellings and even eventual abandonment. Whereas, well constructed, quality housing - though sometimes built more than a century ago - is still desirable and even valuable to many home owners.

Some houses are simply abandoned, neither for rent or sale. Such homes, listed by the Census as "other vacant" are a cause for concern. Often these units suffer from physical deterioration that can be a blighting influence. Numerically and proportionally, the greatest number of these are found in Sector 3. Once abandoned, a house deteriorates at an accelerated rate. Neighboring units then are more likely to be adversely effected. The presence of vacant, deteriorated housing can destroy the fabric of entire neighborhoods. Thus, it is important to study housing quality in the County. For the purpose of this Comprehensive Plan, a series of windshield surveys were conducted. The purpose of these surveys was to determine if there is a correlation between statistical information gathered from the Census and the quality of housing in the various municipalities of Butler County. Due to Butler County's size and the limited budget available for its planning background activities, the use of secondary sources is the most efficient manner to ascertain the question of housing quality.

A total of five Census-reported characteristics which were chosen as potential indicators of problem homes. These were: overcrowding, vacancies, "other vacant units," age of housing, and units lacking plumbing. Some of these measurements were based upon national practices. Such criteria included overcrowding (more than 1.01 persons per room) and units

lacking complete plumbing facilities. The "age of housing" category was an obvious one. Conversely, the "vacant" and "other vacant" headings were chosen because of the findings of housing field surveys in Western Pennsylvania.

To test the validity of this approach, all the municipalities within the County were ranked, and those seven municipalities which scored the highest in chosen characteristics were selected as the test sites. The object was to determine, by field examination, if there was a correlation between the selected Census elements and actual housing quality. The survey concentrated on structural condition, exterior covering, porches, and roofs. Some homes had recent siding or roof work, and the "cosmetics" were attractive; yet, often, the underlying structure was poor.

Selected municipalities included Callery Borough, Cherry Valley Borough, Evans City Borough, Fairview Borough, Karns City Borough, Petrolia Borough, and Washington Township. A study team of two or three visited each community. For the boroughs, essentially the entire area was viewed. In Washington Township, approximately half the municipality was visited. With the exception of Cherry Valley, there was a discernable relationship between the selected Census characteristics and the quality of homes found. The age of units and number of other vacant appeared to be the leading indicators. (N.B. Municipalities with a large inventory of seasonal cottages could be an exception to this rule). As noted, the only exception to this finding was Cherry Valley Borough. As Cherry Valley Borough had only 39 housing units in 1990, the area was too small to be statistically valid. Specific results were as follows:

Callery Borough: This is a highly industrialized municipality with some topographic problems. Some 28 housing units requiring significant rehabilitation were found.

Cherry Valley Borough: Cherry Valley was examined, but the housing stock was found basically sound. As noted above, there are few homes here. This is essentially a rural farm community.

Evans City Borough: This was the last community viewed. It is much larger than the other municipalities and has a much more diverse land use. Some 45 housing units were adjudged to be in need of rehabilitation. As was found in other communities, problem homes were typically older, with many years of deferred maintenance.

Fairview Borough: Fairview was found to be essentially an industrial area. Approximately 16 substandard units were found. There were two homes which were possible demolition candidates; one was vacant. Essentially, the entire Borough was reviewed.

Karns City Borough: Karns City is dominated by the petroleum industry. The principal streets in the community were traversed, and 23 units were found needing rehabilitation with one dilapidated unit.

Petrolia Borough: In Petrolia, 26 substandard units were found. Given the size of this community, this was a substantial figure. The 1990 Census showed only 133 total dwelling units in the Borough.

Washington Township: In Washington Township, only a portion of the area was examined. Field views concentrated on villages and similar groups of homes. The survey included the communities of Hilliards, Annisville, Whiskerville, and some other smaller settlements. In the review of housing in Washington Township, well over 40 units were found which needed significant rehabilitation. There were approximately 15 units which appeared to be candidates for demolition. A good percentage of these houses were vacant. In the Township, much of the problem housing is located in small, but rather densely settled, villages. Typically, the homes are older, frequently small, with a high percentage of vacancies.

Based upon the review of the housing in the County, the utilization of age and vacancy factors certainly appear to be valid indices housing problems. In most communities, the homes showing a need of rehabilitation tended to be older units. Though some had the cosmetic applications of new siding or a new roof, serious foundation problems, sagging roofs, deteriorated porches, and worn windows were in evidence.

In the urban places, problem units were often clustered. For example, in Evans City, the units were found in the older sections of the community, while most of post-WWII construction appeared to be sound. In Washington Township, the majority of substandard units were found clustered in small villages. Many of these homes seemed to be smaller units, with a limited market attraction and, often, some distance from main roads. It was interesting to note that the housing quality along the principal highways, conversely, was relatively good, with the problem homes of Washington Township found in more isolated places.

Generally, areas with high rates of home ownership are less likely to be deteriorated. Homeowners enhance neighborhood stability, because they are less likely to move. Also, an owner occupant is more likely to address the unit's maintenance needs than an absentee landlord. Finally, many publicly funded rehabilitation programs primarily target owner-occupied housing.

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Low-income families often can afford housing only through some sort of subsidized public housing, several types of which do exist in Butler County. As mentioned previously, many studies have shown that homeowners contribute more than renters to the tax base of a community. Moreover, homeowners help to revitalize low-income neighborhoods and contribute to total economic growth in an area. Home ownership can also have positive sociological consequences for neighborhoods, such as reduced crime. It is therefore in the best interests of the community to encourage affordable home ownership rather than assisted housing (Butler County Housing Needs Study).

SUMMARY: The information contained in this "Housing" section has primarily been extracted from U.S. Census Data, analyzed, and displayed in a format that corresponds to the most important aspects of housing throughout Butler County. This analysis has revealed that, overall, Butler County can provide its residents with housing that is safe and affordable. However, closer examination and comparison of the dwelling units in each of the five Planning Sectors revealed significant differences in housing characteristics (cost, rent, availability, quality, and age) between the northern and southern Planning Sectors. The following list attempts to highlight the major points of this section.

- ▶ In 1990, the County of Butler had 59,061 housing units. In 1980, the County had 53,024 housing units. The County gained 6,037 housing units in the decade of the 1980s.
- ▶ In terms of unit growth, Sector 3 had only a 3.79 percent increase in housing units over the 1980-1990 ten-year period. In contrast, Sector 4 housing units increased by more than 27 percent.
- ▶ Based on percentage, Cranberry Township had the highest addition of new housing units. Numerically, the Township also had the highest figure by adding almost 2,000 new units.
- ▶ Of the top five municipalities gaining housing units, four were located in the southern half of the County with the concentration of new housing units being in Planning Sector 4.
- ▶ Based on percentages, municipalities in Planning Sector 2 lost the most housing units during the 1980-1990 decennial period.
- ▶ Sector 5 (southeast) has the lowest vacancy rate of housing at 3.97 percent and Sector 2 (northeast) has a vacancy rate of 12.58 percent; the highest of the five Planning Sectors.

- ▶ Of Butler County's 55,325 occupied housing units, 42,379 are owner-occupied. This makes the County's home ownership rate 76.6 percent. That ownership ratio is much higher than the State, which is 70.6 percent.
- ▶ Median rent in the County and in each of the five Planning Sectors is well below the Commonwealth's median rent.
- ▶ The tightest rental market existed in southern Butler County, where there were only eight openings among 1,278 rental units.
- ▶ Nearly 70 percent of the County's housing stock is of the traditional single-family detached form.
- ▶ For the whole of Butler County, tenants spend less of their income on housing than in Pennsylvania.
- ▶ Locally, the 1990 Census revealed that 18,254 households in Butler County fall under the definition of low-income.
- ▶ When the County is divided into planning sectors, Sector 3 has the highest percentage (33.96 percent) of housing units built before 1940 and at only 14.46 percent, Sector 5 has the lowest percentage of housing units built before 1940.
- ▶ Homes listed as "other vacant" are cause for concern. Often, these units suffer from physical deterioration that can be a blighting influence. Numerically and proportionally, the greatest number of these units are found in Sector 3.
- ▶ Based upon the review of the housing in the County, the utilization of age and vacancy factors certainly appear to be valid indices to housing problems. In most communities, the homes showing a need of rehabilitation tended to be older units. Though some had new siding or a new roof, serious foundation problems, sagging roofs, deteriorated porches, and worn windows were in evidence.

POPULATION AND DEMOGRAPHICS

POPULATION AND DEMOGRAPHICS



An understanding of population dynamics is essential to the comprehensive planning process. By understanding such factors as population change, age/sex characteristics, and household composition, a planner can forecast many future trends. The use of such data is called applied demographics. If applied demographics are understood, future public service needs, labor force availability, school demands, spending power, and future population numbers can be estimated. For example, a housing plan can be more accurate if the number of residents expected to reside in the community in future years can be determined.

The central tool for demographers and statisticians is the Decennial Census of the United States. In addition to providing a total count of population, the Census collects information about housing, household composition, age, sex, race, ethnicity, employment, and income. Most of the data used to prepare this chapter was drawn from the Census Bureau. There are two primary sources of Census data, referred to as STF-1 and STF-3. All STF-1 data were drawn from the general census forms which were sent to all households. However, STF-3 information was through scientific sampling methods. Though generally these samples are reliable, error is possible. For example, STF-3 figures report 55,215 households in Butler County, while the STF-1 number is 55,325. At the County level, such differences are modest, but some distortion in small communities is possible. Therefore, STF-1 figures, if available, were used.

**Butler County has
seen a steady population
increase over the
past several decades.**

According to the most recent Census year (1990), Butler County had a population of 152,013. This represents an increase of 4,101 people over the 1980 Census. The 1992 Census Bureau estimates for Butler County were 156,770, an increase of 4,757 from the 1990 Census count. And from 1992 to 1994, yet another 5,123 people were estimated to reside in the County. Contrary to the experience of surrounding counties, Butler County has seen this steady population increase over the past several decades.

**TABLE D-1
POPULATION CHANGE IN BUTLER COUNTY
1960-1994**

Year	Population	Numeric Change	Percent Change
1960	114,640	17,320	+17.80
1970	127,942	13,302	+11.60
1980	147,912	19,970	+15.61
1990	152,013	4,101	+2.77
1992*	156,770	4,757	+3.12
1994*	161,893	5,123	+3.27

*1992, 1994 Data is estimated by the U. S. Census Bureau

Source: The Pennsylvania State Data Center, 1995; U.S. Census, 1990 STF 1

**TABLE D-2
POPULATION CHANGE IN SELECTED
BUTLER COUNTY PLACES**

	1980 Population	1990 Population	Numeric Change	% Change
Butler City	17,026	15,714	-1,312	-7.71
Chicora Borough	1,192	1,058	-134	-11.24
Clearfield Township	2,308	2,635	327	14.17
Cranberry Township	11,060	14,816	3,756	33.96
Eau Claire Borough	420	371	-49	-11.67
Evans City Borough	2,299	2,054	-245	-10.66
Jackson Township	2,441	3,078	637	26.10
Prospect Borough	1,016	1,122	106	10.43
Slippery Rock Township	4,607	4,638	31	0.67
Zelienople Borough	3,502	4,158	656	18.73

Source: 1995; U.S. Census 1990 STF-1

Because of the steady population increase in Butler County, it will be helpful to identify trends within the County as well as surrounding areas. Table D-2 highlights population

changes for selected places in the County, while Table D-3 compares Butler to nearby counties.

**TABLE D-3
POPULATION CHANGE IN SELECTED WESTERN
PENNSYLVANIA COUNTIES**

County	1980	1990	% Change
Butler	147,912	152,013	2.77
Allegheny	1,450,085	1,336,449	-7.84
Armstrong	77,768	73,478	-5.52
Beaver	204,441	186,093	-8.97
Clarion	43,362	41,699	-3.80
Lawrence	107,150	96,246	-10.18
Mercer	128,299	121,003	-5.69
Venango	64,444	59,381	-7.86
Westmoreland	392,294	370,321	-5.60

Source: U.S. Census, 1990 STF 1, 1980 STF 1

Populations never change without reason. Various factors must cause such changes. Whether a population grows or declines, all change stems from one or more of three factors:

- I. Birth Rates
- II. Mortality
- III. Migration

In some cases, moderate change can be due to shifts in all three causal factors, but rapid changes are often most attributed to a single element. In Western Pennsylvania, for the 1980's, the widespread rapid population decrease was caused by out-migration. The opposite was true in southwest Butler County, especially Cranberry Township, which benefitted from its strategic location. That was particularly true from 1950 to 1980. In large urban areas, this period was characterized by the out-migration of many families to adjacent suburban areas. Following such a pattern, the City of Pittsburgh and Allegheny County's losses became Cranberry Township's and Butler County's gains.

In Western Pennsylvania, for the 1980's, the rapid population decrease was caused by out-migration. But Cranberry Township benefitted from its strategic location from 1950 to 1980.

By 1980, this suburban growth began to slow in many Western Pennsylvania communities. The underlying cause for this decline is discussed, at length, in the economy section of this document. Suffice it to say here that a serious economic downturn spurred a widespread out-migration from Western Pennsylvania. During 1983, many places in Western Pennsylvania had a double-digit unemployment rate, in some months exceeding 20 percent. This was the primary factor causing many Western Pennsylvania families to travel to the Sunbelt seeking jobs. Despite this regional trend of out-migration, Butler County's population continued to increase for two reasons. The first, as mentioned before, was through in-migration. The second factor was natural increase. Statistics report that from 1981 to 1990, the County had 20,606 births and 13,691 deaths. This equates to a natural increase of 6,915 new County residents.

To take the figures one step further, data from the Pennsylvania Department of Health shows, that from 1990 to 1994, the County had an additional 10,478 births and 7,180 deaths. Thus, the County's population increased by 3,298 through natural increase alone. Thus, natural increase accounted for only one third of the 9,880 new residents the Census Bureau estimated for Butler County (1990-1994).

Population Characteristics

Even if population change is known, it is still difficult to project future trends without an understanding of its characteristics. For example, if a population has more males than females, increase through births will be smaller. Older populations will have less natural increase and higher mortality rates. Family households are more stable than non-family households, and are consequently less likely to migrate. The purpose of this section of the Background report is to report on various population characteristics.

Race and Ethnic Background: The total of racial minorities is just slightly more than 1 percent of the total population for the County. As Table D-4 illustrates, Black and Asian/Pacific Islanders made up the bulk of non-white Butler County residents in 1990.

**TABLE D-4
BUTLER COUNTY
POPULATION BY RACE - 1990**

Race	Number	Percent
White	150,407	98.95
Black	810	0.53
American Indian/Eskimo/Aleut	109	0.07
Asian/Pacific Islander	545	0.36
Other Race	142	0.09
Total	152,013	100.00

Source: U.S. Census, 1990 STF 1

Ethnically, the County is more heterogenous. While only 563 persons identified themselves as of Hispanic origin, the non-Hispanic population was quite diverse. According to Census data, the County's 152,013 citizens reported several ancestries (this includes multiple ancestry groups). German extraction was claimed at least partially by 80,641 persons, or about 53 percent of the population. The next most common ancestry claimed was Irish, with 35,353 persons. Other predominant groups were English (18,869), Italian (14,657), Scotch-Irish (9,881), and Polish (9,619).

In spite of its diverse ethnicity, this population is largely acculturated and native born. The County had 1,933 foreign-born residents, and only 256 of these had entered the United States between 1980 to 1990. Of the 4,393 residents that speak a language other than English at home, more than one-fifth (994) speak Spanish. Only 9.8 percent (430) of that number could not speak English "very well."

Age and Gender: The County's population tends to be younger than Pennsylvania as a whole.

**TABLE D-5
POPULATION BY AGE
SELECTED PENNSYLVANIA PLACES**

Place	Percent Age 0-17	Percent Age 18-64	Percent Age 65+
Butler County	24.8	61.8	13.5
Butler City	23.3	57.8	18.9
Cranberry Township	29.9	62.8	7.3
Mars Borough	17.2	46.2	36.6
Pennsylvania	23.5	61.1	15.4

Source: U.S. Census, 1990 STF 1

The ramifications of this age distribution are numerous. Butler County has a proportionately larger workforce and school enrollment than other places. For the most part, Butler County has fewer retired citizens. Once more, the influence of migration patterns is obvious. In Cranberry, where in-migration is common, the proportion of young and middle-aged persons is much higher than State or County figures. Conversely, in Butler City, where there is no evidence of in-migration, the over 65 population approaches one in five of its residents. The age patterns of Mars (about 1,700 residents) are skewed by the presence of nearly 300 nursing home residents. These few communities were selected to show the great variation of age patterns among Butler County's municipalities.

**TABLE D-6
BUTLER COUNTY POPULATION
BY AGE AND GENDER**

Age	Male		Female	
	Number	Percent	Number	Percent
0-17	19,414	26.19	18,201	23.37
18-64	46,484	62.70	47,433	60.91
65+	8,240	11.11	12,241	15.72
Total	74,138	100.00	77,875	100.00

Source: U.S. Census, 1990 STF 1

*An older population
is much more likely
to have more women
than men.*

When age and gender are combined, some interesting trends are apparent.

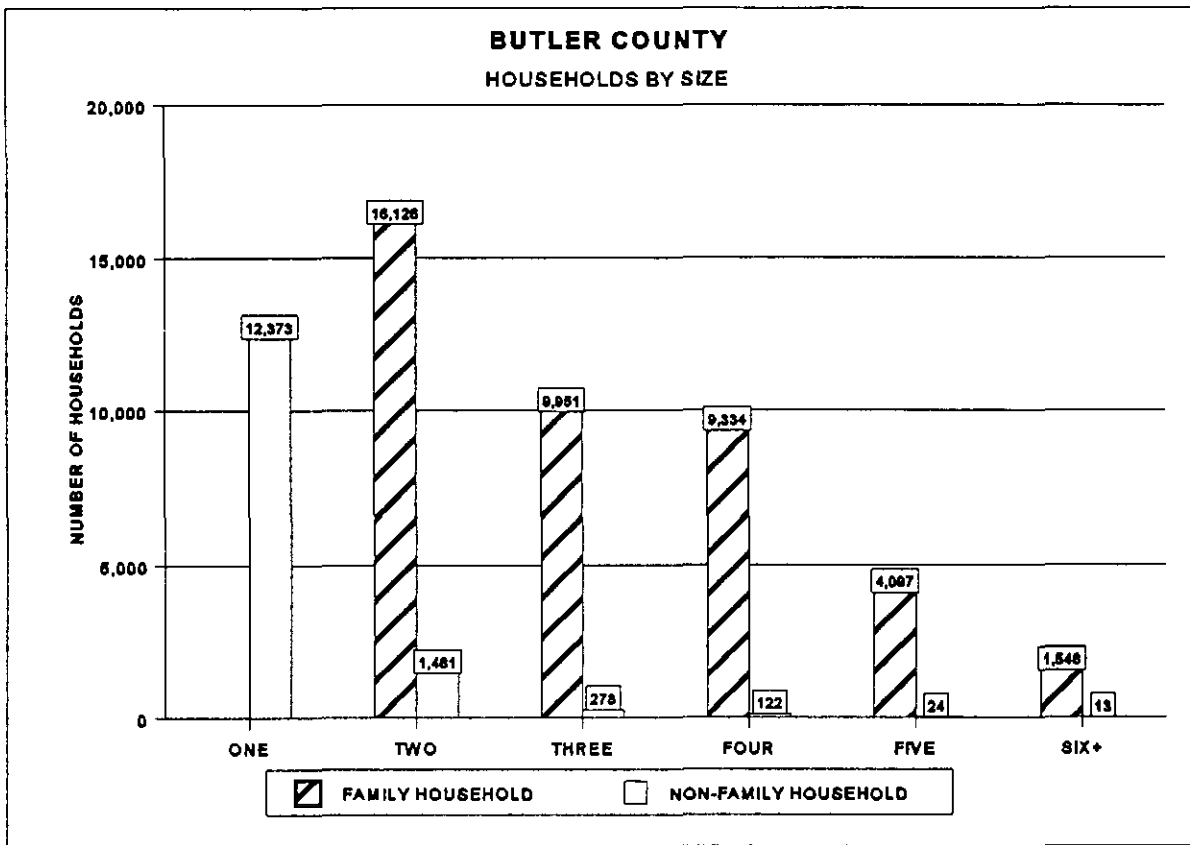
This pattern is primarily driven by two factors. First, women normally live longer than men. Therefore, older populations are much more likely to have more women than men. It is further interesting to note that the older females of Butler County are much more likely to live in the urban place. Typically, this is due to the concentrations of services and rental housing choices in such locations.

Household Data: Regardless of their age, race, or gender, all of Butler County's residents live in a social setting. The three primary settings are non-family households, family households, and group quarters.

The 152,013 Butler County citizens formed 55,325 households in 1990. The vast majority of these were family households, comprised of persons related by blood, marriage, or adoption. Family households numbered 41,054, which accounted for 74 percent of all units.

The average number of persons per household was 2.65, and the average family household 3.13 persons.

CHART D-1



Of key interest are the type of households in the County. In the 1950's, the typical household was a family unit and, as noted above, this is still essentially the case in the County. Yet, the same trends which occur nationally are also being seen locally.

Table D-7, which compares 1980 to 1990, illustrates a few trends which are worthy of note:

- Families, as a proportion to all households, dropped (-4.7 percent) similar to Statewide trends (-4.2 percent).
- The average number of persons per household dropped 0.25 (-9 percent).

- The average number of persons per family dropped 0.2 (-6 percent).
- One-person households, age 65 and older, increased by about one quarter, as a proportion of all households.
- The number of female-headed, single-parent households, with children, more than doubled as a proportion of all households.

In most cases, the County of Butler mirrored State and national trends, relative to these household changes. The drop of families as a proportion of all households, the increase in older (65 and up) single-person and single-parent households are all well documented societal changes. The in-migration of families slightly dampened some changes, but the overall trends were still there.

**TABLE D-7
HOUSEHOLD CHARACTERISTICS
BUTLER COUNTY - 1980-1990**

Household Characteristic	1980	% of Total	1990	% of Total
Total Households	49,289	NA	55,325	NA
Persons Per Household	2.9	NA	2.65	NA
Persons Per Family	3.33	NA	3.13	NA
Family Households	39,197	79.38	41,065	74.23
One-Person Households	9,112	18.48	12,373	22.41
One-Person Households 65+	3,958	8.02	5,682	10.29
Single Parent Households (Female) With Children	1,713	3.47	3,887	7.04

Source: U.S. Census, 1980 STF 1, 1990 STF 1

Among persons in group quarters, the overwhelming majority were residents of college dormitories. Most of these were associated with Slippery Rock State University. The profile of other persons in group quarters, i.e., nursing homes, correctional institutions, etc., are shown by Table D-8.

**TABLE D-8
BUTLER COUNTY: PERSONS IN
GROUP QUARTERS - 1990**

Correctional Institutions	120
Nursing Homes	1,877
College Dormitories	2,959
Emergency Homeless Shelters	25
Other Group Quarters	109
Other Non-Institutional Group Quarter	282
Total Group Quarters	5,372

U.S. Census, 1990 STF 1

Miscellaneous Characteristics: One item of growing interest is educational attainment. The population is reasonably well educated, with 78.6 percent being high school graduates. Some 15,231 had bachelors' degrees or other advanced certificates. However, there were 20,919 residents (21.4 percent) who had less than a high school education.

Another interesting aspect in population is its stability. Butler County's existing population showed a great degree of that stability. According to Census data from 1985 to 1990:

- ▶ 59 percent (91,128) of the County's residents lived in the same house.
- ▶ 77.9 percent of those who lived elsewhere had previously lived in the County.
- Only 11.3 percent of the residents had moved to Butler County from a different state.

Income: While household income is also discussed in the Economy section of the Comprehensive Plan, income information also has demographic application. Both family and non-family household incomes are shown in Table D-9.

**TABLE D-9
BUTLER COUNTY - FAMILY AND
NON-FAMILY HOUSEHOLD INCOME - 1990**

Annual Income Level	Family		Non-Family	
	Number	Percent	Number	Percent
< \$5,000	1,013	2.46	1,540	11.03
\$5,000 to \$9,999	1,803	4.37	3,340	23.92
\$10,000 to \$14,999	3,023	7.33	2,548	18.25
\$15,000 to \$24,999	7,523	18.24	2,977	21.32
\$25,000 to \$34,999	7,504	18.19	1,738	12.45
\$35,000 to \$49,999	10,289	24.94	1,154	8.27
\$50,000 to \$74,999	7,172	17.39	509	3.65
\$75,000 to \$99,999	1,850	4.48	76	0.54
\$100,000+	1,076	2.61	80	0.57
Total	41,253	100.00	13,962	100.00

Source: U.S. Census, 1990 STF 3

As the table depicts, income for non-family households is much lower than family households. This conforms to national patterns. The 1990 Census reported the County's median household income as \$29,358, while the median family income was \$34,647. Comparative State figures were \$29,069 and \$34,856.

One income statistic which is of demographic interest is the County's poverty level. According to the Census Bureau, poverty status was determined for 146,483 County residents. Some 14,214 persons, or 9.7 percent, were considered as below the poverty level. Poverty statistics by household type are shown in the next table.

**TABLE D-10
BUTLER COUNTY
POVERTY CHARACTERISTICS - 1990**

Households/Individuals Below Poverty Level	Number	Percent
Non-Family Households	4,347	30.58
Families	2,911	7.06
Female Householder Families	1,213	41.67
Persons 65+	1,719	12.09

Source: U.S. Census, 1990 STF 3

Observation of the table illustrates the odds of a County resident being impoverished are dependent upon age and household formation. Some 7 percent of families are impoverished, with a slightly greater percentage of the elderly below the poverty line. At the opposite end

of the spectrum, about one-third (30.58 percent) of non-family households, and slightly over 40 percent (41.67 percent) of all female-headed families were identified as living in poverty.

Population Projections

For comprehensive planning, it is extremely important to estimate future populations. Once such an estimate has been prepared, future housing needs and various public service levels can also be estimated.

As previously stated, population growth or decline is based upon three primary variables: birth rates, death rates, and migration. Statistically, the first two are relatively straightforward to establish. The Pennsylvania Department of Health, Division of Health Statistics and Research publishes detailed reports and has additional data available in raw unpublished form. However, the migration factor is not so easy to establish.

Between 1980 and 1990, Butler County's population increased. However, between the various age and sex cohorts (5-year-age increments), the experience was not uniform. The three age groups representing young adults, 20-24, 25-29, and 30-34, all displayed out-migration, varying from 4 percent to 23 percent. As this time period included the era of double-digit unemployment (1983) and economic dislocations, such figures are quite understandable.

However, most sources believe such days are in the past. The 1992 and 1994 population estimates of the Census Bureau all show increases which exceed the natural increase level - thus, assuming in-migration.

One source of future population forecasts are from the Southwest Pennsylvania Regional Planning and Development Commission. Their Cycle V Forecasts estimate that Butler County's population will increase to 181,644 by the year 2015. This is a 29,631-person growth from 1990. Indeed, according to recent Census Bureau population estimates, the County's population has, by 1995, already increased 13,544 to 165,557.

These scenarios all appear to accept a nearly linear increase in the migration to western and southern Butler County. If those events occur, then certainly the County will be looking at an almost endless cycle of residential growth, accompanied by commercial developments.

More modest projections do not estimate such growth rates. This might occur if:

- Birth rates stay low
- The population ages
- In-migration slows

One series of population growth shows very modest gains from 1990 to 2010. These figures use historic migration rates for Butler County, and indigenous birth/death rates. They were cross-checked using State averages and represent a more conservative approach to the future population.

Future Projections:

Method I

1990 - 152,013
1995 - 156,427* (+4,414, or +2.9%)
2000 - 159,600* (+3,173, or +2.0%)
2005 - 161,430* (+1,830, or +1.5%)
2010 - 162,046* (+616, or +0.4%)

*Projections are based on the 1970-1990 Average Net Migration Rate.

Method II

1990 - 152,013
1995 - 154,025** (+2,012, or +1.3%)
2000 - 155,812** (+1,787, or +1.2%)
2005 - 156,209** (+397, or +0.3%)
2010 - 156,605** (+396, or +0.3%)

**Projections are based on Zero Net Migration.

Municipal and County leaders of Butler will have to watch growth data quite closely. If the current flow of in-migration ebbs, the estimates and forecast from the Census Bureau and SPRPC will need to be adjusted to more closely parallel the population-based numbers of Method I and Method II.

SUMMARY: The following general population characteristics are apparent for Butler County:

- Butler County is racially homogenous, but ethnically a diverse area.
- ▶ Generally, the County's age profile is younger than Pennsylvania, though that characteristic varies by municipality.
- ▶ Females outnumber males, especially in the 65+ age group.
- ▶ The average family has 3.13 persons, the average household 2.65 - both lower than 1980 figures.

- ▶ The fastest growing households are single-person households and single-parent households.
- ▶ Female-headed have a 40 percent+ poverty rate.
- ▶ Butler County has seen steady population growth for several decades.
- Between 1980 and 1990, the County continued to grow, despite significant economic dislocations.
- ▶ The County's growth is due, in large part, to in-migration concentrated in its southwest quadrant.
- Sources estimate the population increases that are continuing since 1990 are at a rate which is triple that which would be experienced due to natural increase.
- ▶ All projections indicate Butler County will continue to grow, but there is a wide variation in such numbers (over 20,000).

COMMUNITY FACILITIES

COMMUNITY FACILITIES

Community facilities include a wide variety of physical resources and services that are common in contemporary society. It includes such items as parks, medical facilities, and education. Key public safety services are also covered. Because of their importance, water and sewer services have been put into a separate category entitled Public Utilities.

Police Service



Police service for Butler County is provided by the Pennsylvania State Police, who maintain a barracks in the City of Butler, the County's Sheriff's Office (also housed in Butler), and 20 municipal police agencies. The municipal agencies include various borough, township, and city departments. Fifteen of the municipal agencies are full-time departments, while the remaining five are part-time. Thus, a total of 22 separate entities provide this service to the County and/or its individual municipalities.

The Butler barracks of the Pennsylvania State Police has a staff (including officers) of approximately 100 persons. The County Sheriff's Office employees 10 full-time and 35 part-time officers. The 20 municipal agencies employ approximately 150 officers.

The following table and map illustrate the location and full-time/part-time status of the County's municipal police agencies (excluding the State Police and County Sheriff's Office, which provide Countywide service) by Planning Sector.

TABLE CF-1
MUNICIPAL POLICE AGENCIES BY PLANNING SECTOR
BUTLER COUNTY

Planning Sector	Number of Full-Time Agencies	Number of Part-Time Agencies
1*	2	4
2	0	0
3	2	0
4**	7	1
5	4	0

*Slippery Rock Borough has two full-time police departments, the Borough Police Department and the Slippery Rock University Police Department.

**The Prospect Police Department is included in Sector 1.

Source: Interviews, Butler County Hazards Vulnerability Analysis - 1992

As the map and table depict, almost half of the full-time municipal agencies are located in southwestern Butler County (Planning Sector Four). In contrast, the northeastern part of the County, Sector Two, has no municipal police agencies. The southern half of the County, which includes all of Sectors Four and Five and half of Sector Three, contains 13 of the 15 full-time municipal departments and one of the part-time agencies.

The distribution of the municipal police within the County coincides, typically, with centers of population. The exception to this pattern is found in the Townships of Parker, Fairview, and Donegal. These townships contain the Boroughs and Villages of Bruin, Petrolia, Fairview, Karns City, and Chicora, which have no municipal police.

Fire Companies and Ambulance/Rescue Service



Butler County contains a total of 38 fire companies. With the exception of the City of Butler, which has paid firemen, all are volunteer organizations. The City of Butler Fire Department currently employs 21 persons. Obtaining an accurate and meaningful total number of volunteer firemen operating within the County is difficult, owing to the volunteer nature of the companies themselves. Perhaps, it is more relative to point out two serious problems to the existence of volunteer fire/rescue organizations. These are:

- Lack of adequate financial support
- Lack of a sufficient number of volunteers

These problems are further exasperated for most Butler County fire companies and ambulance/rescue units by the following:

- Across Butler County, the population is growing, and, by most estimates, is expected to continue to grow; thus, service demands are increasing.
- New technologies and expanding roles make advanced training and new equipment a growing requirement. Both are expensive propositions.

Ambulance and rescue units are usually, but not always, associated with the fire companies. There are 38 ambulance/rescue services in Butler County. They can be classified as those units which provide rescue and first aid only; of which there are 7, and those that provide rescue and Emergency Medical Technician (EMT) services. There are 31 EMT units in the County. Of these 31 units, 18 (58 percent) provide transportation for victims.

Geographically, fire and ambulance/rescue services are well-distributed throughout the County. Planning Sector Three, because of the City of Butler and its outlying suburban areas, has a concentration of 13 fire companies and attendant ambulance/rescue units. However, as the Fire Department Location Map shows, no Planning Sector lacks these important public services.

Medical Facilities

In addition to numerous doctors and nursing/personal care home facilities and offices, Butler County is served by the following hospitals:

- Butler Memorial Hospital - Butler
- Veterans Administration Medical Center - Butler
- Allegheny Valley Hospital - Natrona Heights*
- Armstrong County Memorial Hospital - Kittanning*
- North Hills Passavant Hospital - North Hills*
- Allegheny General Hospital - Pittsburgh* (usually by life flight air ambulance)
- Ellwood City Hospital - Ellwood City*
- United Community Hospital - Grove City*
- St. Francis Cranberry North - Cranberry Township
- Northwest Medical Center - Franklin*

*These facilities are not physically located in Butler County

The Butler County Emergency Management Agency

The Emergency Management Agency is headquartered at the Emergency Operations Center (EOC), located at the Sunnyview Home, 309 Sunnyview Circle, Butler, Pennsylvania. The Agency has the primary responsibility of overseeing the conduct of operations within the Center. This facility is completely self-supporting, providing its own heat, electricity, water, and cooking facilities. A backup emergency center is located in the County Government Center at 124 West Diamond Street, Butler, Pennsylvania.

The County's Emergency Communications Center is located within the EOC. Its primary responsibility is to answer incoming emergency telephone requests, primarily emergency 911 calls. The Center then dispatches, by radio, the appropriate emergency service: ambulance, fire, police, etc. In addition, other service teams/agencies may be called upon, such as Children and Youth Services, the Center on Rape and Assault, and Volunteers Against Abuse.

The official Emergency Management radio frequency in Butler County is 154.04 MHZ. This frequency is monitored by the Communications Center and local township road crews. The

Butler City police, the Slippery Rock University police, and the Pennsylvania State Police operate on their own radio systems, but coordinate with the Communications Center on a daily basis.

Two citizen groups, Radio Amateur Civil Emergency Services (RACES) and the C. B. Rangers, Inc., also provide emergency communications capability for the County. The RACES radio officer reports directly to the Emergency Management Agency Director and coordinates operations of the Center's equipment. The C. B. Rangers provide local communication as well as a search dog and rescue team for lost persons recovery and finding criminals.

Public School Districts

This portion of the Community Facilities background will provide a basic inventory of Butler County's public school districts. The inventory is meant to provide a beginning point for the analysis and evaluation of the County's public school systems. As with all of the community facilities operating here, Butler County has a genuine interest in the public education system, and will include this critical community facility in all future planning endeavors.

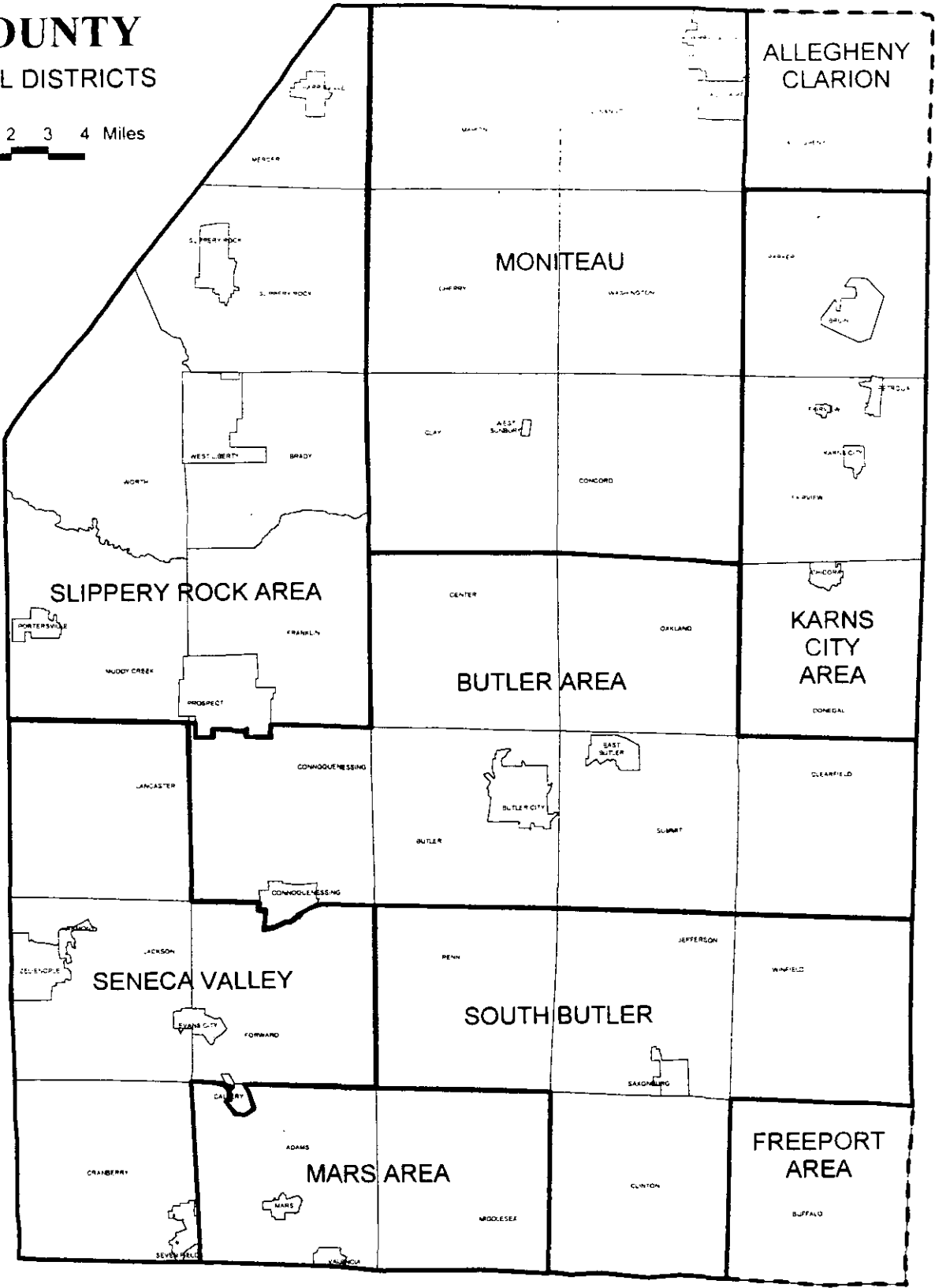
The majority of municipalities within Butler County are served by one of seven school districts. The exceptions include: Allegheny Township, located in the northeastern corner of the County, is part of the Allegheny-Clarion School District. Buffalo Township, which forms the southeastern corner of the County, is located in the Freeport Area School District. This report will focus on those seven districts which serve the bulk of the municipalities (see attached Butler County School District map). The data used for this report was obtained from the Pennsylvania Department of Education, through the Pennsylvania System of School Assessment's (PSSA) "School Profiles." The purpose of these profiles is to provide information that enables citizens to evaluate a public schools qualities. The following paragraphs and tables will be centered around selected statistics from the profiles.

