

**Fayette County
Comprehensive Plan
2000**

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DEDICATION

The members of this plan's staff and steering committee unanimously wish to dedicate this plan to the memory of fellow committee member and friend Wayland Smith. He served twenty-seven years as the Executive Director of the Fayette County Redevelopment Authority, but that only tells a fraction of his true worth to this community as the towering figure he was. Whether as professional or citizen, Fayette County will be hard-pressed to again find so dedicated and so true a visionary as this man.

This Comprehensive Land Use Plan was a passion of Wayland's, even after retirement in 1999. His energy, his dedication, his knowledge, and his drive were infectious and only made all of the rest of the committee strive to do better. Many components of the plan were dreams of Wayland's for years, especially the mapping, and without him may never have been accomplished.

Wayland Smith died on 14 February 2000, but the legacy he leaves is substantial. He is greatly missed, but those of us whom he has left behind, those of us who knew him, realize that the best testimonial we can give him is to continue his vision of making Fayette County the best it can be -- preserving the past, enhancing the present, and encouraging the *smartest* future. Land use that doesn't simply sound good, but that is good and sound. We offer this plan as the anchor for this, and dedicate ourselves, as we hope others will, to that potential we all have to make real all that is good.

Simply, all that was Wayland.

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Mission Statement

The purpose of the Fayette County Comprehensive Land Use Plan is to provide a basis on which to

- Manage growth and development, particularly around the interchanges of the proposed Mon-Fayette Expressway;
- Identify infrastructure needs and manage the development to meet those needs;
- Preserve agricultural land and open space, and conserve natural resources;
- Enhance land use controls (zoning, watershed management, subdivision, and land development) to provide adequate protection and direction of future development within the County
- Improve the current quality of life while preserving the essentially rural character of the County;
- Enhance economic development and tourism opportunities involving natural and historic resources;
- Increase housing diversity and availability;
- Improve cooperation between all levels of local government in order to position the County effectively to leverage regional, state, and federal development programs for the future.

PLAN INTER-RELATIONSHIPS

The scope of a Comprehensive Land Use Plan includes the planning of social, economic, administrative, and fiscal matters, many of which are interrelated with physical planning. In order to be effective, the plan must function as a process. Fayette County realizes the need to have each element build upon one another as well as a process within each element individually to attain an objective or goal for that single element.

Fayette County is unique because of countywide zoning, subdivision, and land development in thirty-two of the forty-two municipalities. The remaining municipalities govern at the municipal level. Through the comprehensive planning process, community goals and objectives were identified to direct the needs and issues of not only Fayette County, but also individual municipalities.

Fayette County will utilize this Plan as a guide to update the zoning, subdivision, and land development ordinances and to make sound land use decisions at the county and municipal level. The overall goal of Fayette is to have managed growth and make sound land use decisions by preserving the character of this rural county.

Furthermore, this plan references other plans/studies that are completed in the County, such as: the Strategic Plan for Fayette County, the Solid Waste Plan, and the Natural Heritage Inventory Study. Also, there was consideration of the Mon-Fayette Expressway impact, the construction of the State Correctional Institute, and the economic zones as identified at both the state and federal levels as relating to land use. This is not inclusive, however the Plan must consider all other plans/studies being completed as to have continuity among the numerous plans that will be implemented within Fayette County.

Land Use

Overview

Fayette County is a unique and diverse area of southwestern Pennsylvania that makes up approximately 794 square miles of land and is home to an estimated 147,000 people. In natural resources alone the County contains two highly influential ridges; the Laurel Highlands and Chestnut Ridge; bountiful agricultural land and mature forests; and some of the highest quality bituminous coal in the State of Pennsylvania. The County has 42 municipal entities, which are represented by two cities, Connellville and Uniontown, 24 townships, 17 boroughs, and numerous villages and unincorporated settlements.

The County is comprised of two distinct geographic regions, which are separated by Chestnut Ridge. The western portion of the County is a rolling plateau, which contains the majority of the developed land. The eastern half is more rugged in terrain, sparsely populated, and contains many of the County's scenic parks, State Game Lands, natural areas, and agricultural lands.

In its ever-changing state, Fayette County has influenced national history as a battle ground for military skirmishes, contributed generously to industrial development through coal mining and the coking of coal to be used in steel production, and served as a home to migrants and immigrants alike since the 1700's. The economic decline that occurred following W.W.II has led the County to diversify and find alternative opportunities for economic development and employment. Fayette County, as a region, is within an hour commute of two major metropolitan centers; the City of Pittsburgh and Morgantown, West Virginia, which gives it a superb locational advantage for access to employment opportunities, first rate sports entertainment, metropolitan cultural activities, health care, and educational institutions. The County attracts millions of people a year who come to enjoy its rural quality of living, rich history, natural resources, world-class outdoor recreation, and low tax structure compared to neighboring counties.

Today, the County is realizing new opportunities for change and growth. A primary factor is the Mon-Fayette Expressway, a planned toll road that when completed would connect I-68 in West Virginia, I-70, and I-376 in Pennsylvania. This highly anticipated north-south expressway will create new access to many of the County's resources and maximize its location between Pittsburgh and Morgantown. Not only will it affect future land use patterns, but it is expected to influence economic development in the region.

Fayette County is at a critical point in its development history. It is facing a delicate balance, where remnants of the past need to be constructively linked to opportunities of the future. The County is preparing to manage the impact of growth from the Mon-Fayette Expressway, while maintaining the high quality of living that exists currently. There are a number of other issues that are facing Fayette County: intergovernmental cooperation, County image, infrastructure, rural preservation, economic development, tourism, public utilities, education, and stormwater management.

The goal of developing a comprehensive plan for Fayette County was generated through the Fayette Forward Strategic Plan which was completed in 1995, with a revised version produced for distribution in June of 1998. During the Fayette-Forward process, many issues in the County were explored in detail,

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one of which identified land use as a primary concern in terms of the County's future and its planning efforts. Consequently, an effort was begun to combine some of the main issues facing the County in a way that would include a land use analysis and produce a document that could guide the Office of Community and Economic Development.

Topography¹

Fayette County can be divided into two parts corresponding to the two sections of the Appalachian Plateau Province. The eastern half of the County forms part of the Allegheny Mountain Section and is mountainous with Chestnut Ridge rising to heights of more than 2,900 feet. This area is sparsely populated and is physiographically different from the western half of the County. Municipalities in this area include Saltlick, Springfield, Stewart, Henry Clay, and Wharton Townships; the Boroughs of Ohiopyle and Markleysburg; and the eastern corners of Dunbar, North Union, Georges, and Springhill Townships. The western half of the County lies in the Pittsburgh Low Plateau Section of the Appalachian Plateau Province. This area, west of Chestnut Ridge, is a rolling and hilly plateau.

Drainage

All of Fayette County is in the Monongahela River Watershed, which in turn is a part of the Ohio and Mississippi River watersheds emptying into the Gulf of Mexico at New Orleans. Two of the principal tributaries of the Monongahela River, the Youghiogheny and Cheat Rivers, flow through Fayette County. The Cheat River drains the southwestern part of the County as far east as Chestnut Ridge via Grassy Run, Rubles Run, and many small tributaries. In addition, via Big Sandy Creek, the Cheat River drains the south end of the Ohiopyle Valley. Significant tributaries include Little Sandy Creek, Fike Run, Laurel Run, Quebec Run, Piney Run, Braddock Run, Scotts Run, and Stony Fork. The Youghiogheny River, flowing northward from Maryland, drains the eastern and northern parts of the County by means of Meadow Run, Indian Creek, Mounts Creek, Jacobs Creek, and a great many small streams. The western edge of the County is drained by Georges Creek, Dunlap Creek, Redstone Creek, and several small streams, all of which flow directly into the Monongahela River.

Geology

The rocks of southwestern Pennsylvania are almost entirely sedimentary and were deposited for the most part in the Mississippian, Pennsylvanian, and Permian Periods. The Allegheny Mountain Section, east of the west flank of Chestnut Ridge, consists of strata that are Devonian, Mississippian, and Pennsylvanian in age. The area is characterized by ridges, steep-sided gorges, and valley floors. The broad Pittsburgh Low Plateau occupies all of Fayette County west of Chestnut Ridge and is underlain by Pennsylvanian and Permian Strata. The Mississippian System falls into three lithologic units, which are quite distinctive. The lowest is the Pocono Formation, which is predominately sandstone; followed by the Loyalhanna siliceous limestone; and the Mauch Chunk formation, which is a mixture. The Pennsylvanian System is divided into the Pottsville series largely composed of sandstone and sandy shale; the Allegheny group consisting of shale, sandstone, coal, fire clay, and limestone; the Conemaugh group consisting of sandstone, red and gray shale, limestone, thin coal beds, and small amounts of low grade fine clay; and finally, the Monongahela group consisting of limestone, shale, sandstone, and several beds of workable coal. The latter group is present only in the western part of the County. The Washington group of the Permian System consists of shale, sandstone, limestone, and several impure or thin beds of coal.

¹ Most of natural features information was abstracted from the Fayette County Soil survey, prepared by USDA, SCS 1991; the County Report #26, Pennsylvania Geologic Survey, Fourth Series, 1973; the Subdivision and Land Development Ordinance of Fayette County; and the Geology of Pennsylvania, Pittsburgh Geological Society, 1999.