The Butler Area School District: The Butler Area School District is the largest district, in terms of total enrollment, in Butler County. The total 1995-1996 enrollment numbered 8,707 students. The professional staff for the district (including teachers, counselors, etc.) numbered 483 full-time employees and 6 part-time employees for the school year 1995-1996. Across the district during this school year, 23.5 percent of the enrollment belonged to low-income families. The State figure was 31.8 percent. The district headquarters is located at 110 Campus Lane, Butler, Pennsylvania 16001-2693. The following table depicts data concerning the individual schools.

BUTLER COUNTY

SCHOOL DISTRICTS

1 0 1 2 3 4 Miles



The preparation of this map was financed in part through a SPAG grant from the Department of Community and Economic Development under the provisions of Act 5A approved June 30, 1995, as administered by the Bureau of Community Planning, Pennsylvania Department of Community and Economic Development.

TABLE CF-2
SCHOOLS OF THE BUTLER AREA SCHOOL DISTRICT

School Name	Grades	1995-1996 Enrollment	% Low-Income Enrollment	Number of* Professional Staff
Broad Street School	K-6	336	60.1%	20 FT/0 PT
Center Avenue School	K-6	334	55.4%	17 FT/2 PT
Center Township School	K-6	745	17.3%	33 FT/1 PT
Clearfield Elementary School	K-6	313	35.5%	16 FT/0 PT
Conoquenessing Elementary School	K-6	317	27.1%	15 FT/0 PT
Emily Brittain Elementary School	K-6	429	41.2%	23 FT/1 PT
McQuiston Elementary School	K-6	572	15.6%	25 FT/0 PT
Meridian School	K-6	451	17.1%	24 FT/1 PT
Northwest School	K-6	499	29.1%	26 FT/0 PT
Oakland Township School	K-6	339	22.4%	17 FT/0 PT
Summit Elementary School	K-6	231	28.1%	12 FT/0 PT
Butler Area Junior High School	7-8	1,389	22.7%	86 FT/0 PT
Butler Area Intermediate High School	9-10	1,410	17.5%	87 FT/0 PT
Butler Area Senior High School	11-12	1,342	10.7%	82 FT/1 PT

*FT = Full Time, PT = Part Time

Source: Pennsylvania Department of Education; School Profiles

This School District serves the following municipalities: the City of Butler; the Boroughs of East Butler and Conoquenessing; and the Townships of Butler, Center, Clearfield, Conoquenessing, Oakland and Summit.

The Karns City Area School District: This district had, during the 1995-1996 school year, an enrollment of 2,045 students. Nearly a third of these students, 32.5 percent, belonged to low-income families. This is slightly higher than the State's rate of 31.8 percent. The professional staff numbered 129 full-time employees and only one part-time employee for the 1995-1996 school year. The following Butler County municipalities are located within this district: the Boroughs of Bruin, Chicora, Fairview, Karns City, and Petrolia. The Townships include Donegal, Fairview, and Parker. Table CF-3 presents data on the individual schools. The district headquarters are located at 1446 Kittanning Pike, Karns City, Pennsylvania 16041-9725.

TABLE CF-3
SCHOOLS OF THE KARNS CITY AREA SCHOOL DISTRICT

School Name	Grades	1995-1996 Enrollment	% Low-Income Enrollment	Number of Professional Staff
Bruin Elementary School	K-6	218	43.5%	14 FT/0 PT
Chicora Elementary School	K-6	501	24.1%	33 FT/1 PT
Sugarcreek Elementary School	K-6	328	42.9%	18 FT/0 PT
Karns City High School	7-12	998	30.9%	64 FT/0 PT

Source: Pennsylvania Department of Education; School Profiles

The Mars Area School District: Physically, the Mars Area School District is the smallest of the seven school districts, serving the Boroughs of Mars and Valencia and the Townships of Adams and Middlesex. Its 1995-1996 enrollment ranked fifth with 2,242 students. Slightly more than 15 percent (15.4%) of the enrollment belonged to low-income families, the second lowest rate among the seven districts. The professional staff included, for 1995-1996, 144 full-time employees and one part-time employee. The district headquarters is located at 545 Route 228, Mars, Pennsylvania 16046-3123. As before, the following table provides information for the individual schools of this district.

TABLE CF-4
SCHOOLS OF THE MARS AREA SCHOOL DISTRICT

School Name	Grades	1995-1996 Enrollment	% Low-Income Enrollment	Number of Professional Staff
Mars Primary Center	K-1	346	10.6%	21 FT/0 PT
Adams Intermediate Elementary School	2-5	405	16.0%	24 FT/0 PT
Middlesex Intermediate Elem. School	2-5	295	22.7%	14 FT/0 PT
Mars Area Middle School	6-8	566	15.5%	35 FT/0 PT
Mars Area Senior High School	9-12	630	14.1%	50 FT/1 PT

Source: Pennsylvania Department of Education; School Profiles

The Moniteau School District: This School District is the smallest district in regards to enrollment and the number of campuses - three. Its 1995-1996 enrollment counted 1,694 students, 34.3 percent of whom belonged to low-income families. The professional staff included 98 full-time and 2 part-time employees. District headquarters are located at 1810 West Sunbury Road, West Sunbury, Pennsylvania 16061-9609. The service area of the

Moniteau School District includes: the Boroughs of Cherryvalley, Eau Claire, and West Sunbury. The Townships are: Marion, Venango, Cherry, Washington, Clay and Concord.

TABLE CF-5
SCHOOLS OF THE MONITEAU SCHOOL DISTRICT

School Name	Grades	1995-1996 Enrollment	% Low-Income Enrollment	Number of Professional Staff
Dassa McKinney Elementary School	K-6	556	37.6%	33 FT/0 PT
Washington Elementary School	K-6	392	39.9%	18 FT/0 PT
Moniteau Junior/Senior High School	7-12	746	28.8%	47 FT/2 PT

Source: Pennsylvania Department of Education; School Profiles

The Seneca Valley School District: Seneca Valley had the second largest 1995-1996 enrollment in Butler County, counting 6,872 students. This district also had the lowest percentage, 11.8 percent, of enrollment from low-income families. Professional staff numbered 413 full-time and 20 part-time employees for the 1995-1996 school year. The service area for Seneca Valley includes the Boroughs of Callery, Evans City, Harmony, Seven Fields, and Zelienople, and the Townships of Cranberry, Forward, Jackson, and Lancaster. The district headquarters is located at 124 Seneca School Road, Harmony, Pennsylvania 16037-9134. Table CF-6 provides a detailed look at the various schools which make up the Seneca Valley School District.

TABLE CF-6
SCHOOLS OF THE SENECA VALLEY SCHOOL DISTRICT

School Name	Grade	1995-1996 Enrollment	% Low-Income Enrollment	Number of Professional Staff
Conoquenessing Valley Elm. School	K-5	797	14.6%	43 FT/4 PT
Evans City Elementary School	K-6	1,291	15.8%	73 FT/1 PT
Haine Elementary School	K-5	855	10.9%	46 FT/3 PT
Rowan Elementary School	K-5	913	7.4%	48 FT/2 PT
Seneca Valley Middle School	7-8	1,077	13.9%	74 FT/4 PT
Seneca Valley Intermediate School	9-10	1,052	11.3%	61 FT/4 PT
Seneca Valley Senior High School	11-12	887	6.9%	68 FT/2 PT

Source: Pennsylvania Department of Education; School Profiles

The Slippery Rock Area School District: The 1995-1996 enrollment for Slippery Rock included a total of 2,603 students. Little over a quarter of these, 25.6 percent, belonged to low-income families. The district had 158 full-time and 6 part-time professional staff members. The service area comprises the northwestern portion of Butler County, including the following municipalities: the Boroughs of Harrisville, Portersville, Prospect, Slippery Rock, and West Liberty and the Townships of Brady, Franklin, Mercer, Muddycreek, Slippery Rock, and Worth. The district headquarters is located at 201 Kiester Road, Slippery Rock, Pennsylvania 16057-1698.

TABLE CF-7
SCHOOLS OF THE SLIPPERY ROCK AREA SCHOOL DISTRICT

School Name	Grade	1995-1996 Enrollment	% Low-Income Enrollment	Number of Professional Staff
Har-Mer Elementary School	K-5	122	33.3%	6 FT/3 PT
Moraine Elementary School	K-5	566	25.0%	33 FT/0 PT
Slippery Rock Area Elem. School	K-5	499	34.9%	33 FT/1 PT
Slippery Rock Area Middle School	6-8	597	27.6%	40 FT/1 PT
Slippery Rock Area High School	9-12	819	17.8%	46 FT/1 PT

Source: Pennsylvania Department of Education; School Profiles

The South Butler County School District: As its name implies, this district serves southern Butler County, including the following municipalities: the Borough of Saxonburg and the Townships of Clinton, Jefferson, Penn, and Winfield. For the school year 1995-1996, this district had the third highest enrollment with 2,911 students. It also had the third lowest percentage of enrollment belonging to low-income families, at 22.0 percent. The professional staff was comprised of 162 full-time and 5 part-time employees. The district headquarters is presently located at Knoch Road, Box 657, Saxonburg, Pennsylvania 16056-0657. The following table contains information pertaining to the schools of this district.

TABLE CF-8
SCHOOLS OF THE SOUTH BUTLER COUNTY SCHOOL DISTRICT

School Name	Grade	1995-1996 Enrollment	% Low-Income Enrollment	Number of Professional Staff
Clinton Elementary School	1-6	130	33.8%	8 FT/3 PT
Jefferson Elementary School	K-6	230	23.9%	9 FT/2 PT
Penn Elementary School	K-6	358	23.3%	19 FT/0 PT
Saxonburg Elementary School	K-6	499	29.0%	30 FT/0 PT
Winfield Elementary School	K-6	313	24.6%	15 FT/0 PT
Knoch Junior/Senior High School	7-12	1,381	17.1%	81 FT/0 PT

Source: Pennsylvania Department of Education; School Profiles

Colleges and Universities

Butler County Community College (BCCC): Chartered in 1965 as the first community college in Western Pennsylvania, BCCC began classes in 1966 with a total enrollment of about 500 students. In 1995, more than 10,000 people were involved in credit and non-credit programs, as well as specialized business and industrial training.

Often called "the most beautiful community college campus in the state," BCCC's main campus consists of 12 buildings on a wooded site of on 323 acres. In addition to classroom buildings, library, field house, and convocation center are available for community use.

Butler County Community College has roughly 30 academic career and transfer programs which offer students the opportunity to complete a two-year degree and enter the job market or transfer to a senior institution to complete a four-year degree. The curriculum is designed for both full-time and part-time study, with class times during the day or evening.

One program of note is the Business and Community Education Center. In addition to personal improvement and enrichment classes offered at locations throughout Butler County, the Center is home to the Butler County Adult Literacy Program and the Butler County Community College's New Choice Program for single parents and displaced homemakers. Special training and skill improvement programs also provide continuing education opportunities for volunteer fire fighters and hazardous materials response personnel.

Slippery Rock University: Founded in 1889 as a teacher education institution and designated Slippery Rock University of Pennsylvania in 1983, it has developed into a multi-purpose institution with approximately 7,800 students. Fully accredited by the Middle State Association of Colleges and Schools, the university offers roughly 90 degree programs in the College of Arts and Sciences, College of Education, College of Health and Human Services, College of Information Science and Business Administration, and the Graduate School.

The campus of 611 acres lies within both the Borough and Township of Slippery Rock. As a State-funded institution, many of the facilities, such as the library, are available to community residents. The university also offers periodic continuing education classes, and maintains a cooperative relationship with such facilities as Moraine State Park, and the Jennings Environmental Education Center.

PARKS AND RECREATION



Public parks and recreational facilities have always been considered valuable community assets. They provide open space and outdoor recreational opportunities that, especially in urban areas, simply are not provided by the private sector. Indeed, shifting attitudes about recreation in general have made public parks and recreational facilities even more valuable in recent years.

“Recreation is increasingly viewed as an important factor in maintaining adult health - both physical and mental. It is perceived as more than just weekend activity. Recreation is an integral and necessary element of adult life to incorporate into a daily routine.”

Recreation, Park and Open Space Standards and Guidelines,
National Recreation and Park Association, 1983

Along with adults realizing the real benefits of recreation, other trends are taking place in Butler County, which, more than likely, will help maintain or even increase demand for public parkland and recreational opportunities. Chief among these is demographic in nature. Butler County was the only Western Pennsylvania county to realize an increase in population from 1980 to 1990. The bulk of the gain occurred in the older age groups, with an increase of 4,688 persons in the elderly category (65 and over). Thus, both adult interest in recreation and the actual number of adults has increased in Butler County.

In addition to an increasing population, other, general, nationwide, trends are believed to be operating in the County. These include changes in household structure and employment patterns. Single-person households and single-parent households have increased dramatically across the country during the past few decades. Due to time constraints and often limited financial resources, single parents need public recreational facilities for their children and themselves. Flexible work hours, longer vacations, and early retirement are working together to provide more recreational time, and thus more demand for public parks and facilities, especially for the older segments of the population.

Butler County residents enjoy both plentiful and diverse public recreational opportunities, ranging in size from small school playgrounds to massive state parks. The purpose of this Background section is to provide a general inventory of these public facilities. The information presented herein comes from fieldwork and two principal printed sources: recreation survey data as collected by the Pennsylvania Department of Conservation and Natural Resources (DCNR) and the recent Butler County Comprehensive Recreation Park and Open Space Plan by Pashek Associates of Pittsburgh, Pennsylvania. Any person interested in additional information concerning Butler County's recreational opportunities, both public and private, is strongly encouraged to examine this extremely detailed document.

The above sources indicate there are 105 public parks/facilities within the County. By category, these include 98 school and municipal facilities, two State Parks, three State Game Lands, a Pennsylvania Fish Commission Lake and a Pennsylvania Historical and Museum Commission Site/Museum (the Old Stone House). The public school facilities, containing two public colleges, have a combined land area of 2,214 acres. This acreage contains both recreational and non-recreational land. The municipal facilities contain a total of 1,246.7 acres. The two State Parks contain 16,586 acres of land, while the Game Lands have 10,182 acres. The other two State facilities contain, combined, 216.7 acres. Table CF-2 illustrates, by Planning Sector, how these facilities are distributed.

TABLE CF-9
RECREATION FACILITIES IN THE PUBLIC DOMAIN
BY PLANNING SECTOR
TYPE AND NUMBER OF FACILITIES

Planning Sector	Public School	Municipal	State Game Lands	State Parks/ Other State Facilities
One	6	3	0	3
Two	6	9	1	0
Three	15	21	2	0
Four	10	12	0	0
Five	9	7	0	1

Source: DCNR survey data, Butler County Comprehensive Recreation, Park and Open Space Plan

The school and municipal facilities are clearly concentrated in Planning Sector Three and, to a lesser degree, in Planning Sector Four. This may be explained by the fact that these two

Planning Sectors contain over half (61.1 percent) of the County's population. The following paragraphs will examine, by Planning Sector, the various facilities in more detail. The State Game Lands, State Parks, and other State-owned facilities will be described separately.

PLANNING SECTOR ONE

As shown in Table CF-9, Planning Sector One contains 6 public schools, including Slippery Rock University, 3 municipal facilities, 2 State Parks, and the Old Stone House Museum/Historic site. The school facilities include the university, 4 elementary schools, and the Slippery Rock Middle/High School. The combined acreage for the schools and university total 805 acres.

One of three municipal parks located in Planning Sector One, the Harrisville Community Park contains 22.8 acres and is located within the Borough of Harrisville. Major features include:

- 3 baseball/softball fields, 1 soccer field, 1 basketball court
- 1 tot-lot with play apparatus, 1 deck hockey rink
- 2 pavilions with lighting
- 1 outdoor amphitheater, seating for 1,000 people, with lighting
- 2 restrooms, 1 water fountain, 300 parking spaces

This park enjoys a relatively flat site and extensive handicapped accessibility. The condition of the various features and facilities rates from good to fair.

The Portersville Community Park is owned by the Borough and contains 37.7 acres of land. This park has the following major features:

- 3 multi-purpose fields
- various play equipment (swing sets, merry-go-round)
- 1 pavilion
- 2 horseshoe courts
- 1 restroom

Overall, the condition of this park is fair, with the restroom rated "good to poor."

The third municipal park in Planning Sector One is the Slippery Rock Community Park, located along North Main Street in the Borough of Slippery Rock. Containing 53 acres of land, it is the largest municipal park in Planning Sector One. Major features include:

- 4 baseball fields, 1 softball field, 1 football field, 1 soccer/hockey field, 1 half-court basketball court, 1 ice rink (natural)
- 1 tot-lot with apparatus
- 2 picnic pavilions and 70 picnic tables
- 1, 7-mile hiking/nature trail
- 1 outdoor amphitheater - seating for 150 people, with lighting
- 1, 2,700-square foot community center
- 2 restroom facilities
- 200 parking spaces

Like the Harrisville Park, the Slippery Rock Community Park enjoys extensive handicapped accessibility. Overall, this park was in excellent condition, with very few items classified as unusable or in need of repair/rehabilitation.

PLANNING SECTOR TWO

Planning Sector Two contains 6 school facilities, 9 municipal parks, and a State Game Land (#95).

The school facilities consist of 4 elementary schools and 2 high schools. Collectively, these schools contain 215.3 acres of land.

With 64 acres, the Fairview Bicentennial Park is the largest municipal park in this planning sector. The park is located in Fairview Township. It has the following major features:

- 1 ballfield
- 3 picnic pavilions, a total of 25 tables and 6 grills.

The condition of the ballfield is fair, and the pavilions are in good condition.

Table CF-10 provides a general description of the other 8 municipal facilities in this Planning Sector.

TABLE CF-10

Name	Location	Acreage	Major Features
Bruin Community Park	Borough of Brain	2.5	2 picnic pavilions, 2 volleyball courts, 2 horseshoe courts
Clay Township Park	Clay Township	5.0	Park is currently under development
Eau Claire Area Community Park	Borough of Eau Claire	2.5	2 multi-purpose fields, 2 tennis courts, 1 concession stand, 1 basketball court
Fairview Borough Community Park	Borough of Fairview	5.0	1 baseball field, 1 half-court basketball court, 1 picnic pavilion
Karns City Playground	Borough of Karns City	31.8	5 ballfields, 1 basketball court, 1 batting cage
Marion Township Community Park	Marion Township	3.0	2 ballfields, play equipment, concession stand
Petrolia Park	Borough of Petrolia	1.7	1 ballfield, 1 tennis court, storage buildings
West Sunbury Community Park	Clay Township	8.0	2 ballfields, concession stand

Source: DCNR Survey Data, Butler County Comprehensive Recreation, Park and Open Space Plan

PLANNING SECTOR THREE

This planning sector contains 15 public schools, 20 municipal facilities, and 2 of the County's 3 State Game Lands. As mentioned earlier, this concentration exists because Planning Sector Three contains the population centers of the City of Butler and Butler Township. The total population of this sector, according to the U.S. Census of 1990, accounts for more than a third (34.6 percent) of Butler County's population.

The school facilities include 11 elementary schools, 3 high schools, and a college, Butler County Community College. Combined, these schools contain 613.4 acres of land.

The 21 municipal facilities vary widely in both size (417 to .2 acres) and type. They include neighborhood parks, public trails, a conservation area, and County parks.

Alameda Park is owned and administrated by Butler County. It is located in Butler Township, off New Castle Road. In size, Alameda Park is the largest municipal park in the County, containing 417 acres of land and 1.5 miles of streams. Much of the park consists

of densely wooded slopes, except for the upper park area which contains cleared areas that are level to gently sloping. The major features of this park include:

- 1 multi-purpose field (with two backstops)
- 3 picnic shelters
- Horseshoe and bocce courts
- Sand volleyball courts
- A 10,250-square foot swimming pool with a bathhouse
- A "super" playground
- 2 restroom facilities
- 1 fitness trail

According to DCNR survey data, Alameda Park is generally in excellent condition. Currently, planning work to improve the park even further is being undertaken. Major proposed additions include:

- New pool complex
- New trails
- A 500-seat amphitheater with a stage and parking lot
- Nature center
- Winter activity hill (primarily for sledding)
- New playgrounds and picnic areas

The Saw Mill Run Park/Butler Township Park is located on South Duffy Road in Butler Township. Its total land area is 90.0 acres. This park is unique in that it provides non-traditional public recreational opportunities, as the list of its major features will illustrate:

- Deck hockey court
- Heated lodge with kitchen, meeting rooms, and restrooms
- 2 multi-purpose fields
- 9-hole golf course (800 yards total)
- 3 downhill ski trails (2 miles total)
- 1 sled/toboggan area
- 1 picnic pavilion
- 1 hiking trail
- 1 cross-country ski trail
- 1 restroom facility

All of the picnic facilities, including tables, are handicapped-accessible. The DCNR survey data rates this park to be in excellent condition except for the restroom facility which is in poor condition.

The Butler Memorial Park is located within the City of Butler and ranks as the third largest park in Planning Sector Three. It contains 84.6 acres and has these major features:

- 3 playgrounds and a multi-purpose field
- 1 obstacle course
- 2 tennis courts
- 4 picnic shelters
- 1 horseshoe court
- Swimming pool
- 2 volleyball courts
- 1 restroom facility

The overall condition of this park is good.

Table CF-11 provides general information on the remaining 18 municipal parks/facilities in Planning Sector Three.

TABLE CF-11

Name	Location	Acreage	Major Features
Brandon Park	East Butler Borough	0.3	Basketball court, play equipment
Chicora Community Park	Borough of Chicora	8.5	Ballfield, 2 pavilions, playground
Chicora Honor Roll Park	Borough of Chicora	0.2	War Memorial
Daniel Lohner Park	Butler Township	0.3	Asphalt pad, picnic pavilion
Deshon Woods Conservation Area	Butler Township	15.0	1/4 mile trail, 4 picnic tables
Diamond Park	City of Butler	0.5	War Memorials, benches, fountain
East Butler Borough Park	East Butler Borough	16.8	Pavilion, playground, horseshoe courts
Father Marinero Park	City of Butler	7.0	Multi-purpose field, play apparatus, sandbox
Institute Hill Playground	City of Butler	0.7	Basketball/volleyball courts, play equipment
Island Playground	City of Butler	2.2	Picnic pavilion, play equipment, volleyball court
Lion Park	Center Township	3.7	No facilities at this time
Pullman Park	City of Butler	7.3	Ballfield, grandstand

TABLE CF-11 (Continued)			
Ritts Park	City of Butler	7.0	Tennis courts, basketball court, play equipment
Rotary Park	City of Butler	2.0	Picnic tables, play structure
South Hills Playground	City of Butler	0.3	Basketball, sandbox, play apparatus
Whippo Avenue Playground	City of Butler	1.3	Swing set, multipurpose field, sandbox
Woodbury Estates Park Let	Butler Township	1.7	Undeveloped
5 th Street Park	East Butler Borough	0.2	Basketball hoop, play equipment

Source: DCNR Survey Data, Butler County Comprehensive Recreation, Park and Open Space Plan.

PLANNING SECTOR FOUR

Planning Sector Four contains 10 school facilities and 12 municipal parks. According to the 1990 Census, this sector had 26.5 percent of the County's population. The schools include 6 elementary schools, a primary center, a middle school, and 2 high schools. Their combined acreage total 342.5 acres.

The 12 municipal facilities range in size from 68 acres down to 0.25 acres. Types include neighborhood/community parks, play lots, and athletic fields. Their combined acreage is 153.45 acres.

Located in Cranberry Township⁴, the Cranberry Community Park is the largest public recreational facility in Planning Sector Four. It contains 68 acres and has these major features:

- 3 picnic shelters
- 4 baseball fields
- 4 tennis courts
- 1 amphitheater

Containing 40 acres, the Zelianople Community Park is the second largest municipal park in this planning sector. It is located on Beaver Street in the Borough of Zelianople. Features include:

- 3 baseball fields

- 1 softball field
- 1 football field
- 2 soccer/hockey fields
- 1 tennis court
- 1 full-court basketball court
- 1 swimming pool
- 1 tot-lot with apparatus
- 5 picnic pavilions
- 1 hiking/nature trail (1 mile)

The park is in excellent condition with no unusable features.

Table CF-12 describes the remaining 10 municipal facilities in Planning Sector Four.

TABLE CF-12

Name	Location	Acreage	Major Features
Bauder/Lancaster Township Park	Lancaster Township	1.5	Ballfield, picnic shelter
Connoquenessing Community Park	Borough of Connoquenessing	16.3	Ballfield, basketball, pond, 3 pavilions
Edco Park	Borough of Evans City	3.3	2 pavilions, sand volleyball, swimming pool
Garfield Playground	Borough of Mars	1.8	Multi-purpose field, playground, basketball court
Harmony Play Lot	Borough of Harmony	.25	Swing set, basketball court, picnic table
Mars Borough Athletic Field	Borough of Mars	5.6	Ballfield, football fields, concession stand
Mars Borough Ice Skating Rink	Borough of Mars	.7	Ice skating rink, sand volleyball, 1 pavilion
Rolling Road Field	Cranberry Township	2.0	1 soccer/hockey field
Seven Fields Borough Town Park	Borough of Seven Fields	7.0	Swimming pool, baseball, soccer fields, pavilion
Valencia Community Park	Borough of Valencia	7.0	Play structure, basketball court, picnic shelter, baseball field, play equipment

Source: DCNR Survey Data, Butler County Comprehensive Recreation, Park and Open Space Plan

PLANNING SECTOR FIVE

Planning Sector Five contains 9 public schools, 7 municipal facilities, and the Glade Run Lake. The schools have a total acreage of 237.8 acres and include 7 elementary schools and 2 junior/senior high schools.

The municipal parks range in size from 153 acres down to 1.1 acres in size and have a total acreage of 189.7 acres. Types include community parks, a trail area, and a nature preserve.

The Butler-Freeport Community Trail area, containing 153 acres, is the largest public recreation facility in Planning Sector Five. It is jointly owned by the Townships of Buffalo, Winfield, and Jefferson. The area contains approximately 22 miles of trails.

The following table details the amount of trails suitable for each of five major uses.

TABLE CF-13

Trail Use	Suitable Miles of Trails
Hiking/Nature Study	20.7
Regular Bicycle Use	11.6
Mountain Bike Use	11.6
Horseback Riding	7.0
Cross-Country Skiing	11.7

Source: Department of Conservation and Natural Resources

The trail area also contains 10 miles of streams, with 12 bridges. The survey completed for the Butler-Freeport Trail indicates that none of the trails are handicapped-accessible. All of the trails were in satisfactory condition, while 4 of the bridges need repair work.

General details about the remaining 6 municipal facilities are contained in Table CF-14.

TABLE CF-14

Name	Location	Acreage	Major Features
Aderhold Park	Borough of Saxonburg	1.1	This Park is a small wooded lot
Green Acres Park	Borough of Saxonburg	1.8	Undeveloped
Middlesex Township Nature Preserve	Middlesex Township	18.0	Undeveloped nature preserve
Middlesex Township Park	Middlesex Township	12.0	Mixed-use field, tennis court, pavilion, play equipment
Renfrew Park	Penn Township	1.5	Picnic shelter with 1 table, half-court basketball
Roebing Park	Borough of Saxonburg	2.3	Gazebo, war memorial, 8 picnic tables

Source: DCNR Survey Data, Butler County Comprehensive Recreation, Park and Open Space Plan

Future Municipal Recreation Developments

The ongoing development of public recreational facilities is a common goal for most local governments. Butler County municipalities are no exception. The purpose of this portion of the Background section on public recreation is to highlight, in a general sense, upcoming or proposed public recreation projects which are already known.

- Clay Township, located in Planning Sector Two, has recently bought 5 acres of land near its municipal building. The Township intends to develop the land as a community park. A park master plan is in progress.
- As mentioned earlier, the County-owned Alameda Park, located in Planning Sector Three, is currently undergoing planning work for additions and improvements. Please see the previous text for proposed work.
- Center Township, in Planning Sector Three, is currently studying funding options and public support for public recreation. The Township has an option to purchase 50 acres of land for park development.
- Also in Planning Sector Three, Oakland Township owns property on North Butler Church Road that is slated to be developed into a public park, as soon as funding becomes available.
- In Planning Sector Four, Adams Township, has a sales agreement for 105 acres of land to be developed into a community park. The closing was scheduled for

August of 1997. The Township has established a 9-member Parks and Recreation Board to oversee the purchase, planning, and development of the proposed park.

- Jackson Township does not currently have any public recreation facilities, but they are considering parkland purchase and development within their comprehensive planning process.
- Cranberry Township, located in Planning Sector Four, is currently developing a new community park. Containing 120 acres, it is scheduled to be opened on July 4, 1997. The major features of this park will include the following items:
 - A 12,000-square foot swimming pool
 - Picnic area
 - Bicycle/hiking trails
 - Baseball fields
 - Soccer fields
- In Planning Sector Five, Winfield Township has recently purchased 63 acres to be developed into a public park. The Township does not currently have any developed public recreation areas.

State Parks

Pennsylvania's State Parks have, primarily, a twofold mission:

- To provide wholesome outdoor recreation opportunities
- To serve as outdoor classrooms for environmental education

To ensure this mission is realized, now and in the future, conservation of the aesthetic, historical, scenic, and natural value of these parks is paramount. State Parks are managed by the Department of Conservation and Natural Resources, Bureau of State Parks.

Butler County is home to two State Parks: Jennings Environmental Education Center and Moraine State Park. Both of these parks are located in Planning Sector One. Jennings is located off Route 528 in Brady Township, near the Old Stone House Historical Site. Moraine State Park is located in the Townships of Worth, Brady, Muddy Creek, and Franklin, being situated between the Boroughs of West Liberty and Prospect. Jennings and Moraine share a common boundary.



Transportation access to both parks is excellent. Jennings Environmental Education Center, off of Route 528, is less than one-half mile from Route 8, a major north/south corridor in the County. Route 528 itself provides access to the central-eastern area of Moraine State Park, as does Route 8. I-79 has two exits (#29 and #28) that provide direct access to Moraine. Exit 29 connects to U.S. Route 422 which travels through the southwestern area of Moraine, with one exit located in the park. In addition to these major routes, approximately 20 local roads travel directly to or into the parks.

Moraine State Park is so named for the ground moraine left by the Wisconsin glacial ice sheet. The central natural feature of this park, Lake Arthur, represents a partial restoration of the glacial lake system that was created when glacial ice dammed Muddy Creek. As the glacier retreated, the lake system eventually drained. The formerly impounded water rushed down what is now Slippery Rock Creek, creating the nearby McConnell's Mill Gorge. In the late 1800s and early 1900s, the oil, gas, and coal industries flourished in the Muddy Creek valley. By the 1950s, these extractive industries were largely finished, leaving behind deep mines, strip mines, and abandoned gas and oil wells. Many of the small streams, which fed Muddy Creek, were heavily polluted by acid mine drainage. During the process of creating the park, the deep mines were sealed, the strip mines were filled and graded, and 422 gas and oil wells were plugged. Muddy Creek was dammed once again, to create Lake Arthur. Moraine State Park, today containing 16,291 acres, was dedicated to public use on May 23, 1970.

Moraine State Park offers a wide choice of outdoor recreational pursuits. These include: camping, hunting, hiking, wildlife observation, winter activities, environmental education, bicycling, boating, fishing, swimming, and picnicking.

The Jennings Environmental Education Center was established by the Western Pennsylvania Conservancy in the late 1950s to protect the Blazing Star (*Liatris Spicata*), a prairie flower. The center is named for Dr. Otto Emery Jennings, a botanist and naturalist who first discovered the small relict prairie which is the home of the Blazing Star. This relict prairie, the only public and protected area of this type in Pennsylvania, is left over from a time about 7,000 years ago when climatic conditions allowed the prairie plant community of the Midwest to extend into Western Pennsylvania.

The center, consisting of approximately 300 acres, today continues its original conservation mission and offers a variety of environmental education programs, free of charge, to the public. School group programming for all grades is available, and college-level students can find practicum and internship opportunities in environmental education.

State Game Lands

As of fall 1996, Pennsylvania had 294 separate Game Lands, containing 1,379,000 acres of land. These public hunting lands are acquired, developed, and managed by the Pennsylvania Game Commission. Much of the funding for Game Lands comes from portions of hunting license fees and taxes on sporting arms and ammunition. The Game Commission, however, manages these lands for both game and non-game wildlife species and encourages other, non-hunting, forms of recreation such as hiking, fishing, and nature study. Indeed, according to Commission surveys, hunting accounts for only 35 percent of Game Land usage. Non-hunting activities by the general public account for the remaining 65 percent.

State Game Lands are identified by number. Three Game Lands, #95, #165, and #304, are located in Butler County. Game Land #95 is, by far, the largest of the three, containing 9,268.41 acres. It is located entirely in Planning Sector One and is distributed among the Townships of Venango, Cherry, Washington, Concord, and Parker. Game Lands #164 and #304 are both located in Planning Sector Three. SGL #164 contains 455.97 acres and is located in the Townships of Oakland, Donegal, Summit, and Clearfield. Game Land #304 contains 457.62 acres and is located in Clearfield Township, on the Butler/Armstrong County border. Thus, Butler County contains 10,182.0 acres of State Game Lands, or 0.74 percent of the State total.

The principal game species found in all three State Game Lands include: white-tailed deer, turkey, grouse, rabbits, squirrels, woodchucks, and crows. SGL #95 contains the glades water fowl area, which provides excellent goose and duck hunting opportunities. SGL #304 offers stream fishing, while SGL #95 offers both stream and pond/lake fishing.

The Old Stone House

The Old Stone House was originally constructed in 1822 as a tavern for various travelers, such as stagecoach passengers, livestock drovers, and returning lumber raftsmen. By the beginning of the twentieth century, the original building had outlived its purpose, and it was being rented as a private dwelling. Eventually, it began to deteriorate, until, by the 1950s, there was little remaining but a heap of stones. The site was acquired in the early 1960s by the Western Pennsylvania Conservancy, restored, and deeded over to the Pennsylvania Historical and Museum Commission (PAHMC) as a museum. Much of the site's collection consists of period antiques donated by local residents. During the 1980s, the PAHMC placed many of its sites with local non-profits through lease arrangements. Management of the Stone House was assumed by Slippery Rock University in 1983, and the university continues to operate the site to this day. At present, the facility is open for tour groups and the general public (hours vary), and the site also hosts several heritage-related events throughout the year. The Old Stone House is located on State Route 8, a few miles north of the City of

Butler, and is situated near the Jennings Environmental Education Center and Moraine State Park.

Glade Run Management Area

The Glade Run Management area is located in Middlesex Township, Planning Sector Five. The area is owned and administered by the Pennsylvania Fish and Boat Commission, and contains a total of 146.4 acres. Major features include:

- The Glade Run Lake, a 55-acre fishing lake with restricted boating
- An accessible fishing pier
- 1 boat launch
- 3 restrooms, seasonal in nature

SUMMARY: The following summary presents a quick review of those community facilities which were included in this report, along with pertinent commentary. Obviously, a full-blown County Community Facilities report, possibly numbering in the hundreds of pages, would provide further details. However, the level of examination provided by this report is believed to be sufficient enough as to allow Butler County the opportunity to develop its goals and objectives for planning purposes.

Police Services: Police service coverage appears adequate for Butler County. The State Police are relatively centrally located, and the County's network of local and State roads, combined with the 911 Emergency System, allows for quick response to even the most rural and isolated areas of the County. Twenty full-time and part-time municipal agencies, and the County Sheriff's Office, provide local coverage in all of the County's major population centers. The only exceptions to this are the Boroughs and Villages of Bruin, Petrolia, Karns City, and Chicora. Given the relative population density of this area, a multi-municipality local police agency warrants consideration.

Fire Companies and Ambulance/Rescue Services: The County contains 38 fire companies. There are also 38 ambulance/rescue units located in the County, most of which are associated with the various fire companies. Service coverage is excellent in every planning sector for both types of service. Thirty-seven of the fire companies are volunteer organizations. The City of Butler Fire Department employs 21 persons. Thus, volunteers represent the bulk of the providers of fire protection in Butler County. Overall, the major threats to this critical community facility revolve around the declining number of volunteers and the lack of consistently adequate financial support. Most population estimates predict that Butler County will continue to grow in population, thus increasing the demand for services. Keeping pace with expanding roles and new technologies will exasperate the problems these volunteer organizations are now facing.

Medical Facilities: The opportunities for medical care and alternative living arrangements in Butler County rate among the best available in Western Pennsylvania. This is due, in no small part, to its regional location relative to Allegheny County and the City of Pittsburgh.

The Butler County Emergency Management Agency/Center: The primary, day-to-day duty of this County agency is the operation of the 911 Emergency System, taking incoming calls and dispatching the appropriate response agency (fire, police, etc.). Presently located at the Sunnyview Home in the City of Butler, the Emergency Operations Center houses the agency. The center is the only fully operational facility of its type in the County. It has recently undergone major renovations to meet Federal requirements. A backup facility is available in the County Government Center.

Public School Districts: A total of nine school districts serve the County; however, seven of them serve the vast majority of municipalities. During the 1995-1996 school year, these seven districts had a total enrollment of 27,074 students. The professional full-time staff totaled 1,587 employees and the part-time employees numbered 41 persons. Across the districts, the percentage of students who belonged to low-income families ranged from a low of 11.8 percent (Seneca Valley School District) to a high of 34.3 percent (Moniteau School District). Individual schools ranged from 7.4 percent to 60.1 percent. The State percentage for the 1995-1996 school year was 31.8 percent.

Colleges and Universities: As with medical care, Butler Countians have ample opportunity to achieve higher education. As detailed in the Background material, the County has within its borders two major centers of higher education: the Butler County Community College and the Slippery Rock University. In addition, the County's regional location places it, literally, in the middle of an "educational belt" in relation to surrounding counties. Major institutions exist in Mercer, Lawrence, Beaver, Allegheny, and Clarion Counties. This situation suggests a possible opportunity for Butler County to become an educational and information/research center for western Pennsylvania, much like the role Centre County serves for central and eastern Pennsylvania.

Parks and Recreation: Public parks and recreation facilities are extensively located in Butler County, overall are in good condition, and provide one of the most diverse Countywide selection of activities available in the region. However, recreational needs are ever changing. The County has taken important steps toward facilitating public recreation with the initiation of this Comprehensive Plan and the recent completion of its Comprehensive, Park and Open Space Plan. Often central to the issue of developing and maintaining public parks, facilities, etc. is cost. Here, the County may wish to encourage municipalities to access State and Federal recreation grants. Another aspect of public recreation the County may wish to expand is its role in the provision of non-traditional recreational opportunities for the older adults and elderly segments of the population. As noted in the Background material, these population groups are increasing in the County, and are likely to continue to do so for some time.

PUBLIC UTILITIES

PUBLIC UTILITIES

WATER/SEWER SYSTEMS

A community's quality of life and its capacity to attract and retain residents, businesses, and industries are substantially affected by the capacity and availability of key public utilities. Of all municipal services which are vital to sound community development, water and sewer systems are the most critical. The Public Utility Plan is built upon the inventory and evaluation of such utilities. As the County does not have a Countywide water and sewer system, this Plan will examine such services on a municipality or regional basis.

Sewer: An examination of sanitary sewer services in Butler County demonstrates the close link between development and this utility. A comparison between the Public Sewer Systems and Existing Land Use plates demonstrates more than a casual relationship. Indeed, given the various environmental laws at both the federal and state level, sewer service is a prerequisite for any type of intense development.

Much of the basis for the sanitary sewer information of the Butler County Comprehensive Plan are "Chapter 94" or the Municipal Wasteload Management reports. The purpose of the Municipal Wasteload Management report is to review the hydraulic and organic loading of the treatment plant and sewer collection system. Generally, these reports serve two primary functions.

First, they examine the current status. What are the current hydraulic flows and organic versus the permitted levels? Typically, most sewer system problems are tied to hydraulic volume. Older sewer systems often have combined storm and sanitary collection networks. Consequently, rain storms can bring inflows of water beyond the plant's capacity. A second problem, again prevalent with older collection systems, is infiltration. Loose joints, deteriorated manholes, and broken pipes allow groundwater to enter the system. Excessive groundwater events are also usually tied to episodes of heavy rain or snow. Combined, these two problems, inflow and infiltration, are referred to as I&I. Organic overloads are much rarer. When they do occur, they are often associated to a particular industry or use. For example, food processing operations often create excessive organic loads. Thus, an important element of the "Chapter 94" Report is to relate current use to permitted capacity.

A second aspect is to forecast future use of the system. Normally, this is accomplished by projecting service area growth for the next five years. Such growth is measured in

"Equivalent Dwelling Units" (EDUs). Each EDU represents the estimated sewerage that a typical home would generate, a sensible approach as the household is the basic sewer line connection. Standard assumptions are used to then project these future flows. A typical value is 300 gallons per day per EDU. Thus, a community expecting 50 new households in a year would project an additional 15,000 gallons per day in flow.

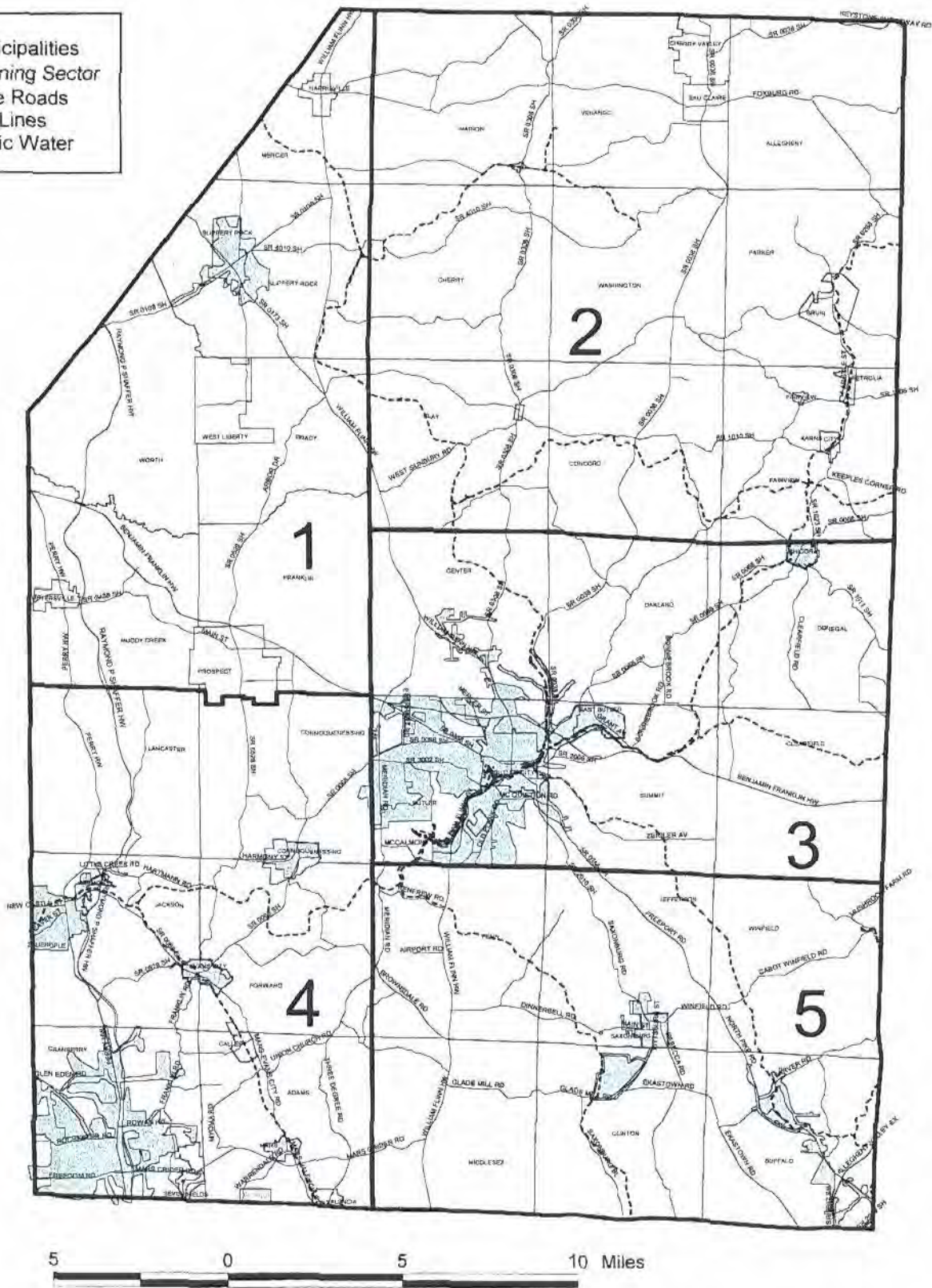
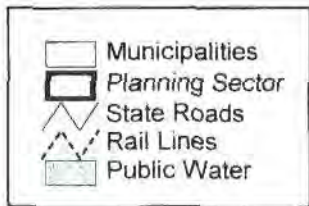
The Department of Environmental Protection (DEP) has outlined certain elements that must be discussed in this report. The required topics include:

- The hydraulic loading on the plant during the past five years and projections for the next five years;
- The organic loading on the plant during the past five years and projections for the next five years;
- A prepared plan to reduce or eliminate any present or projected overloading conditions (usually I&I);
- A report of industrial wastes discharged to the system;
- A description of all sewer extensions during the past calendar year;
- A description of the operation and maintenance program for the sewer system including monitoring;
- A discussion of the condition of the sewer system; and
- A discussion of the condition of all sewage pumping stations, including a two-year projection for each station.

A second major source of sewer system information are Act 537 Plans. The Pennsylvania Sewage Facilities Act of 1966 (Act 537) requires that every municipality in the State prepare and maintain an up-to-date Sewage Facilities Plan. Growth municipalities are seemingly constantly changing their Act 537 Plan. For stable or slow growth places, 20 years, or more, may elapse between editions. *Regardless of timing, such plans, and their approval by the Pennsylvania Department of Environmental Protection (DEP), are needed before any major sanitary sewer projects.* The major 537 Plan elements include:

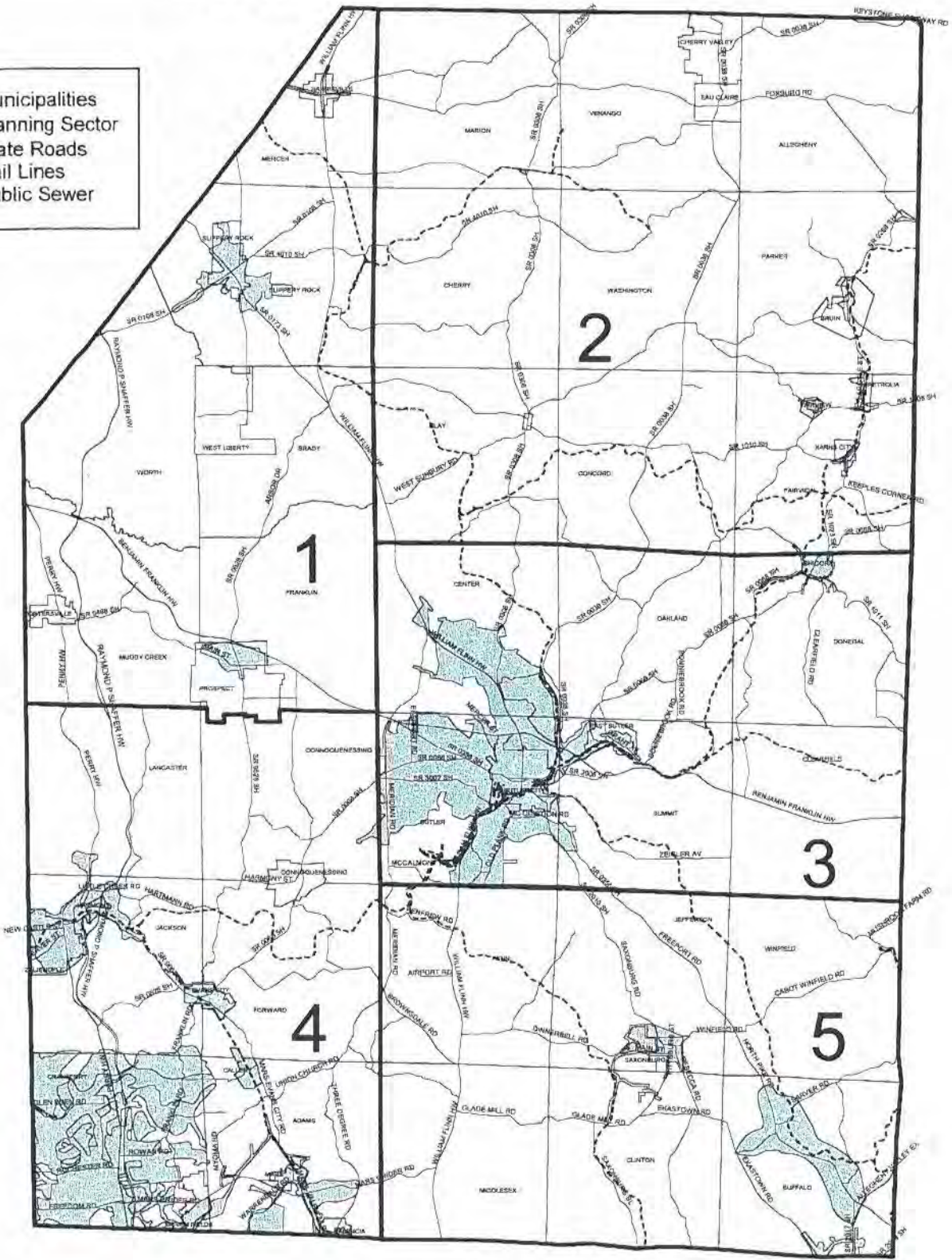
- Plan Summary
- Final Plan Recommendations

BUTLER COUNTY EXISTING PUBLIC WATER



The preparation of this map was financed in part through a SPAG grant from the Department of Community and Economic Development under the provisions of Act 5A approved June 30, 1995, as administered by the Bureau of Community Planning, Pennsylvania Department of Community and Economic Development.

BUTLER COUNTY EXISTING PUBLIC SEWER



The preparation of this map was financed in part through a SPAG grant from the Department of Community and Economic Development under the provisions of Act 5A approved June 30, 1995, as administered by the Bureau of Community Planning, Pennsylvania Department of Community and Economic Development.

- Implementation - overall costs, user fees, actions
- Background Information
 - Planning Objectives and Needs
 - Physical Description of the Planning Area
 - Evaluation of Existing Systems
 - Wastewater Treatment Needs
- Evaluation of Facilities and Institutions



Water: Often, water and sanitary sewer services are provided independent of one another. Yet, there is a great similarity in service areas. Why? Because many of the forces which create a need for sewer service also require public water. These systems, too, must provide reports to the Department of Environmental Protection. The DEP Annual Water Reports form the basis of information used for those sections of the Comprehensive Plan.

This section of Butler County's Background planning report has been prepared by geographic area, using the Planning Sector approach. Both water and sewer facilities are covered, as appropriate.

SECTOR 1:

THE BOROUGH OF HARRISVILLE:

Sewer: The Borough of Harrisville is in a unique situation in that its sewer treatment service is provided by the Borough of Grove City in Mercer County. A flow meter along Route 58 measures the amount of sewage generated by Harrisville, and the Borough makes payments to Grove City based upon that figure. The service line runs east along State Route 58 into the Borough of Harrisville. At the intersection of Routes 58 and 8, the lines continue north and south along Route 8 to the Borough limits in both directions. There are two pump stations in the Borough. These and the lines within Harrisville are maintained by Borough personnel. The collection system is apparently in good condition, as no significant I&I are reported. Most of the developed sections of Harrisville are served. Approximately 95 percent of the dwellings in the Borough are on the sewer service.

SLIPPERY ROCK:

Water: The system is operated by a municipal authority. Slippery Rock's water is supplied through four wells which pump an average of 481,946 gallons per day (GPD). All four wells pump from the same aquifer with an average depth of 275 feet. It is estimated that the aquifer has a "Safe Yield" (i.e., dry weather condition) of 1,500,000 GPD. Treatment is provided at the Authority's water plant which has a filtration capacity of 1.2 million GPD, more than twice the typical daily need. The Borough has a treated water storage capacity of 2,616,000 gallons. This storage is provided by three standpipe towers. There is no raw water storage. The system's average age of existing meters is 16 years with new meters being installed at new connections, along with an active meter replacement program.

In 1995, the Borough had 1,165 metered connections. Of these, 1,037 (89 percent) were domestic, while there were 103 commercial, 2 industrial, and 23 institutional. These connections serve 100 percent of the Borough and 10 percent of Slippery Rock Township. In 1995, there were 86,726 (18 percent) gallons of water that were unaccounted for. Comparatively, any amount of "unaccounted for water" between 15 and 20 percent is usually considered a flag for concern. This percentage of "unaccounted for water" usually indicates leakage. However, the system does have an active leak detection system which includes the use of a geophone.

Sewer: The Slippery Rock Municipal Authority also operates the Borough's wastewater treatment facility. The sewer plant has a permitted allowable hydraulic flow of 1.2 MGD and a daily organic loading rate of 2,400 pounds per day.

The hydraulic and organic loadings show a pattern which is typical of a small college town. During the summer months when school attendance is at a minimum, both the hydraulic and organic level decrease. Then usages return to their higher values when the regular university fall semester begins. The Authority also accepts and treats septic and handling tank pumpings from PA DEP-approved haulers. For example, it received a total of 1,653,065 gallons of septic and handling tank waste during the 1995 operating year. There are seven pump stations in the system, and all are regularly maintained. The stations have ample capacity for the districts served, and none are overloaded.

*The hydraulic
and organic loadings
show a pattern which is
typical of a small
college town.*

Data shows that the system is operating at an annual average daily hydraulic rate which is at 50 percent of the system's permitted capacity. Based on this fact, the existing treatment facilities' design flow should remain adequate for well past the year 2000. Most new connections are in the Township.

PROSPECT BOROUGH:

Sewer: The Borough of Prospect owns a sewer collection system which serves over 90 percent of the municipality, an estimated 309 EDUs. Though there are no known generators of industrial wastes, both an elementary school and the Butler County Fairgrounds do generate additional flows periodically during the year.

Prospect's flows are transported to lift station #7 in the Moraine State Park and from there to the park's sewer treatment plant. The normal flow is 123,450 gallons per day, and the Borough has 200,000 GPD reserved at the plant. However, during wet weather, excessive volumes are generated, causing overflows at lift station #7 into Lake Arthur. It is estimated wet weather can increase volumes to 300,000 GPD. In 1993, this situation prompted DER (now DEP) to issue a "Notice of Violation" to the Borough and impose a tap-in ban.

It is generally believed that the infiltration of groundwater is a primary cause of these flows. As part of a remedial plan, several manholes in the Borough were repaired. As a consequence, some 25 additional tap-ins were allowed. However, these have been used, so no new customers can now be accommodated. The municipality continues to seek funds to continue its manhole repair program. It is believed that the repair program will, in time, reduce the infiltration problem sufficiently to bring the system into compliance. Though the Moraine State treatment plant can accommodate the reserved 200,000 GPD flow from Prospect, any request for an increase would require a plant evaluation.

BOYERS:

Water and Sewer: The Village of Boyers has a small water and sewer system. These only service a few customers, and detailed information is unavailable.

SECTOR 2:

NORTHEAST PARKER SEWER AUTHORITY:

Sewer: This is a small collection system which currently services approximately 25 homes along Route 268 in Parker Township. It was originally formed due to malfunctioning septic systems. According to Authority officials, about 6 homes remain to be put on-line. However, a pump station is required, and needed funds has not yet been found for that project. The Northeast Parker system is reported to be in good condition, with no known problems.

The system's flow is treated by Parker in neighboring Clarion County. Parker has recently upgraded its treatment plant and system. According to the Authority, they now have no limits to accepting new flows.

BEAR CREEK WATERSHED AUTHORITY:

Sewer: This Authority operates four separate systems and treatment plants which service the following communities and, in some cases, surrounding areas (in Fairview or Parker Townships). The permit limits are also shown for each system.

<u>Plant</u>	<u>Hydraulic Permit¹</u>	<u>Organic Permit²</u>
Bruin	0.0432	76.45
Fairview	0.0299	52.90
Karns City	0.0411	72.71
Petrolia	0.0411	72.71

¹In millions of gallons per day

²In pounds per day

According to the 1996 Chapter 94 Report, these systems were constructed in 1987-1988, under mandate from DEP. Their use began in 1989. Overall, these systems combine to serve 799 EDUs.

As may be observed from the respective plant permit capacities, these are all quite small operations serving less than 2,300 persons in combination. Despite their small size and relatively recent vintage, they do have problems. According to the 1996 Report, all four plants operated from six to nine months in excess of their hydraulic capacity. The Bruin, Fairview, and Petrolia sewage treatment plants were considered to be hydraulically overloaded, since they had episodes that lasted for at least three consecutive months. On an annual basis, all plants were within their organic load permits. However, one again, each had individual months where they were organically overloaded.

There appears to be various problems with these systems. First, estimating flow is difficult. It appears the flow meters at all four plants were repaired in 1991 but at least two (Karns City and Petrolia) are still questioned. Also, due to very limited system income, it is difficult to run this four-system operation efficiently. Finally, these systems appear to have some I&I problems that will not easily be resolved.

There appears to be little relief for the current situations. Due to system operational difficulties, only one to two new users are expected annually. Thus, the small operational

base will remain constricted as will system income. In spite of these scenarios, the expected annual hydraulic flows for all but the Karns City plant is projected to be in excess of the respective outfall permit by 2001. Furthermore, the Petrolia plant expects a constant organic overload.

PETROLIA:

Water: Petrolia is furnished water by its Water Authority. There are approximately 100 to 110 customers, essentially the entire community. Petrolia uses two wells as its water source and treatment is limited to chlorination. A spring is also available but not used. Average usages is 38,000 GPD. There are two storage tanks in Petrolia, each at 10,000 gallons. System officials relate they have a program to replace the remaining galvanized pipe of the system, though most mains are PVC. If funds are found, meters will also be installed.

BRUIN:

Water: The Borough of Bruin did consider a water system, but the project was abandoned.

SECTOR 3:

CENTER TOWNSHIP:

Water: All of Center Township's water is supplied through an interconnection with Pennsylvania American Water Company. The Center Township Municipal Water Authority's daily transfer is 215,994 GPD. In 1995, peak use reached as high as 343,000 gallons in a single day. Currently, storage is provided by a single storage tank with a capacity of 475,000 gallons. Another storage tank is planned so the existing storage tank can be maintained better.

In 1995, the Township had 1,205 metered connections serving an estimated 3,169 people. Of the 1,205 metered connections, 1,164 (96.6 percent) were domestic, while there were 40 commercial and 1 institutional connections. The system serves about 50 percent of the Township's population.

New meters are being installed at new connections. The Borough has an active meter replacement program. Along with meter replacement, the Township installed 4,663 feet of 8-inch PVC pipe in extensions to the system in 1995. Also, the system also has an active leak detection system which includes the use of visual inspection, sound equipment, and the use of a professional meter monitoring service.

Sewer: Center Township is included in the coverage provided by Butler Area Sewer Authority.

BUTLER AREA:

Water: Water for the Butler (City) area is furnished by a private concern, the Pennsylvania-American Water Company. The firm uses two reservoirs, Lake Oneida and Thorn Run Reservoir, as their primary water sources. Raw water storage totals 452,600,000 gallons at Lake Oneida and 138,700,000 gallons at Thorn Run. A third backup retention facility, Boydstown, can store yet another 31,200,000 gallons. Finally, there is an emergency pump station on the Allegheny River. On a typical day, the system produces just under 5.4 MG. Usually, Lake Oneida is the primary source, with Thorn Run contributing about 20 percent of the water. In 1995, the Allegheny pump station was used only occasionally. The firm's treatment plant has a capacity of 12 MGD. Their storage capacity for finished water is 7.8 MG.

In 1996, the water company had 11,568 metered connections that made up the average daily water use of 7,250,175 GPD. Of the 11,568 metered connections, 10,367 (89.6 percent) were domestic, while there were 1,115 commercial, 24 industrial, 3 interconnections, and 59 "other" connections.

The system's average age of existing meters is nine years with new meters being installed at all new connections. There is an active meter replacement program, replacing 300 meters during the 1996 report period. Also, they replaced 2,485 feet of eight and 16-inch pipe. There is an active leak detection system, a water conservation plumbing code and water conservation program.

Sewer: The Butler Area Sewer Authority primarily serves the City of Butler, Butler Township, Center Township, Summit Township, and East Butler Borough, as well as a few customers in Connoquenessing, Oakland, and Penn Townships. The sewer system contains 21 sewage pumping stations which contribute flow to the wastewater treatment plant. Available information indicates that approximately 23,171 Equivalent Dwelling Units (EDUs) were served by the Butler Area Wastewater Treatment Plant in 1995. The annual average daily sewage flow to the plant was 6.118 million gallons per day (MGD). This plant's hydraulic permit is 10.0 MGD. The 1996 annual average daily organic loading at the treatment plant was 7,212 lbs. BOD₅/day. The permit is 12,750 lbs. BOD₅/day.

The Butler Area Sewer Authority has developed and implemented an EPA-approved Industrial Pretreatment Program. Under this program, the Authority has issued 11 permits to Significant Industrial Users (SIUs) as of December 31, 1995. The discharges from these users are either within the pretreatment limits or they are under compliance schedules to achieve proper treatment.

The Butler Area Sewer Authority operates a total of 21 sewage pumping stations within the sewer service area. A computerized pump station monitoring system continuously monitors the operating status and alarm status of the pump stations from the main operations room at the Butler Area wastewater treatment plant.

Authority personnel perform routine maintenance on the system plant and lines. When problems are beyond staff capacity, contractor services are used. Overall, this is a well-operated system with adequate capacity for some years to come.

The estimated EDUs for 1996 were 23,683 and are projected to reach 25,731 by the year 2000. This represents an increase of 2,040 (8.7 percent). The actual growth trends from 1991 to 1995 were used to project future hydraulic and organic loadings. No overloads are expected during the next five-year period based on these observed growth trends.

CHICORA BOROUGH:

Water: The Chicora Borough Water Company services nearly the entire Borough and pumps just under 125,000 gallons on an average day. Groundwater is the source for Chicora's water. There are three wells and a spring. Of these, one well, #5, and the spring are used. Wells #1 and #4 are available for backup emergency supply and have tested safe yields of 144,000 and 86,400 GPD, respectively. Raw water is treated at the pump house (109 Water Street). Reportedly, the facility is operating at only 28 percent of its 432,000 GPD capacity. Finished water is stored in two covered 250,000 gallon tanks.

There is a total of 455 connections to the Chicora system with 452 of these connections of residential use. The remaining are commercial.

While the Borough has no active meter replacement program, a public sewer system has been approved and meters are to be installed throughout the Borough using funds included in the loan for the sewer system. Meter readings will provide sewer as well as water use data. The system also has an active leak detection program which includes the use of sonar equipment, Aqua Scope, and the hiring of an Aqua technician to survey the lines. In its 1995 Annual Report, the Water Company noted it had deteriorated lines and planned to replace same as funds became available.

Sewer: Currently, there is no sewer treatment plant for Chicora. A completely new waste treatment facility is to be put online in late fall of 1997 or early spring of 1998.

The Chicora Authority Act 537 Plan was approved on July 14, 1994 by the Department of Environmental Protection. The general service area includes all of Chicora Borough's 514 Equivalent Dwelling Units (EDUs), 203 EDUs in Donegal Township, and 12 EDUs in Fairview Township, for a total of 729 EDUs. Service in Donegal Township, in the Buffalo Creek watershed, includes the 172-bed Chicora Medical Center. To service these customers, the treatment plant will be a gravity system located on a 22-acre site. The plant is designed with a 200,000 GPD processing capacity. The plant will contain one pumping station and 70,000 lineal feet of 15-inch sewer trunk lines. Billing will be based on water usage. There are no plans to extend sewer service. In fact, the Authority signed an agreement with Rural Economic and Community Development not to expand. However, the plant has excess capacity to service an additional 25 percent above the initial customers.

Currently, there is no annual report of municipal waste - a completely new waste treatment facility is to be put online in late fall of 1997 or early spring of 1998.

SECTOR 4:

CRANBERRY TOWNSHIP:

Water: Cranberry draws its water from a number of sources including bulk water purchase from West View Water Authority in the amount of 807,000 GPD. Additionally, untreated water is supplied from Brush Creek as well as five separate water wells each approximately 300 feet deep. Treatment is provided at the Rochester Road plant which has a filtration capacity of 1.7 million GPD. Storage of the treated water, amounting to 2.5 million GPD, is handled by three covered storage tanks within the Township.

In 1995, there were 6,149 metered connections that made up the average daily water use of 1,917,673 GPD serving 18,360 people. The system had a peak day water use of 3,651,000 gallons and a minimum day water use of 413,000 gallons. Of its connections, 5,746 were domestic, 315 commercial, 53 industrial, 21 institutional, and there was one bulk sale. These connections serve approximately 90 percent of the Township. The Township provides bulk water sales to Evans City Borough via an interconnection. Expansion of the system northward into Jackson Township will also soon occur.

Sewer: The Municipal Sewer and Water Authority of Cranberry Township owns and operates the Brush Creek Water Pollution Control Facility which has a design flow capacity of 3 million gallons per day and organic design loading capacity of 5,000 pounds per day. The plant's current organic loading averages 2,179 pounds per day and the current average daily flow is 2.460 MGD.

The Cranberry Township Authority operates two sewage pumping stations, one being in the Franklin Acres area and a temporary pump station serving the Spring Meadows PRD. The Franklin Acres pump station has a total capacity of 576,000 gallons per day. Currently, the average daily flow is 33,225 gallons per day. The Spring Meadows Pump Station serves 25 lots in the Spring Meadows PRD and will be taken out of service when sewer service is provided to adjoining property.

Beyond Cranberry Township, the system also provides sewage treatment service in accordance with the provisions of an inter-municipal agreement to the Marshall Township Municipal Sanitary Authority. The Marshall Township Authority provides sewage collection service to areas south of Cranberry Township in Marshall and Pine Townships in Allegheny County. The Brush Creek drainage basin's natural topography includes these areas.

It is expected that the Brush Creek facility will be hydraulically overloaded within the next five years. Projections for hydraulic and organic loadings are based on a projected population of 28,990 sewer users at the end of year 2000, with a December 2000 average daily flow of 3.614 MGD and an organic BOD loading of 3,346 pounds per day. These projections indicate that an overload condition will exist. Population projections have been based on the Township of Cranberry's Land Use Assumption Summary and Report which estimated the population in Cranberry to increase by 727 people per year through the year 2000. In the past year, the Authority has added 532 sewer customers to its service population. At 3 persons per customer, this equates to an increase of 1,596 people over the last year to bring the total population in Cranberry to 18,174. Thus, the Land Use Assumption Summary and Report projections appear conservative. Additional increases are anticipated from the Marshall Township Municipal Sanitary Sewer Authority.

Since 1990, the Authority has conducted a very aggressive Sanitary Sewer Inspection and Dye Testing Program. The objectives of this program are threefold: to identify unauthorized connections to the sanitary sewage collection system by dye water, testing gutters, down spouts, and driveway drains; to locate and visually inspect fresh air vents and clean-outs to ensure they are in good working condition; and to eliminate excess flows into the collection system. Additionally, Authority personnel identified 66 manholes in the system which are in need of rehabilitation.

Cranberry recently completed an Act 537 Sewage Facilities Planning Study. That study carefully analyzes the past, present, and future needs for collecting and treating wastewater in Cranberry Township. In general, it provides recommendations which address the Township's needs through the year 2010.

The main conclusions of the study are summarized as follows: 1) The capacity of the Township's Brush Creek Sewage Treatment Plant must be increased from 3.0 million gallons per day (MGD) to 4.5 MGD; 2) The Wolfe Run Drainage Basin located in the northeast quadrant of the Township must be provided with public sewage facilities as soon as possible in order to prevent potential sewage pollution problems associated with the possible construction of numerous small sewage treatment plants by developers. This plan calls for the immediate construction of a sewage pumping station located in Adams Township where Wolfe Run crosses Callery Road. This proposed site is the closest point to the Cranberry Township line where drainage from all parts of Cranberry Township located in Wolfe Run Drainage Basin can be collected at a single facility to be pumped back to Cranberry Township's Brush Creek Sewage Treatment Plant for treatment; 3) Due to the topography of the area, the Seven Fields Drainage Basin, located in the southeastern corner of Cranberry Township, will have sewage services provided directly by the Breakneck Creek Regional Authority in Adams Township instead of the Municipal Sewer and Water Authority of Cranberry Township; 4) The immediate construction of extensive sewage collection systems by the Township Authority to serve existing homes currently using septic tanks is not recommended. Field surveys did not reveal any significant sewage pollution problems resulting from malfunctioning septic systems. The gradual sewerage of homes utilizing septic tanks is recommended on a case by case basis; 5) Numerous future pump stations are recommended to serve small isolated areas adjacent to the Cranberry Township borders which drain naturally away from Cranberry into neighboring municipalities.

*This Act 537
Sewage Facilities
Planning Study
carefully analyzes
the past, present,
and future needs for
collecting and
treating
wastewater in
Cranberry Township*

Cranberry Township has been the scene of dramatic growth over the past several years. As a result, both water and sewer systems have been stretched, enlarged, and continually require upgrading. However, there has been no rate increases for either facility in some years. Thus, when those improvements currently approved are made, it is likely significant user increases will be required.

JACKSON TOWNSHIP:

Water: There are currently 103 Jackson Township residences served by the Harmony Borough public water system. In addition, 35 households within the Harmony Junction area of the Township will soon be served by public water via an extension.

Recently, the Jackson Township Water Authority authorized the preparation of an analysis to determine the future water needs for Jackson Township. This study projected a water supply from a proposed connection with the Municipal Sewer and Water Authority of

Cranberry Township. The connection to the Cranberry Authority system would be located at the southern Jackson Township boundary line. The analysis delineates five separate areas of the Township. The service areas are grouped into four year intervals beginning with the year 2000. It is anticipated that development will support extending the water service generally northward into Jackson Township. The twenty-year projection includes water service to the entire Township

Sewer: Portions of Jackson Township are served by the Western Butler County Authority. Please see that entry.

BOROUGH OF ZELIENOPE:

Water: Zelienople's water supply is obtained by gravity flow from Scholar's Run averaging 587,263 GPD. Additionally, up to 1.5 million GPD in emergency water can be pumped from Connoquenessing Creek. Treatment is provided by the Borough plant which has a filtration capacity of 1,080,000 GPD, though the average daily water use averaged only half this amount. The Borough has a treated water storage capacity of 2.5 million gallons. Storage is achieved through three covered storage tanks, two of the tanks are capable of holding 250,000 gallons each and a third tank of 2 million gallons. The Borough has a raw water storage capacity of 55 million gallons via three water reservoirs fed by Scholar's Run at the north edge of the Borough.

In 1995, the Borough had 1,721 metered connections that made up the average daily water use of 479,947 GPD serving 4,158 people. Of the 1,721 metered connections, 1,505 were domestic, 145 commercial, 22 industrial, and were 49 institutional. These connections serve 100 percent of the Borough. There were four nonmetered connections used for water plant operations, the Borough garage and street sweeper, community park and pool, and fountains and hydrant flushing. Their use was estimated at 107,316 GPD. The system's operation appears to be extremely efficient. There were only 15,104 (3.1 percent) gallons of water unaccounted for, much lower than most systems.

The system's average age of existing meters is 20 years. New meters are installed at new connections, and the Borough does have an active meter replacement program. Also, the Borough has a water conservation plumbing code in effect and has provided their customers with water conservation information. The system also has an active leak detection system which includes geophones, Heath Aqua Scope, and visual inspection.

Sewer: The Borough is part of the Western Butler County Authority. That entity provides sanitary sewer treatment for the Borough.

CONNOQUENESSING BOROUGH:

Water: All of Connoquenessing's water is purchased and supplied through an interconnection with the Pennsylvania American Water Company. The average daily use in 1995 was 97,240 GPD with a maximum water transfer capability of 143,200 GPD. The Borough has a treated water storage capacity of 250,000 gallons. Storage is accomplished through an elevated water storage tank.

The Connoquenessing Borough Authority provides public water to approximately 97 percent of the Borough's population and nearly 20 percent of Connoquenessing Township. Of the 463 metered connections, all but 19 are residential. There were 18 commercial, no industrial, and one institutional connection. The system's operation appears to be efficient. There was only 1 percent of water unaccounted for. The system has an active leak detection system which includes electronic sounding and visual inspection.

The system's average age of existing meters is 10 years, with new meters being installed at new connections. The Borough also has an active meter replacement program. There is a water conservation plumbing code and a water conservation program.

Sewer: Connoquenessing's sewer service is provided by the Butler Area Sewer Authority.

HARMONY BOROUGH:

Water: Harmony Borough receives its water from Little Connoquenessing Creek for its average daily water use of 132,954 GPD. In emergencies, the Borough can receive from Zelenople Borough 240,000 GPD through an interconnection. The capacity of the filtration plant is 216,000 GPD, with an average system production of 61 percent of that level. In addition, the Borough has treated water storage capacity of 300,000 gallons provided by one elevated tank with a capacity of 100,000 gallons and one ground-level tank with a capacity of 200,000 gallons.

There is a total of 524 metered connections to the Borough system. Residential customers comprise approximately 90 percent of the taps (471) and approximately 60 percent of the usage. The remaining connections include 30 commercial, 5 industrial, 17 institutional, and one other. Future plans include expansion of the public water system. In addition to serving all of the Borough population, a small percentage of Jackson Township residents receive public water from Harmony Borough. There is one nonmetered connection for in plant use and hydrant flushing.

The system's average age of existing meters is 23 years with new meters being installed at new connections. The Borough has an active meter replacement program. The system also

has an active leak detection system which includes sound detection, sewer flow observation, and grid isolation.

Sewer: The Borough is part of the Western Butler County Authority. That entity provides sanitary sewer treatment for the Borough.

EVANS CITY BOROUGH:

Water: Evans City's water is supplied from Likens Run Reservoir and its tributaries in the amount of 236,857 GPD with a "Safe Yield" of 487,000 GPD. Additionally, emergency water can be accessed through an interconnection with Cranberry Township at 371,000 GPD. Treatment is provided by the Borough plant which has a filtration capacity of 500,000 GPD, over twice the average daily water use (237,874 GPD). The Borough has a treated water storage capacity of 500,000 gallons. Currently, storage is provided by two reservoirs, each having a capacity of 250,000 gallons. However, the old reservoir is uncovered. The Borough is in the process of constructing a new 750,000-gallon-covered storage tank thus, eliminating the reservoir storage facilities. The Borough has a raw water storage capacity of 48 million gallons provided by Likens Run Reservoir.

*Evans City's
water is supplied from
Likens Run Reservoir
and its tributaries in
the amount
of 236,857 GPD
with a "safe yield"
of 487,000 GPD.*

In 1995, the Borough had 988 metered connections serving 2,054 people. Of the 988 metered connections, 894 (90.5 percent) were domestic, 70 commercial, 18 industrial, 2 institutional, and 4 "others" (borough building, fire department, park, and library). These connections serve 88 percent of the Borough, 10 percent of Forward Township, and 2.5 percent of Jackson Township. There were two nonmetered connections. In 1995, there were 30,164 (12.7 percent) gallons of water that were unaccounted for.

The system's average age of existing meters is six years with new meters being installed at new connections. The Borough has an active meter replacement program. Also, the Borough has a water conservation plumbing code and a water conservation program. The system also has an active leak detection system which includes the use of earphones. Inadequate pressure has been reported when leaks occur.

Sewer: Evans City Borough is responsible for the operation and maintenance of its wastewater treatment facility located off of North Washington Street along Breakneck Creek. An NPDES permit renewal was received in mid-1995. The plant treats wastewater from both Evans City and Callery Borough.

The system's permitted organic loading capacity is 860 pounds BOD/day and the estimated loading until the year 2000 is only 425 pounds BOD/day. Thus, the plant is operating at less than 50 percent of the system's permitted capacity. Even though it is a relatively small system, the Evans City system does have nearly 30,000 GPD in industrial waste. These are generated by Callery Chemical and Marburger Dairy. A plan has been developed to sewer presently unsewered areas of the Borough. The plan will be implemented as funds become available to complete the projects. There were effluent problems in 1995. These can be attributed to sludge build-up in the clarifiers, low or no chlorine feed into the effluent and procedural problems during sampling. To rectify operational problems, an operator was hired and new laboratory equipment purchased in 1995.

Data shows a reduction in daily hydraulic loading for the treatment plant since the 1992 operating year, and that the system is operating at an annual average daily hydraulic rate of approximately 69 percent of the systems' permitted allowable flow of 0.500 MGD. Based on this fact, the existing treatment facilities' design flow rate should remain adequate for well past the year 2000. Projected use for years 1996 through 2000 were based on an increase of five equivalent dwelling units (EDUs) per year.