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Woodland

Fayette County originally had a dense cover of trees, but clearing for farms and cutting for commercial purposes eliminated the virgin stands of timber. Now the commercial woodland occupies 52% of the land area and consists of second and third growth stands. The principal forest types that make up the present woodland and the proportionate extent of each as given by the U.S. Forest Service is as follows:

a.	Red oak	49%
b.	Sugar maple, beech, and yellow birch	17%
c.	White oak	11%
d.	Chestnut oak	15%
e.	Other forest types	8%

Saw timber makes up approximately 8% of the acreage in commercial forests, pole timber 49%, and seedlings and saplings 43%. The soils in the County generally can support a good growth of red oak, yellow poplar, ash, and white pine. The stands in many wooded areas, however, are made up dominantly of chestnut oak, scarlet oak, white oak, and red maple. By using good management, a landowner can encourage growth of the more desirable kinds of trees.

The forest area of Fayette County is largely confined to the eastern half of the County beyond and including Chestnut Ridge. The area east of the ridge is approximately 80% woodland and the area west of the ridge is approximately 10% woodland. Forest areas that are currently protected from development include the state game lands found in Connellsville, Springfield, Dunbar, Stewart, Wharton, North Union, Henry Clay, Georges, German, Lower Tyrone, and Perry Townships; plus several parks such as the Ohiopyle State Park.

Development Limitations

The subdivision and land development ordinance contains many interesting comments pertaining to land use policy and the recognition of “areas of concern” prior to future development. These areas of concern may influence, alter, or even preclude the development of land within particular areas of Fayette County. Areas of concern, which must be considered in any planning activity by individuals or groups, are in terms of development limitations, and/or sensitive areas. Development limitations are those land characteristics such as floodplains, mine subsidence, soil resources, geology, and sloping land. Sensitive areas are land areas and other natural or manmade conditions such as agricultural land, mineral resources, forests, water resources, climate and air resources, and unique cultural and natural resources. Recommendations for each of these areas were included and will become a part of this document.

Floodplains

The National Flood Insurance Program (NFIP) was established to prevent the loss of life and property due to flooding. The focus of the NFIP has been to identify 100-year floodplain areas and aid the Federal Emergency Management Agency (FEMA) in mapping them. In these areas, past experience indicates that destructive flooding has a high probability of occurring.

Fayette County, in part, regulates development in the 100-year flood plain based upon the FEMA map, which is illustrated on Exhibit 2. Other methods, as determined by the staff, are also utilized to determine the existence and probable extent of flood prone areas. The obvious waterways with adjacent 100-year floodplain areas include the Monongahela, Cheat, and Youghiogheny Rivers and several significant tributary streams. Of additional interest is the general soil map of Fayette County indicating soils on

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stream terraces and flood plains. Towns that are impacted by this soil type include Melcroft, Indian Head, Point Marion, Masontown, Brownsville, Connellsville, Everson, Perryopolis, and Belle Vernon.

Wetlands

Wetlands are unique environmental resources that are essential in maintaining a sound ecosystem. The U.S. Environmental Protection Agency, the U.S. Army Corps of Engineers, and the Pennsylvania Department of Environmental Protection (DEP) are the primary agencies charged with enforcing wetland legislation. These regulatory agencies generally define wetlands as: “Those areas inundated or saturated by surface water or groundwater at a frequency or duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for line in saturated soil. Those areas generally include swamps, marshes, bogs, and similar areas.” There are several identified wetland areas within Fayette County. The majority is located in the south-central portion of the County and, in particular, Wharton Township. Any wetland area should be preserved to surcharge groundwater sources and provide a special haven for plant and animal life.

Environmentally Sensitive Areas

Fayette County possesses a wealth of natural resources including its flora, fauna, and natural habitats such as forests, wetlands, and streams. If the natural environment is to be maintained, a balance between growth and the protection of natural resources must be found. This can only be accomplished by guiding development away from environmentally sensitive areas and by designing and providing the protective measures necessary to maintain these areas. To that end, the County Commissioners have retained the Western Pennsylvania Conservancy to prepare a natural heritage inventory. Such an inventory will include: exemplary natural areas; habitats for species of special concern; significant natural plant communities; and areas important for open space, recreation and wildlife habitat. When finished, the recommendations of that report will become a part of this document.

Soil Resources

There are five soil associations within Fayette County as enumerated below. It should be noted that a soil association is a landscape that has a distinctive proportional pattern of soils. It normally consists of one or more major soils and at least one minor soil, and it is named for the major soils. See General Soil Map of Fayette County published by USDA, SCS.

1. GILPIN-WHARTON ERNEST ASSOCIATION

This association is widely distributed in the County. In the eastern part of the County, this association occupies much of the northern and southern areas between Chestnut Ridge and Laurel Hill. In the western part, it occupies a wide V-shaped area that extends from Point Marion to Perryopolis and from Point Marion to Laurelville. This soil association makes up about 37% of the County. General observations pertaining to land use are as follows:

- a) areas of strip mine spoil and acid problems exist
- b) contains some of the better farming soils in the County
- c) adapted to pasture and general crops
- d) restricted drainage occurs in the Wharton and Ernest soils
- e) moderate to severe limitations for building sites
- f) water supply seems adequate for livestock and households (springs and wells)

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2. GUERNSEY WESTMORELAND CLARKSBURG ASSOCIATION

This association consists of soils influenced by limestone and soils underlain by the Pittsburgh and other coal veins. This association makes up about 27% of the County. General observations pertaining to land use are as follows:

- a) contains areas of strip mine spoil, nonacid and mine dumps
- b) contains some of the better farming soils in the County
- c) dairy and general farming are dominant
- d) surface drainage is generally good

3. DEKALB HAZELTON COOKPORT ASSOCIATION

This association is generally located on and along Chestnut Ridge and Laurel Hill and along the Youghiogheny River. Most of this association is very stony, developed in residuum from acid rocks. This soil association makes up about 25% of the County. General observations pertaining to land use are as follows:

- a. most of this association is in trees for which it is well suited
- b. this association is not good for farming

4. UPSHUR ALBRIGHTS ASSOCIATION

This association occurs along the upper slopes of Chestnut Ridge and Laurel Hill and is easily recognized by the red color of the soils. This association makes up about 7% of the County. General observations pertaining to land use are as follows:

- a. black locust and yellow poplar trees grow naturally
- b. a few scattered farms occur in this association (beef cattle)
- c. principal use limitations are wetness and erosion
- d. contains a few large stone quarries
- e. severe limitations for on-lot sewage systems in many areas

5. MONONGAHELA PHILO ATKINS ASSOCIATION

This association is found along the Monongahela and Youghiogheny Rivers. Steep valley sides and escarpments separate this association from other nearby associations. This association makes up about 4% of the County. General observations pertaining to land use are as follows:

- a. most of this association is in stream terraces and floodplains
- b. moderate to severe limitations for most building sites
- c. parts of this association have contained areas with the most community/industrial development in past decades

Carbonate Geology

Carbonate rock formations occur throughout Fayette County and theoretically impact all development. Carbonate geologic hazards may be most evident on a site-specific basis when sinkholes, depressions, lineaments, fracture traces, caverns, ghost lakes, or disappearing streams seem to be a feature of the landscape. Intensive land use, leaking water pipelines, groundwater withdrawal from quarries and storm

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water systems can lead to subsidence problems. Land development and building construction in carbonate bedrock terrains should be preceded by a subsurface investigation to clearly define subsidence prone areas. Depending upon the nature of development that is planned, foundations can be designed to avert potential problems. Foundation design and construction technology are well developed.

Sloping Land

Slopes of various types, including those considered level, gentle, rolling, and steep impact land use, transportation systems, utility systems, and erosion control in many different ways. As stated in the Subdivision and Land Development Ordinance, land with slopes of 15 percent or greater have had limited development in the past. A generalized format addressing issues of slope utilization outlined in the County Development Plan of 1968 is as follows:

Slopes:	0 - 3 percent	utilized for all types of development	level
	3 - 8 percent	suitable for many types of development	gentle
	8 - 15 percent	suitable for selected types of uses	rolling
	15 - 25 percent	unsuitable except parks and mansions	steep
	25+ percent	open space and wildlife only	hazardous

Land Slide Prone Areas

Landsliding is a common hazard in the Appalachian Plateau Province and has a high susceptibility rating in Fayette County. The term is generally understood to include slope movements, involving falls, topples, spreads, flows and avalanches, as well as slides where shear failure occurs along a specific surface or combination of surfaces. This area is recognized as one of the major areas of landslide susceptibility and severity within the United States. The Native American Indians named the Monongahela River which means "the river with the sliding banks".

Fill slides are particularly common as a result of steep slopes (above 15%), weak rock strata, abundant colluvium, and a large number of springs. The problems are compounded by coal mining and related spoil piles and by refuse placement. Non-engineered fills, poor fill placement, and compaction are responsible for many landslides. The result is damage to property and structures, damage to utilities, and continuing maintenance problems on our roads and transportation systems. The solution is the utilization of proven technology including knowledge of both the geological features and the engineering characteristics of the slope in question. If these are understood and the economics can be justified, proper design and construction procedures can be implemented. Most problems result from failure to apply existing knowledge.

Abandoned Mine Problem Areas

At one point in Fayette County’s history, annual coal production surpassed 30 million tons and the number of citizens employed in coal mining totaled over 25,000. Today’s production and employment numbers shy in comparison. However, the coal legacy has left behind a number of abandoned mine problem areas. These areas have a significant impact on the future development within Fayette County.

Prior to 1977 when Congress passed the Federal Surface Mining Control and Reclamation Act, the regulation of mining was lax. Past under-regulated mining has left open pits, coal refuse and spoil piles, acid mine drainage (AMD), highwalls, open shafts, erosion, clogged stream channels, undermined areas with subsidence potential, underground fires, and dilapidated buildings.

As of December 1997, 248 problem areas in Fayette County had been identified by the Pennsylvania Department of Environmental Protection (PADEP), Bureau of Abandoned Mine Reclamations Inventory under the Abandoned Mine Lands (AML) program. The Bureau administers the AML Program in Pennsylvania. Fayette County ranks 10th in the total number of abandoned mine problem areas in Pennsylvania. Clearfield County ranks 1st with 617 areas.

Of the 248 abandoned mine problem areas in the County, 48 areas totaling 855 acres have been reclaimed at a cost of 13.1 million dollars. PADEP selects AML reclamation projects for funding based on three major priorities. They include:

- Emergencies – an emergency is a situation that occurs suddenly, is life threatening and demands immediate attention. Typical emergencies include subsidence, methane gas leaks, and recently ignited mines refuse fires.
- Priority 1 – Protection of public health, safety and general public welfare and property from extreme danger of adverse effects of coal mining practices. Extreme danger is defined as a condition that could be expected to cause substantial physical harm to persons, property, or the environment, and to which persons or improvements on the property are exposed.
- Priority 2 – Protection of public health, safety and general public welfare and property from adverse effects of coal mining practices.

Mine Subsidence Issues

Land subsidence above underground mines in the main bituminous coal fields is a significant problem. Apparently, there is no depth for a mine at which the surface can be considered safe. More insidious is the fact that land subsidence might not occur until more than 100 years after mining has ceased. The possibility of subsidence above an abandoned mine must be anticipated except where total extraction has been achieved, permitting subsidence concurrent with mining or where large pillars adequate for long term support remain. Precisely when collapse might take place in the absence of stabilization is not predictable. Based on available information (see Exhibit 2) a dominant portion of Fayette County west of Chestnut Ridge has been undermined and needs careful consideration prior to any development. In some areas, controls to limit construction and development may be justified to protect the public.

Subsidence features over mines are classified as sinkholes or troughs. A sinkhole is a depression in the ground surface that occurs from collapse of the overburden into a mine opening (a room or entry). A study of subsidence in the Pittsburgh area revealed that 95% of the sinkholes occurred on sites located less than 60 feet above mine level. A trough is a shallow, commonly broad, dish shaped depression that develops when the overburden sags downward into a mine opening in response to extraction, crushing of mine pillars, or punching of mine pillars into the mine floor. There appears to be no safe depth of mining that prevents trough development.

Mineral Resources ²

The mineral resources are by far the most important group in Fayette County and they have largely determined the development of the County. The chief mineral industry is the mining of coal. Other mineral resources include the manufacture of brick and other clay products, crushed stone, sand and gravel, and natural gas.

² Abstracted from the Geology of Pennsylvania, 1999. Pittsburgh Geological Society, et al.

Coal. The main bituminous coal fields occupy much of the Appalachian Plateau Province. Ten economically significant coal beds have been exploited in this area.

Brookville Clarion Coal Complex, they are strip-mined in some areas and mined underground in a few areas. They tend to be high in sulfur and ash and are difficult to clean. Reserves of mineable thickness in Fayette County may be found along Chestnut Ridge, north of Ohiovale and on the west slope of Laurel Hill.

Lower Kittanning Coal Complex, normally strip-mined throughout its extensive outcrop area and is also mined underground in many places. This complex ranks third in terms of remaining resources. Reserves of mineable thickness in Fayette County may be found along Chestnut Ridge, Indian Creek, and Laurel Hill.

Upper Freeport Coal is mined extensively, both on the surface and underground. The general good quality of this seam makes the UFC the second most important bed in terms of mining and reserves. Reserves in Fayette County may be found along the Monongahela River, the slopes of Chestnut Ridge, and the entire area east of Chestnut Ridge.

Pittsburgh Coal is the most important unit in Pennsylvania. In spite of extensive mining, it still represents 1/3 of the recoverable reserves over 36 inches thick and almost all of the reserves over 60 inches thick. Most of the reserves are in Washington and Greene Counties. This coal is essentially gone in Fayette County.

Sewickley Coal, well developed only in southern Greene and Fayette Counties where it is up to 60 feet thick. Considered an important commercial coal in the southwest quarter of the County including the municipalities of German, Nicholson, Springhill, Georges, South Union, and North Union Townships.

Redstone Coal irregularly present in Fayette County, but rarely thick enough to mine underground and only intermittently suitable for strip-mining. Reserves may be found in Jefferson, Washington, Perry, western Franklin, southern German, Nicholson, and Springfield Townships.

Waynesburg Coal, difficult to mine underground, but it is commonly mined in surface operations. It has been mined extensively in Redstone, Luzerne, Menallen, and German Townships.

Other economically viable beds in the area are the Middle Kittanning Coal, the Upper Kittanning Coal, and the Lower Freeport Coal Complex. None seem to be economically significant in Fayette County.

Pennsylvania bituminous coal is mined for four markets: electric power generation, metallurgical coke, industrial use, and foreign export. In 1986, the percentages were 72, 11, 7, and 10 respectively. The amount of coal used for electric power has increased steadily for many years, while the production for coke and export has declined. The remaining recoverable identified bituminous coal resources in Fayette County as of January 1984 are 2.1 billion tons over 28 inches; and 1.1 billion tons over 36 inches; and 75 million tons of strippable material (based on 120 feet of maximum cover less 20 percent mining loss).

Gas Fields. Fayette County has had numerous commercially successful gas fields including Fayette City, Kenneth, West Luzerne, Brownsville, Masontown, Perryopolis, Waltersburg, Fayette, and the Summit Gas Pool. It should be noted that Fayette County is currently ranked 5th in the state for estimates of undiscovered recoverable natural gas resources. In tapping into these economic resources, future

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planning must consider the cultural constraints (i.e. urbanized areas), the institutional constraints (i.e. forests and parklands), and finally the industrial constraints caused by the need of storage facilities.

Clay. Clay working is undoubtedly one of the world’s oldest mining activities and has been part of the industrial history of Fayette County. Fire clay (refractory clay) is the most important commercially in Pennsylvania and has an average price of approximately \$19.00 per ton. Refractory clays in Fayette County are found in association with the Upper Freeport beds (10 feet thick) and the Lower Kittanning beds (4 feet thick). Geographically, we are focusing on Stewart and Henry Clay Townships and the west Connellsville area. There is no active mining of this resource within Fayette County today.

Construction Aggregates. In western Pennsylvania, the quarries that provide most of the construction aggregates are in the Vanport marine limestone of the Allegheny formation and in the calcareous sandstone and sandy limestone of the Loyalhanna Formation. In terms of volume and value, they are the primary non-fuel mineral commodities of Pennsylvania, which in 1987 ranked first in the production of crushed stone and set a national record for production by an individual state. Traditionally, most land transported aggregates, excluding those used for railroad ballast, are consumed within a thirty-mile radius of the source. Quarries have been developed throughout Fayette County but principally along Chestnut Ridge.

Carbonate Rock. Carbonate products (limestone and dolomite) have many uses and represent about 80% of all non-fuel rocks being mined in Pennsylvania. The use of ground carbonate products and limes for pollution abatement has become the most recent major new market. Carbonate products are in increased demand for water and sewage treatment, the neutralization of acid mine drainage, and the desulfurization of flue gas. Lime is used for water treatment functions as a softening, purification, and coagulation agent. The base material occurs throughout the greater part of Fayette County. Future planning will need to consider a favorable regulatory climate in order to benefit from and utilize this mineral resource.

Special Exceptions

A special exception is a permitted use within a particular zoning district subject to review by the County Zoning Hearing Board. The decision of the Zoning Hearing Board must be based on “express standards and criteria” and they may “attach reasonable conditions and safeguards” if necessary to implement the purpose of the ordinance. Since 1968, there have been approximately 536 special exceptions granted by the Board. Of these, approximately 303 special exceptions (57%) throughout the County have centered on the Agricultural Rural District. This District is defined as “land which is level to gently rolling, possesses productive soil characteristics, or contains useful mineral deposits”. The largest percentage of land in Fayette County has been designated in this category.

When analyzing the types of special exceptions being granted by the Board in the Agricultural Rural District, it is of interest to examine the nature of the categories which are dominating this need. The following lists, by percentage, show the leading causes for special exception action in three of the County quadrants, northeast, northwest, and southwest.