The Evans City Borough sewage system includes vitrified clay pipe, PVC pipe, and precast concrete and brick manholes. The Borough has plans for a sewer system evaluation study to determine sources of infiltration and inflow. This program will be implemented as funds become available.

The Borough currently maintains the Callery Borough pump station. The sewers within Callery Borough are maintained by Callery Borough. Flows from Callery are measured by a sonic flow meter.

WESTERN BUTLER COUNTY AUTHORITY:

Sewer: This Authority provides sanitary sewer service for all of Zelienople and Harmony Boroughs as well as part of Jackson and Lancaster Townships. The treatment plant is located in Zelienople. In 1995, the plant's annual average hydraulic load was 1.02 MGD and its permitted capacity is 1.5 MGD. The organic loadings averaged 1,330 PPD versus a permit of 2,552 PPD.

Although the annual averages are well within permit parameters, the plant does experience episodic hydraulic overloads in extreme wet weather conditions. These I&I problems are due to wet weather conditions and are from cracked/broken sewer lines, leaking manholes, roof drains, and similar problems. Since 1992, the Authority has pursued a Sewer System Evaluation Survey program. Its purpose is to identify and remedy I&I problems. Steady progress has been made on this situation.

As the system services growing suburbs as well as urban areas, some growth via new development is expected. By the year 2000, over 370 new EDUs are forecast to be online. This growth will create plant loads (1.13 MGD and 1,523 PPD) within permit limits during normal weather conditions. The major issue is to eliminate the wet weather I&I.

One problem of this system has been zinc levels. However, a plating company, one source of mineral effluent has closed, eliminating at least one source. The Authority's 1995 Chapter 94 Report states the problem was being resolved.

BREAKNECK CREEK REGIONAL AUTHORITY:

Sewer: The Breakneck Regional Authority was created in 1989 and serves seven municipalities. According to 1996 figures, the system's customers are distributed as follows:

<u>Municipality</u>	<u>Customers</u>
Mars Borough	568
Adams Township	923
Valencia Borough	108
Seven Fields	592
Cranberry Township*	5
Pine Township**	26
Richland Township**	<u>54</u>
Total	2,278

*Most of Cranberry is serviced by that township's Authority.

**In Allegheny County

The treatment plant is located to the north of Mars in Adams Township. In 1990, the Authority took over the Mars Borough system but subsequently constructed a new wastewater treatment plant. This new plant, a sequence batch reactor wastewater treatment system, has a hydraulic capacity of 2 MGD and an organic capacity of 3,266 pounds per day.

In 1996, the plant's average flows were 900,000 GPD and its organic load was 1,137 PPD. Both are well within its permit levels. According to its "Chapter 94" Report, the plant capacity is expected to be sufficient to 2001.

However, that does not mean the system does not have some concerns. The collection system in Mars Borough is old and is subject to both infiltration and inflow. Though not a critical situation, the Breakneck Authority is systematically approaching this problem. It has

a routine of manhole and line inspection to identify problem areas. Repairs are made if funds allow.

The biggest challenge is new development. This system serves a definite growth area in the County. The projected growth (1997-2001) is nearly 2,000 persons. Growth is primarily focused in Adams Township and Seven Fields Borough, and is overwhelmingly residential in nature. Operators expect this trend of residential growth to continue for some time.

SEVEN FIELDS:

Water: Water is supplied by West View Water Authority, at about 100,000 to 130,000 gallons a day (1,000 to 1,300 customers). The Borough owns and operates its own distribution system.

ADAMS TOWNSHIP:

Water: Treesdale Development. There are about 180 to 200 users, and they are served directly by the West View Water Authority in Allegheny County. This area is experiencing constant residential growth.

MARS:

Water: The Borough of Mars operates a water system which supplies essentially the entire Borough. Mars uses two wells for its supply, and average production is approximately 195,000 GPD. Water is stored in two covered reservoirs. Local officials relate that a new water plant is now in the planning stage for Mars.

SECTOR 5:

BUFFALO TOWNSHIP:

Water: The source of water for the Buffalo water system is the Allegheny River. Raw water is treated at the Freeport plant which is operating at 41 percent of its capacity. Treated water is then stored in six covered tanks/reservoirs with a total storage capacity of slightly more than 2 million gallons. The average daily water use during 1995 was 509,961 GPD. There is a total of 2,036 connections to the Buffalo system with 1,907 (94 percent) of these connections consisting of residential use. Other connections include 84 commercial, 11 industrial, 26 institutional, and 8 others. In addition to serving almost 51 percent of the township residents with public water, the system also provides service to 100 percent of Freeport Borough residents and 12.4 percent of the residents in South Buffalo Township.

In addition, there is also an interconnection with Harrison Township Water Authority whereby the Buffalo Township Authority purchases water, by agreement, to the maximum amount of 500,000 GPD. The South Buffalo Authority also has an agreement for the purchase of water with a maximum transfer of 95,000 GPD.

Sewer: As of yet, the Authority has no sewage treatment facility. There are various studies to examine this region's sanitary sewer needs. The Plans address sewerage in the Little Bull Creek, Buffalo Creek and Little Buffalo Creek watersheds. Phase I and II of the Plan, encompassing the Little Bull Creek watershed has been completed, leaving the Phase III, Buffalo Creek, and Little Buffalo Creek watersheds for completion. The Phase III area encompasses a number of existing population centers along the watershed connected by a main interceptor along Little Buffalo Creek from the Village of Monroe to the area around Sarver. Included in the Plan are areas serving approximately 1,066 Equivalent Dwelling Units (EDU). For 1,066 EDUs, the plant would be sized at 373,100 GPD, with a 10 percent growth factor, a plant size of 410,000 GPD is called for.

*A 410,000 GPD extended
aeration plant will
be located along
Buffalo Creek immediately
upstream of the Route 28 bridge
crossing Buffalo Creek.*

The 410,000 GPD extended aeration plant is to be located along Buffalo Creek immediately upstream of the Route 28 bridge crossing Buffalo Creek. PENNVEST funding for this project has been approved.

SAXONBURG AREA:

Water: Saxonburg is unique in that the Borough receives its water from three shallow wells located in Acmetonia. Acmetonia is located approximately 15 miles south of Saxonburg along the Allegheny River. The raw water pump line is a 10-inch steel main. The Authority replaced 2.5 miles of this 10-inch line with 16-inch DIP (ductile iron pipe) in 1995 and 1996. The water treatment plant is located just north of State Route 228 at the Bessemer Railroad crossing. The raw water is filtered and then stored in three tanks. These tanks are 250,000, 50,000, and 664,000 gallons respectively. The filtration system has a rated capacity of 381,600 GPD, though the average daily water use was reported to be only 180,668 gallons. This excess capacity indicates the system is capable of supporting some 500 to 700 additional dwelling units.

Currently, there are 1,000 users on the system including 925 residential customers, 68 commercial users, 4 industrial users, and 3 institutions. All customers are not in the Borough. The Authority also covers 2.5 percent of Jefferson Township and 0.5 percent of Clinton Township residences. The system seems very efficient, for there were only 15,670 gallons of water (8.67 percent) that were unaccounted for. There are no immediate plans to extend service, but as the need arises developers may extend the service lines if they follow Authority specifications.

The system seems very efficient, for there were only 15,670 gallons of water (8.67%) that were unaccounted for.

Sewer: The Saxonburg Sewer Treatment Plant has a permitted hydraulic capacity of 500,000 gallons daily. Borough officials report current flows are 370,000 to 375,000 GPD. The treatment plant's permitted capacity for an organic load is 850 pounds per day and the annual average daily organic load is between 175 and 180 pounds per day.

Historically, the collection network has suffered from excessive infiltration and inflow (I & I) problems. Over the years, several projects have been completed to resolve that problem. Most notable was the location and replacement of a section of sanitary sewer which was broken under a piece of rusted-out corrugated metal storm sewer. The rusted-out storm sewer was also replaced during this repair. This repair resulted in an immediate reduction in the hydraulic loading at the sewage treatment plant. In 1994, the Authority undertook a nearly \$500,000 for a sewer line rehabilitation program.

SUMMARY:

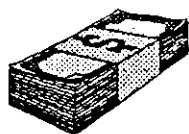
- Sector 1 contains 11 municipalities; and Prospect, Slippery Rock, and Harrisville Borough have public sewer systems. Prospect does have ongoing problems but are slowly resolving same.
- Sector 2 is characterized by various small utility systems. The sewer plants of the Bear Creek Authority are near capacity but have limited operating income for remedial actions.
- Sector 3 contains the City of Butler and has the largest coverage area of public sewers of all the Sectors. The Pennsylvania-American Water Company provides much of the water in this area.
- Sector 4 contains Cranberry Township within its boundaries, one of the fastest growing areas in Pennsylvania. As a result of this growth, the Township has expanded its water and sewer system to include most of the Township. The

Breakneck Authority has multiple customers in Seven Fields, Adams Township, and the Boroughs of Mars and Valencia.

- Sector 5 has service in the center and in the southeast corner of the Sector. Sewer system coverage is centered around Saxonburg and Buffalo Township. Buffalo Township is embarking on a large sewer project.

ECONOMIC PROFILE

ECONOMIC PROFILE



To gain a better understanding of the local economy, two factors must be considered. The first is the importance of economics, which is often the determinant of many other factors. Housing, land use, agricultural activity, and population distribution are often a result of economic conditions. The second crucial factor is that economic activities are almost never confined to any single municipality. In fact, with the state of modern commerce, events on the other side of the world can often play a key role in local affairs.

This chapter will:

- ✓ Assess the County's economic role
- ✓ Look at the County's economy from three perspectives:
 - ✗ Consumer economics and household income
 - ✗ General economic trends such as unemployment and overall performance
 - ✗ Examine the role of each of the County's major economic sectors (Retail, Service Industries, Manufacturing, and Wholesale Trade)

For the purpose of comparison, the information displayed in this chapter is frequently divided into the five County Planning Sectors, the State, Butler County, Butler City, Cranberry Township, and Petrolia Borough. Though detailed data for each of Butler County's municipalities is not given in the text, it can be found in the Appendix. This pattern is followed throughout the Economic Profile. Typically, this is because the selected municipalities have unique characteristics. For example, Butler City is the County's largest municipality, Cranberry Township has the highest income profile, and Petrolia Borough the lowest.

Consumer Economics: One basic measurement of household economics is income. By examining average annual wages and median household income for the Commonwealth and the County, a comparison can be made between the two.

The following ten-year historic profiles will not only compare Pennsylvania's and Butler County's average annual wages, but will also compare these wages, adjusted to 1983 dollars. Using adjusted wages allows for a better yardstick of real income growth or decline. As this report was being prepared, 1993 was the most recent data available.

These comparisons will help to illustrate the economic changes over that ten-year period. Table EP-1 illustrates that Butler County's average wages were below that of the State during that time. The table also illustrates that both the County's and the Commonwealth's annual wages increased each of the ten years. However, when the average wages are adjusted to constant 1983 dollars, the same is not true. Pennsylvania's wages remained above the 1984 level every year and increased six out of the ten years, covered by the table. Butler County's wages were below the 1983 adjusted wage every year, except 1986 and 1987. The conclusion is that for Pennsylvania, real wages in constant dollars increased a modest 4 percent over the ten years, covered by this table, while, for Butler County, real wages dropped about 4 percent.

TABLE EP-1
 BUTLER WAGES:
 ACTUAL AND ADJUSTED FOR INFLATION
 1984 - 1993

Year	Average Annual Wages	Consumer Price Index	Adjusted Annual Wages*	Adjustments Due To Inflation
1984	\$17,565	103.9	\$16,906	\$659.32
1985	\$18,027	107.6	\$16,754	\$1,273.28
1986	\$18,654	109.6	\$17,020	\$1,633.93
1987	\$19,485	113.6	\$17,152	\$2,332.71
1988	\$19,947	118.3	\$16,861	\$3,085.63
1989	\$20,825	124.0	\$16,794	\$4,030.65
1990	\$21,409	130.7	\$16,380	\$5,028.74
1991	\$22,077	136.2	\$16,209	\$5,867.75
1992	\$23,565	140.3	\$16,796	\$6,768.85
1993	\$23,469	144.5	\$16,242	\$7,227.48

*Adjusted to 1983 Dollars.

PENNSYLVANIA WAGES:
 ACTUAL AND ADJUSTED FOR INFLATION
 1984 - 1993

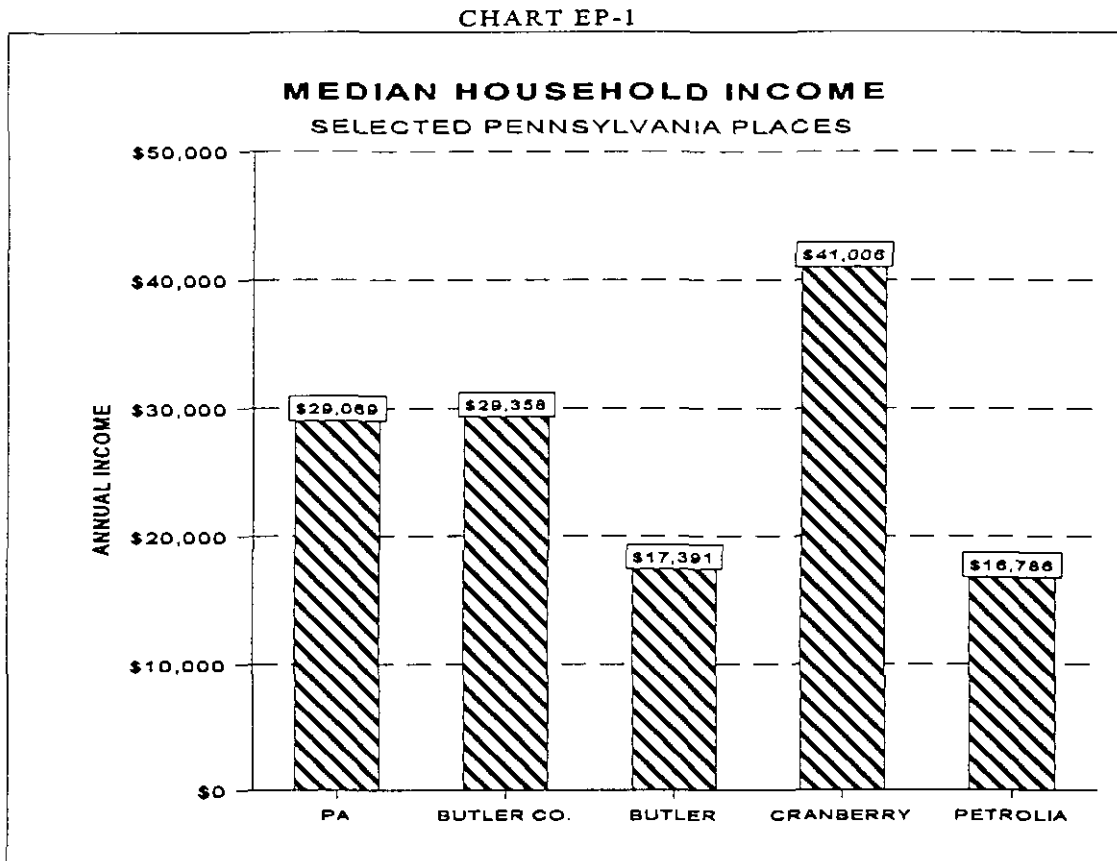
Year	Average Annual Wages	Consumer Price Index	Adjusted Annual Wages*	Adjustments Due To Inflation
1984	\$17,931	103.9	\$17,258	\$673.06
1985	\$18,611	107.6	\$17,296	\$1,314.53
1986	\$19,358	109.6	\$17,662	\$1,695.59
1987	\$20,408	113.6	\$17,965	\$2,443.21
1988	\$21,485	118.3	\$18,161	\$3,323.55
1989	\$22,313	124.0	\$17,994	\$4,318.65
1990	\$23,457	130.7	\$17,947	\$5,509.79
1991	\$24,175	136.2	\$17,750	\$6,425.37
1992	\$25,785	140.3	\$18,378	\$7,406.53
1993	\$26,026	144.5	\$18,011	\$8,014.93

*Adjusted to 1983 Dollars.

Source: Pennsylvania Department of Labor and Industry, Bureau of Research and Statistics Release : Wages and Income (1995), and U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index.

Median household income is another measurement of the economy at the household level. The median is the point where one half of the universe is above and one half is below. It is widely used by a variety of government agencies as an indicator of a community's economic well being. Chart EP-1 shows the median income for the State, Butler County, Butler City, Cranberry Township, and Petrolia Borough, per the 1990 Census. To reiterate, Butler City

is the County's largest municipality, Cranberry Township has the highest income profile and Petrolia Borough the lowest.



As can be seen from the chart, the County's median income is slightly above the State level.

In economics, it is unwise to extrapolate too much from averages or medians. Rather, it can be helpful to examine income levels in more detail. The County's households by income levels are shown on Table EP-2.

**TABLE EP-2
BUTLER COUNTY
ANNUAL HOUSEHOLD INCOME IN 1989**

Annual Income	Pennsylvania		Butler County		Cranberry Twp		Petrolia Boro	
	Number of Households	Percent	Number of Households	Percent	Number of Households	Percent	Number of Households	Percent
\$0-\$9,999	697,525	15.53	7,544	13.66	178	3.44	26	22.03
\$10,000-\$14,999	415,303	9.24	5,520	10.00	269	5.20	23	19.50
\$15,000-\$19,999	412,315	9.18	5,190	9.40	305	5.90	16	13.56
\$20,000-\$29,999	785,641	17.49	9,957	18.03	788	15.24	17	14.41
\$30,000-\$39,999	682,824	15.2	9,073	16.43	943	18.23	7	5.93
\$40,000-\$49,999	511,028	11.37	6,996	12.67	968	18.72	16	13.56
\$50,000-\$74,999	632,633	14.08	7,827	14.18	1,249	24.15	11	9.32
\$75,000-\$99,999	193,936	4.31	1,947	3.53	296	5.72	0	0.00
\$100,000+	161,753	3.60	1,161	2.10	176	3.40	2	1.69
Total	4,492,958	100.00	55,215	100.00	5,172	100.00	118	100.00

Source: U.S. Census, 1990 STF 3

When incomes are compared between the State, County, Cranberry, and Petrolia, some obvious trends appear. Butler County households are slightly less likely than Pennsylvania households to have an annual income below \$10,000. But, selected townships and boroughs of Butler County do show a dramatic variation from both the State and County levels. For example, less than 3.5 percent of Cranberry Township's households have an annual income below \$10,000, while more than 22 percent of the households in Petrolia Borough are in that category. The County, as a whole, falls behind the State when comparing households with incomes of \$75,000 or more.

Butler County households are slightly less likely than Pennsylvania households to have an annual income below \$10,000.

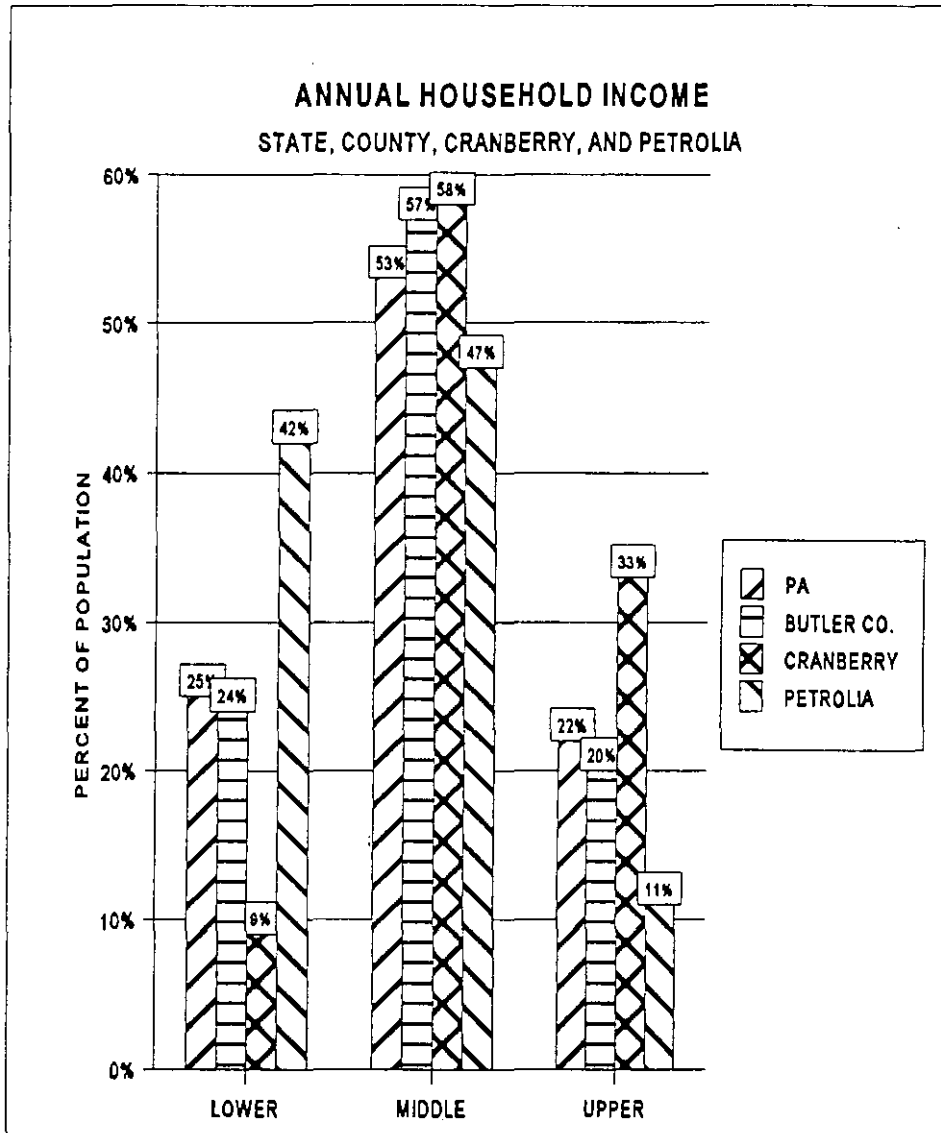
The next two charts divide residents of Pennsylvania, Butler County, Cranberry Township, and Petrolia Borough, and the five Planning Sectors into the following income categories:

Low Income Households	\$0-\$14,999
Middle Income Households	\$15,000-\$49,999
Upper Income Households	\$50,000+

These divisions, though arbitrary, give a good indication of general household income distribution. As Chart EP-2 illustrates, the County, as a whole, is very similar to the State

household income levels. But, closer examination reveals significant differences within the County itself.

CHART EP-2



Income: Incomes change as people move through life. As a general trend in the United States, households headed by a young person (-25) or an older person (+65) have lower incomes than persons between these two age groups. Butler County is somewhat of an anomaly though, as the under 25 cohort earning less than \$10,000 is very low compared to State and national trends. The lowest income group is dominated by householders who are 65 and older. The next series of charts, taken from 1990 Census information, graphically illustrates this.

In Butler County, the under 25 cohort earning less than \$10,000 is very low compared to State and National trends.

CHART EP-3

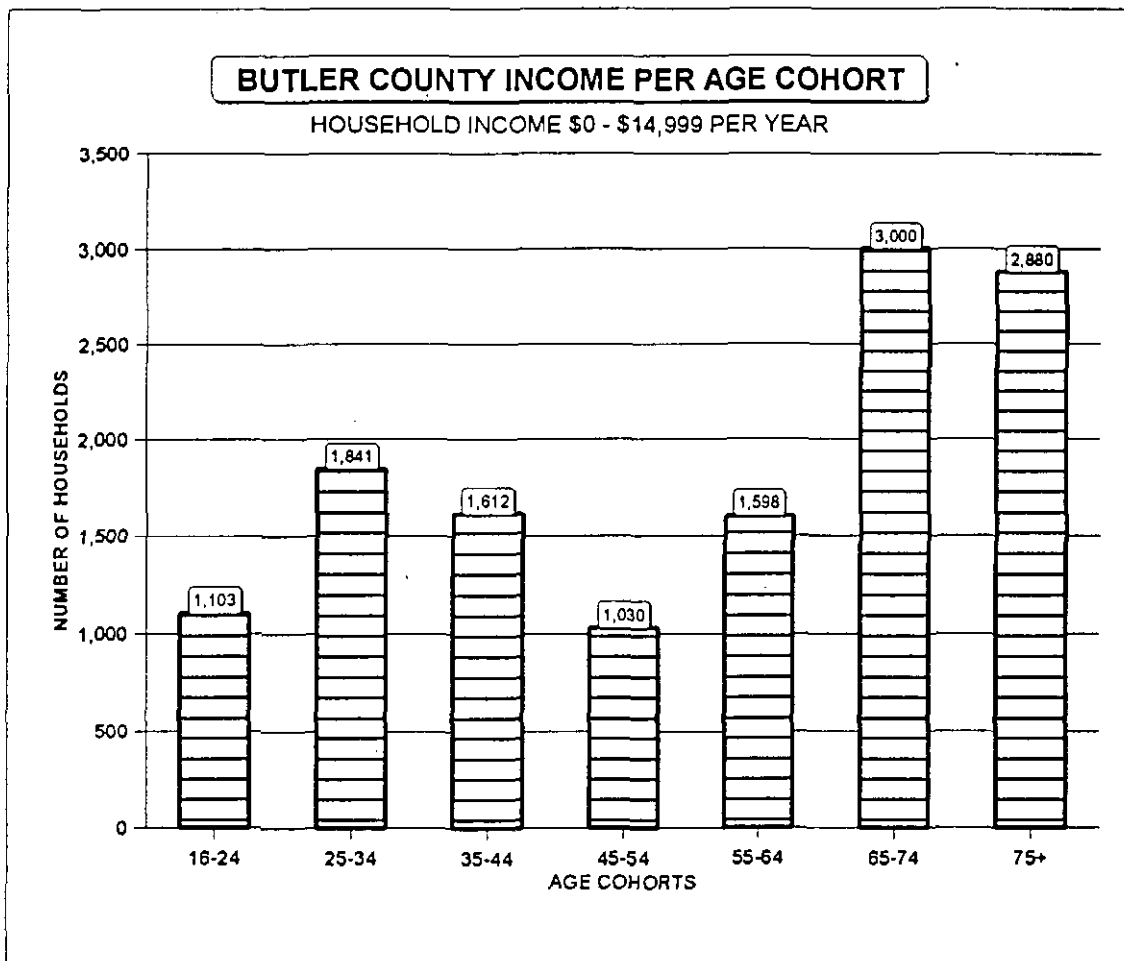


CHART EP-4

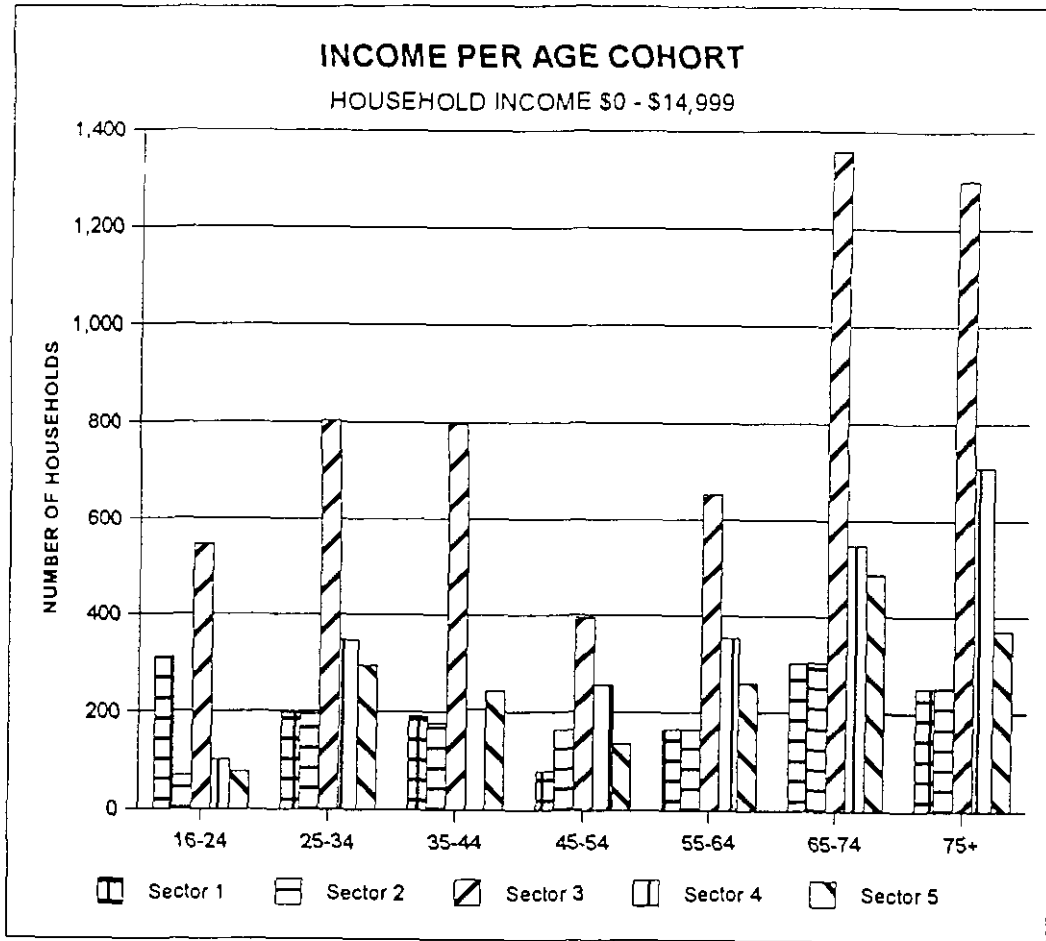
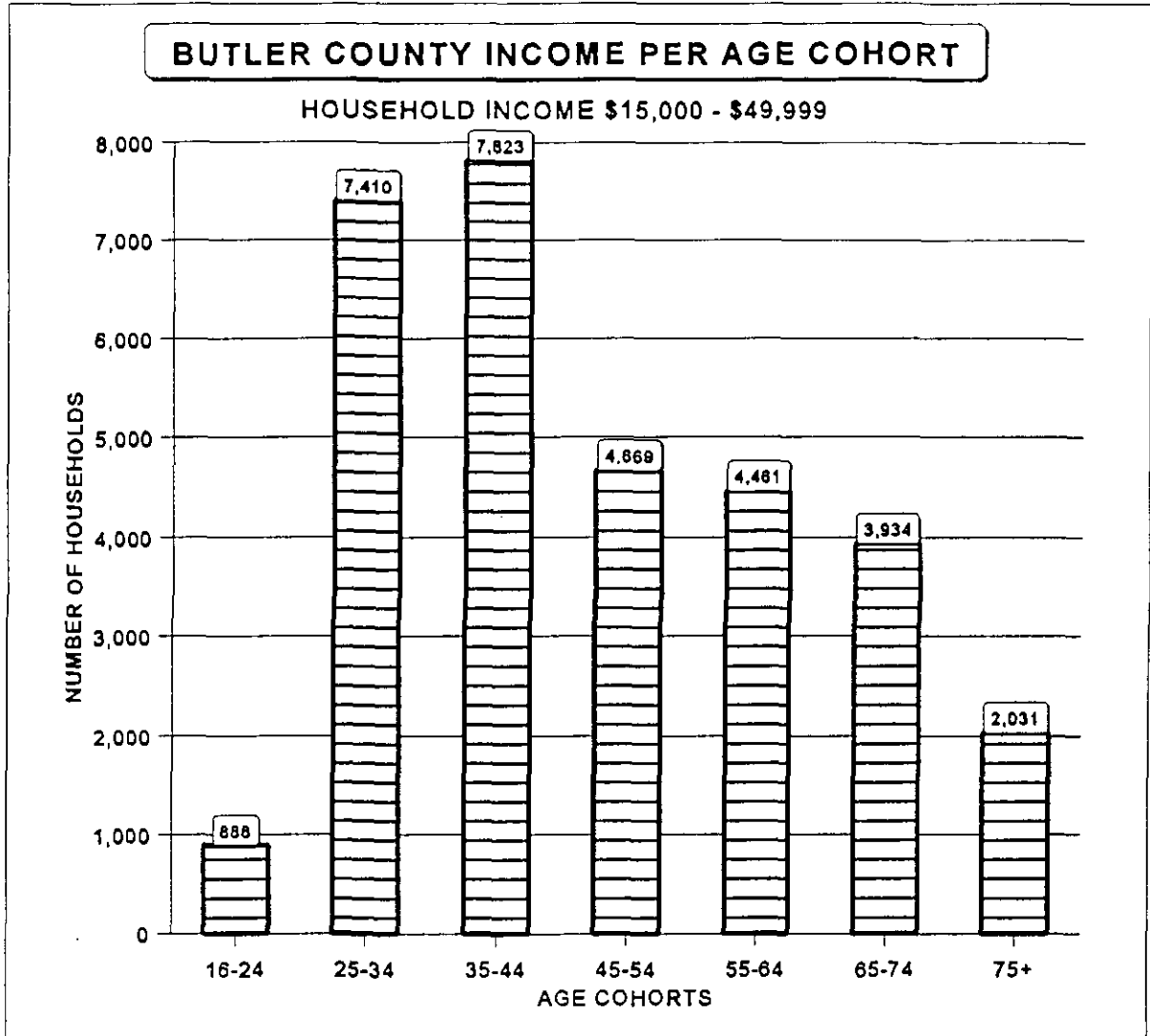
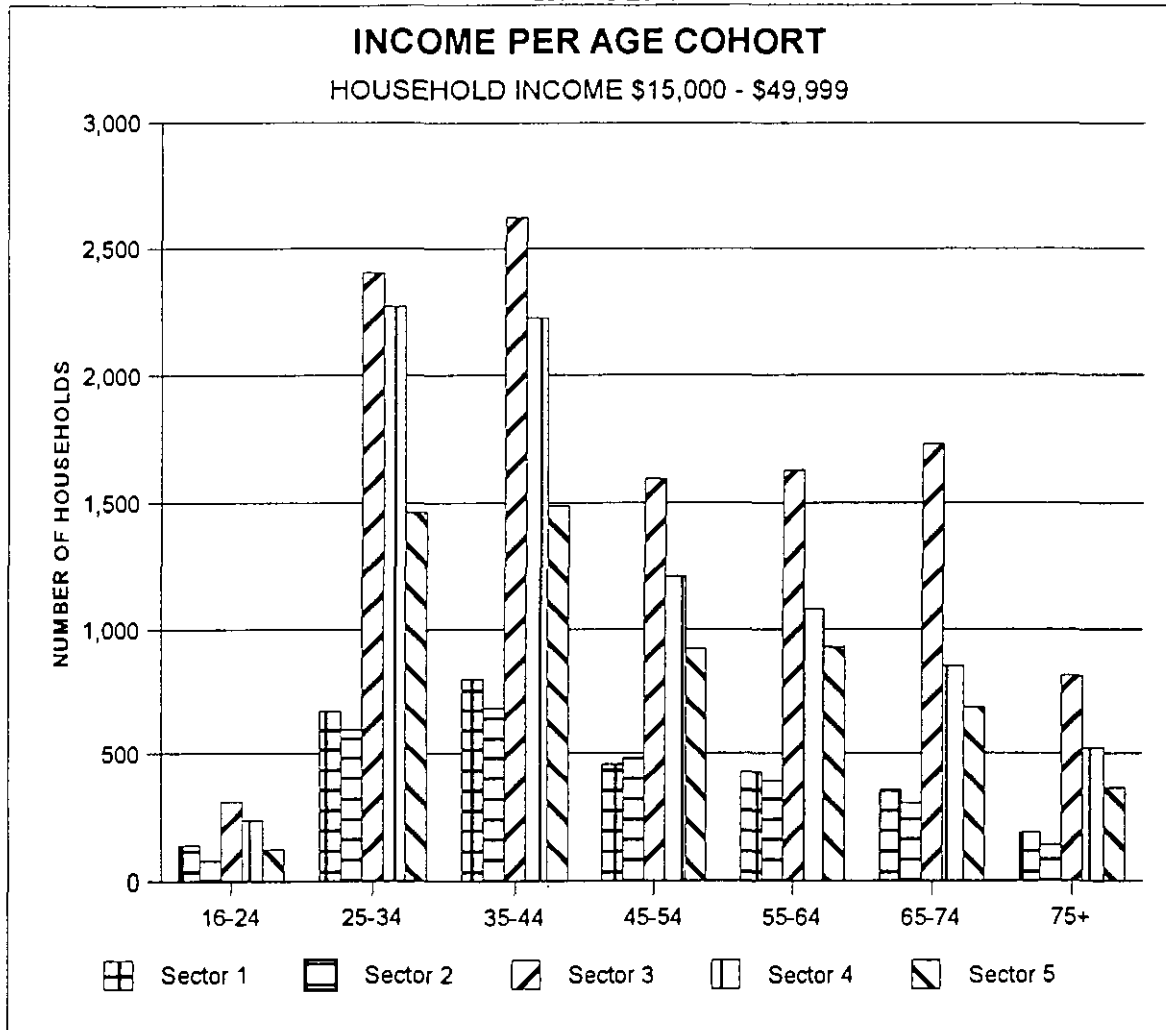


CHART EP-5



A shift can be seen in the middle income group, which is dominated by persons aged 25 to 44.

CHART EP-6



The \$50,000+ income cohort is primarily households headed by persons aged 35 to 54.