Northeast:	Strip Mining	23%
	Mineral Extraction	20%
	Neighborhood Business	19%
	Home Occupations	11%
	Other	27%

Northwest:	Neighborhood Business	28%
	Strip Mining	16%
	Home Occupations	11%
	Mineral Extraction	10%
	Other	35%
Southwest:	Strip Mining	41%
	Neighborhood Business	15%
	Mineral Extraction	11%
	Home Occupations	5%
	Other	28%

As noted above, the four main special exception areas are strip mining, mineral extraction, neighborhood business, and home occupations. If there is an inordinate amount of activity in a particular category, it is usual to seek relief in some other manner when considering future planning. For example, neighborhood business may suggest the need for recognition of activity nodes beyond the currently defined growth boundaries.

Home occupations may suggest the need for recognition of the differences between intensive and non-intensive activities with consideration of uses by right instead of special exceptions. Strip mining and mineral extraction may suggest the need for specific districts for those activities apart from the agricultural pursuits. There may be a need to consider an agricultural district which is geared solely to protection of that economic resource apart from mineral extraction.

Another consideration for future land use planning is the amount of special exception activity within specific municipalities. Perhaps these are the municipalities which need more definitive planning beyond the intent of the current Agricultural Rural District. The following delineates those municipalities with the greatest number of special exceptions in reference to the Agricultural Rural District.

German Township	17%
Georges Township	10%
Saltlick Township	10%
Bullskin Township	9%
Jefferson Township	6%
Nicholson Township	6%
Upper Tyrone Township	6%
Springfield Township	5%
Springhill Township	5%

Open Space Districts

The 1968 Comprehensive Plan of the County recommended the establishment of two open space districts. One, the Agricultural Rural District, was greatly impacted by special exception requests as noted previously. The other district, "conservation", saw virtually no special exception activity. This may be due to the limited coverage of this district in zoning even though the implications of this district would imply and/or demand a more extensive coverage of the County land mass. The '68 Plan described conservation districts as including steep slope areas which are generally undesirable for intensive development, land subject to flooding, highway interchanges areas, and existing/proposed park and recreation areas. Agriculture, plant cultivation, and public/semi-public uses would be permitted.

The primary purpose of the district would be to retain scenic areas and restrict development where the provision of public services and facilities would be costly. The current zoning reflects a limited interpretation of this stated intent. Additional considerations in the future would include wetlands, environmentally sensitive areas, specific watersheds, and woodland retention.

For future planning purposes, it may be appropriate to consider the following goal: TO PROTECT, CONSERVE, PRESERVE, and RECLAIM THE NATURAL RESOURCES OF THE COUNTY. This would seem to cover what is actually happening in the “open space” (i.e. rural areas) of the County.

Protect	to avoid pollution and destruction of the resource base such as agriculture, floodplains, wetlands, and steep slopes
Conserve	to manage, utilize, and when possible, regenerate resources such as commercial woodland and all types of mineral extraction
Preserve	to permanently set aside resources in this natural state such as gamelands, parkland, natural inventory plans, and specific cultural resources
Reclaim	to convert areas of strip mine spoil, mine dumps, and landfills from a community liability to a community asset. Possible reuses may include active recreational facilities, passive open space/nature preserves, and certain commercial/industrial development

These four “districts” could be supplemented by some rural activity node such as village, town, hamlet, or unincorporated settlement with a focus on residential development and mixed uses which support a rural community and environment.

Future Land Use

Sound and responsive land use is vital to the well being of both residence and the natural landscape of Fayette County. In order to be proactive to the current and future land use needs within the County, a Future Land Use Plan is an imperative component to the overall Comprehensive Plan. In order to guide development both in the present and for the long term, the Future Land Use Plan must be based on a solid analytical framework. The analysis of the County, its current land uses, historic land uses, environmental constraints, public facilities, recreation, and cultural facilities to name a few, was first conducted to better understand the current use of the County. This initial analysis led to the development of nine specific future land use definitions, listed below. These nine definitions, coupled with the County analysis, became the backbone for the development of the Future Land Use Plan as seen in this document.

The following nine future land use terms were developed to provide the most concise and proactive land use categories for the preservation, conservation, development, or reuse of lands within the County.

EXISTING BUILT AREAS

Contiguous areas that are currently used for an activity or are occupied by a structure or built object. These uses include residential, multi-family residential, commercial, highway commercial, institutional, industrial, and light industrial uses.

FUTURE GROWTH AREAS

Areas that are best suited for future development to occur. Contiguous areas that have favorable topography, no steep slopes or environmental constraints, access to public utilities including sanitary and water, areas that have, or will have, adequate transportation access and areas within Enterprise Zones.

RURAL VILLAGE

The Rural Village Areas are generally pockets of small isolated settlements in a rural setting that may include a variety of uses such as residential, commercial, and neighborhood commercial.

COMMERCIAL CONSERVATION AREA

Commercial conservation areas are lands currently owned for specific mineral or timber production. These uses may include mineral extraction, coal extraction, stone extraction, timber reserve, or oil and gas fields.

AGRICULTURAL CONSERVATION AREA

Contiguous areas of land that have historically been devoted to agricultural production and are best suited for continued agricultural production based on soil quality and topographic limitations.

LAND RECLAMATION AREA

Fayette County was a world leader in coal and coke production for nearly 100 years. This period of industrial progress now leaves a notable blemish on the County landscape. The land reclamation area is a tool to target specific sites within the County that are severely degraded due to either mine dumps, strip mining operations, quarry operations, landfills, junkyards or brownfields.

RECREATION/CULTURAL RESOURCE CONSERVATION AREA

This area includes lands dedicated to either public recreation or conservation and may include parks, state game lands, state forests, state parks, preserves, historic or cultural sites, and tourist oriented sites.

RESOURCE PRESERVATION AREA

The resource preservation area focuses on areas in the County that should not be developed on a large scale due to an environmental constraint including steep slopes, floodplains, wetlands, important forested areas, or unique natural features.

RURAL CONSERVATION AREA

Includes predominantly rural areas not incorporated into any of the above mentioned areas.

At the end of this chapter are community profile sheets for the forty-two municipalities within the County. These sheets offer verbiage regarding the character of the municipality and a breakdown in percentage of each land use contained within that the municipality. The Community Profile Sheets are a tool to be used in conjunction with the Future Land Use Plan in order to help paint a clearer picture of the

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future land use within each municipality. It should also be noted that the following ten municipalities maintain individual zoning and comprehensive plans: City of Connellsville, City of Uniontown, Connellsville Township, Henry Clay Township, Ohiopyle Borough, Perryopolis Borough, South Union Township, Stewart Township, Washington Township and Wharton Township. The Future Land Use Plan prepared by Fayette County reflects the vision of the County only and is not shared by any elected official, board, or resident within any of the ten listed municipalities. Please refer to a zoning map, future land use plan, or comprehensive plan for an accurate depiction of land use within these ten listed municipalities.

Community Development Objectives

Protect and permanently preserve identified agricultural areas for agricultural use.

Identified areas include existing cropland or pastureland; agriculture security areas; agricultural conservation easements; soils capable of being cultivated, especially Class I-III; any large contiguous areas of land predominately devoted to agriculture; and those areas not served or planned to be served by public water and sewer. The County should enact effective agricultural zoning that prohibits resident subdivisions unless the dwelling is necessary to the agri-business.

Provide for growth in appropriate areas.

The majority of growth should be directed to urban areas and limited in rural areas. Areas appropriate for growth include land designated as such on the comprehensive plan; existing cities and boroughs; certain designated unincorporated settlements; and land which is currently, or is planned to be, fully serviced by public water and sewer systems, with adequate transportation capability.

Establish urban growth boundaries.

The County, in conjunction with all municipalities, should establish UGB's based upon the following: the availability of a complete range of services and facilities; the need for land to accommodate new growth; the need for efficient community development; the need to protect land from premature development; and the responsibility to protect environmentally sensitive areas.

Limit growth and development in rural and conservation areas.

The majority of growth should be directed to areas adjacent to existing unincorporated settlements (villages). These small communities may be service and community centers related to farming; or a simple group of houses at a crossroads; or a small commercial center with a hundred or more homes. These communities should be served with appropriate infrastructure so that development can occur at efficient densities.

Promote high quality design throughout the built environment.

The County should encourage the construction of new development that is compatible with and sensitive to the region's heritage and fully integrated with the natural environment. Proper use of landscaping, signage, lighting, pathways, and greenways can enhance the appearance of communities.

Belle Vernon Borough

General Character:

- Belle Vernon Borough is located in the northwest corner of Fayette County and is bordered by Westmoreland County and the Monongahela River. The Borough has a predominantly urban character and is comprised primarily of residential, commercial, and neighborhood commercial uses.

Key Attributes:

- River access point.

Existing Built Area:

- The majority of the Borough consists of an existing urban fabric.
- 58% of Borough land area

Future Growth Areas:

- Growth will occur here as in-fill and renovation of existing structures.

Rural Conservation:

- 35% of Borough land area

Resource Preservation:

- 7% of Borough land area

Brownsville Borough

General Character:

- Brownsville Borough is located in the northwest portion of Fayette County, approximately 13 miles west of Uniontown on Rt. 40. The Borough has a unique mixture of residential, commercial, industrial, and highway commercial uses. The majority of this development lies along the Rt. 40 corridor and the river, where the historical significance of these transportation routes can be seen in the built environment of Brownsville.

Key Attributes:

- River access point
- Many historic structures

Existing Built Area:

- The majority of the Borough is currently built out.
- 65% of Borough land area

Future Growth Areas:

- Growth will primarily occur as in-fill into the existing fabric or renovations.

Rural Conservation:

- 22% of Borough land area

Commercial Conservation:

- 4% of Borough land area

Resource Preservation:

- 9% of Borough land area

Land Reclamation:

- .01% of Borough land area

Brownsville Township

General Character:

- Brownsville Township is located in the northwest portion of Fayette County, adjacent to Brownsville Borough. The central portion of the Township is dominated by a mixture of commercial and residential uses that flank the Rt. 40 corridor. The northern and southern portions have a rural character.

Existing Built Area:

- The Existing Built areas are concentrated along the Rt. 40 corridor.
- 26% of Township land area

Future Growth Areas:

- Growth will continue on available lands in the Rt. 40 corridor.
- 5% of Township land area

Commercial Conservation:

- Primarily located in the valley south of Brownsville Borough.
- 1% of Township land area

Agricultural Conservation:

- Located in the northern and southern portion of the Township.
- 12% of Township land area

Resource Preservation:

- 33% of Township land area

Land Reclamation:

- 2% of Township land area

Rural Conservation:

- 21% of Township land area

Bullskin Township

General Character:

- Bullskin Township is located in the northeastern portion of Fayette County approximately 14 miles north of Uniontown. The Township has a predominantly rural character. The Route 119 corridor contains the largest amount of developed area, comprised of residential, highway commercial, and light industrial uses. The Township also has a variety of recreational uses, the most important being Jacobs Creek Park.

Unincorporated Settlements:

- There are six significant unincorporated settlements in the municipality: Wooddale, Hammondville, Breakneck, Pennsville, Pleasant Valley, and Prittstown.

Key Attributes:

- Jacobs Creek Park
- Mt. Pleasant and Scottdale Airport
- Township Fairgrounds
- Mount Vernon Park

Existing Built Area:

- The Existing Built areas are located along the Rt. 119 corridor and in the northern most portion of the Township.
- 14% of Township land area

Future Growth Areas:

- Due to the influence of the State Enterprise Zones, Future Growth areas are likely to mushroom on lands adjacent to the Rt. 119 corridor.
- 4.5% of Township land area

Rural Villages:

- Wooddale
- Hammondville
- 1.5% of Township land area

Recreation/Cultural Resource Conservation:

- There are four areas designated in the Township including Pleasant Valley Golf Course and Jacobs Creek Park.
- 3% of Township land area

Commercial Conservation:

- Four areas located in the eastern portion of the Township.
- 10% of Township land area

Agricultural Conservation:

- Located throughout the eastern portion of the Township.
- 11% of Township land area

Resource Preservation:

- 32% of Township land area

Land Reclamation:

- Seventeen sites throughout the Township
- 4% of Township land area

Rural Conservation:

- 20% of Township land area

City of Connellsville

General Character:

- The City of Connellsville is located in the north-central portion of Fayette County, approximately 11 miles north of Uniontown. Connellsville is an urban environment with much of its landmass currently built out. The City contains a variety of uses and is one of the major urban hubs within Fayette County.

Key Attributes:

- The Youghiogheny River
- The Youghiogheny River Trail
- Youghiogheny Station Glass Gallery
- Many historic structures

Existing Built Area:

- The majority of the city is built out.
- 85% of City's land area

Future Growth Areas:

- Growth will occur within the city through in-fill and reuse of existing sites and structures.

Recreation/Cultural Resource Conservation:

- 4% of the City's land area

Resource Preservation:

- 2% of the City's land area

Rural Conservation:

- 9% of the City's land area

Note:

The City of Connellsville maintains its own zoning and comprehensive plan. The information in this plan reflects the County's view of future land use only and has no bearing on the City's comprehensive plan. Please refer to a copy of the City of Connellsville Comprehensive Plan and future land use map for an accurate depiction of future land use in the City of Connellsville.

City of Uniontown

General Character:

- Centrally located, the City of Uniontown is the major urban hub of Fayette County. Being the County Seat, Uniontown has historically been the center of County politics, finance, and commerce. The urban fabric of Uniontown reflects the significance of these entities in the geography of the city. Today, much of the city is built out and contains a variety of uses including residential, commercial, industrial, and open space.

Key Attributes:

- The County Seat
- Rich historic artifacts

Existing Built Area:

- Much of Uniontown is currently built out.
- 98% of the City's land area

Future Growth Areas:

- Growth within the City will occur through in-fill of the existing fabric and reuse of existing sites or structures.

Recreation/Cultural Resource Conservation:

- There are several urban parks and open spaces located within the City.
- 2% of the City's land area

Note:

- The City of Uniontown maintains its own zoning and comprehensive plan. The information in this plan reflects the County's view of future land use only and has no bearing on the City's comprehensive plan. Please refer to a copy of the City of Uniontown's Comprehensive Plan and future land use map for an accurate depiction of future land use in the City of Uniontown.

Connellsville Township

General Character:

- Connellsville Township borders the City of Connellsville to the northeast. The Township has a varying character from built urban and suburban environments to rural and mature forests. The most highly developed portions of the Township lie adjacent to the City of Connellsville as development has grown from the City into the Township.

Key Attributes:

- School District Complex
- State Game Lands

Note:

Connellsville Township maintains its own zoning and comprehensive plan. The information in this plan reflects the County's view of future land use only and has no bearing on the Township's comprehensive plan. Please refer to a copy of the Connellsville Township Comprehensive Plan and future land use map for an accurate depiction of future land use in Connellsville Township.

Existing Built Area:

- The Existing Built areas are located along the Rt. 119 corridor and adjacent to the City in the northern portion of the Township.
- 19% of Township land area

Future Growth Areas:

- Due to the influence of the State Enterprise Zones, Future Growth areas are likely to mushroom on lands adjacent to the Rt. 119 corridor.
- 3% of Township land area

Recreation/Cultural Resource Conservation:

- There are large areas of State Game Lands in the southern portion of the Township.
- 12% of Township land area

Agricultural Conservation:

- 3% of Township land area

Resource Preservation:

- 40% of Township land area

Land Reclamation:

- Seventeen sites throughout the Township
- 4% of Township land area

Rural Conservation:

- 19% of Township land area

Dawson Borough

General Character:

- Dawson Borough is located in the north-central portion of Fayette County, approximately 12 miles north of Uniontown. The Borough lies along the Youghiogheny River and has a variety of past industrial uses. Today, the Borough has a mix of primarily residential and commercial uses.

Key Attributes:

- Youghiogheny River
- The railroad station

Existing Built Area:

- 70% of Borough land area

Future Growth Areas:

- Growth will occur as in-fill and reuse of the existing urban structure.

Resource Preservation:

- 17% of Borough land area

Rural Conservation:

- 13% of Borough land area

Dunbar Borough

General Character:

- Dunbar Borough is located in the north-central portion of Fayette County, approximately 9 miles north of Uniontown and one mile east of Rt. 119. The Borough is largely built out with a variety of uses of which residential is the largest. The Borough is located in a rural setting and is in close proximity to the Youghiogheny River.

Key Attributes:

- Central location within the County.

Existing Built Area:

- A large portion of the Borough is built out and shows signs of historic development patterns.
- 63% of Borough land area

Future Growth Areas:

- Future growth will occur on remaining developable land and as in-fill or reuse in existing fabric
- 5% of Borough land area

Resource Preservation:

- 7% of Borough land area

Rural Conservation:

- 24% of Borough land area

Dunbar Township

General Character:

- Dunbar Township is a predominantly rural municipality that is bisected by development along the Rt. 119 corridor. The concentration of development in the central portion of the municipality consists of a variety of uses including residential, commercial, highway commercial and light industrial uses. The southern portions of the Township are comprised of state game lands and state forest.

Unincorporated Settlements:

- There are eight unincorporated settlements in the municipality: Monarch, Little Summit, Leisenring, Furnace Hill, Pechin, Sitka, and Ferguson.

Key Attributes:

- Connellsville Airport
- State game lands
- State forest lands

Existing Built Area:

- The Existing Built areas are located adjacent to the Rt. 119 corridor.
- 10% of Township land area

Future Growth Areas:

- Due to the influence of the State Enterprise Zones, Future Growth areas are likely to mushroom on lands adjacent to the Rt. 119 corridor.
- 9% of Township land area

Rural Villages:

- Monarch
- .20% of Township land area

Recreation/Cultural Resource Conservation:

- Lands including state game lands and state forest.
- 30% of Township land area

Commercial Conservation:

- .30% of Township land area

Agricultural Conservation:

- Located throughout the northeastern portion of the Township.
- 6.5% of Township land area

Resource Preservation:

- 27% of Township land area

Land Reclamation:

- 32 sites throughout the Township
- 6% of Township land area

Rural Conservation:

- 11% of Township land area

Everson Borough

General Character:

- Everson Borough is located adjacent to the Westmoreland County line in the northern portion of Fayette County. The Borough lies across Jacob's Creek from Scottdale, thus its character is predominantly urban. Everson Borough is primarily made up of residential uses with several neighborhood commercial uses.

Existing Built Area:

- 55% of Borough land area

Future Growth Areas:

- Growth in the Borough will occur as in-fill and reuse of the existing urban fabric.