CHART EP-7

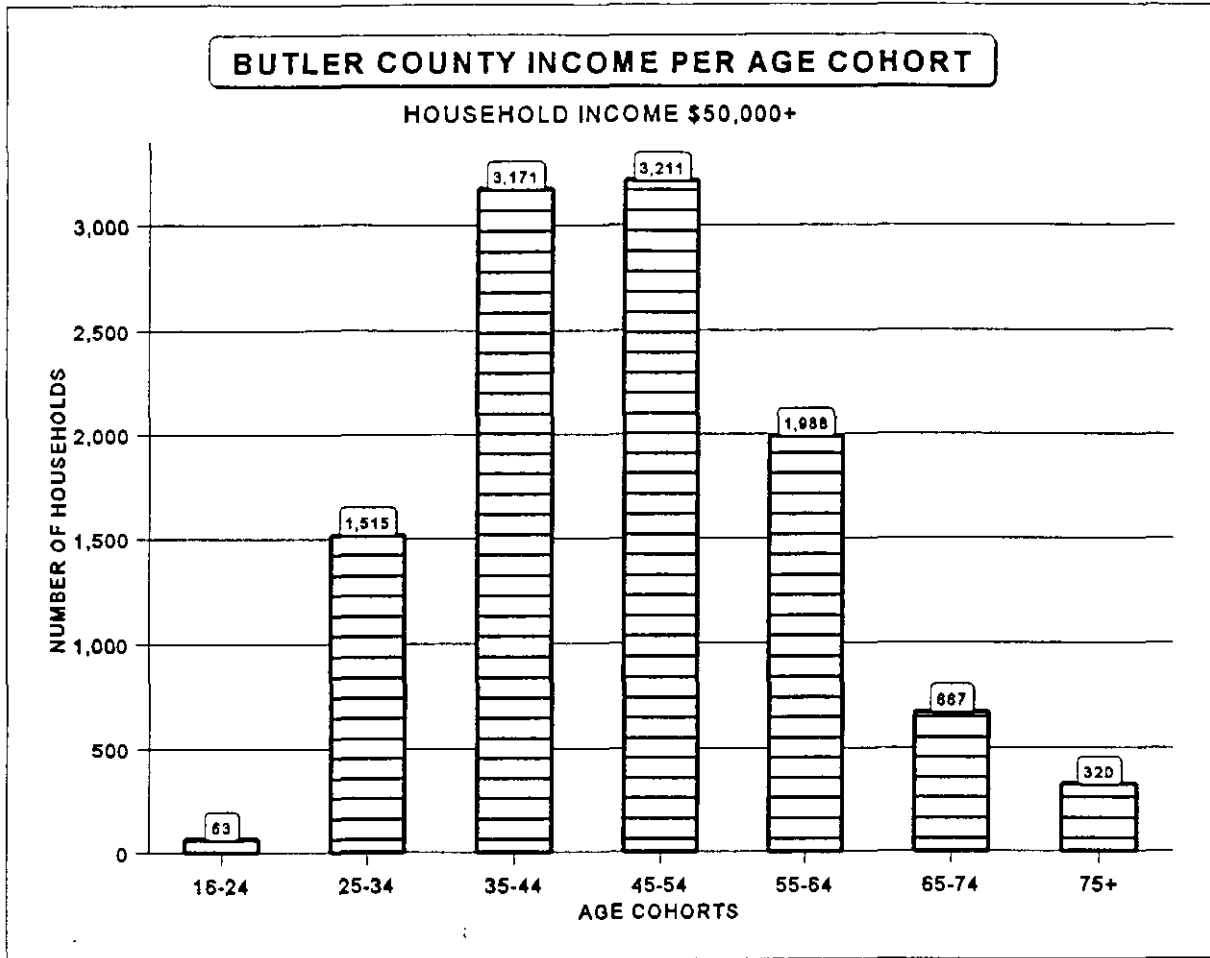
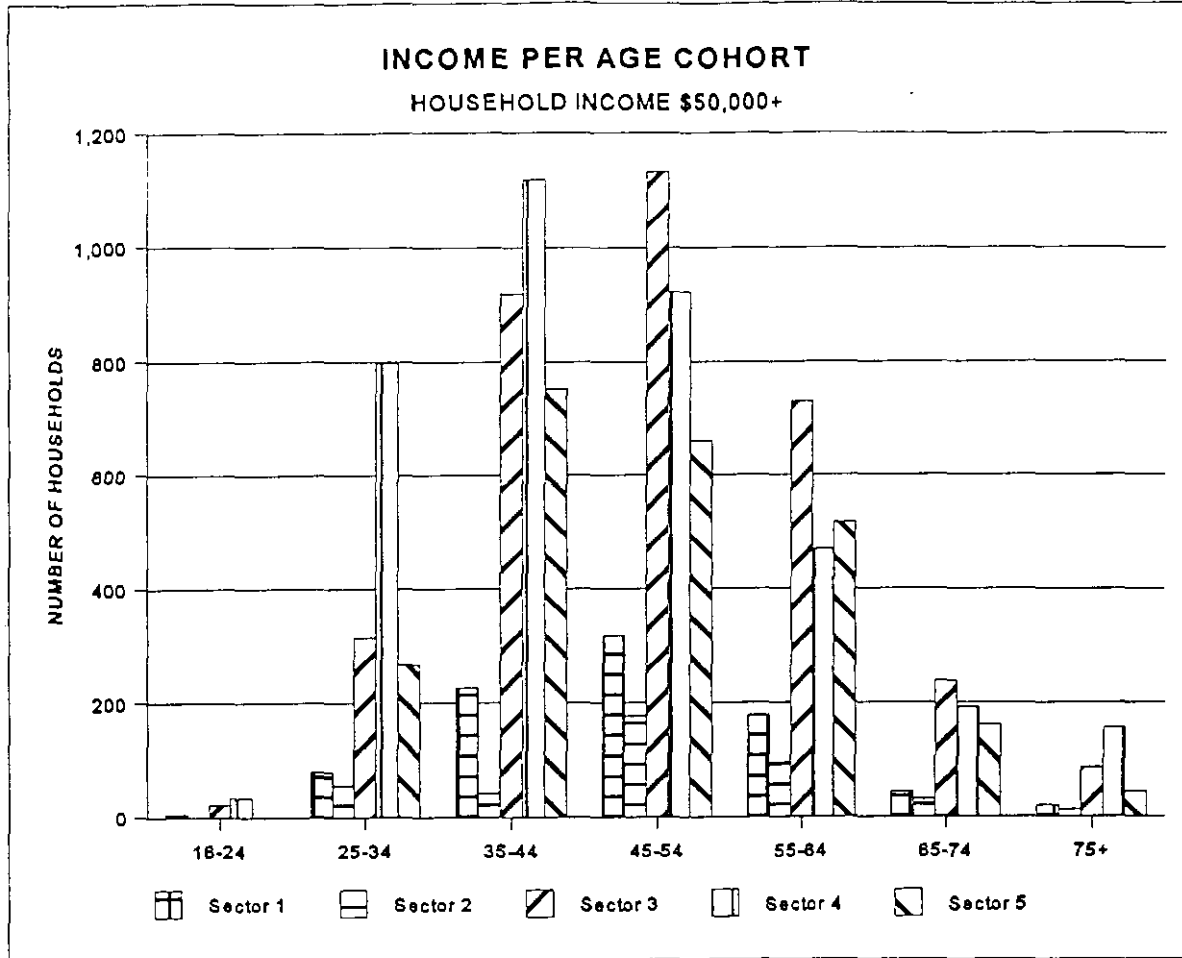


CHART EP-8



In Butler County, as in many other places, incomes, as measured by age, form a pyramidal structure.

Occupation and Industry: There are two primary reasons for household income performance. The first is occupation. There is usually a direct relationship between income and occupation. The secondary determinant is age of the household head, as was examined in the previous section.

The decennial Census presents occupational data in two ways. The first is employment by industry. Their reports use the Standard Industrial Classification (SIC). A section of the Census asks respondents to state the industry in which they are employed, such as agriculture, mining, retail trade, or manufacturing. A second series of questions request specific titles, such as manager, salesperson, machine operator, or clerical worker. Therefore, the Census reports on both how many employees are in various job classes, and

also what industries employ them. For example, a maintenance repairman at a hospital would be listed as "Precision Production Craft and Repair" under occupation, and "Health Services" under industry.

The industries of employed persons, 16 years and over, in Butler County, were as follows:

TABLE EP-3
INDUSTRY OF EMPLOYED PERSONS
BUTLER COUNTY - 1990

Industry	Number	Percent
Agriculture, Forestry and Fisheries	1,784	2.60
Mining	677	0.98
Construction	4,472	6.50
Non-Durable Goods Manufacturing	3,267	4.75
Durable Goods Manufacturing	10,763	15.65
Transportation	3,902	5.67
Communications and Public Utilities	1,572	2.29
Wholesale Trade	3,662	5.32
Retail Trade	12,641	18.38
Finance, Insurance and Real Estate	3,309	4.81
Business and Repair Services	2,795	4.07
Personal Services	1,709	2.48
Entertainment Services	607	0.88
Health Services	6,369	9.65
Educational Services	5,190	7.55
Other Professional Services	3,898	5.67
Public Administration	1,890	2.75
Total Persons Employed	68,777	100.00

Source: U.S. Census, 1990 STF 3

TABLE EP-4
INDUSTRY OF EMPLOYED PERSONS
BUTLER COUNTY PLANNING SECTORS - 1990

Industry	Sector 1		Sector 2		Sector 3		Sector 4		Sector 5	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry and Fisheries	170	2.26	147	2.80	444	1.94	428	2.16	595	4.45
Mining	108	1.44	195	3.71	190	0.83	85	0.43	99	0.74
Construction	399	5.31	397	7.56	1,222	5.35	1,417	7.16	1,037	7.75
Non-Durable Goods Manufacturing	217	2.89	479	9.12	1,143	5.00	947	4.79	481	3.60
Durable Goods Manufacturing	825	10.99	656	12.49	4,099	17.93	2,798	14.15	2,385	17.83
Transportation	509	6.78	363	6.91	986	4.31	1,266	6.40	778	5.82
Communications and Public Utilities	93	1.24	73	1.39	500	2.19	530	2.68	376	2.81
Wholesale Trade	287	3.82	253	4.83	1,323	5.79	1,218	6.16	581	4.34
Retail Trade	1,638	21.81	871	16.59	4,286	18.75	3,589	18.14	2,257	16.87
Finance, Insurance and Real Estate	255	3.40	114	2.17	1,032	4.52	1,247	6.31	661	4.94
Business and Repair Services	249	3.32	279	5.31	778	3.40	949	4.80	540	4.04
Personal Services	163	2.17	93	1.77	593	2.59	564	2.85	296	2.21
Entertainment Services	100	1.33	33	0.63	187	0.82	99	0.50	188	1.40
Health Services	456	6.07	389	7.41	2,480	10.85	1,765	8.92	1,549	11.57
Educational Services	1,442	19.20	402	7.66	1,613	7.06	1,076	5.44	657	4.91
Other Professional Services	345	4.59	196	3.73	1,195	5.23	1,395	7.05	767	5.73
Public Administration	253	3.38	311	5.92	786	3.44	408	2.06	132	0.99
Total Persons Employed	7,509	100.00	5,251	100.00	22,857	100.00	19,781	100.00	13,379	100.00

Source: U.S. Census, 1990 STF 3

The tables show areas of concentration. The single largest group of County residents are employed in retail trade. About one out of every five employed County residents are in this field. Combined service industry employment in non-public areas is 30 percent. When this is combined with the retail trade sector, they represent almost half of all jobs in Butler County, as measured in 1990. Total manufacturing jobs (durable and non-durable goods) encompasses another fifth (20.40 percent) of employed persons.

In a comparison of the County's industry of employed persons within the individual Planning Sectors, some rather wide variations in the categories become apparent. For example, Combined "Goods Manufacturing" for the County employs 20.40 percent of employed persons, whereas combined "Goods Manufacturing" in Sector 1 employs only 13.88 percent. Another example is with "Educational Services." Sector 1 contains Slippery Rock University and thus has a high percentage of workers in this category (19.20 percent). Comparatively, Sector 5 has only 4.91 percent of its employees in "Educational Services," while the County, as a whole, employs 5,190 (7.55 percent) such workers.

*The County,
as a whole, employs
5,190 (7.55%) workers
in "Educational
Services."*

The next two tables cover occupation.

**TABLE EP-5
OCCUPATION OF EMPLOYED PERSONS
BUTLER COUNTY - 1990**

Occupation	Number	Percent
Executive, Administrative, Managerial	6,905	10.03
Professional Speciality	8,606	12.51
Technical Support	2,270	3.30
Sales	7,855	11.42
Clerical	9,749	14.16
Private Household Services	194	0.30
Protective Services	836	1.22
Other Service Occupations	8,932	13.00
Farming, Forestry, Fishing	1,533	2.23
Precision, Production, Craft, Repair	9,373	13.63
Operators, Assemblies, Inspectors	4,920	7.15
Transportation and Material Moving	4,162	6.05
Handlers, Helpers, Cleaners, Laborers	3,442	5.00
Total	68,777	100.00

Source: U.S. Census, 1990 STF 3

Table EP-5 shows a wide variety of occupations with six in double-digit percentages. Clerical workers have the highest proportion of jobs, at 14.16 percent. Over 12 percent of employed Butler County residents have a professional specialty (doctor, lawyer, university professor). When these positions are combined with executive jobs, the proportion reaches 22 percent. Sales, when combined with Other Service occupations, include 24.42 percent of the workforce.

TABLE EP-6
OCCUPATION OF EMPLOYED PERSONS
BUTLER COUNTY PLANNING SECTORS - 1990

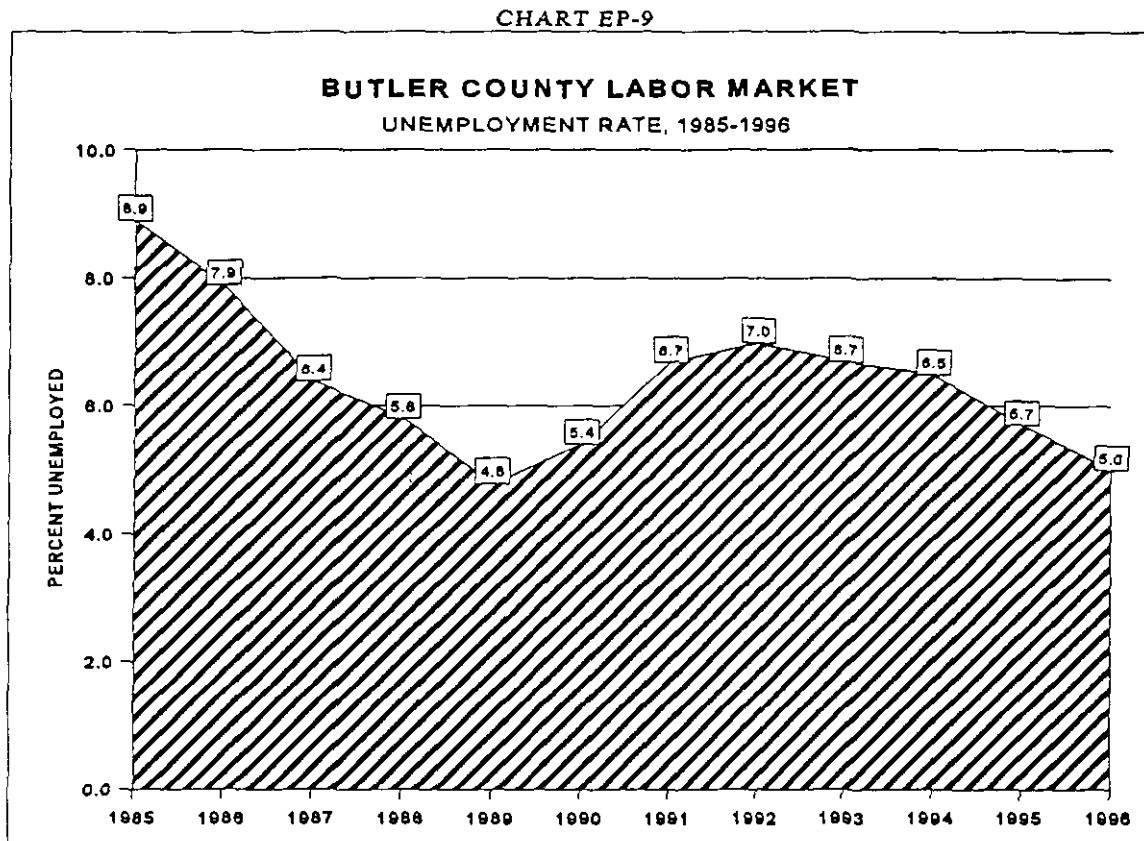
Occupation	Sector 1		Sector 2		Sector 3		Sector 4		Sector 5	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Executive, Administrative, Managerial	617	8.22	426	8.11	2,074	9.07	2,519	12.73	1,269	9.49
Professional Specialty	1,206	16.06	397	7.56	2,918	12.77	2,484	12.56	1,601	11.97
Technical Support	168	2.24	129	2.46	689	3.01	725	3.67	559	4.18
Sales	841	11.20	414	7.88	2,637	11.54	2,707	13.68	1,256	9.39
Clerical	1,045	13.92	708	13.48	3,185	13.93	3,004	15.19	1,807	13.51
Private Household Services	14	0.19	8	0.15	72	0.32	65	0.33	35	0.26
Protective Services	79	1.04	57	1.09	421	1.84	190	0.96	89	0.67
Other Service Occupations	1,070	14.25	760	14.47	3,167	13.86	2,376	12.01	1,559	11.65
Farming, Forestry, Fishing	169	2.25	139	2.65	381	1.67	362	1.83	482	3.60
Precision, Production, Craft, Repair	907	12.08	860	16.38	2,939	12.86	2,379	12.03	2,288	17.10
Operators, Assemblies, Inspectors	461	6.14	455	8.67	1,856	8.12	1,224	6.19	924	6.90
Transportation and Material Moving	552	7.35	466	8.87	1,203	5.26	972	4.91	969	7.24
Handlers, Helpers, Cleaners, Laborers	380	5.06	432	8.23	1,315	5.75	774	3.91	541	4.04
Total	7,509	100.00	5,251	100.00	22,857	100.00	19,781	100.00	13,379	100.00

Source: U.S. Census, 1990 STF 3

When comparing Butler County and the individual Planning Sectors, regional concentrations of occupations emerged. Sectors 2 and 5 had a higher percentage (16.38 percent and 17.10 percent respectively) of persons in the "precision, production, craft and repair" occupations than the other Sectors and the County. Sector 2 (northeast) lagged far behind the other Sectors and the County in "professional specialty" jobs. The County's percentage for this category was 12.51 percent while Sector 2 was only 7.56 percent. Sector 4 (southwest) had a somewhat higher percentage of persons employed in the "executive, administrative, and managerial" positions than any of the other Sectors or the County. These figures are not that surprising since Sector 4 contains Cranberry Township. Finally, while Sector 2 fell behind the rest of the County in typically high paying jobs, it understandably had the highest percentage (8.23 percent) of persons in the "handler, helper, cleaner, and laborer" category. This is more than 3.2 percentage points higher than any other Sector.

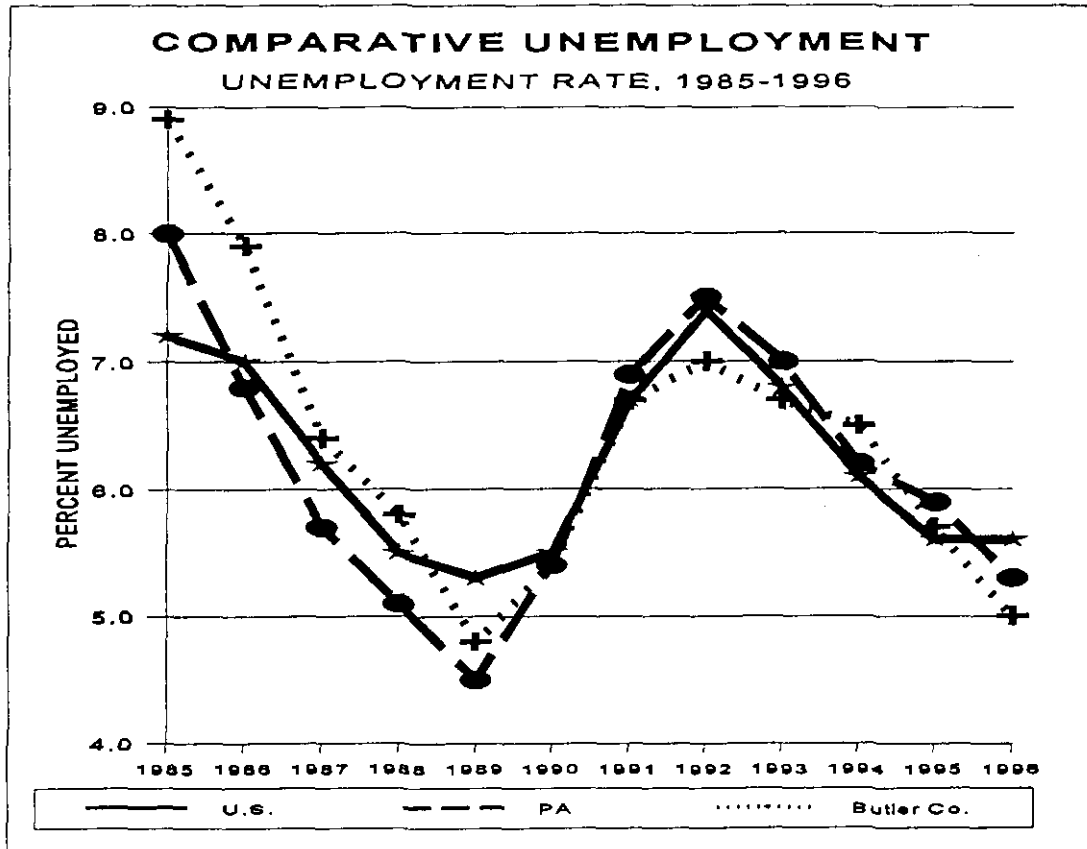
Overall Economic Performance: In the prior sections, the economy was examined in terms of income, jobs, and industry. Very often, such data is for fixed years in the past and lacks the continuity that can allow trends to be observed. However, there are two sources which do allow such data. One is the periodic employment/unemployment reports issued by the Pennsylvania Bureau of Labor and Industry. The second is the U.S. Department of Commerce County Business Patterns, published yearly.

Employment and unemployment trends are common yardsticks for economic performance. Using State statistics, the characteristics of Butler County parallel Pennsylvania and the United States. The 1980s started with moderate unemployment rates, but sprang into double-digit levels during 1982-1983. After 1985, joblessness declined. After 1989, unemployment began to rise again until 1992. From 1993-1996, unemployment declined. Due to space limitations, Chart EP-9 shows only 1985 to 1996.



The next chart (EP-10) compares the County to the State and the United States from 1985 to 1996. Unemployment rates for Butler County have generally paralleled the State and the Nation. Also, since 1987, the County's unemployment has been at or below 7 percent.

CHART EP-10



For the employed, the industries are available. Such data affords a general profile by industrial sector. This makes it possible to identify local growth or decline by such sectors. The average monthly employment by industries for 1996, for Butler County, is depicted in Table EP-7.

Once more, the dominance of retail and wholesale trade as well as the services is apparent. Together, these sectors employ over 34,000 persons. Butler appears to be following national trends, with its emphasis on services, trades, and distribution.

TABLE EP-7
 BUTLER COUNTY - 1996
 AVERAGE MONTHLY EMPLOYMENT BY INDUSTRY

Industry	Average Monthly Employment
Agriculture, Forestry and Fishing	479
Mining	343
Construction	3,212
Manufacturing	13,483
Transportation and Public Utilities	3,337
Wholesale Trade	4,818
Retail Trade	12,581
Finance, Insurance and Real Estate	1,771
Services	11,673
Local Government	5,005
State Government	1,374
Federal Government (excluded from total)	1,722
TOTAL*	58,075

*Due to rounding, total employment does not add up.

Source: Pennsylvania Department of Labor and Industry statistics.

A major difference between employment sectors is payroll. With only few exceptions, manufacturing employment pays the best wage. The tables, from the 1987 and 1994 County Business Patterns report, demonstrate this fact for Butler County.

TABLE EP-8
PAYROLL BY INDUSTRY: - 1987

Industry	Employees	Percent Employees	Average Salary Per Employee	Average Salary Per Employee, PA	Difference in Average Salary*
Agricultural Services, Forestry, and Fisheries	138	0.35%	\$11,471.01	\$16,510.79	-\$5,039.78
Mining	745	1.89%	\$27,002.68	\$29,667.92	-\$2,665.24
Construction	3,057	7.77%	\$22,594.05	\$24,712.55	-\$2,118.50
Manufacturing	10,921	27.78%	\$27,942.40	\$24,647.04	\$3,295.36
Transportation and other Public Utilities	2,569	6.53%	\$19,010.51	\$26,974.02	-\$7,963.51
Wholesale Trade (all)	3,075	7.82%	\$23,703.41	\$24,731.75	-\$1,028.34
Retail Trade	9,500	24.16%	\$9,079.58	\$10,402.92	-\$1,323.34
Finance, Insurance, and Real Estate	1,723	4.38%	\$18,333.14	\$23,293.70	-\$4,960.56
Services	7,501	19.08%	\$13,371.82	\$17,370.63	-\$3,998.82
Total	39,319	100.00%	\$22,144.12	\$22,034.59	\$109.53

Source: County Business Patterns, Pennsylvania, 1987, U.S. Census Bureau

*Between Butler Co. & PA

TABLE EP-9
PAYROLL BY INDUSTRY - 1994

Industry	Employees	Percent Employees	Average Salary Per Employee	Average Salary Per Employee, PA	Difference in Average Salary*
Agricultural Services, Forestry, and Fisheries	189	0.38%	\$19,952.38	\$21,299.90	-\$1,347.52
Mining	391	0.78%	\$29,421.99	\$37,389.98	-\$7,967.99
Construction	2,423	4.79%	\$31,348.74	\$31,898.47	-\$549.73
Manufacturing	11,591	22.86%	\$36,503.32	\$33,006.34	\$3,496.98
Transportation and other Public Utilities	3,090	6.11%	\$24,436.89	\$33,688.74	-\$9,251.85
Wholesale Trade (all)	5,436	10.73%	\$30,188.56	\$32,221.79	-\$2,033.23
Retail Trade	12,346	24.34%	\$11,224.77	\$13,419.08	-\$2,194.31
Finance, Insurance, and Real Estate	2,014	3.98%	\$19,592.35	\$30,537.19	-\$10,944.84
Services	13,205	26.04%	\$18,854.68	\$23,749.50	-\$4,894.82
Total	50,739	100.00%	\$23,286.58	\$25,472.74	-\$2,186.15

Source: County Business Patterns, Pennsylvania, 1994, U.S. Census Bureau

*Between Butler Co. & PA

As illustrated by the tables, the manufacturing industry in Butler County has averaged the highest wages and makes up the largest percentage of the total payroll as well, though its number of employees is less than some other industries. Pennsylvania, on the other hand, averages its highest wages in the mining industry.

A trend is developing across Butler County, Pennsylvania, and the United States in that the Services sector is quickly becoming the largest percent of the total payroll but still has an average salary well below that of manufacturing.

TABLE EP-10
 PAYROLL COMPARISON BETWEEN
 MANUFACTURING AND SERVICES INDUSTRIES
 BUTLER COUNTY - 1994

Industry	Employees	Percent Employees	Average Salary Per Employee	Average Salary Per Employee, PA	Difference in Average Salary*
Manufacturing	11,591	22.86%	\$36,503.32	\$33,006.34	\$3,496.98
Services	13,205	26.04%	\$18,854.68	\$23,749.50	-\$4,894.82
Total Industry	50,739	100.00%	\$23,286.58	\$25,472.74	-\$2,186.15

*Between Butler County and Pennsylvania

Source: County Business Patterns, Pennsylvania, 1994, U.S. Census Bureau

This differential is the primary reason communities target manufacturing in their economic development programs. It also explains why the State gives manufacturing assistance a clear priority in its programs.

CHART EP-11

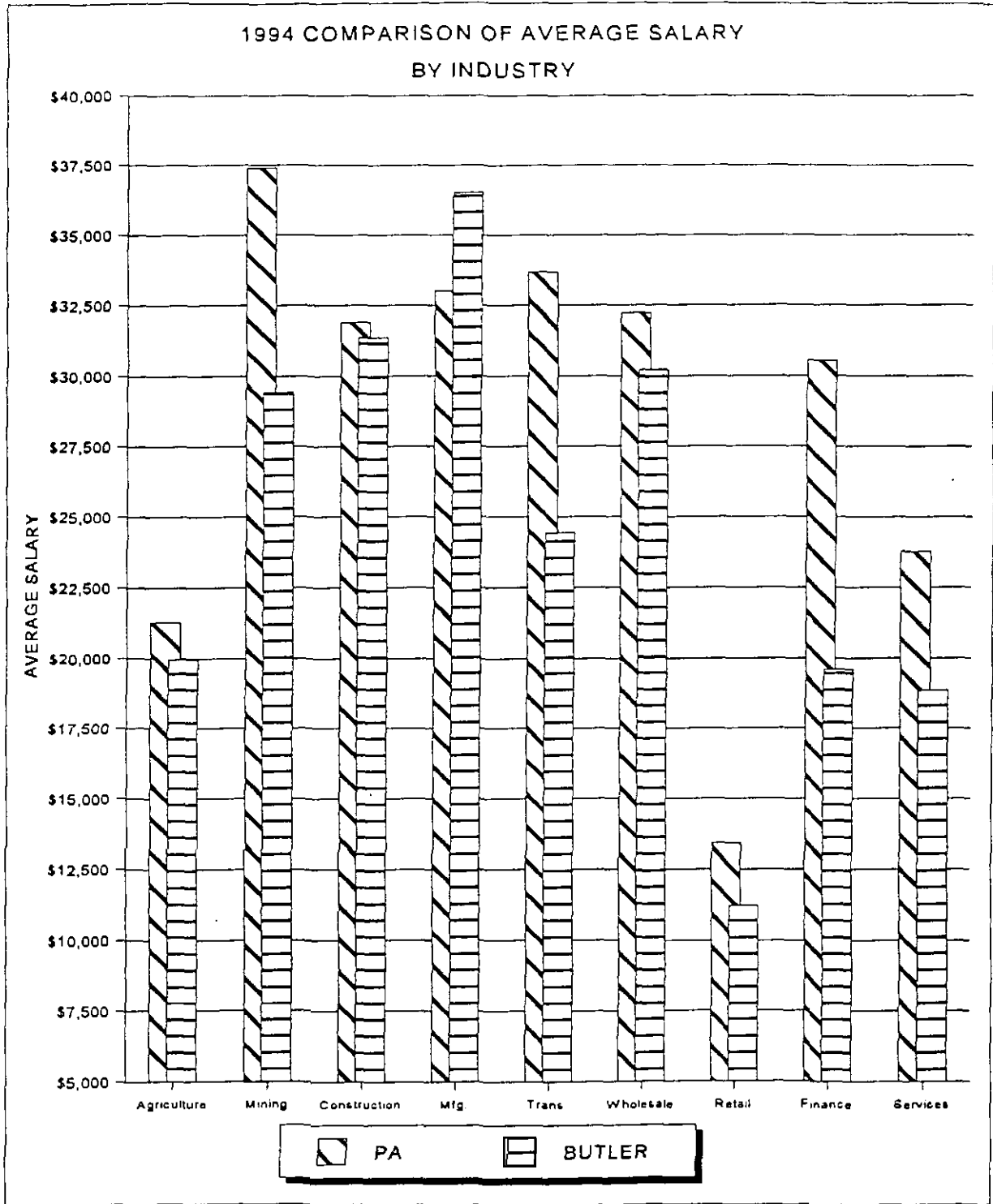
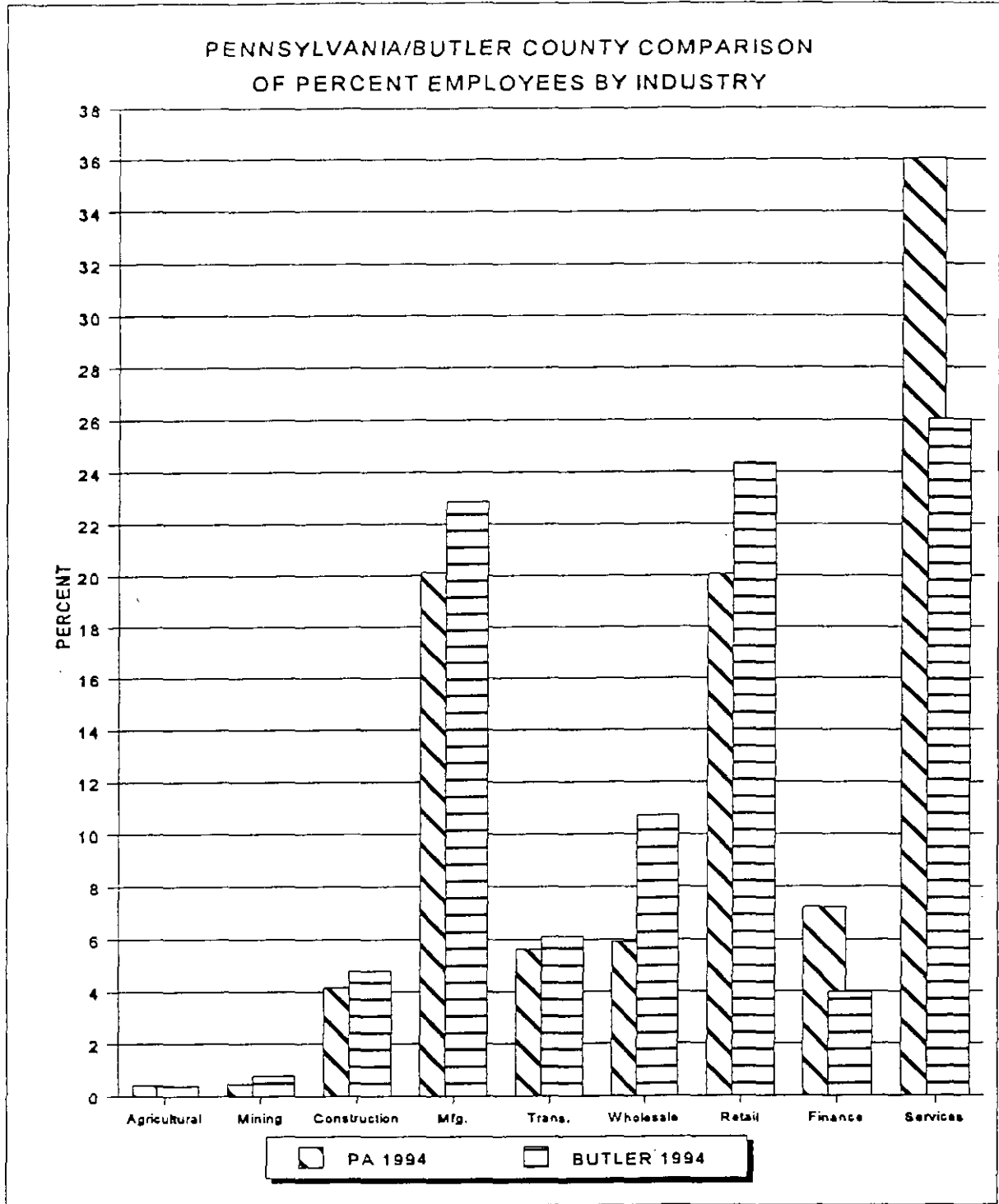


CHART EP-12



Retail and Service Businesses: As the employment and occupational data indicate, retail and service jobs are numerous in Butler County. The U.S. Census of Retail Trade shows retail data for the State, the County, and selected areas.

TABLE EP-11
RETAIL SALES PERFORMANCE - 1987, 1992

Place	Establishments		Sales Per Year			Annual Payroll			Employees	
	1987	1992	1987	1992	Percent Change	1987	1992	Percent Change	1987	1992
Pennsylvania	70,823	71,652	\$71,216,605,000	\$87,787,842,000	23.3	\$8,096,789,000	\$10,042,888,000	24.0	847,907	861,565
Butler Co.	838	914	\$794,416,000	\$1,051,177,000	32.3	\$84,485,000	\$115,106,000	36.2	9,810	11,404
Butler City	249	274	\$185,093,000	\$228,035,000	23.2	\$20,583,000	\$25,639,000	24.6	2,234	2,463
Butler Twp.	183	172	\$285,390,000	\$304,813,000	6.8	\$28,619,000	\$31,862,000	11.3	3,379	3,270
Cranberry Twp.	11	13	\$4,879,000	\$15,344,000	214.5	\$880,000	\$1,891,000	114.9	182	205
Slippery Rock	33	40	\$29,336,000	\$39,899,000	36.0	\$3,238,000	\$4,897,000	51.2	481	747
Zelienople	50	51	\$50,828,000	\$67,893,000	33.6	\$5,520,000	\$6,054,000	9.7	450	524
Balance of Co.	312	364	\$238,890,000	\$395,193,000	65.4	\$25,645,000	\$44,763,000	74.5	3,084	4,195

Source: U.S. Census of Retail Trade

The first two lines of Table EP-11 show the relationship between Butler County and Pennsylvania. Generally, the growth of both retail sales and its payroll were about 30 percent greater in Butler than in Pennsylvania, over the five years shown. According to the same retail trade reports, Butler Township, with only 12 percent of Butler County's population, has 29 percent of its retail sales.

CHART EP-13

RETAIL MARKET SHARE
IN BUTLER COUNTY - 1992

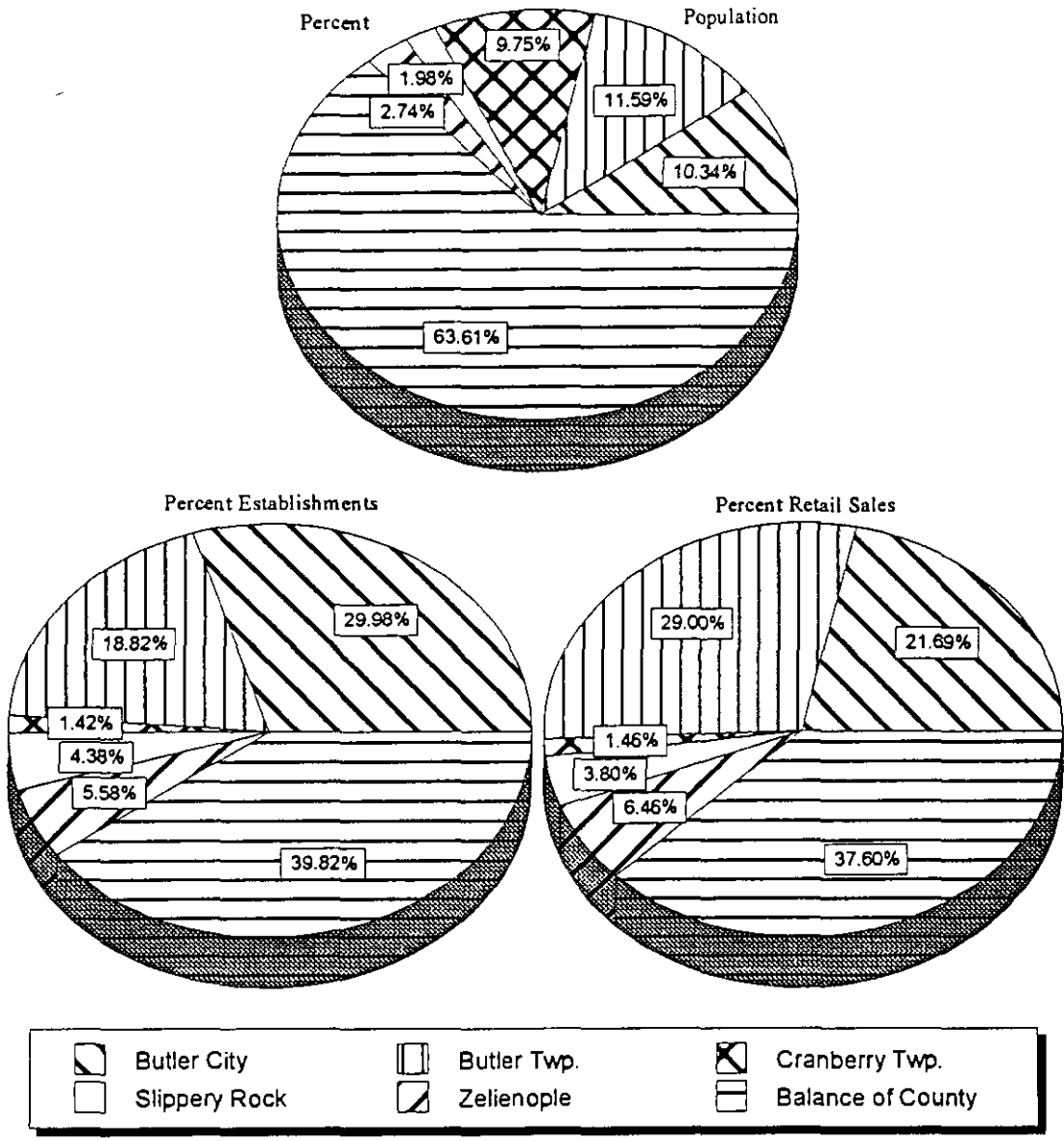


TABLE EP-12
RETAIL MARKET SHARE IN BUTLER COUNTY - 1992

Place	Population	Percent Population	Estab.	Percent Estab.	Retail Sales	Percent Sales
Butler City	15,714	10.34	274	29.98	\$228,035,000	21.69
Butler Twp.	17,625	11.59	172	18.82	\$304,813,000	29.00
Cranberry Twp.	14,816	9.75	13	1.42	\$15,344,000	1.46
Slippery Rock	3,008	1.98	40	4.38	\$39,899,000	3.80
Zelienople	4,158	2.74	51	5.58	\$67,893,000	6.46
Balance of County	96,692	63.61	364	39.82	\$395,193,000	37.60
Butler Co.	152,013	100.00	914	100.00	\$1,051,177,000	100.00

Source: U.S. Census of Retail Trade

To refine the nature of Butler County's retail trade, sales and establishments by retail classification were examined. Butler County gained 76 businesses from 1987 to 1992, 30 of those were eating and drinking places. But, not every retail class gained establishments.

Overall, sales rose for all types of businesses, though individual performance varied widely. For example, in 1987, there were 32 drug and proprietary stores in Butler County. By 1992, there were only 26 stores, but, combined sales rose \$22,021,000, a 91.43 percent increase. Once more, a national trend toward fewer, but larger, establishments is demonstrated. Apparel stores declined by one. However, once more, sales rose by \$6,304,000. Percentage wise, both building materials/hardware and furniture and fixtures had the largest increase (20 percent) in the number of establishments added between 1987 and 1992.

When the 1997 figures for retail trade become available, the pattern, shown by Table EP-12, will likely shift. Cranberry Township has seen extensive retail growth that updated data will reflect. However, it will at least be one to two years before that information is published.

TABLE EP-13
SALES SHARE FOR BUTLER COUNTY

Retail Type	Establishments			Annual Sales		
	1987	1992	Percent Change	1987	1992	Percent Change
Building Materials/Hardware	51	61	+19.61	\$56,829.00	\$79,126.00	+39.24
General Retailers	24	24	0	\$109,932.00	\$148,596.00	+35.17
Food Stores	89	98	+10.11	\$166,457.00	\$188,750.00	+13.39
Auto Sales	68	68	0	\$184,922.00	\$227,713.00	+23.14
Gasoline Service	71	71	0	\$68,785.00	\$91,760.00	+33.40
Apparel Stores	72	71	-1.39	\$22,650.00	\$28,954.00	+27.83
Furniture and Fixtures	50	60	+20.00	\$39,540.00	\$59,543.00	+50.59
Eating and Drinking Places	233	263	+12.88	\$69,069.00	\$101,603.00	+47.10
Drug and Proprietary	32	26	-18.75	\$24,084.00	\$46,105.00	+91.43
Miscellaneous Retailers	148	172	+16.22	\$53,148.00	\$79,027.00	+48.69

Source: U.S. Census of Retail Trade

Table EP-13 shows that Butler County's annual retail sales increased in all retail classifications from 1987 to 1992. The number of establishments for each retail type, however, did not increase proportionately to annual sales. In fact, only five retail types had an increase in the number of establishments. As previously postulated, this is due to "big-box" retailers (i.e., Wal-Mart and Lowes, as an example) that add up to fewer stores with more floor area and much larger sales.

Service Sector: The Service sector is also important to Butler County. While Butler County is below the norm in service industries as a percent of employees and percent of annual payroll, over one quarter (26.04 percent) of all Butler County's workforce are in the service industries, and over one fifth (21.07 percent) of the annual payroll, \$248,976,000, was generated by these services. Comparatively, Pennsylvania's service industries employed 36.02 percent of the total workforce and accounted for 33.58 percent of the total annual payroll. It is important to point out that on average, in Butler County, service jobs payed 24 percent below the total average salary of \$23,287.

*In
Butler County,
service jobs
payed
24 percent
below the
average salary
of \$23,287.*

TABLE EP-14
SERVICE MARKET SHARE IN BUTLER COUNTY

Industry	Establishment Share		Receipt Share	
	PA	Butler Co.	PA	Butler Co.
Lodging Services	1.96%	2.55%	3.90%	6.14%
Personal Services	12.60%	13.08%	4.13%	5.00%
Business Services	15.13%	13.19%	20.03%	12.91%
Auto Repair	10.38%	13.77%	6.16%	17.36%
Miscellaneous Repair	3.50%	4.05%	2.82%	6.30%
Recreation and Amusement	5.79%	7.99%	4.99%	NA
Health Services	28.32%	26.50%	25.96%	35.45%
Legal Services	7.74%	5.21%	9.04%	3.25%
Social Services	3.05%	3.47%	1.46%	3.03%
Professional Services	11.53%	10.19%	21.51%	10.56%
Total	100.00%	100.00%	100.00%	100.00%

Source: Census of Service Industry, 1992

The County's service sector concentrations were in business, auto repair, health, and professional services. In this, Butler seems to parallel the Commonwealth, although, a few of the individual services did have significant variations. For example, the County had an 11.2 percent greater share in auto repair than the State. And, the State's professional services were 10.95 percent greater than the County's. The County lagged behind the State in business, legal, and professional services but surpassed the State in lodging, miscellaneous repair, and health services. Overall, the County's service sector is a significant economic element.

Manufacturing: The findings of the County Business Patterns (see Table EP-8) showed manufacturing as the single most important economic force in Butler County. For 1994, manufacturing employed the highest percentage of workers. By far, manufacturing had the highest percentage (35.81 percent) of the annual payroll, and had the highest average salary by more than \$5,100. Manufacturing in Butler County also had higher percentages of employees, payroll, and salary than Pennsylvania.

*In 1994,
manufacturing in
Butler County had higher
percentages of employees,
payroll, and salary than
Pennsylvania.*

At least slight gains were made in all manufacturing, except for printing and publishing, from 1987 to 1994 (see Table EP-15). In durable goods industries, the most significant numeric and percentage gain was in fabricated metals (+527 employees, 68.09 percent).

In this sea of change and shifting sectors, what is really important to the community is the wages of its citizens. It is necessary to see if the growth sectors have wage rates comparable to declining sectors. The following information was taken from the 1987 and 1994 editions of the County Business Patterns.

TABLE EP-15
AVERAGE ANNUAL MANUFACTURING WAGES
IN BUTLER COUNTY

1987				
Industry	Establishments	Employees	Total Annual Payroll	Average Salary Per Employee
Butler County				
Food Products	12	165	\$2,533,000	\$15,351.52
Lumber and Wood Products	17	98	\$1,872,000	\$19,102.04
Printing and Publishing	22	520	\$10,020.00	\$19,269.23
Petroleum and Coal Products*	7	NA	NA	NA
Stone, Clay, and Glass Products	27	993	\$24,039.00	\$24,208.46
Primary Metal Industries*	14	NA	NA	NA
Fabricated Metal Products	28	774	\$17,098.00	\$22,090.44
Industrial Machinery and Equipment	45	1,400	\$40,839.00	\$29,170.71
Instruments and Related Products	7	1,078	\$24,689.00	\$22,902.60
Pennsylvania				
Food Products	1,129	82,141	\$1,775,080.00	\$21,610.16
Lumber and Wood Products	1,408	26,510	\$495,918.00	\$18,706.83
Printing and Publishing	973	83,263	\$1,836,778.00	\$22,059.95
Petroleum and Coal Products	166	7,592	\$255,699.00	\$33,680.06
Stone, Clay, and Glass Products	877	40,488	\$1,005,052.00	\$24,823.45
Primary Metal Industries	87	74,141	\$2,230,914.00	\$30,090.19
Fabricated Metal Products	1,957	94,538	\$2,340,083.00	\$24,752.83
Industrial Machinery and Equipment	2,648	98,639	\$2,576,617.00	\$26,121.69
Instruments and Related Products	465	35,172	\$917,951.00	\$26,098.91
1994				
Industry	Establishments	Employees	Total Annual Payroll	Average Salary Per Employee
Butler County				
Food Products	15	158	\$2,986,000	\$18,898.73
Lumber and Wood Products	19	125	\$2,457,000	\$19,656.00
Printing and Publishing	21	529	\$10,616.00	\$20,068.05
Petroleum and Coal Products	4	484	\$20,888.00	\$43,157.02
Stone, Clay, and Glass Products	28	1,162	\$36,881.00	\$31,739.24
Primary Metal Industries	11	2,926	\$153,918.00	\$52,603.55
Fabricated Metal Products	39	1,209	\$36,291.00	\$30,017.37
Industrial Machinery and Equipment	51	1,403	\$49,323.00	\$35,155.38
Instruments and Related Products	10	1,038	\$36,072.00	\$34,751.45
Pennsylvania				
Food Products	1,073	80,513	\$2,247,335.00	\$27,912.70
Lumber and Wood Products	1,575	28,410	\$645,648.00	\$22,726.08
Printing and Publishing	2,541	83,967	\$2,401,626.00	\$28,602.02
Petroleum and Coal Products	154	6,711	\$299,140.00	\$44,574.58
Stone, Clay, and Glass Products	824	33,493	\$1,068,316.00	\$31,896.69
Primary Metal Industries	513	69,346	\$2,646,596.00	\$38,165.09
Fabricated Metal Products	1,856	79,671	\$2,442,883.00	\$30,662.14
Industrial Machinery and Equipment	2,724	83,840	\$2,875,884.00	\$34,302.05
Instruments and Related Products	589	34,629	\$1,161,766.00	\$33,548.93

*Suppressed receipts by the Department of Commerce to protect anonymity

Source: County Business Patterns, 1987, 1994

Table EP-15 shows a quite varied and uneven picture. In two categories, Printing and Publishing (products) as well as Lumber and Wood Products, had only marginal gains. Most other categories had more robust increases. However, with only two exceptions (Primary Metals and Industrial Machinery), the 1994 State average salary was higher than Butler's.

Because of the importance of manufacturing to the local economy, it is appropriate to look at the industrial sectors and their proportion of the total Countywide industrial jobs. Major industries with 20 or more employees in Butler County are shown by Table EP-16.

TABLE EP-16
MAJOR INDUSTRIES IN
BUTLER COUNTY

Industry	Employees	Share of Employment
Food and Kindred	158	3.13%
Lumber and Wood Products	125	2.48%
Printing and Publishing	529	10.49%
Rubber and Plastic Products	458	9.08%
Stone, Clay and Glass Products	1,162	23.04%
Fabricated Metal Products	1,209	23.97%
Industrial Machinery and Equipment	1,403	27.82%
Total	5,044	100.00%

Source: County Business Patterns, 1994

The major area where the County is particularly weak is in lumber and wood products. This can be expected, as Butler County lies southwest of the State's best hardwood resources. Also, many wood products businesses often prefer more rural counties or small-town locations, such as Forest County.

Wholesale Trade: This sector of the Butler economy is slowly increasing in importance. According to past and current Census publications, it has grown from about 7 percent to nearly 10 percent of all non-public employment in Butler County. This is likely due to the easy access to I-79 and the Pennsylvania Turnpike. Unfortunately, in the 1987 Census of Wholesale Trade, much of the County's statistics were suppressed because of confidentiality requirements. In 1992, that report indicated 4,266 people were employed in wholesale trade for the County, with total sales of \$1.8 billion.

The County Business Patterns of 1987 and 1994 show a growth of employment of 76 percent for that sector, nearly three times the gains in overall employment. It also should be noted that annual average wages - again measured by the County Business Patterns (1994) - were \$30,188. Only the manufacturing sector ranked above this endeavor. Per the Census data, wholesale trade is definitely a growth segment of Butler's economy.

SUMMARY:

- ▶ From 1984 to 1994, Butler County's average wages dropped 4 percent, and the State gained 4 percent
- ▶ Median household income for the County is nearly the same as State median income.
- ▶ Income by household tends to rise at middle age and then declines sharply on retirement
- ▶ Local unemployment rates historically parallel State and Federal levels
- ▶ Retail trade and services make up half of Butler's workforce; manufacturing is about 20 percent
- ▶ Retail sales in Butler County have been growing faster than sales at the State level
- ▶ Manufacturing wages average the highest pay in Butler County
- ▶ Most manufacturing wages compare favorably with State averages
- ▶ Wholesale trade is an increasingly important segment of Butler County's economy.

TRANSPORTATION

TRANSPORTATION



Quality transportation services provide more than a means for accessing places in Butler County. Good roads (smooth, available, get you where you want to go, etc.), on time and reliable public transportation, quality rail service, and convenient/safe air travel are necessary for modern living. Quality transportation adds to the County's economy by providing several options for large and small businesses to import and export both people and products as needed in today's global economy. Physically and aesthetically, quality transportation will help the County to better plan its development. Transportation plans can keep rural what should be rural and help to better develop the County's urban areas. The Transportation section is, by far, one of the most important elements of a comprehensive plan. Available transportation resources play key roles for current and future planning decisions. In its transportation planning, the County is in partnership with the Southwest Pennsylvania Regional Planning Commission (SPRPC). Designated as a Metropolitan Planning Organization, SPRPC acts as an intermediary between Butler County and the Pennsylvania Department of Transportation.

Quality transportation adds to the County's economy by providing several options for large and small businesses to import and export both people and products as needed in today's global economy.

The scope of this Background study is to identify and report on the current transportation systems in the County, including road, rail, and air. The highway section of this Background study will identify major State Traffic Routes according to the Functional Classification System; identify major regional transportation projects; report on current road conditions and traffic accidents as they relate to the State Roads in the County and; it will identify public transportation opportunities in the County.

ROADS AND HIGHWAYS

Because of the predominance of the personal auto and the use of trucks for moving freight, highway transportation is the single most important transportation topic for Butler County.

Because of the predominance of the personal auto and the use of trucks for moving freight, highway transportation is the single most important transportation issue for Butler County.

PennDOT reports there are 2,218 miles of roads in Butler County and over four million vehicle trips daily. The 658 miles of State-controlled roads are, by far, the most critical for Butler, as they account for over 80 percent of all vehicular travel.

Beyond the ownership of a road, State versus local, the system is further categorized by its type of use.

There are various categories of roads classified by function. They were developed by the Federal Highway Administration some years ago.

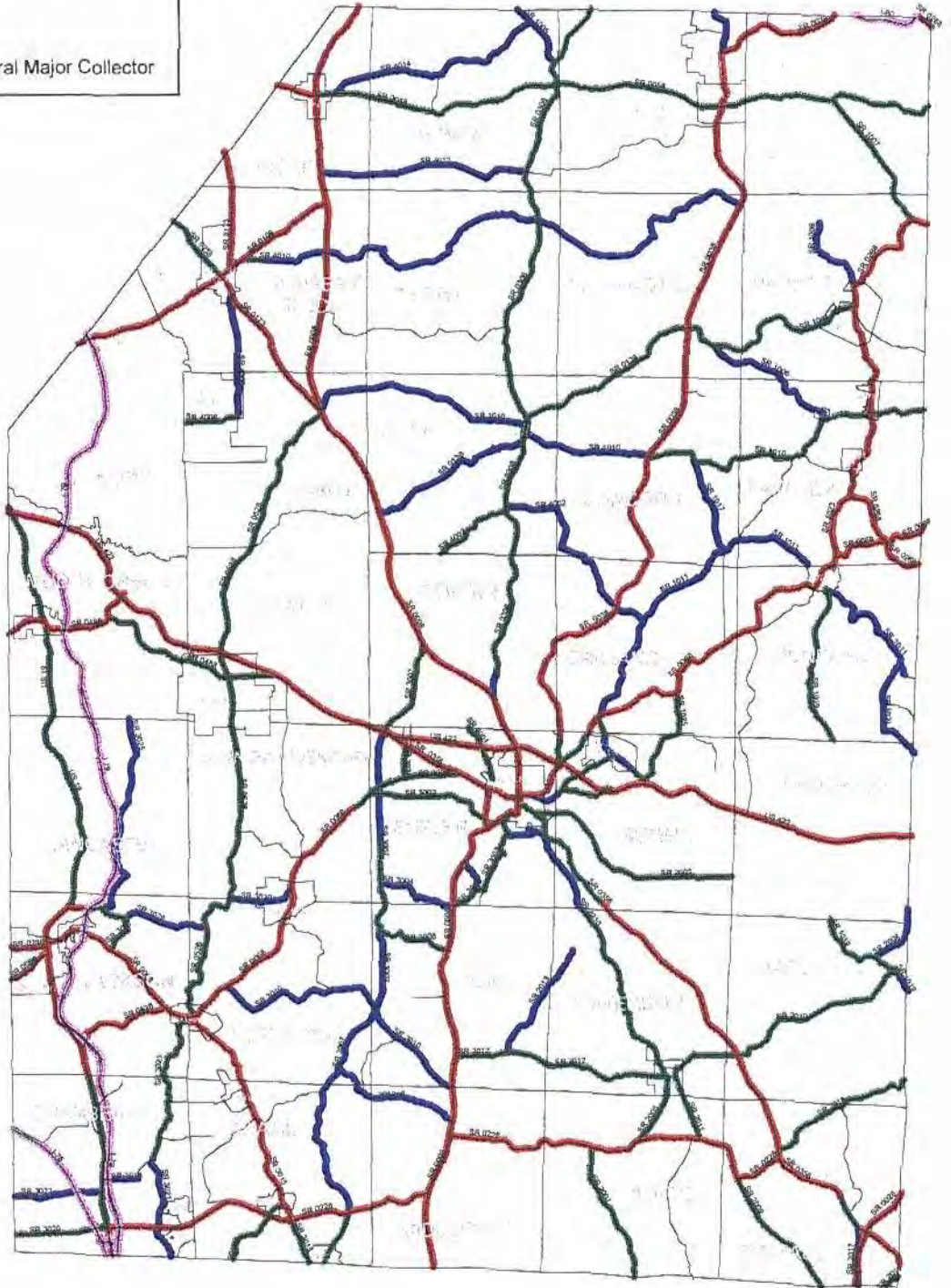
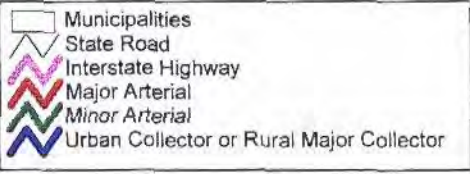
FUNCTIONAL CLASSIFICATION SYSTEM

<u>System</u>	<u>Service Provided</u>
Arterial	Serves long distance through trips often statewide or interstate in nature. These include such obvious examples as the Interstate System and major U.S. routes. Often divided into major I-79 and minor (PA 138) arterials.
Collector	Collects traffic from local roads and connects to arterials. Also, connects important towns or "trip-ends" (places to work, shop, etc.) on an intra-county basis. Sometimes divided between major and minor collectors.
Local	Primarily designed to serve as access to adjacent land, with little emphasis on mobility or through traffic.

Source: HIGHWAY FUNCTIONAL CLASSIFICATION, CONCEPTS, CRITERIA AND PROCEDURES, U.S. Department of Transportation, Federal Highway Administration, March 1989

Over the years, these classifications have been slightly modified but they remain the basis for contemporary road designations.

BUTLER COUNTY STATE ROUTE BY FUNCTIONAL CLASSIFICATION



The preparation of this map was financed in part through a SPAG grant from the Department of Community and Economic Development under the provisions of Act 5A approved June 30, 1995, as administered by the Bureau of Community Planning, Pennsylvania Department of Community and Economic Development.

TABLE T-1
ROADWAY VOLUMES AND CLASSIFICATION

Name	Classification	Lanes	AADT ¹ (Low-Hi Range)	Percent Truck ²
Interstate 79	Arterial	4 Lane Divided	11,827-23,314	13-20
Interstate 80	Arterial	4 Lane Divided	15,688	41-44
US 422 (Benjamin Franklin Hwy)	Arterial	2 Lane Non-divided - 4 Lane Divided	6,738-14,149	6-23
US 19 (Perry Hwy)	Arterial	2 Lane Non-divided - 4 Lane Divided	3,853-37,214	5-13
PA 8 (William Flinn Hwy)	Arterial	2 Lane Non-divided - 4 Lane Divided	3,767-20,210	2-14
PA 28	Arterial	2 Lane Non-divided - 4 Lane Divided	4,109-4,937	9-18
PA 58	Arterial	2 Lane Non-divided	555-4,321	4-19
PA 108	Arterial	2 Lane Non-divided	3,466-7,826	6-19
PA 173	Arterial	2 Lane Non-divided	5,163-10,150	6-10
PA 38	Arterial	2 Lane Non-divided	1,813-6,405	4-14
PA 138	Minor Arterial	2 Lane Non-divided	687-4,521	8-9
PA 268	Arterial	2 Lane Non-divided	1,717-6,602	7-22
PA 68	Arterial Minor Arterial	2-3 Lane Non-divided	2,178-25,015	3-11
PA 356	Arterial	2 Lane Non-divided - 4 Lane Non-divided	3,327-18,202	4-9
PA 228	Arterial	2 Lane Non-divided - 4 Lane Non-divided	2,077-17,147	4-16

¹Annual Average Daily Traffic; where applicable, AADT was combined for divided highways.

²PennDOT/SPRPC estimates

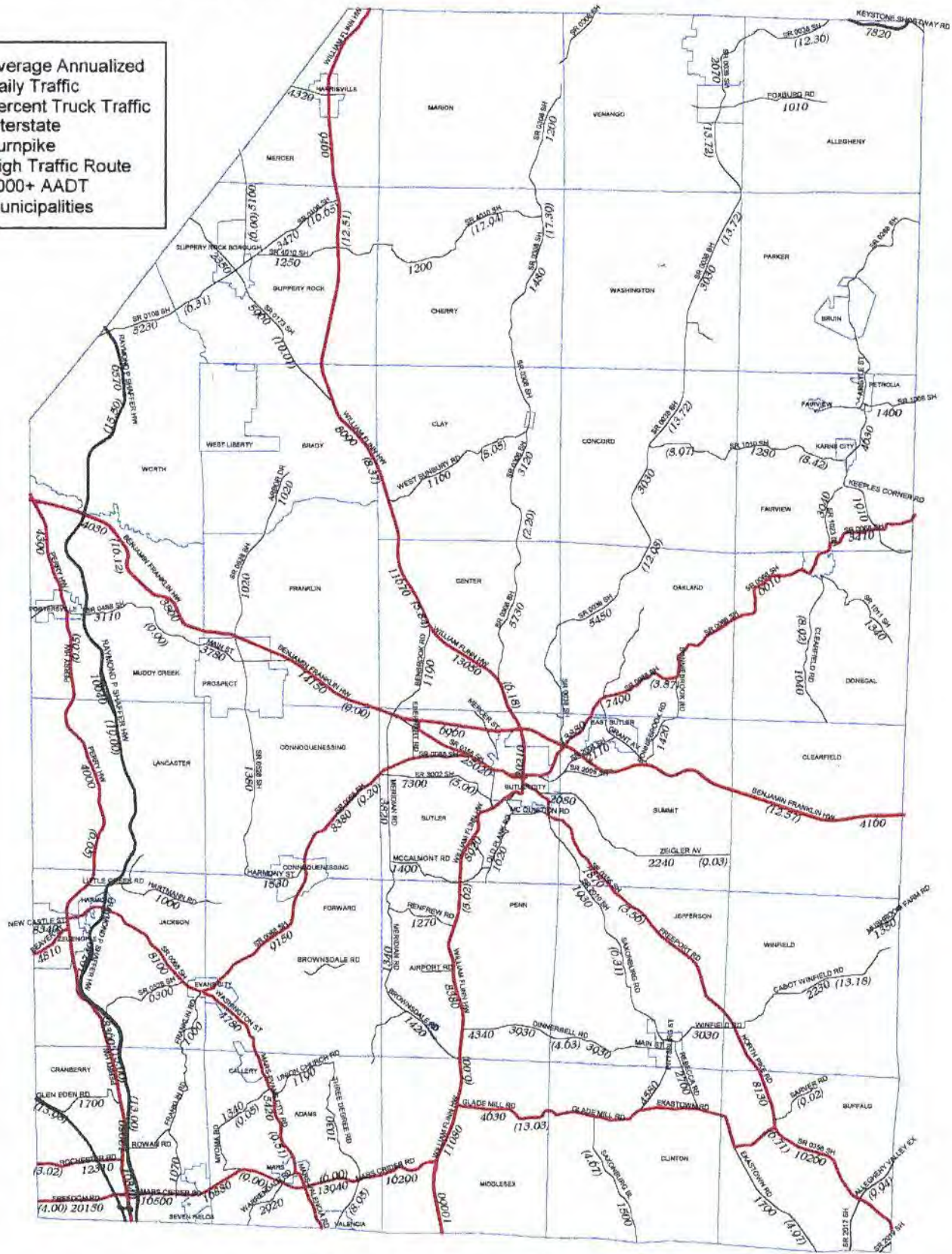
Source: SPRPC and PennDOT

The foregoing table lists only numbered traffic routes. There are also State Routes which function as collectors and are important to the County transportation network. A lack of

BUTLER COUNTY: DAILY TRAFFIC COUNTS AND PERCENT TRUCK TRAFFIC

1020 Average Annualized Daily Traffic
(5.34) Percent Truck Traffic

- Interstate
- Turnpike
- High Traffic Route
- 1000+ AADT
- Municipalities



Source: SPRPC Data Files

space does not permit a detailed discussion of each road, but the plate, Butler County, Functional Road Classification does illustrate the network.

Butler County has an excellent geographic location in regard to road networks. I-79 traverses in a north/south direction through the State of Pennsylvania and the County. It is a four-lane limited-access freeway. In total, I-79 serves just more than 12,200 vehicles daily in the northern part of the County to more than 23,300 vehicles a day in the southern part of the County. It carries a volume of truck traffic ranging from 13 percent to 20 percent. Regionally, this road provides a convenient Interstate link to Pittsburgh as well as Erie. For Butler County, there are six interchanges, at Cranberry, Evans City, Zelienople, Prospect/Portersville, Butler/New Castle, and Slippery Rock. It is important to note that highways are more than conduits for vehicles. They can have a profound effect on land use and development. Interstate 79 is such a road. Nearly the entire I-79 corridor is a growth area in Butler County, especially the southern portion, Cranberry Township. I-79 was also a primary influence on the location for Grove City Factory Shops, a major regional shopping center.

Interstate 80 just passes through the extreme northeast corner of the County. Even though there are no direct I-80 Interchanges, there are three in close proximity. The junction of I-80 and State Route 8 at Barkeyville and Exit 4 (Clintonville) are in Venango County, just north of the County line, while Exit 5 (Emlenton) is nearly on the Venango, Butler border. Interstate 80 is an arterial that crosses the United States in an east/west direction from coast to coast. In Butler County, it is a four-lane divided highway. I-80 has an average daily traffic count of 15,688 vehicles, with more than 42 percent of that composed of trucks. Unlike I-79, I-80 has not had a dramatic land use impact on the County. Beyond scattered commercial and industrial development, there has been little development generated by that highway.

Interstate 76, part of the Pennsylvania Turnpike system, traverses the State and County in an east/west direction, and is a four-lane highway. Each direction of this limited-access facility has two 12-foot traffic lanes separated by a median strip. Interstate 76 is classified as an arterial and has a single interchange in Cranberry Township in the extreme southwest section of Butler County. As I-76 is part of the PA Turnpike Commission system and not a PennDOT highway, traffic count data was not readily available.

In addition to the Interstate highways, several other road systems play dominate roles in the County's transportation network. Route 422 is a major traffic handler in the area. It crosses Butler County from Muddy Creek Township in the west to Clearfield Township in the east. And, it is identified

*Butler County
has an
excellent
geographic
location in
regard to road
networks.*

by both PennDOT and SPRPC as an arterial. According to traffic data, vehicle counts along US 422 in southeast Franklin Township are as high as 14,149 autos per day (about 9 percent is truck traffic). Where US 422 crosses northern Muddy Creek Township, the PennDOT-reported AADT drops to 6,738 vehicles (about 23 percent truck traffic).

A second major highway in the County is Route 8. This State Route runs the entire north/south length of the County from Middlesex Township, in the south, to Mercer Township, in the north. According to PennDOT, volumes between Route 356 and the north border of the City of Butler are 20,210 vehicles a day, with 3.3 percent truck traffic. From State Route 58 north, the AADT is listed as 3,767, with 14 percent of that truck traffic.

Yet another major highway is Perry Highway (US 19). This corridor runs north and south in the extreme west part of the County and is roughly parallel to Interstate 79. The highest traffic count along Route 19 occurs south of Freedom Road to the Allegheny County border (Cranberry Township) and averages more than 37,200 vehicles daily.

The Allegheny Valley Expressway, Route 28, has only a small segment in Butler County. This freeway originates in the Pittsburgh area and terminates near Kittanning. Though its impact is not as dramatic as I-79, certainly, development pressures in the Buffalo Township, Saxonburg area are influenced by this highway.

Other principal State Road Traffic Routes in the County include: 58, 108, 173, 38, 138, 268, 68, 356, and 228. See Table T-1 for vehicular volumes and classification of these roads.

While Butler County itself has no roads to maintain, it does have numerous bridges. In all, there are over 140 bridges in the County's inventory. Many are small rural structures which can be maintained by the five-person bridge crew. Others are more critical structures which require contract work and often receive Federal and State assistance.

Overall, Butler County has an excellent transportation network, with a major north-south Interstate within its borders, while it is bracketed by two east-west Interstates. The City of Butler is the focal point for Route 422 and Route 8. This network serves the most developed segments of Butler County.

Unfortunately, other portions of Butler County are not so well served. Boyers, Saxonburg, Chicora, Slippery Rock, Petrolia, along with other smaller communities are on two-lane facilities. Often the roads have excessive hills and curves.

Road Projects/Conditions

From a planning standpoint, one of the most important aspects of sensible development is the ease of accessibility to and from a destination through proper traffic route design. Almost as important as the accessibility is the condition of the roads leading to and from those destinations. Poor road conditions can lead to lost development and the poor routing of traffic. Though the concern of a Background report is to discuss current conditions, it is important to identify improvement projects that are already scheduled, primarily intended to remediate poor road surfaces. In discussions with PennDOT personnel, such information was developed. A list in the Appendix identifies PennDOT's projects that are already scheduled for the State Routes in Butler County. These involve one highway restoration, 16 resurfacing projects and 35 leveling and sealing contracts.

In addition to these projects, there are significant transportation initiatives set forth by SPRPC. At this time, these projects can be identified as long range (i.e., from the present to 2015). They are a part of nearly 200 separate regional activities which have a price tag of \$14.7 billion.

TABLE T-2
MAJOR TRANSPORTATION PROJECTS IN
REGIONAL LONG-RANGE PLAN

<u>Approximate Location</u>	<u>Project Name</u>	<u>Description</u>	<u>Miles</u>	<u>Cost*</u>
Butler County	Route 422	Major widening	5.7	17.1
Butler County	Butler South	Upgrade circumferential roads	25.0	25.0
Cranberry Township	I-79/Turnpike Interchange	Direct Interchange	0.5	30.2
Beaver/Butler	Crows Run	Road Improvements	21.0	130.0

*In Million Dollars

Source: A Region on the Move, SPRPC

TRAFFIC ACCIDENTS

With any transportation mode, it is important to consider safety. Using Commonwealth accident data (via SPRPC), highway accident records for a four-year period were examined, the years 1992 to 1995 inclusive. Accident data is taken from police reports. Usually, such information is quite accurate. Occasionally, there is confusion relative to road names, which makes exact location event difficult. Yet, even with any shortcomings, accident records are valuable. It often is an indication of problems at specific locations. Problems which may be remedied via highway projects.

Fatalities

Perhaps the first issue relative to highway safety is that of fatalities. Over the four-year period in question, the records show a total of 64 traffic fatalities in Butler County. Twenty-nine of the County's municipalities had fatal accidents occur within their borders during this time period.

The following fatality data also includes the number of total accidents at that site. The total accident information will aid in determining if the fatality was an isolated incident or part of a larger problem that warrants further action. Sometimes accidents are a function of traffic volume. However, there may also be physical aspects which contribute to accidents. The following list sets forth these incidents. If a municipality is omitted from this list, it had no fatalities reported. Please note: For the purpose of this listing, TR = Traffic Route and SR = State Road.

1. **Adams Township:**

Mars Crider Road (TR 228), Adams Township, 10 accidents and one fatality at the "Y" intersection of Mars Crider Road and Crider Road (SR 3017). Crider Road intersects 288 on a bend and at a bad sight angle.

Mars Crider Road (TR 288), Adams Township, 16 accidents and one fatality at the "T" intersection of 228 and Warrendale Road (SR 3019).

2. **Allegheny Township:**

Four accidents and one fatality on SR 38 in Allegheny Township, just south of the Venango County border.

3. Brady Township:

SR 528 (Arbor Drive), Brady Township, 4 accidents and one fatality at the intersection of Arbor Drive and Staff Road. There is a bad sight angle for people traveling north on Arbor Drive trying to see westbound traffic that is east of the intersection.

Eighteen accidents and one fatality at the "Y" intersection of TR 173 and Route 8 in Brady Township. There are poor sight lines.

Five accidents and one fatality at the intersection of Route 8 and Turk Road in Brady Township.

4. Buffalo Township:

Sarver Road (SR 228), Buffalo Township, 2 accidents and one fatality at the "Y" intersection of 228 and Helper Road. Helper Road intersects Route 228 east at an acute angle.

Buffalo Township, one accident and one fatality along SR 2017 in Buffalo Township.

Four accidents and one fatality at the "Y" intersection of SR 356 and Younkins Road in Buffalo Township.

5. Butler City:

City of Butler, 9 accidents and one fatality on Route 8 south, where it narrows to a single lane each direction, north of Campbell Street.

6. Butler Township:

Butler Township, 6 accidents and one fatality at the "Y" intersection of Route 8 north and SR 3005 (Three Degree Road). The sight line angles are poor where SR 3005 connects to Route 8.

Five accidents and one fatality at the intersection of Route 422 and SR 3007 (Benbrook Road) in Butler Township.

7. Center Township:

Center Township, 3 accidents and one fatality at the intersection of SR 308 (West Sunbury Road) and Rider Church Road.

8. Cherry Township:

SR 4010 in Cherry Township, 2 accidents and one fatality.

9. Clay Township:

SR 138 (West Sunbury Road), 4 accidents one fatality at the "T" intersection of SR 138 and Route 8 in Clay Township.

SR 308 in Clay Township had three accidents and one fatality, just north of SR 4002.

10. Clinton Township:

Glade Mill Road (TR 228), Clinton Township, 4 accidents one fatality at the "T" intersection of 228 and Deer Creek Road.

11. Connoquenessing Borough:

Five accidents and one fatality at the intersection of TR 68, SR 3030 (Harmony Street), and Connoquenessing Road at the border of Connoquenessing Borough and Connoquenessing Township.

12. Connoquenessing Township:

Five accidents and one fatality at the intersection of TR 68 and Kriess Road in Connoquenessing Township.

13. Cranberry Township:

I-79 Cranberry Township, 2 accidents, one fatality on the northbound lane, north of the Rowan Road overpass.

14. Fairview Township:

SR 1023, 10 accidents and 2 fatalities on SR 1023 at the "Y" with Route 68 in Fairview Township.

SR 1023 (Fairmont Road), 8 accidents and 2 fatalities on SR 1023 at the "T" intersection with TR 268 (Keeples Corner Road) Fairview Township.

Three accidents and one fatality at the intersection of TR 68 and TR 268 (Keeples Corner Road) in Fairview Township.

15. Franklin Township:

TR 488, 7 accidents and one fatality at the "Y" intersection of 488 and Route 422.

Franklin Township, 7 accidents and one fatality on Route 422 where TRs 488 and 3029 (Dick Road) connect with Route 422.

16. Harrisville Borough:

Four accidents and one fatality at the intersection of TR 58 (Mill Street) and Route 8 (Main Street) in the Borough of Harrisville.

17. Jefferson Township:

Route 356, 7 accidents and 2 fatalities where 356 crosses between Jefferson and Summit Townships.

Jefferson Township, west of Saxonburg at the "Y" intersection of SR 2007 (Dinnerbell Road) and Ohara Road, 10 accidents and one fatality. There are poor sight lines as Ohara connects to Dinnerbell Road.

Jefferson Township, five accidents and one fatality at the "T" intersection of SR 356 (Freeport Road) and Burtner Road.

18. Lancaster Township:

I-79 Lancaster Township, 4 accidents and one fatality, southbound lane of I-79.

Five accidents and one fatality at the "T" intersection of Route 19 and Camp Run Road in southern Lancaster Township.

19. Mercer Township:

Five accidents and one fatality on Route 8 in Mercer Township, at the Butler/Venango County border.

20. Middlesex Township:

Middlesex Township, 8 accidents and one fatality at the "T" intersection of Route 8 north and Central Drive.

21. Muddy Creek Township:

I-79 Muddy Creek Township, 26 accidents and one fatality, northbound exit at the 422 Interchange.

I-79 Muddy Creek Township, 2 accidents, one fatality southbound lane, I-79 north of 488.

Muddy Creek Township, 2 accidents and one fatality on Route 19 (Perry Highway), just north of Portersville.

Five accidents and one fatality on SR 488 in Muddy Creek Township. Bad 90-degree bends.

Muddy Creek Township, 3 accidents and one fatality on Route 19 (Perry Highway), just south of Portersville.

22. Parker Township:

Parker Township, 4 accidents and one fatality on SR 268, south of SR 1007. There is no intersection; however, there are private drives on both sides of the road.

Parker Township, west of Bruin, 2 accidents and one fatality on SR 1004.

23. Penn Township:

SR 8 Penn Township, 14 accidents and one fatality at the intersection of 8 north and SR 3004 (McCalmont Road West/Three Degree Road East).

One accident and one fatality on Route 8 in Penn Township.

24. Petrolia Borough:

"T" Intersection of SR 1006 and Main Street (SR 268 north) - Petrolia, 6 accidents and 2 fatalities (combination of driver, road, and speed).

25. Portersville Borough:

Seven accidents and one fatality on TR 488, along the west border of Portersville Borough and Muddy Creek Township.