Resource Preservation:

- 7% of Borough land area

Land Reclamation:

- One large area south of the railroad tracks.
- 21% of Borough land area

Rural Conservation:

- 17% of Borough land area

Fairchance Borough

General Character:

- Fairchance Borough is located approximately 6 miles southeast of Uniontown in the middle of Georges Township. The Borough has a rural small town character. The majority of the development lies adjacent to the Rt. 857 corridor and contains a mixture of residential and neighborhood commercial uses.

Key Attributes:

- Close proximity to two new highway interchanges.

Existing Built Area:

- The Existing Built areas are located adjacent to Rt. 857.
- 58% of Borough land area

Future Growth Areas:

- Due to the influence of Interstate 43, future growth is likely to occur on available lands in the Borough. In-fill and reuse of the existing fabric will also be a factor in growth.
- 12% of Borough land area

Resource Preservation:

- 4% of Borough land area

Land Reclamation:

- One large area in the northwest portion of the Borough.
- 13% of Borough land area

Rural Conservation:

- 13% of Borough land area

Fayette City Borough

General Character:

- Fayette City is located in the eastern portion of Fayette County, along the Monongahela River. The Borough is largely built out and contains a mixture of commercial and residential uses. Rt. 201 passes through the center of the Borough and is lined with neighborhood commercial uses most of which occupy older buildings and storefronts. Older single and multi-family residential uses are located on the slopes above Rt. 201.

Key Attributes:

- Boat launch on the Monongahela River

Existing Built Area:

- Large portions of the available developable lands are built out.
- 30% of Borough land area

Future Growth Areas:

- Growth in the Borough will be limited to any remaining developable lands, in-fill, and reuse of the existing urban fabric.

Resource Preservation:

- 26% of Borough land area

Land Reclamation:

- One area in the northern portion of the Borough.
- 3% of Borough land area

Rural Conservation:

- 41% of Borough land area

Franklin Township

General Character:

- Franklin Township is located approximately 8 miles north of the City of Uniontown along the Rt. 51 corridor. The Township has a predominantly rural character with several pockets of residential settlements. The Route 51 corridor contains the largest amount of developed area including residential, highway commercial, and light industrial uses.

Unincorporated Settlements:

- There are five significant unincorporated settlements in the municipality: Juniata, Bitner, Smock, Flatwoods, and Laurel Hill.

Key Attributes:

- Swiss Heights Recreation Area

Existing Built Area:

- The Existing Built areas are spread along the Rt. 51 corridor as it traverses the Township from north to south.
- 1% of Township land area

Future Growth Areas:

- Growth within the Township will be on a small scale and occur along the Rt. 51 corridor or sporadically throughout the Township.

Rural Villages:

- Juniata
- Bitner
- Smock
- 1% of Township land area

Commercial Conservation:

- Four areas located in the eastern portion of the Township.
- .4% of Township land area

Agricultural Conservation:

- Located throughout the eastern portion of the Township.
- 14% of Township land area

Resource Preservation:

- 41% of Township land area

Land Reclamation:

- Seventeen sites throughout the Township
- 10% of Township land area

Rural Conservation:

- 32.6% of Township land area

Georges Township

General Character:

- Georges Township is located south of Uniontown approximately 5 miles. The Township has a predominantly rural character with the largest amount of development located along roadway corridors. The northern portion of the Township has a variety of small scattered settlements among a largely agrarian and coal dominated landscape. The southern portion of the Township is largely rural and contains several state game lands. The first leg of Rt. 43 was opened in the Spring of 2000 and currently terminates in the Township. Activity from this new roadway will have an important impact on the Township.

Unincorporated Settlements:

- There are nine unincorporated settlements in the municipality: Shoaf, Collier, Newcomer, Amend, Smiley, Haydentown, York Run, Chadville, and Oliphant Furnace.

Key Attributes:

- Two Rt. 43 interchanges

Existing Built Area:

- 6% of Township land area

Future Growth Areas:

- Due to the influence of the State Enterprise Zones and the interchanges with Rt. 43, Future Growth will occur on available lands near these interchanges.
- 6% of Township land area

Rural Villages:

- Shoaf
- Collier
- Newcomer
- Amend
- 1% of Township land area

Recreation/Cultural Resource Conservation:

- Recreational uses include three state game lands.
- 11% of Township land area

Commercial Conservation:

- Seven areas located in the northern portion and one in the southern portion of the Township.
- 8.5% of Township land area

Agricultural Conservation:

- Located throughout the eastern portion of the Township.
- 5% of Township land area

Resource Preservation:

- 25% of Township land area

Land Reclamation:

- 30 areas throughout the Township
- 13% of Township land area

Rural Conservation:

- 24.5% of Township land area

German Township

General Character:

- German Township is located in the western portion of Fayette County along the Monongahela River, approximately 12 miles west of Uniontown. The Township has a predominantly rural character with many small settlements dotting the landscape. The signs of past industry are also visible throughout the Township. Many of the settlements are former coal towns and the remnants of the coal industry can be seen across the Township. A larger concentration of development also exists along the Rt. 21 corridor east of Masontown and west of South Union Township.

Unincorporated Settlements:

- There are nine unincorporated settlements in the municipality: Ronco, Leckrone, Ralph, Lamberton, Edenborn, McClellandtown, Palmer, Gates, and Footedale.

Key Attributes:

- German-Masontown Park
- State game lands

Existing Built Area:

- Development is concentrated along several roadways including Rt. 21.
- 5% of Township land area

Future Growth Areas:

- Growth will continue to occur within the Rt. 21 corridor.
- 3% of Township land area

Rural Villages:

- Ronco
- Leckrone
- Ralph
- Lamberton
- Edenborn
- McClellandtown
- Palmer
- Gates
- Footedale
- 3% of Township land area

Recreation/Cultural Resource Conservation:

- 4% of Township land area

Commercial Conservation:

- Nine areas located in the southern portion of the Township.
- 9% of Township land area

Agricultural Conservation:

- 11% of Township land area

Resource Preservation:

- 30% of Township land area

Land Reclamation:

- Seventeen sites throughout the Township
- 11% of Township land area

Rural Conservation:

- 24% of Township land area

Henry Clay Township

General Character:

- Henry Clay Township is in the southeastern most corner of the County. The Township is largely rural in character with a large state game land, the Ohiopyle State Park and the Youghiogheny Reservoir offering an open space preservation and recreation area. Development is primarily located in the Rt. 40 and Rt. 281 corridor.

Key Attributes:

- Youghiogheny Reservoir
- Ohiopyle State Park
- State game lands

Note:

Henry Clay Township maintains its own zoning and comprehensive plan. The information in this plan reflects the County's view of future land use only and has no bearing on the Township's comprehensive plan. Please refer to a copy of the Henry Clay Township Comprehensive Plan and future land use map for an accurate depiction of future land use in Henry Clay Township.

Existing Built Area:

- The Existing Built areas are located along the Rt. 40 corridor in the central portion of the Township.
- 5% of Township land area

Future Growth Areas:

- Growth will continue to occur within and near the developed portions of the Township.

Recreation/Cultural Resource Conservation:

- One state game land and the Ohiopyle State Park enter the Township.
- 11% of Township land area

Agricultural Conservation:

- Primarily located in the southern portion of the Township.
- 5% of Township land area

Resource Preservation:

- 58% of Township land area

Land Reclamation:

- One area in the northern portion of the Township.
- .08% of Township land area

Rural Conservation:

- 21% of Township land area

Jefferson Township

General Character:

- Jefferson Township is located in the northwestern portion of Fayette County along the Monongahela River. The Township has a largely rural and agrarian landscape. Development is located in small communities and along the Rt. 201 corridor.

Unincorporated Settlements:

- There are three significant unincorporated settlements in the municipality: Grindstone, Lowber, and Redstone.

Key Attributes:

- Access to the Monongahela River

Existing Built Area:

- The Existing Built areas are located along the Rt. 201 corridor and in the northern most portion of the Township.
- 7% of Township land area

Future Growth Areas:

- Growth will occur as small-scale development within the rural community.

Rural Villages:

- Grindstone
- .6% of Township land area

Commercial Conservation:

- Three areas located throughout the Township.
- 8% of Township land area

Agricultural Conservation:

- Located throughout the central portion of the Township.
- 13% of Township land area

Resource Preservation:

- 45% of Township land area

Land Reclamation:

- Twelve sites throughout the Township.
- .4% of Township land area

Rural Conservation:

- 26% of Township land area

Lower Tyrone Township

General Character:

- Lower Tyrone Township is located approximately 12 miles north of Uniontown and borders Wetmoreland County. The Township has a predominantly rural character with small pockets of residential uses. Large areas in the Township are agrarian open space including the manicured Linden Hall Country Club and Golf Course.

Unincorporated Settlements:

- There are two unincorporated settlements in the municipality: Hulltown and Raineytown.

Key Attributes:

- Linden Hall
- Fair Grounds

Existing Built Area:

- The Existing Built area is located along the Youghiogheny River near Dawson.
- 1% of Township land area

Future Growth Areas:

- Growth will occur with small development in the rural community.

Recreation/Cultural Resource Conservation:

- There are two recreation areas: Linden Hall and the Fair Grounds.
- 6% of Township land area

Commercial Conservation:

- One area located in the eastern portion of the Township.
- 2% of Township land area

Agricultural Conservation:

- Located throughout the Township.
- 13% of Township land area

Resource Preservation:

- 34% of Township land area

Land Reclamation:

- One area in the west-central portion of the Township.
- 9% of Township land area

Rural Conservation:

- 35% of Township land area

Luzerne Township

General Character:

- Luzerne Township is located in the northwestern portion of Fayette County along the Monongahela River. The Township has a predominantly rural character with many small patch towns as the main residential areas. The remnants of the coal industry can be seen throughout the Township and in the patch towns. Development is also located along the Monongahela River and in Hiller, a suburban extension of the City of Brownsville.

Unincorporated Settlements:

- There are seven unincorporated settlements in the municipality: Allison, Isabella, Tower Hill No.2, Thompson No.2, Penncraft, Dutch Hill, and LaBelle.

Key Attributes:

- Location of new State Prison.

Existing Built Area:

- The Existing Built areas are located in three areas adjacent to the Monongahela River, the City of Brownsville, and adjacent to Redstone Township.
- 10% of Township land area

Future Growth Areas:

- Growth will occur in the central portion of the Township and in the west at the site of the new state prison.
- 7% of Township land area

Rural Villages:

- Allison
- Isabella
- 1.5% of Township land area

Recreation/Cultural Resource Conservation:

- Municipal Park
- 2% of Township land area

Commercial Conservation:

- One area along the Monongahela River and one along Dunlap Creek.
- 1% of Township land area

Agricultural Conservation:

- Located throughout the Township.
- 10% of Township land area

Resource Preservation:

- 28% of Township land area

Land Reclamation:

- Twenty sites throughout the Township.
- 16% of Township land area

Rural Conservation:

- 23% of Township land area

Markleysburg Borough

General Character:

- Markleysburg Borough is located in the southeastern most portion of Fayette County and is surrounded entirely by Henry Clay Township. The Borough is made up of a variety of uses including neighborhood commercial and residential. The mixture of uses in the community creates a unique village in this rural portion of the County. A variety of recreation amenities, the most important being the Youghiogheny Reservoir, are also close by.

Key Attributes:

- Located near recreation areas such as the Youghiogheny Reservoir.

Existing Built Area:

- The Existing Built area in the Borough is located along the Rt. 281 corridor.
- 44% of Borough land area

Future Growth Areas:

- Growth will occur sporadically on vacant lands and as in-fill into the existing community.

Agricultural Conservation:

- Located along the fringes of the Borough.
- 47% of Borough land area

Rural Conservation:

- 9% of Borough land area

Masontown Borough

General Character:

- Masontown Borough is located in the west-central portion of Fayette County along the Monongahela River. The Borough is rather unique in that it contains a large existing urban center in association with a relatively large amount of undeveloped and agricultural lands. The urban portions of the Borough are comprised of a variety of uses including single and multiple family residential, commercial, and neighborhood commercial. Large portions of the buildings in the town itself are older and, with the exception of isolated buildings, are well maintained. The Borough also has a large park that shares its name with German Township.

Key Attributes:

- German-Masontown Park

Existing Built Area:

- The Existing Built areas lie adjacent to Rt. 166 and south of the Rt. 21 corridor.
- 60% of Borough land area

Future Growth Areas:

- Growth will occur on available lands adjacent to the existing built areas and as in-fill and reuse of the existing urban fabric.
- 8% of Borough land area

Recreation/Cultural Resource Conservation:

- A portion of the 214-acre German-Masontown Park lies in the Borough.
- 7% of Borough land area

Agricultural Conservation:

- 7% of Borough land area

Resource Preservation:

- 5% of Borough land area

Rural Conservation:

- 13% of Borough land area

Menallen Township

General Character:

- Menallen Township is located in the central portion of the County adjacent to North and South Union Townships. The Township is crossed by the Rt. 40 corridor, which contains the largest amount of development in the Township. Remnants of the coal industry can be seen throughout the landscape of the Township in extant structures, coal dumps, and in various patch towns.

Unincorporated Settlements:

- There are six significant unincorporated settlements in the municipality: Smock, Keisterville, Searights, Newboro, Buffington, and New Salem.

Key Attributes:

- State Enterprise Zone
- Influence of Rt. 43 and associated interchange.
- Various parks and open spaces

Existing Built Area:

- The Existing Built areas are located along the Rt. 40 corridor in the southwestern portion of the Township and as fringe development from Uniontown.
- 7% of Township land area

Future Growth Areas:

- Due to the influence of the Enterprise Zone's, Rt. 43, close proximity to Uniontown and the Rt. 119 by-pass, growth will occur in the Township along the Rt. 40 and Rt. 21 corridors.
- 8% of Township land area

Rural Villages:

- Smock
- Keisterville
- Searights
- 1% of Township land area

Recreation/Cultural Resource Conservation:

- Including golf courses and parks.
- 5% of Township land area

Agricultural Conservation:

- Located throughout the Township.
- 9% of Township land area

Resource Preservation:

- 30% of Township land area

Land Reclamation:

- Twenty sites throughout the Township
- 8% of Township land area

Rural Conservation:

- 32% of Township land area

Newell Borough

General Character:

- Newell Borough is located in the northwestern portion of Fayette County along the Monongahela River. The Borough contains a variety of uses including residential, neighborhood commercial, and industry. The industrial uses are evident in the landscape, especially near the river and rail lines.

Key Attributes:

- Access to the Monongahela River.

Existing Built Area:

- The Existing Built areas are located along the Monongahela River.
- 40% of Borough land area

Future Growth Areas:

- Growth will occur as in-fill and reuse of the existing fabric.

Resource Preservation:

- 12% of Borough land area

Land Reclamation:

- One site in the northern portion of the Borough.
- 1% of Borough land area

Rural Conservation:

- 47% of Borough land area

Nicholson Township

General Character:

- Nicholson Township is located in the western portion of Fayette County along the Monongahela River. The Township has a predominantly rural character with several small towns that contain the bulk of the build area in the Township. The remnants of the coal industry can be seen throughout the Township in settlement patterns and in the many industrial scars left upon landscape.

Unincorporated Settlements:

- There are four unincorporated settlements in the municipality: New Geneva, Martin, Gallatin, and Grayslanding.

Key Attributes:

- Access to the Monongahela River.

Existing Built Area:

- The Existing Built areas are located in the western portion of the Township along the Monongahela River.
- 3% of Township land area

Future Growth Areas:

- Growth will occur in eastern portion of the Township along the Rt. 119 corridor.
- 1% of Township land area

Rural Villages:

- New Geneva
- Martin
- 1% of Township land area

Commercial Conservation:

- Six areas throughout the Township.
- 6% of Township land area

Agricultural Conservation:

- Located throughout the Township.
- 9% of Township land area

Resource Preservation:

- 27% of Township land area

Land Reclamation:

- Twenty-eight sites throughout the Township.
- 25% of Township land area

Rural Conservation:

- 28% of Township land area

North Union Township

General Character:

- North Union Township is centrally located within the County. Surrounding Uniontown to the north, the central portion of the Township is largely built out with a mixture of residential, commercial, institutional, and light industrial uses. The northern and southern portions of the Township are rural in character and include large state game lands in the south.

Unincorporated Settlements:

- There are seven significant unincorporated settlements in the municipality: Lemont Furnace, Morgan, West Leisenring, Bute, Phillips, Coolspring, and Hopwood.

Key Attributes:

- Central location within the County
- Easy access to several important regional highways.

Existing Built Area:

- The Existing Built areas are concentrated in the central portion of the Township along the Rt. 119 and Rt. 51 corridors.
- 27% of Township land area

Future Growth Areas:

- Growth will occur throughout the Township and primarily along the Rt. 119 and Rt. 51 corridor at the proposed interchange with Rt. 43.
- 4% of Township land area

Rural Villages:

- Lemont Furnace
- Morgan
- West Leisenring
- Bute
- 1% of Township land area

Recreation/Cultural Resource Conservation:

- State game lands
- 13% of Township land area

Commercial Conservation:

- Three areas located in the central portions of the Township.
- 4% of Township land area

Agricultural Conservation:

- Located primarily in the northern portion of the Township.
- 5% of Township land area

Resource Preservation:

- 22% of Township land area

Land Reclamation:

- Ten sites throughout the Township.
- 3% of Township land area

Rural Conservation:

- 21% of Township land area

Ohioypyle Borough

General Character:

- Ohioypyle Borough is a quaint town located along the picturesque Yougioghenny River. The town has offers a variety of amenities that draw on the natural beauty and recreation value of the area. The town is proactive in maintaining the qualities it offers, thus the town and buildings are very well maintained.

Key Attributes:

- Active commercial trade.
- Location in Ohioypyle State Park.
- A well maintained town center.

Note:

Ohioypyle Borough maintains its own zoning and comprehensive plan. The information in this plan reflects the County's view of future land use only and has no bearing on the Borough's comprehensive plan or zoning. Please refer to a copy of the Ohioypyle Borough Comprehensive Plan and future land use map for an accurate depiction of future land use in Ohioypyle Borough.

Existing Built Area:

- The existing built areas straddle the Youghioghenny River.
- 14% of Borough land area

Future Growth Areas:

- Growth will occur as in-fill and reuse of existing structures in the existing fabric of the town.