26. Slippery Rock Township:

Slippery Rock Township, 4 accidents and one fatality on TR 173, just north of Brady Township.

Slippery Rock Township, 4 accidents and one fatality at the "T" intersection of TR 108 and Route 8 in northern Slippery Rock Township.

Slippery Rock Township, one accident and one fatality at the intersection of Route 8 and SR 4010 (Branchton Road).

One accident and one fatality at the intersection of Route 8 and Ralston Road, Slippery Rock Township.

27. Summit Township:

Route 422, 5 accidents, 5 fatalities, all in the eastbound lane, Summit Township.

Summit Township, Intersection of Route 422 west and SR 1025 (Bonniebrook Road), 23 accidents and 2 fatalities. Steep hill off Bonniebrook onto 422.

Summit Township, 4 accidents and one fatality on TR 38 in western Summit Township

28. Venango Township:

Cemetery Road (TR 38) in Venango Township - 2 accidents and one fatality at the "T" intersection of 38 and Oneida Valley Road (SR 4012), just south of Eau Claire.

29. Washington Township:

TR 38 (Oneida Valley Road), Washington Township, 2 accidents and one fatality at the intersection of 38 and Parker Road.

Washington Township, 5 accidents and one fatality on TR 138 at the intersection of TR 138 and TR 38.

From an examination of these 29 municipalities, there are seven intersections which had 10 or more accidents. They include:

- I-79 at Route 422 (northbound exit), 26 accidents, one fatality
- TR 173 and TR 8, 18 accidents, 1 fatality
- TR 288 and Warrendale Road, 16 accidents, 1 fatality
- TR 8 and McCalmont Road, 14 accidents, 1 fatality
- TR 68 and SR 1023, 10 accidents, 2 fatalities
- TR 228 and Crider Road, 10 accidents, 1 fatality
- Dinnerbell Road and Ohara Road, 10 accidents, 1 fatality

The preceding data were essentially intersectional accidents with at least one fatality. Because of the findings, this approach was broadened to search for all high accident areas.

Through the use of thematic mapping, a map was developed to synthesize the traffic accident data compiled for Butler County. In an effort to identify concentrated traffic accident areas, road segments or intersections with ten or fewer accidents were excluded from the analysis. Three traffic accident categories were determined. First were road segments or intersections having 11-15 accidents, the second classification was 16-20 accidents, and the final classification being 21 or more accidents. Any road segment or intersection that fell into the latter two categories was identified as a "High Accident Area."

Geographic locations with high accident rates are shown on this plate. The Butler Area, Route 8, Route 173, I-79, Route 19, Route 422, Route 228, and Route 356 all have high accident areas. The fatality-high accident areas were included on the plate showing high incidents of accidents. Together, these create a significant graphic to ponder for highway plans.

As noted above, many of these road segments/intersections were visited and photographed. Photographs will be available for possible projects during the "Plan" phase.

Public Transportation

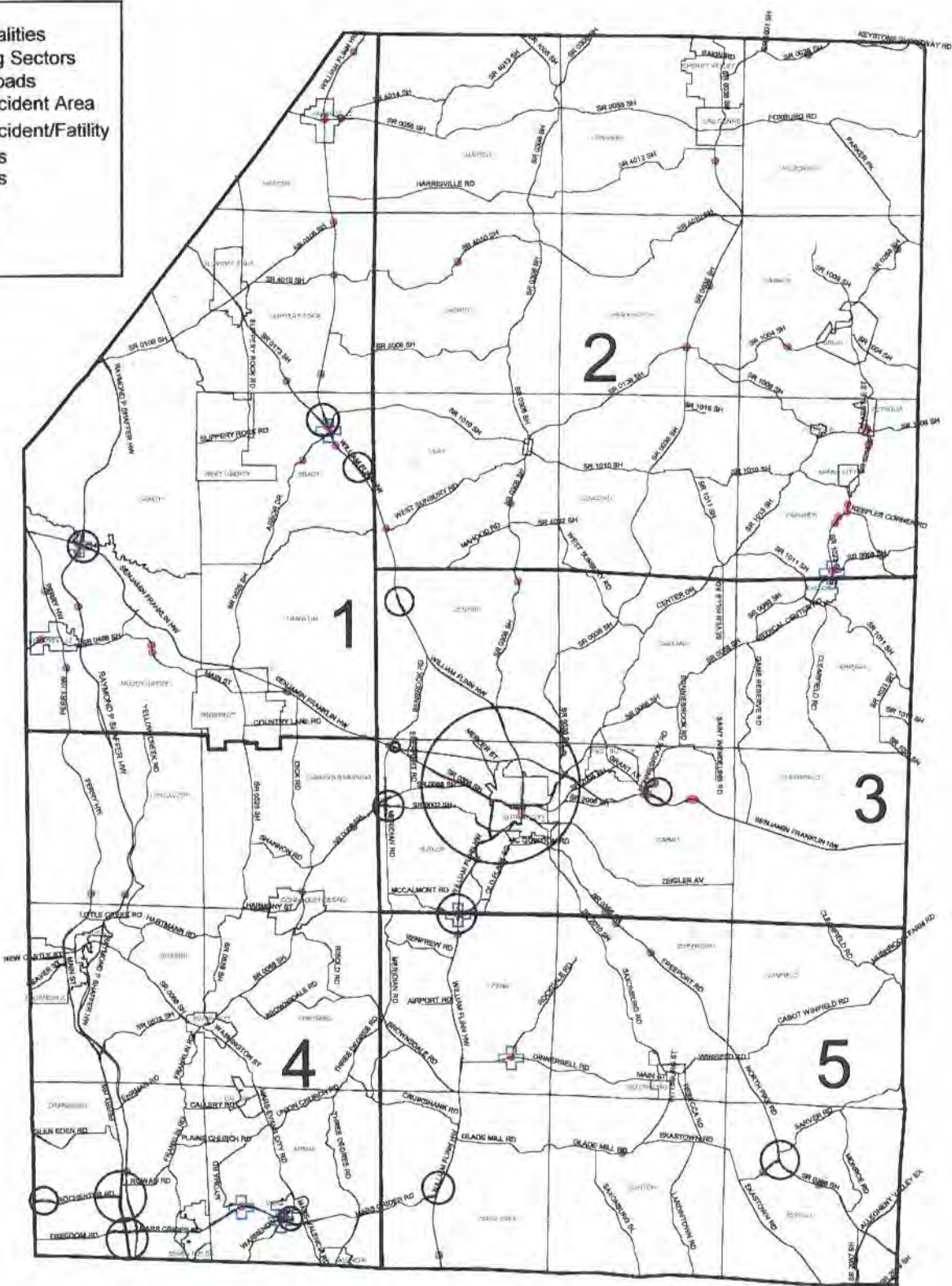


There are two principal public transportation programs operating in Butler County. The organizations involved are the Butler Township-City Joint Municipal Transit Authority and the Butler Area Rural Transit System (BART).

The Butler Township-City Joint Municipal Transit Authority is an independent organization. The Authority was incorporated in September of 1989, and has an executive director and a staff of 12 employees. These consist of six part-time operators, one subcontractor, one part-

BUTLER COUNTY TRAFFIC ACCIDENTS AND FATALITIES 1992 - 1995

- Municipalities
- Planning Sectors
- State Roads
- High Accident Area
- High Accident/Fatality
- Fatalities
- # Of Accidents**
- 11 - 15
- 16 - 20
- 21 - 55



The preparation of this map was financed in part through a SPAG grant from the Department of Community and Economic Development under the provisions of Act 5A approved June 30, 1995, as administered by the Bureau of Community Planning, Pennsylvania Department of Community and Economic Development.

time secretary for the subcontractor, two full-time management and office staff, and two part-time terminal staff.

Fleet equipment for the Authority includes four 1989 air-conditioned Chance coaches, one 1994 lift equipped Gillig bus, and one 1994 lift-equipped Collins bus. Following are some general operating statistics for the Authority, from July 1, 1995 to June 30, 1996:

Ridership:	181,601
Service Miles:	119,737
Operating Expenses:	\$374,138
Operating Revenue:	\$69,374

Operating Grants:

a.	U.S. DOT	\$123,111
b.	PennDOT	\$69,278
c.	City of Butler	\$15,000
d.	Butler Township	\$15,000
e.	Senior Citizen*	\$77,000

*Lottery funds

The four regular routes focus on the Butler City/Butler Township area. Their prime stops are residential areas, senior citizen complexes, health facilities (Butler Memorial Hospital, VA Hospital), and shopping centers (Clearview Mall, Moraine Pointe Plaza, etc.). A fifth route, the Express, services a similar City/Township area. The buses operate on one-hour headways, all emanating from downtown Butler. The basic service in the Butler area is \$.75 for adults and \$.35 for students. Due to Lottery subsidies, senior citizens normally do not have to pay a fare.

Recently, the County of Butler sponsored a new service. Although this too begins in Butler, its primary function is to serve the Cranberry, Evans City, Zelenople, Harmony areas. Stops are also made at Connoquenessing and the Northway Mall. There are three variations to the southern County transit service:

- Monday and Friday: Evans City, Harmony, Zelenople, Cranberry (4 trips per day)
- Tuesday and Thursday: Connoquenessing, Evans City, Harmony, and Zelenople (4 trips per day)

- Wednesday: Evans City, Harmony, Zelienople, Cranberry, Northway Mall (Allegheny County) (3 trips per day)

Another unique characteristic of this route is an off-corridor service. A passenger can be picked up or dropped off within one-quarter mile of the main route. However, he or she must call the previous day for this service. The base fare is \$1.25, with additional costs for travel to different zones and the off-route pickup.

The Butler Area and Rural Transit System provides for a Countywide shared-ride transportation service. The program is coordinated by the County's Community Action Program. Under a shared-ride system, clients call a day or so before service is needed to schedule a trip. Typically, trips are for medical, shopping, or social reasons. Users are primarily older citizens or handicapped persons. Funding is primarily from the State Lottery program. Vehicles for the program are stored in the Butler area. Over the past few years, there have been discussions and plans to change this operation. One approach is to consolidate the Transit Authority and BART programs. Other suggestions are less drastic and involve stationing vehicles at key points in the County to minimize "dead-heading."

RAILROADS

As with most of America, the once dominant use of rail to transport goods and people has given way to truck transport and the personal automobile. However, rail still is an important means of transportation in Butler County and throughout the United States. In fact, over recent years, the use of rail transportation has stabilized and it remains the preferred mode for the transport of bulk goods.

The Buffalo and Pittsburgh Railroad (B&P) has active trackage in Butler County. B&P's main line in the County is from the City of Butler to New Castle. This operation carries an average of 100 cars every night. From Butler, the B&P also ships cargo east to Armstrong County and north to Bruin. B&P's Butler yard moves between four and five thousand loaded cars a month and is in operation 24 hours a day, seven days a week. The primary cargo shipped out of the Butler yard is chemicals. Other cargo includes coal, automobiles, and steel. The B&P carries no livestock or passengers.

The B&P reports having several inquires into their rail services by a variety of different industries. The major limiting factor for these industries to ship by rail is access to the rail lines. The typical "modern" industrial park has only one transportation mode, trucking. Contrary to this scenario is the Bonniebrook Industrial Park which has a rail option and is on the B&P line.

It is also interesting to note that the B&P has been contacted by Canadian rail lines and industries looking for a Trans-American loading site to connect with the Pittsburgh market.

Bessemer & Lake Erie (BLE) operates a main line through Butler County. This single track main line originates from Allegheny County and travels to Mercer County. On average, the line carries 6,600 loaded cars per month, with approximately one empty hauled for every loaded car. The railroad transports only freight. The main cargo includes wood, flour, coal, coke, iron ore, plastic, steel, scrap metal, and limestone. The BLE's main line through the County is a single line; however, the railroad owns and operates two short double-track lines, one in Saxonburg and the other in Branchton. The BLE has one main-line crew in Butler County that operates seven days a week from 9:00 A.M. to 5:00 P.M. The BLE has a total of 146 teams in the region, 31 of which operate in Butler County.

TABLE T-3
BUTLER COUNTY
TO AND FROM RAIL LINE DESTINATIONS

Railroad Name	From	To	Line Name
Buffalo & Pittsburgh Railroad	Eidenau	Armstrong County	Main Line
	Wadesworth	Bruin	Northern Subdivision
Buffalo Lake Erie Railroad	Allegheny County	Mercer County	Main Line
	Branchton	Hilliards	Hilliards Br.
	Queen Junction	Armstrong County	Western Allegheny
	Marion Township	Marion Township	Coal Br.
CSX	Allegheny County	Lawrence County	P&W Subdivision
Winfield Railroad	Armstrong County	West Winfield	Winfield Railroad
	Winfield Junction	Armstrong County	Winfield Railroad
CR	Butler Junction	Armstrong County	Butler Secondary
BO	Bruin	Armstrong County	Northern Subdivision

Source: SPRPC

It is obvious, rail still has an important roll in the transporting of Butler County goods - in both raw materials and finished products. Given improved access from industrial sites to rail lines, it is likely more products/materials/goods would be shipped via rail.

AIRPORTS

In today's global economy, air travel has become convenient and commonplace, as well as a must for most industries and corporations. While most of the Tri-State's major air traffic is handled by the Greater Pittsburgh International Airport, Butler County has four public airports to meet the needs of its residents.

*In its early years, the
airport served as a base
for training Army pilots.*

Butler County Airport: Butler County Airport, owned by the County of Butler and operated by the Butler County Airport Authority, is the fifth busiest general aviation airport in western Pennsylvania. Formerly known as Butler Graham, and Pittsburgh-Butler Airport, it began operation in 1929. In its early years, the airport served as a base for training Army pilots. It is located on a 230-acre plateau site in Penn Township, approximately seven miles south of Butler.

The airport is classified as a public/business airport and serves the public, local businesses, and the recreational flyer. Since the airport was established, it has experienced a steady rate of growth among all categories of users. Surrounding the airport is a low density residential development with some residents having private planes and hangars along the runway. These private hangars are constructed to look like garages, thus keeping with the existing community scape. Its location, near State Route 8, is convenient to not only the Butler area, but also the north Pittsburgh suburban population.

The Butler County Airport has a single bituminous runway that is oriented in an east-west position. This runway measures 4,500 feet in length and has a width of 100 feet. However, there are current plans to expand the length of the runway. The positioning of the runway allows it to be approached from either end. Surrounding the runway are three aprons measuring 300' x 700', 300' x 300', and 300' x 200'. To aid the pilot, the facility contains both approach aids and air navigation aids in the form of **VOR, ILS (Instrument Landing System), and RNAV**. Other runway instruments include wind and traffic indicators, lights from dusk to dawn, and a beacon. While there is no tower control at the airport, takeoffs and landings occur through visual flight and instrument flight rules.



The airport provides a complete range of aviation-related services, including a Fixed Base Operator (FBO), used by corporate and recreational flyers alike. It has staffed hours from 6:30 A.M. to 9:30 P.M., with 24-hour takeoffs and landings available. Its services include flight instruction, maintenance, minor and major engine and frame repairs, aircraft rentals and sales, fuel, aircraft parts and supplies, and avionics.

The grounds provide 48 aircraft tie downs, with available space to add additional tiedowns if necessary. There are no takeoff or landing fees, but the airport does charge rent for hangar space. Hangar space is available but limited. Of the 66 total "T" hangars, all but four are in use. The airport also has community hangars that store 48 aircraft. Three separate automobile parking lots provide 180 parking spaces, complete with van-accessible handicapped parking.

Services available on the first floor of the 10,000-square foot terminal building include a waiting lounge with a WeatherMation station (a radar/weather computer service), rental car service, phones, meeting rooms and offices. The "Runway," a 5,000-square foot restaurant and lounge, occupies the second story of the terminal building. The airport has no affiliation with a major airline nor does it provide any type of regular cargo shipment; however, arrangements can be made for the pickup and shipment of cargo.

The Butler County Airport has progressively increased its operations over the years. Such a policy has led to 46,300 annual takeoffs and no less than 116-based aircraft in 1996. Expansion of total fuel capacity to 44,000 gallons through two above-ground tanks and two underground tanks has also taken place. For emergency response, the airport is fortunate to have the Penn Township VFD located 1/8th of a mile from the terminal, literally at the end of the runway.

*The Butler
County Airport
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increased its
operations over
the years.*

In 1985, the Butler County Airport prepared a study to demonstrate its economic impact on local communities. That study estimated there was nearly \$1.5 million in direct and just under \$1.0 million in indirect impacts. Those communities closest to the airport benefitted the most. These figures are over 10 years old; and since that time, there has been a significant increase in use at this facility. Consequently, its economic impact is greater than ever.

Butler Farm Show Airport: In 1962, the Butler Farm Show Airport was established as a 56-acre facility within the Butler Farm Show grounds. The airport is located three miles west of the City of Butler on Route 68. This airport is privately owned by Butler Farm Show, Inc. and is open to the public during regular daylight business hours.

The facility has one 2,600-foot bituminous runway that is oriented in a north/south direction. The runway is 40 feet wide with a dirt and gravel apron. Its runway lights are lit from dusk until midnight accompanied by a beacon. The facility has a lighted tee and an unlighted cone for wind and traffic indicators but lacks approach aids. Other amenities include a one-story 20' x 40' terminal building, along with eight other buildings and a 45' x 155' hangar. Fuel storage consists of a newly installed 10,000-gallon double-walled underground tank. There are approximately 2,200 takeoffs landings annually. These takeoffs and landings are controlled through visual flight rules. Based aircraft include 59 single and twin engine planes. The maximum size aircraft the facility can handle is a small twin-engine plane. While there is no available hangar space, the airport has 15 aircraft tiedowns.

*The facility
has one 2,600-foot
bituminous
runway that is
situated in a
north/south direction.*

The airport does not provide aircraft sales, rental, repairs, flight instruction, or skydiving. Nor does the airport charge any takeoff or landing fees. There is no major airline affiliation. The Fair Show Airport does provide hangar service for four local businesses and has 15 parking spaces for automobiles. Also in close proximity to the airport are such services as car rental, restaurants, lodging, and emergency response services.

Zelienople Municipal Airport: This is a public airport owned by the Borough of Zelienople and operated by the Zelienople Airport Authority. This airport has a single bituminous runway that is 4,105' x 75'. While there is no fixed base operator, services such as fuel, repairs, hangar rental, tiedowns, and flight instruction are available. The airport is also equipped with approach and air navigation aids. Attended hours of operation are Monday through Friday, 4:00 P.M. to dusk, and Saturday and Sunday from 10:00 A.M. to dusk. Facilities include an administration building with restrooms, automobile parking, phone, with motels, car rental, and taxi service nearby. This airport is one of only two municipal-owned public airports in the County with the other being the Butler County Airport.

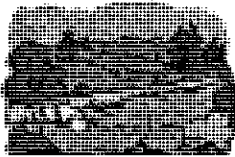
Lakehill Airport: This is privately owned, but open to the public. Lakehill is an unattended airport with limited services. Lakehill has no fuel available; however, there are aircraft tiedowns and hangar space available for rent. There is a single 2,850' x 80' turf runway with a gravel taxiway.

TRANSPORTATION SUMMARY:

- Overall, Butler County has an excellent transportation network, with a major north-south Interstate within its borders, while it is bracketed by two east-west Interstates. The City of Butler is the focal point for Route 422 and Route 8. This network serves the most developed segments of Butler County.
- Unfortunately, other segments of Butler County are not so well served. Boyers, Saxonburg, Chicora, Slippery Rock, Petrolia, along with other smaller communities are on two-lane facilities. Often their roads have excessive hills and curves.
- The study has identified seven locations with a high incidence of traffic accidents.
- A plate graphically shows all areas of high accident concentrations in Butler County.
- Limited regular transit service is available in the of Butler area with more limited service to southwest Butler County.
- Rail freight service is provided, and there appears to be a steady to increasing industrial demand.
- ✈ Butler County has a total of four public airports. Two of the airports are municipally owned (Butler County Airport and Zelienople Municipal Airport) while two are private.
- ✈ Even in the proximity of the Greater Pittsburgh International Airport and the Allegheny County Airport, Butler County Airport has continued to expand its operations and services. To date, the Butler County Airport is the fifth busiest airport in western Pennsylvania with current plans to expand and improve the runway.
- ✈ Whatever the needs of the flyer, be it recreational or corporate, Butler County will be able to meet those needs. Everything from 24-hour takeoffs and landings to beginner flight instruction is provided by various airports in the County.

LAND USE

LAND USE



Land use is perhaps the single most important element of a comprehensive plan. Its primary function is to provide a picture of Butler County as it now exists. From this data, it is possible to project growth areas and to identify and determine the land's ability to support growth. Armed with this information, planners can then begin to suggest the best possible solutions for the predicted growth patterns.

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Traditionally, a land use study involves a complete parcel-by-parcel survey. This process identifies the current land use of every lot by placing each parcel into a predetermined land use category. To begin a land use survey, maps that contain current property lines must be obtained for the entire area. Once the maps have been indexed and a land use code has been developed, efforts move to the field. Each property is identified and color coded according to the land use chart. Such field work is very time consuming, but it is the most definitive means of obtaining current land uses and land use patterns. Once the data has been collected, the information can be transferred from the work maps to a GIS database for analysis. Conducting land use surveys in such a fashion allows for an extremely precise and accurate analysis.

However, due to the large size of Butler County and the limited funds for completing this Background Study, a different method for land use had to be implemented. The standard parcel-by-parcel data gave way to a more generalized land cover approach. The land cover categories and data were provided by the Southwestern Pennsylvania Regional Planning Commission (SPRPC).

To ensure accurate land cover information for a land area as large as Butler County, SPRPC incorporated a wide variety of sources (Census TIGER Files, PennDOT, DEP, Landsat satellite imagery, Soil Conservation Service, National Wetland Inventory, Pennsylvania Conservancy, Pennsylvania Museum and Landmarks Commission, Army Corp of Engineers, FEMA, HUD, and USGS) to complete the land cover survey. Because of the variety and complexity of land covers, the following twelve categories were developed.

High Density-Urban	Low Density-Rural	Agricultural/Open Space
Medium Density-Urban	Industrial	Wetlands
Low Density-Urban	Mixed Development	Hydrology
High Density-Rural	Wooded	Strip-Mined/Disturbed

The results of the survey are depicted on Table LU-1. They are also shown on the generalized Existing Land Use map (see the following page).

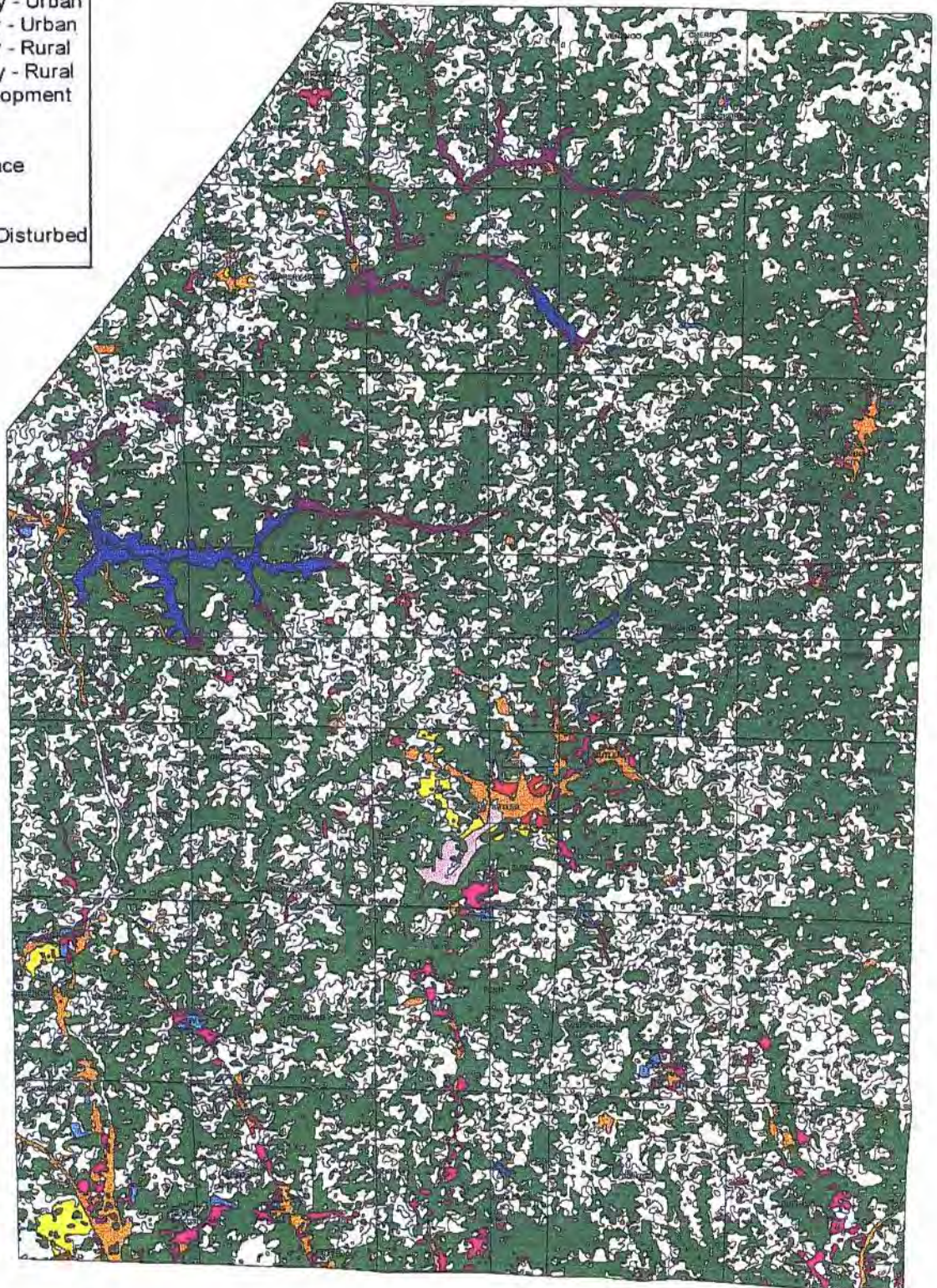
TABLE LU-1
BUTLER COUNTY LAND COVER

Category	Acres	Percent
High Density-Urban	549.6	0.1%
Medium Density-Urban	1,663.4	0.3%
Low Density-Urban	2,786.6	0.6%
High Density-Rural	1,107.3	0.2%
Low Density-Rural	5,693.7	1.1%
Industrial	2,118.5	0.4%
Mixed Development	11,923.9	2.4%
Wooded	247,648.6	49.0%
Agricultural/Open Space	211,593.8	41.9%
Wetlands	6,954.8	1.4%
Hydrology	11,405.1	2.3%
Strip-Mined/Disturbed Land	1,514.7	0.3%
TOTAL	504,960.0	100.0%

Source: SPRPC Land Cover

BUTLER COUNTY EXISTING LAND USE

-  Municipalities
-  High Density - Urban
-  Med. Density - Urban
-  Low Density - Urban
-  Low Density - Rural
-  High Density - Rural
-  Mixed Development
-  Industrial
-  Wooded
-  Ag/Openspace
-  Wetlands
-  Hydrology
-  Stripmined/Disturbed



5 0 5 10 Miles

The preparation of this map was financed in part through a SPAG grant from the Department of Community and Economic Development under the provisions of Act 5A approved June 30, 1995, as administered by the Bureau of Community Planning, Pennsylvania Department of Community and Economic Development.

As the table and map illustrate, the most common form of cover in the County is Wooded land, comprising almost 50 percent of Butler County's land area. This is followed by Agricultural/Open Space which registers nearly 42 percent of all land.

Combined, residential uses encompass approximately 2.3 percent of the County's land area with Low Density-Rural making up almost half of that total (1.1 percent). The only major concentration of High Density-Urban is in the City of Butler. Other municipalities in the County containing High Density-Urban development are Zelienople and southern Cranberry Township. Surrounding the High Density-Urban areas are the Medium Density-Urban areas. Again, this coverage occurs in western Butler Township bordering the City of Butler, also in Zelienople and southern Cranberry Township. The only municipality containing Medium Density-Urban development not surrounding High Density-Urban coverage is the Borough of Slippery Rock. Low Density-Urban coverage continues to sprawl out from the High and Medium Density-Urban areas. These areas are found in the City of Butler, Butler Township, Connoquenessing Township, Center Township, and Summit Township, Zelienople, southern Cranberry Township, as well as the Borough of Slippery Rock. Both High and Low Density-Rural coverage range throughout the entire County (see following Urban/Rural Density map). In spite of its importance to the area economy, industrial uses are not a large part of the land cover in the County. In fact, the Industrial sector represents only 0.4 percent of all land resources. This low number should not be considered alarming. With the exception of certain factory towns, industrial land uses are usually not that widespread. It should also be noted that 2.4 percent of the County is classified as Mixed Development use areas. In such sectors, a variety of use categories coexist with no one use dominant.

The only major concentration of High Density-Urban is in the City of Butler. Other municipalities in the County containing High Density-Urban development are Zelienople and southern Cranberry Township.

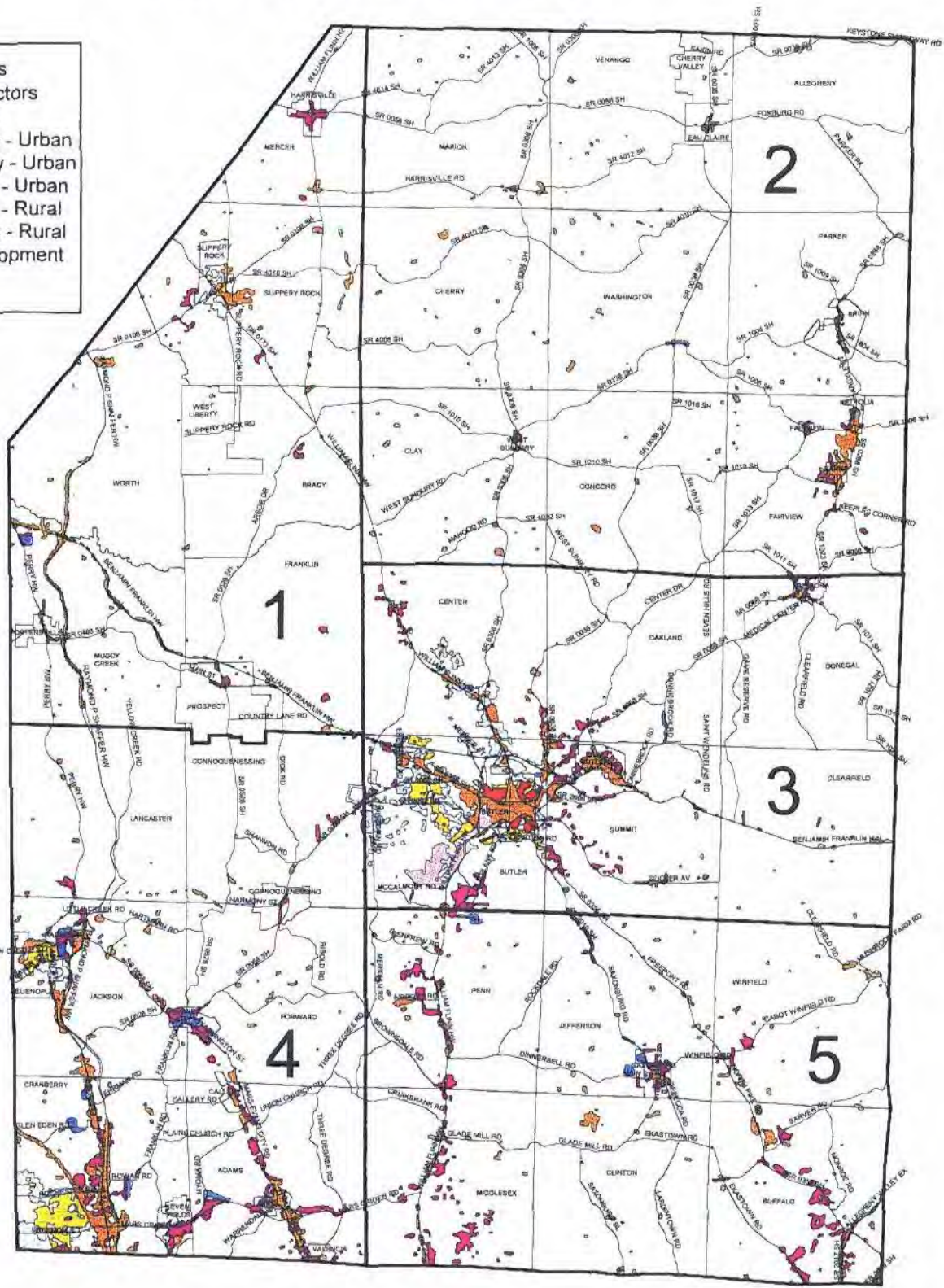
DEVELOPMENT CONSTRAINTS

Where there are no environmental or regulatory limitations to development, Butler County's land has many possibilities. It could provide new homes for future citizens. It could provide new jobs and businesses enriching the local economy. It could be set aside as green space, recreation land, and/or game land, in an effort to continue providing for a high quality of life.

However, some sections of Butler County should not be subjected to developmental pressures. These are sections where sensitive physical environmental conditions exist. Communities are well advised to guide development away from such land. Using various

BUTLER COUNTY URBAN/RURAL DENSITY

-  Municipalities
-  Planning Sectors
-  State Roads
-  High Density - Urban
-  Med. Density - Urban
-  Low Density - Urban
-  Low Density - Rural
-  High Density - Rural
-  Mixed Development
-  Industrial



The preparation of this map was financed in part through a SPAG grant from the Department of Community and Economic Development under the provisions of Act 5A approved June 30, 1995, as administered by the Bureau of Community Planning, Pennsylvania Department of Community and Economic Development.

thematic maps, it is possible to determine where in Butler County these development constraints are located.

Environmentally Sensitive Areas: Areas of significant environmental quality were digitized from information compiled on maps by the Western Pennsylvania Conservancy. Environmentally sensitive areas have a unique quality associated with them. Such places could range from a section of a stream with immense biological diversity to a unique ecosystem, such as the displaced prairie at the Jennings Environmental Education Center.

By far, the majority of environmentally sensitive areas are found in the northern half of Butler County. Planning Sector 2 has the largest amount of environmentally sensitive lands of any of the Planning Sectors. The biggest single environmentally sensitive location, the Glade Wildlife Area, is located in Sector 2.

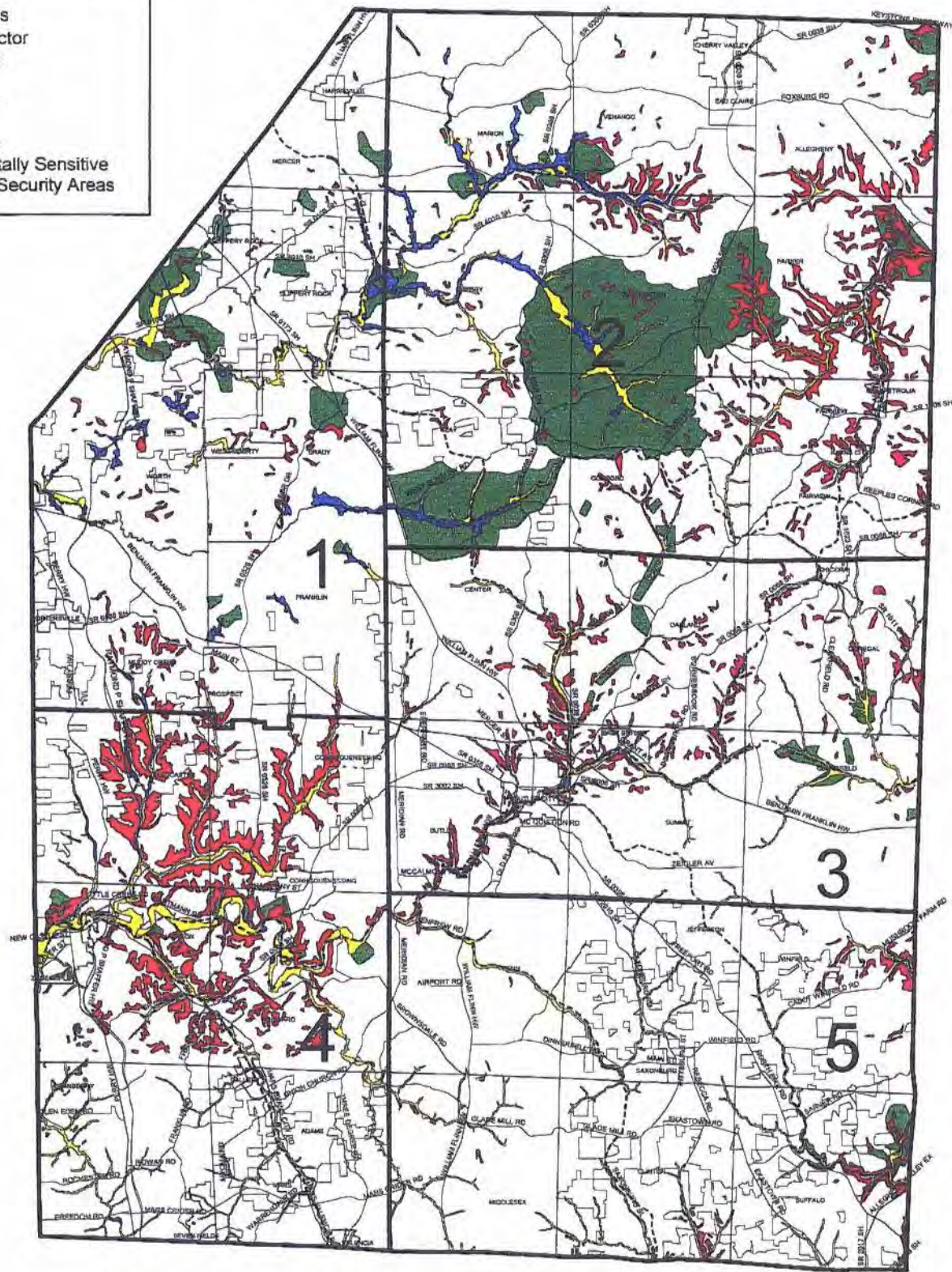
Steep Slope: One of the most obvious limiting factors for raw land development is slope. Developments on steep slope can encourage erosion, create unstable land areas, and is quite expensive. The periodic mudslides reported in the news from California to nearby Pittsburgh are usually caused by inappropriate development on steep slopes. For the purpose of this report, steep slopes are considered anything over 25 percent. Areas where slope is 25 percent or over were defined on USGS maps photographically reduced and digitized. Such a limit is indeed generous. Typically, the standard soil survey classifies slopes of 15 percent to 25 percent (a Soil Survey "D" slope) as moderately steep and difficult to develop. The higher value of over 25 percent (an "E" slope plus) was used for this report, as there is little question such grades present real developmental problems.

As can be seen on the Environmental Conditions Development Which Limit Development map, the majority of steep slopes occur in Sector 2 in the northeastern part of the County and in the northern part of Sector 4.

Wetlands: For the purpose of this land cover analysis, the depicted wetlands are of 10 or more acres in developed areas and 25 acres or more in other sectors. The wetlands have been defined using the National Wetland Inventory maps as the source.

The majority of wetlands are concentrated in the northcentral part of the County, in Planning Sectors 1 and 2. Most of the wetlands occur along stream corridors, primarily along Slippery Rock Creek, North Branch Slippery Rock Creek, South Branch Slippery Rock Creek, McDonald Run, McMurry Run, Blacks Creek, Seaton Creek, Muddy Creek, Scholars Run, Yellow Creek, Little Yellow Creek, Big Run, and Swamp Run. Wetlands fill a variety of uses. The most obvious are to moderate flood waters, help recharge groundwater, and provide the habitat for a variety of flora and fauna. Because of this importance, wetlands are subject to both federal and state regulations.

BUTLER COUNTY EXISTING LAND USE ENVIRONMENTAL CONDITIONS WHICH LIMIT DEVELOPMENT



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Floodplains: In 1968, the United States Congress enacted legislation calling for a "unified national program for floodplain management." This was developed by the Water Resources Council in 1979. The program provides a framework for the coordination of federal, state, and local efforts to manage floodplains for the purpose of alleviating flood hazards.

Flood prevention, drought control, and erosion control all go hand in hand. Preventing soil erosion aids flood control while steps to lessen the effects of drought also aid in flood control. Some lakes, swamps, and marshes that were once drained to make farmlands are being restored to preserve the level of underground water in time of drought. This program also reduces floods by increasing evaporation and by the safety-valve action of wide lakes or swamps on narrow rivers. Thus, the prevention and control of floods are tied with drought measures as well as with waterpower, navigation, soil conservation, and land use.

The steep slopes in the northern part of Sector 4 are interlaced with streams and wide floodplains. Like most of Pennsylvania, Butler County has numerous natural ponds, streams, and wetlands. By nature's design, these areas include floodplains which occur naturally throughout their watershed.

Usually, steep slopes, wetlands, and floodplains are considered as areas where development should be discouraged.

Summary: Barring any extreme circumstances, environmentally sensitive steep slopes, wetlands, and floodplains are considered as areas where development should be discouraged. The constraints have a common bond which focus upon their physical nature. It simply does not make sense to develop on such land. Often, they are expensive to use and typically, their use is a long-term detriment to the community.

OTHER LAND USE CONSIDERATIONS

Beyond the physical limitations that are imposed by the physical constraints on the land, there are other considerations. Many are concerned about the conversion of farmland and other uses. Linked to that issue is the fact that certain areas are hard-to-replace prime soils for farming. Finally, there is land, which, due to ownership or use (parks, playgrounds, etc.), will not be available for development.

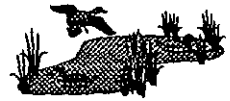
Agricultural Security Areas: Agricultural Security Areas are designations permitted in Pennsylvania under Act 43. These areas are used by farmers that they officially designate agricultural production lands. It is a first step in a program (PACE) which can lead to the acquisition of development rights to insure high quality farmland remains in such use and is not converted to another activity.

The majority of agricultural security areas are divided among Sectors 1, 4, and 5. Sector 1 has a relatively even coverage of agricultural security areas. Sector 4 has two major concentrations of agricultural areas. The first major concentration of agricultural security area is in the northern third of Sector 1. The other concentration of agricultural security areas is in Adams Township in the southeast corner of Sector 4. Agricultural security areas evenly cover the eastern two thirds of Sector 5. Both Pennsylvania and Butler County have programs to protect good working farmland from development.



Prime Agricultural Land: While the previous section identifies land which its owners have declared as in active agricultural production, prime agricultural land is a designation based upon a soil survey. Simply stated, these areas make good, productive farmlands. Because of their potential in food production, prime farmlands also warrant protection in future land use/development schemes.

Parks/Game Lands/Forest Reserves: Butler County enjoys both plentiful and diverse public recreational opportunities, ranging from small school playgrounds to massive State Parks. According to data collected by the Pennsylvania Department of Conservation and Natural Resources (DCNR) and other sources, there are 72 such parks/facilities located within the County. By category, these include 38 elementary/high school facilities, 28 municipal parks/facilities, two State Parks, and three State Game Lands (SGL). As this data was collected by survey, these numbers represent the minimum number of facilities.









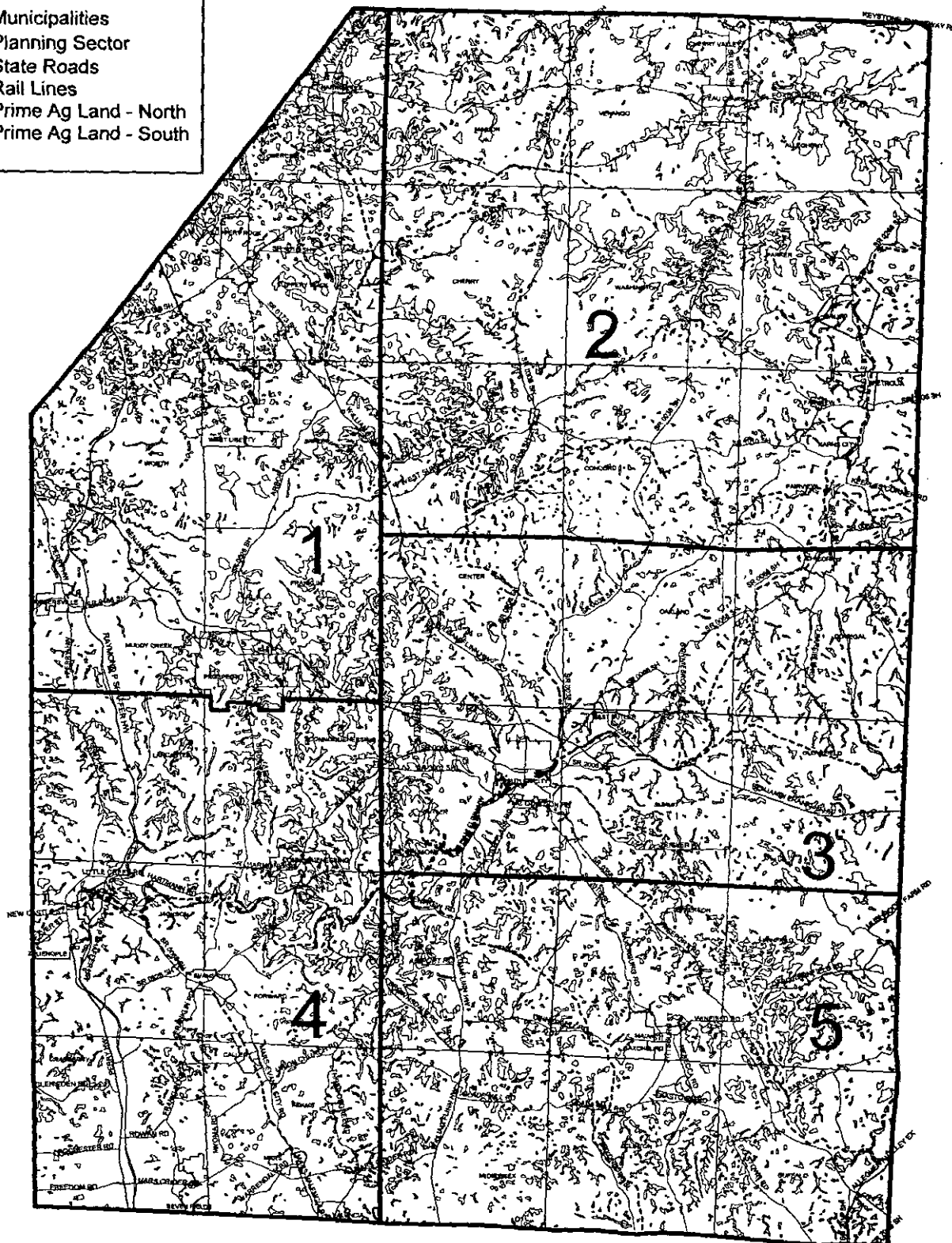
The 38 elementary/high school facilities contain 829 acres of land. The municipal parks and facilities have, in land, a total of 1,093 acres. The two State Parks in Butler County contain a total of 16,586 acres of land, while State Game Lands account for 10,182 acres. The Glades waterfowl area is located within State Game Lands #95.

Butler County also has four forest reserves. Two of those reserves, Miller Woods (47.97 acres) and Slippery Rock Creek Property (95.45 acres), are located in Sector 1. The other two reserves, Connoquenessing Creek Nature Reserve (166.96 acres) and Middlesex Township (1.81 acres) Nature Preserve, are located in Sectors 4 and 5, respectively.

Summary: Of the three headings in this subsection, the first two represent land which is often quite desirable to developers. Good, prime farmland typically has mild slopes, is relatively well-drained, and represents few physical problems for development. However, it is now generally agreed that good farmland is a valuable, and limited, resource. Conversely, many developments could take place on less desirable lands. The last heading is land in public domain and not really available to the market. Physically locating such land is important, when the Future Land Use Plan is developed.

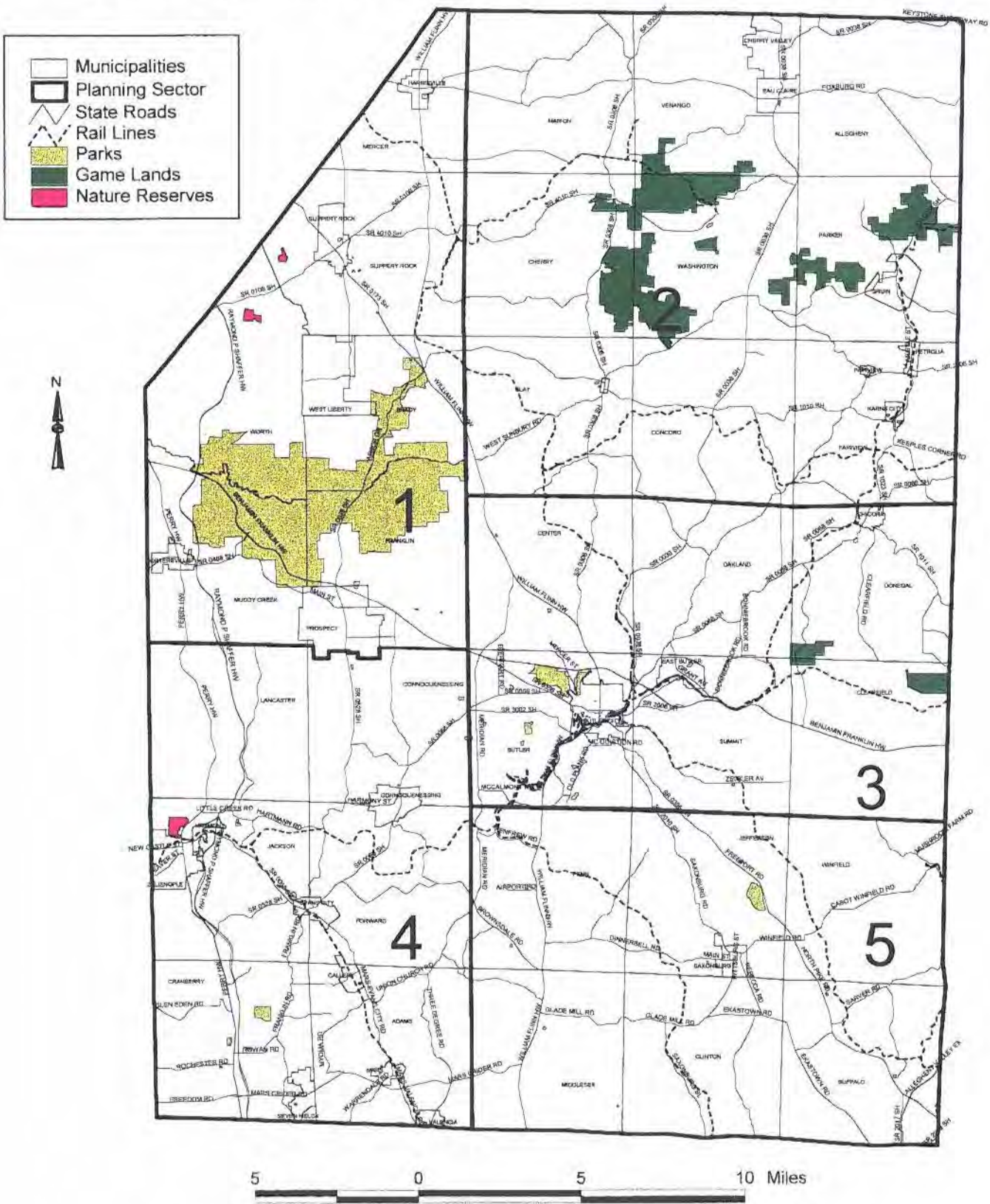
BUTLER COUNTY EXISTING LAND USE PRIME AGRICULTURAL LAND

-  Municipalities
-  Planning Sector
-  State Roads
-  Rail Lines
-  Prime Ag Land - North
-  Prime Ag Land - South



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BUTLER COUNTY EXISTING LAND USE PARKS, GAME LANDS, AND NATURE RESERVES



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OVERALL LAND USE SUMMARY: By examining the County's land cover, certain patterns begin to emerge.

- ▶ In areas of the County where the population is more concentrated (City of Butler, Cranberry, and Zelienople), there appears to be a mixed core of High Density-Urban and Mixed Development, followed by concentric rings of Medium and Low Density-Urban cover.
- ▶ Corridors of Mixed Development seem to develop at the intersections of main traffic routes and along main traffic routes as they pass through the more urban and developed areas of the County.
- ▶ Even though rural residential development occurs throughout the entire County, it too seems to follow the pattern of concentrating along the more dominant traffic route corridors such as Routes 8, 19, 422, 68, and 356.
- ▶ A variety of physical attributes or public ownership/use illustrates areas where intense development is inappropriate. These considerations are important to any land use plan.

LAND USE CONTROLS

Butler County is in a unique situation concerning population growth and, in turn, land cover. According to the 1990 U.S. Census, Butler County was one of the only counties in western Pennsylvania to actually have a population increase from 1980 to 1990. The majority of this increase occurred in the southern third of the County and more specifically in Cranberry Township. The population increase changed the land cover from what was, not too long ago, Agricultural/Open Space or Low Density-Rural to what is now classified as Medium Density-Urban. At the same time, much of northeastern Butler County saw a decline in industry and also in population.

It is imperative that Butler County takes the necessary pro-active measures needed to balance the occurring growth with the rural nature of Butler County. With such actions, the ability exists to guide and direct the growth and development of Butler County into the new millennium.

How are such actions implemented? Typically, zoning is at the heart of any land use policy. Of course, local land use controls already exist in many Butler County municipalities.

A brief review of zoning practice in the County is contained in the next section.

ZONING IN BUTLER COUNTY

Zoning is a relatively modern land use control. It is a combination of property restrictions which originated in old common law nuisance practices, in combination with concerns for public health and safety. The New York City Ordinance of 1916 is generally considered the first comprehensive zoning ordinance in this country. It was adopted in response to the deplorable conditions found in that city's tenement district. Early ordinances were primarily concerned with provisions for light, air, and similar issues. The purpose of today's zoning has expanded from that origin. Not only are use provisions more complex, but questions of growth control development policy, housing policy, and even the environment are found in modern zoning.

Zoning found an early acceptance in Pennsylvania. Ordinances began to appear in the 1920s, and Pittsburgh had a zoning-type control by 1925. Erie adopted its first ordinance in 1937. Originally, zoning powers were granted to communities via individual municipal codes. Since 1968, this process was consolidated into the Planning Code. Certainly, this control is popular with communities in Butler County. Some 26 municipalities have adopted zoning regulations. This includes Butler City, 11 boroughs, and 14 townships. There is no County Zoning Ordinance.

Zoning tends to reflect the community it regulates. Thus, zoning ordinances in rural areas are typically quite different from those in urban places. The most obvious of the differences is found in lot sizes, but can also be seen in the use patterns of various districts and special topics, such as parking.

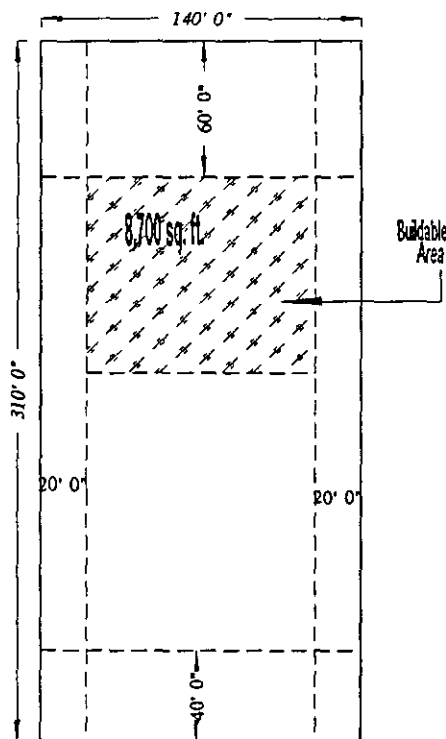
Township Zoning: Among the 14 township ordinances, a wide variety of formats can be found. Some are quite modern; others are based upon models used in the 1950s or 1960s. Typically, townships have the traditional three major land use divisions of residential, commercial, and industrial in their zoning. Also, many have added an "Agricultural" or "Conservation" zone primarily intended for farming or limited low density residential use. Very rural areas favor basic ordinances with few complexities, while those in the path of growth have very sophisticated regulations.

Each zoned township has a low density district with various names. Sometimes, they are given "Agricultural" connotations, other times known as "Rural Residential," or just "Residential." Regardless of their precise name, their purpose is to provide for a low density residential zone in a rural area. Typically, densities range from 40,000 square feet to 2 acres per dwelling unit. On the average, the zoned rural areas of the County require 1.2 acres per lot.

Such a low development ratio is popular in rural Pennsylvania, especially where there is no public sewer and water. A "typical" rural lot in Butler County is shown by Chart LU-1.

In the typical ordinance, regulations would allow up to 20 percent coverage, so buildings totaling nearly 8,700 square feet would be permitted. Setbacks, lot widths, and yard requirements are demonstrated. These average regulations in Butler are similar to those which could be found in many western Pennsylvania places.

LAND USE CHART LU-1
TOWNSHIP ZONING
BUILDABLE AREA



In addition to the low density agricultural rural district, most townships have a variety of residential districts. Here, allowable residential densities vary tremendously, from approximately one unit per acre to four units an acre. However, these increased densities are typically predicated upon the availability of public water and sewer. Public sewer is really the prime element. The use patterns of these zoning districts vary but are focused on residential developments and such complementary activities as schools, parks, and municipal building. In some townships, it is obvious that agriculture is important, as it is a permitted use in all "A" and "R" districts.

The zoning pattern for commercial uses is indeed a mixed one in the townships of Butler County. Typically, there are one or perhaps two "B" (Business) or "C" (Commercial) districts available. The lot requirements vary from one acre to "none." Use patterns also display a wide variation. Many ordinances follow the traditional practice of dividing commercial districts into classes. Often, there is a "General Commercial" and a "Highway Commercial"

Note: Allowed lot coverage is 20 percent.
zone. Some communities, such as Cranberry, also include special zones where a mixture of commercial and light industrial uses are permitted.

As is the case with commercial uses, there is also a wide mixture of lot requirements in the "I" (Industrial) or "M" (Manufacturing) zones. Though a few ordinances have no specific lot size, most do have setback and yard standards. The majority of townships do impose lot standards that average about one acre in size.

Even a casual review of township zoning practice in Butler County demonstrates:

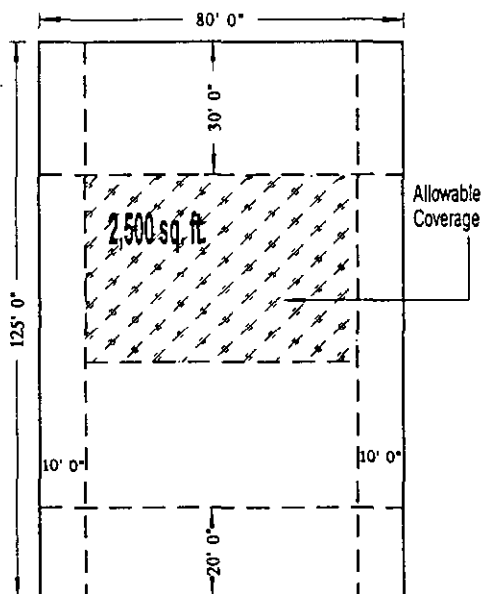
- Rural residential densities are typically low. A one- to two-acre lot per dwelling is normal.
- Suburban zones, especially where water and sewer are available, move into denser development. However, even in such districts, a pattern of four dwelling units per acre is high.
- Agriculture is typically permitted in many districts.
- The approach to commercial and industrial zoning is quite varied. Often, one has an impression of almost a laissez-faire attitude in some townships, while Cranberry Township has very complex and detailed regulations.

Based upon the ordinances on file at the Butler County Planning Commission, it is obvious that there are townships which have given little attention to their ordinances in recent years.

Borough and City Zoning: Similar to zoning practices found in Butler County's townships, its boroughs and city have the traditional residential, commercial, and industrial use districts. A few of the smaller urban centers even display their rural roots by providing some type of farm or conservation zone.

However, when one examines residential densities, the differences with township zoning is apparent. The typical urban single-family lot is 9,000 to 10,000 square feet in size. The low density residential lots in these urban municipalities have an average front yard of 30 feet, side yards of ten feet (or less), and rear yards at approximately 25 feet. Lot coverage averages 25 percent. These averages create a typical urban "R-1" lot for Butler County, as is shown by Chart LU-2.

LAND USE CHART LU-2
BOROUGH AND CITY ZONING
ALLOWABLE COVERAGE



By this graphic, it is easily seen that there is a wide difference between rural and urban residential zoning in Butler County.

In many of the early zoning regulations, a pyramid philosophy was followed. Under that concept, the "A" residential dwelling was the "highest" use. Every subsequent zone was lower on this pyramid scheme and typically allowed all prior uses as well as adding new ones. Consequently, commercial and industrial zones also allowed a full variety of residential dwellings. By contrast, the modern "permissive" ordinance allows various uses to focus where appropriate, and not to mix them. For example, industrial zones are typically limited to manufacturing activities, warehousing, and similar uses, but residences are not permitted.

This older pyramid scheme is evident in many borough commercial zones. They sometimes allow "all permitted uses" from the "R" zones. Thus, a whole variety of residential uses are allowed by right in designated commercial zones.

Commercial zones themselves are typically divided into one of four categories:

General Commercial: Exactly what its name implies, a general commercial district.

Highway Commercial: Normally, this involves larger lots aimed at enterprises which prefer highway locations (convenience stores, gas stations, etc.).

Neighborhood Commercial: An older designation used to accommodate small retail stores with limited trade areas set in residential neighborhoods.

Central Commercial: Aimed at the traditional downtown, these districts often waive parking restrictions as public or private lots are available. Higher buildings are allowed in these zones.

Some communities also have "Village" districts which surprisingly mix residential and commercial uses. Others have residential-office zones, and one even has a "heavy"

commercial category. As may be inferred, the "Village" district mix of residential and smaller commercial uses is an attempt to recapture the village of yesterday. The residential-office has the same intent - mixing two uses. But, it focuses on office, not retail, commercial uses. Thus, this zone minimizes some land use conflict. Heavy commercial looks to include warehousing, typical commercial, and light manufacturing.

In the urban places, commercial lot requirements tend to be quite modest. If water and sewer are present, the "average" lot is just slightly over 5,000 square feet. Yard requirements, if any exist, also tend to reflect this minimalist approach.

Industrial lots are an extension of the philosophy found in commercial zones. Namely, lots have modest, if any, size or yard dimensional requirements. It is, however, not unusual to see buffer yard requirements when such uses are located next to homes or a residential district.

Highlights of urban zoning practices can be summarized as follows:

- Residential densities are typically 4 to 6 units per acre.
- A few ordinances still accommodate farm uses.
- Commercial zoning allows small lots and a wide variety of uses.
- Industrial zoning also allows a variety of uses on very modest lot sizes.

Most ordinances appear to be based upon zoning practices and use patterns of past generations.

SUMMARY: Some general trends are obvious:

- Residential lot sizes often do not relate to environmental or market forces.
- Many modern uses, i.e., day care, bed and breakfast, convenience stores, personal care homes are simply not covered.
- Commercial zones can be described as "laissez faire," with few updates to modern construction or marketing practices.
- Overall, industrial lots are quite undersized.

It is easily seen that there is a wide difference between rural and urban residential zoning in Butler County. Yet, there are similarities. All too often, these ordinances have not seen an update for many years. Thus, many Butler County municipalities have out-of-date zoning controls. This situation creates a real opportunity for the County's Land Use Plan. Though a few communities, typically the growth areas in south Butler County, have modern ordinances, most do not. Thus, Butler County can provide land use policy guidance and combine this with a technical assistance program. Such a move allows for unique implementation strategies rarely available at a county level.

SUBDIVISION REGULATIONS

Although they are listed as a land use control, subdivision regulations are more concerned about how land is developed, rather than defining its use. A typical subdivision ordinance addresses the following issues:

- Lots are to be accurately surveyed.
- Sewage facilities, either community or on-lot, are to be provided.
- Lots are to front, or have access to, public roads.
- Any new road, sewer system, or water system shall be built to acceptable specifications.
- A procedure to review and approve, or reject, lots is spelled out.

Often, other concerns are introduced into this arena. Special controls in floodplains are quite typical. Another, new concern, is land development. Land development addresses projects on a single parcel. A new shopping mall is a good example of land development.

All of Butler County is covered by subdivision regulations. Butler County's ordinance is used in 27 municipalities, while local ordinances cover the remaining. According to the Pennsylvania Municipalities Planning Code, the County's control will apply to all municipalities which do not have their own subdivision ordinance. However, even where there is a local law, all plans, either preliminary or final, must still be reviewed by the County.

Historically, subdivision regulations are rather similar in their content. Because of this fact, and because they do not impact on the type of land use, a detailed inventory of these laws was not completed.

Most problems relative to subdivision regulations are not caused by the regulations themselves, but, by their administration and enforcement. Smaller municipalities which see but a few new lots a year often develop a very casual attitude about approving subdivisions. This can create many problems. Conversely, the County and growth areas, such as Cranberry, can develop extensive administrative skills.

SUMMARY: From this section, the following conclusions can be drawn:

- Most of Butler County (91 percent) is undeveloped, wooded, or agricultural land.
- Only about 5 percent of Butler's area is subject to intensive development.
- Development is concentrated in:
 - ▶ Southern Butler County (i.e., Cranberry Township)
 - Older urban centers (i.e., Butler City, Zelenople, etc.)
 - ▶ Along, or near, major transportation corridors
- Butler County Planning has the tools to identify environmentally sensitive areas.
- Zoning in many of the County's municipalities needs to be updated.
- A variety of subdivision regulations exist, but most lack professional administration.

VISION BUILDING FOR THE FUTURE

BUTLER COUNTY

VISION BUILDING FOR THE FUTURE

VISION-BUILDING SESSIONS



From the outset of the Butler County planning project, the Planning Commission and County Commissioners wanted the Plan to be a citizen-oriented process. It was, therefore, decided to initiate a process, to allow citizens to define important issues which the Comprehensive Plan should address. To facilitate this citizen participation, a visioning process was devised. Through a public meeting format, the citizens and local officials of Butler County would have the opportunity to impact the planning process, from its very inception. Recognizing the County's size, its geographic diversity, meetings were held on a regional level. The County was divided into five regions and a meeting site was chosen for each region:

- Northwest: Slippery Rock Township Community Center
- Northeast: Karns City High School
- Central: County Courthouse (Butler)
- Southwest: Cranberry Township Municipal Building
- Southeast: Saxonburg Fire Hall

It was important that all participants be given a chance to present ideas. Yet, it was also crucial that this process be structured. Within this framework, the following approach was utilized for each of the five sessions:

1. Participants were introduced to the moderators, County and local officials, and each other.
2. In a "round-robin" fashion, participants were asked to rate their region, their community, and the County on four criteria:

What are the strengths of the County? (What should never change?)

What aspects of the County should be changed (weaknesses)?

What opportunities exist for Butler County and its communities?

What are the threats to local strengths?

Responses, from the public, were written down and, if unclear, explained. From this process, a master list of ideas or concerns was developed.

After each of the questions had been addressed by each participant, the master lists were then placed where participants could rate them. To facilitate rating, participants were given adhesive dot "stickers" to use as votes. Each person was given an equal number of stickers (6 to 9, depending upon the number of people in each group and ideas presented). The public was to place these dots on the policies or issues they felt to be most important. These dots could be used in any manner, with no restrictions. Thus, some participants placed many or all of their votes on a single idea. Most, however, distributed their votes widely.

On the following pages, the results of these sessions are given. Please note, that often there were two, or more, groups at each session. When this happened, their issues were combined to a single list. To the facilitators, it was interesting to observe how many perceptions were commonly shared, while others were dependent upon some recent episode in a particular geographic area.

A full set of results for each of the meetings can be found in the Appendix of this Background Study. The individual results run to well over ten pages. However, the primary results can be fairly summarized as follows:

SHARED BELIEFS AND COMMUNITY VALUES FOR BUTLER COUNTY

Butler County covers a large geographic area and contains well-defined industrial regions, agricultural regions, urban/rural areas, and commercial sectors. In addition, transportation features range from four-lane limited access to unimproved, single-lane dirt roads. With such a wide variety of communities and lifestyles, it was expected that the citizens' views of priorities and weaknesses would be just as diverse. In spite of this Countywide diversity, however, some overall priority patterns did emerge. Whether residents of a farm, suburb, small town, or city, a consistent belief in Butler County as a place of great opportunity seemed a common bond among the participants. The most consistent priorities follow:

Countywide Strengths

- First (tie) - Highway System/Access/Location
- First (tie) - Pleasant Small Towns/Rural Atmosphere/Sense of Community/Neighborliness
- Second - Reasonable Tax Rates/Low Taxes
- Third (tie) - Parks/Recreation/Natural Beauty/Natural Resources
- Third (tie) - Availability of Land for Development
- Fourth - Variety of Educational Opportunities/High-Quality Schools
- Fifth - Low Crime Rate/Lack of Crime

Countywide Weaknesses

- First - Lack of Unified Vision/Plan/Communication
- Second - Internal Road Systems/Secondary Road Network
- Third - Lack of Public Water/Sewer/Stormwater Management
- Fourth - Uncontrolled Growth/Loss of Farmland
- Fifth - Unemployment/Underemployment/Lack of Good Paying Jobs

Countywide Opportunities

- First - Economic Development Initiatives (Various)
- Second - Planning/Growth Management/Intermunicipal Cooperation
- Third - Parks/Recreation/Cultural Activities
- Fourth - Availability of Developable Land

What do these shared beliefs and community values indicate about the Comprehensive Plan project?

- ▶ There is a strong interest in continuing local prosperity. The Plan should be cognizant of the further development of the local economy.
- ▶ Conversely, there is an equally strong message that livability and quality of life should not be sacrificed to economics.
- ▶ To many citizens, the Plan should be a vehicle in promoting a *Butler County* identity and actions which can bring diverse communities and regions together.

APPENDICES

BUTLER COUNTY
1989 HOUSEHOLD, FAMILY AND PER CAPITA INCOME

<u>Municipality</u>	<u>Household Income</u>	<u>Family Income</u>	<u>Per Capita Income</u>
Pennsylvania	\$29,069	\$34,856	\$14,068
Butler County	\$29,358	\$34,647	\$12,747
Adams Township	\$35,417	\$39,673	\$15,568
Allegheny Township	\$22,188	\$27,500	\$9,942
Brady Township	\$24,583	\$30,139	\$10,597
Bruin Borough	\$26,071	\$28,654	\$10,227
Buffalo Township	\$33,750	\$37,804	\$13,163
Butler City	\$17,391	\$24,325	\$10,162
Butler Township	\$31,503	\$37,683	\$14,716
Callery Borough	\$24,643	\$27,222	\$9,299
Center Township	\$32,118	\$37,361	\$14,885
Cherry Township	\$25,234	\$27,692	\$9,888
Cherry Valley Borough	\$30,625	\$23,750	\$9,514
Chicora Borough	\$23,542	\$29,779	\$11,655
Clay Township	\$24,750	\$27,386	\$10,208
Clearfield Township	\$29,415	\$31,328	\$9,989
Clinton Township	\$30,536	\$34,038	\$12,911
Concord Township	\$23,864	\$26,125	\$10,318
Connoquenessing Borough	\$27,292	\$32,679	\$11,553
Connoquenessing Township	\$29,299	\$32,639	\$11,942
Cranberry Township	\$41,006	\$43,308	\$16,494
Donegal Township	\$29,074	\$35,250	\$10,431
East Butler Borough	\$25,000	\$28,281	\$10,791
Eau Claire Borough	\$23,125	\$32,000	\$11,512
Evans City Borough	\$24,766	\$30,164	\$11,051
Fairview Borough	\$27,031	\$28,750	\$10,354
Fairview Township	\$27,803	\$31,667	\$10,275
Forward Township	\$30,556	\$34,091	\$12,378
Franklin Township	\$31,275	\$34,097	\$12,691
Harmony Borough	\$28,977	\$31,563	\$12,343
Harrisville Borough	\$23,000	\$29,432	\$12,517
Jackson Township	\$35,452	\$40,657	\$15,215
Jefferson Township	\$31,151	\$36,147	\$12,420
Karns City Borough	\$28,281	\$29,688	\$9,006
Lancaster Township	\$34,857	\$36,778	\$13,806
Marion Township	\$21,856	\$27,353	\$10,416
Mars Borough	\$21,531	\$30,592	\$11,602
Mercer Township	\$22,411	\$25,774	\$9,367
Middlesex Township	\$32,318	\$36,145	\$13,812
Muddy Creek Township	\$26,912	\$30,339	\$11,117
Oakland Township	\$30,904	\$33,958	\$10,532

(Continued)

BUTLER COUNTY
1989 HOUSEHOLD, FAMILY AND PER CAPITA INCOME

<u>Municipality</u>	<u>Household Income</u>	<u>Family Income</u>	<u>Per Capita Income</u>
Parker Township	\$21,146	\$24,375	\$8,689
Penn Township	\$33,425	\$37,560	\$15,708
Petrolia Borough	\$16,786	\$25,938	\$10,065
Portersville Borough	\$24,659	\$25,313	\$10,408
Prospect Borough	\$22,305	\$26,937	\$11,271
Saxonburg Borough	\$28,125	\$36,574	\$13,303
Seven Fields Borough	\$40,852	\$43,214	\$23,269
Slippery Rock Borough	\$25,167	\$37,679	\$9,370
Slippery Rock Township	\$26,450	\$37,733	\$7,761
Summit Township	\$29,758	\$34,280	\$11,186
Valencia Borough	\$35,000	\$39,375	\$10,263
Venango Township	\$23,472	\$25,500	\$10,489
Washington Township	\$24,022	\$27,037	\$9,794
West Liberty Borough	\$33,125	\$33,125	\$12,410
West Sunbury Borough	\$18,500	\$22,143	\$9,993
Winfield Township	\$30,467	\$32,938	\$11,434
Worth Township	\$30,231	\$31,509	\$12,333
Zelienople Borough	\$26,680	\$37,713	\$14,850

Source: U.S. Census, 1990 STF 3

Highway Restoration:

- ▶ US 422 from the center of Clearfield Township to the Armstrong County line.

Resurfacing:

- ▶ SR8 south from SR173 (Old Stone House) to SR422
- ▶ SR308 from SR138 south to SR4002.
- ▶ SR528 from SR422 south to SR488 (Prospect).
- ▶ SR268 in Bruin.
- ▶ SR3001 from SR356 south to SR8.
- ▶ SR8 from SR3001 south to SR3005.
- ▶ SR2012 from SR8 east to SR2013.
- ▶ SR3022 from I-79 west to the Beaver County line.

Leveling and Sealing:

- ▶ SR4013 from SR58 northeast to SR1005.
- ▶ SR38 from the Allegheny Township line east to the Venango County line.
- ▶ SR58 from SR308 (Murrinsville) east to Six Points.
- ▶ SR1007 from SR58 southeast to SR208.
- ▶ SR4006 from SR8 east to SR308 (Five Points).
- ▶ SR4002 from SR308 southwest to the Clay/Center Township line.
- ▶ SR138 from SR308 (West Sunbury) northeast to SR38 (North Washington).
- ▶ SR1013 from SR1006 (Fairfield Borough) southwest to SR1011.
- ▶ SR1017 from SR1011 south into Oakland Township.
- ▶ SR1015 from SR68 south to US 422.

- ▶ A section of SR1019 in Donegal Township.
- ▶ SR1012 from 1021 (Rattigan) east to the Armstrong County line.
- ▶ SR1021 from SR1012 (Rattigan) southeast to the Armstrong County line.
- ▶ SR4002 from SR38 (Boydstown) east to SR1011.
- ▶ SR1011 from SR4002 south to SR2004 (East Butler).
- ▶ SR2004 from SR1011 (East Butler) southwest to SR2006.
- ▶ SR3003 from SR8 south to the Butler/Penn Township line.
- ▶ SR3004 from SR8 west into Butler Township.
- ▶ SR2010 from SR1019 (West Winfield) southwest to SR356.
- ▶ SR2011 from Lardintown south to the Allegheny County line.
- ▶ SR3006 from SR3007 (Renfrew) east almost to SR8.
- ▶ SR3009 from SR8 west into Penn Township.
- SR3007 from SR228 (Hays Mill) south to the Allegheny County line.
- ▶ SR3012 from SR3007 southeast to Strables Corners.
- ▶ SR3010 from SR68 east to SR8.
- ▶ SR3013 from SR68 southeast to SR3010.
- ▶ SR3007 from SR3010 south to just beyond SR3012.
- ▶ SR3014 from SR3021 east to SR3015.
- ▶ SR3016 from SR3021 east into Adams Township.
- ▶ SR3021 from just over the Jackson Township line south to SR3016.
- SR3028 from SR528 west to SR3027.

- ▶ SR3025 from Little Connoquenessing Creek southwest to SR19.
- ▶ SR3032 from SR68 west to SR528.
- ▶ SR3029 from US 422 south to SR68.
- ▶ SR3034 from SR3029 west to SR528.

Resurfacing with Additional Funding:

- ▶ SR258 from Slippery Rock Borough to the Mercer County line.
- ▶ SR8 from SR173 (Old Stone House) north to the Venango County line.
- ▶ SR8 from SR228 east, south to the Allegheny County line.
- ▶ SR228 east from SR8 to SR356 (Sarverville).
- ▶ SR3021 from SR3016 south to the Allegheny County line.
- ▶ SR3024 from Glen Eden west to the Beaver County line.
- ▶ SR68 from SR19 to the Beaver County line.
- ▶ SR68 east from SR19 to Harmony Borough.