Recreation/Cultural Resource Conservation:

- The remaining portions of the Borough are state park lands.
- 84% of Borough land area

Perry Township

General Character:

- Perry Township is located in the northern portion of the County and shares a common border with Westmoreland County. The Township is largely rural with a concentration of development along the Rt. 51 corridor. The development along the corridor is primarily residential clusters adjacent to Rt. 51. Commercial and light industrial uses are more prevalent along Rt. 51.

Unincorporated Settlements:

- There are five unincorporated settlements in the municipality: Layton, Banning, Star Junction, Whitsett, and Wickhaven.

Key Attributes:

- State game lands
- Access to the Youghiogheny River

Existing Built Area:

- The Existing Built areas are located adjacent to the Rt. 51 corridor.
- 7% of Township land area

Future Growth Areas:

- Future growth will occur along the Rt. 51 corridor south of Perryopolis Borough.
- 3% of Township land area

Rural Villages:

- Layton
- Banning
- .5% of Township land area

Recreation/Cultural Resource Conservation:

- State game lands.
- 4% of Township land area

Commercial Conservation:

- Two sites in the north-central portion of the Township.
- 1.5% of Township land area

Agricultural Conservation:

- Located throughout the Township.
- 10% of Township land area

Resource Preservation:

- 54% of Township land area

Land Reclamation:

- Twenty sites throughout the Township.
- 7% of Township land area

Rural Conservation:

- 13% of Township land area

Perryopolis Borough

General Character:

- Perryopolis Borough is located in the northern portion of the County east of the Rt. 51 corridor. The Borough has a unique make up of historic and modern uses. The town center makes up the largest amount of existing uses including neighborhood commercial and residential uses. The fringes of the Borough surrounding the town have a rural character composed primarily of an agricultural landscape.

Key Attributes:

- Historic significance of town center.

Note:

Perryopolis Borough maintains its own zoning and comprehensive plan. The information in this plan reflects the County's view of future land use only and has no bearing on the Borough's comprehensive plan. Please refer to a copy of the Borough of Perryopolis Comprehensive Plan and future land use map for an accurate depiction of future land use in Perryopolis Borough.

Existing Built Area:

- The Existing Built area is located in the central portion of the Borough and is made up of a variety of historic and modern structures.
- 44% of Borough land area

Future Growth Areas:

- Growth will occur as in-fill and reuse of the existing urban fabric and along the Rt. 51 corridor.
- 8% of Borough land area

Agricultural Conservation:

- 17% of Borough land area

Resource Preservation:

- 8% of Borough land area

Land Reclamation:

- Two sites in the Borough.
- 6% of Borough land area

Rural Conservation:

- 17% of Borough land area

Point Marion Borough

General Character:

- Point Marion Borough is located in the southwestern portion of the County at the convergence of the Cheat and Monongahela Rivers. The Borough is largely built out with an existing urban fabric. The town of Point Marion includes a variety of uses such as residential, commercial, neighborhood commercial, and light industrial. There is also a municipal park that offers different amenities including a river access point.

Key Attributes:

- Rivers access for boating, fishing, and other forms of recreation.

Existing Built Area:

- The existing built areas lie south of the river convergence and along a street pattern that parallels the Monongahela River.
- 66% of Borough land area

Future Growth Areas:

- Growth will occur as in-fill and reuse within the existing urban fabric.

Recreation/Cultural Resource Conservation:

- Municipal park
- 4% of Borough land area

Resource Preservation:

- 16% of Borough land area

Rural Conservation:

- 14% of Borough land area

Redstone Township

General Character:

- Redstone Township is located in the west-central portion of the County, south of the City of Brownsville. The bulk of development is located in small towns along Rt. 40 and in the Dunlap Creek valley. Many of these settlements are former coal towns and the impact of that industry is evident in the landscape of the Township. The central and northern portion of the Township is agrarian in character with much of these areas considered prime agricultural lands.

Unincorporated Settlements:

- There are nine significant unincorporated settlements in the municipality: Rowes Run, Chestnut Ridge, Allison, Fairbank, Filbert, Cardale, Tower Hill No.1, Republic, and Merrittstown.

Key Attributes:

- Bisected by the historic Rt. 40.
- Many small towns offer a variety of residential uses.

Existing Built Area:

- The Existing Built areas are located along the Rt. 40 corridor and in the Dunlop Creek valley.
- 17% of Township land area

Future Growth Areas:

- Growth will occur in the northern portion of the Township south of the City of Brownsville along the Rt. 40 corridor.
- 4% of Township land area

Rural Villages:

- Rowes Run
- Chestnut Ridge
- Allison
- Thompson No. 1
- 2% of Township land area

Commercial Conservation:

- 1% of Township land area

Agricultural Conservation:

- Located in the western portion of the Township.
- 7% of Township land area

Resource Preservation:

- 40% of Township land area

Land Reclamation:

- Eleven sites throughout the Township.
- 3% of Township land area

Rural Conservation:

- 26% of Township land area

Saltlick Township

General Character:

- Saltlick Township is located in the northeastern most portion of the County. The Township is unique in its geography with the Laurel Ridge located in the eastern portion of the Township. The geography of the Township has guided the settlement patterns lending to a pattern of smaller settlements located in the stream valleys. The eastern most portion of the Township is rural with the Laurel Ridge State Park occupying the eastern corner.

Unincorporated Settlements:

- There are five unincorporated settlements in the municipality: White, Indianhead, Millertown, Melcroft, and Champion.

Key Attributes:

- Laurel Ridge State Park

Existing Built Area:

- The Existing Built areas are clustered throughout the Township in settlements along roadways and in river valleys.
- 10% of Township land area

Future Growth Areas:

- Growth will occur in isolated pockets throughout the Township within the existing built areas.

Rural Villages:

- White
- Indianhead
- Millertown
- Melcroft
- Champion
- 3% of Township land area

Recreation/Cultural Resource Conservation:

- Laurel Ridge State Park
- 2% of Township land area

Commercial Conservation:

- 1% of Township land area

Agricultural Conservation:

- Located throughout the Township.
- 8% of Township land area

Resource Preservation:

- 39% of Township land area

Land Reclamation:

- Seventeen sites throughout the Township.
- 11% of Township land area

Rural Conservation:

- 26% of Township land area

Smithfield Borough

General Character:

- Smithfield Borough is located along the Rt. 119 corridor south of Uniontown. The Borough has a variety of residential and neighborhood commercial uses located around Rt. 119. The Borough is also within a State Enterprise Zone and has easy access to the new Rt. 43 interchanges. These two factors lend to positive future growth within the Borough.

Key Attributes:

- Close proximity to the new Rt. 43 and interchanges.
- Location within State Enterprise Zone

Existing Built Area:

- The Existing Built is located primarily along the Rt. 119 corridor.
- 40% of Borough land area

Future Growth Areas:

- Due to the influence of the Enterprise Zone and Rt. 43, the Borough will likely see growth on available lands adjacent to the Rt. 119 corridor.
- 14% of Borough land area

Agricultural Conservation:

- 30% of Borough land area

Land Reclamation:

- Three sites throughout the Borough.
- 7% of Borough land area

Rural Conservation:

- 9% of Borough land area

South Connellsville Borough

General Character:

- South Connellsville Borough is located in the north-central portions of the County adjacent to the City of Connellsville. The Borough is unique in that the northern portion is largely developed and the southern portion is largely undeveloped. The developed portions of the Borough are primarily made up of residential and neighborhood commercial uses with industrial uses adjacent the Youghiogheny River.

Key Attributes:

- Adjacent to the City of Connellsville.
- Access to the Youghiogheny River.

Existing Built Area:

- The Existing Built areas radiate from the City of Connellsville in the northern portion of the Borough.
- 45% of Borough land area

Future Growth Areas:

- Growth will occur as reuse and in-fill within the existing built areas.

Resource Preservation:

- 27% of Borough land area

Land Reclamation:

- One site in the southern portion of the Borough.
- 1% of Borough land area

Rural Conservation:

- 27% of Borough land area

South Union Township

General Character:

- South Union Township is centrally located within the County, adjacent to the City of Uniontown. The central portion of the Township has a predominantly suburban character with much of the existing built areas consisting of suburban residential and commercial uses. The eastern and western most portions of the Township however have a rural character with large tracts of land in agricultural production and as state game lands.

Unincorporated Settlements:

- There are six significant unincorporated settlements in the municipality: Revere, Continental No. 2, Hopwood, Hatfield, Hutchinson, and Brownfield.

Key Attributes:

- Country Club and Golf Course.
- Central location within County.
- Nice residential neighborhoods.
- Municipal parks.

Note:

South Union Township maintains its own zoning and comprehensive plan. The information in this plan reflects the County's view of future land use only and has no bearing on the Township's comprehensive plan. Please refer to a copy of the South Union Township Comprehensive Plan and future land use map for an accurate depiction of future land use in South Union Township.

Existing Built Area:

- The Existing Built areas are located in the north-central portions of the Township adjacent to the City of Uniontown, Rt. 119, Rt. 21, and Rt. 40.
- 30% of Township land area

Future Growth Areas:

- Growth will occur in the northwestern and central portion of the Township spreading from the existing built areas of the Township.
- 11% of Township land area

Rural Villages:

- Revere
- Continental No. 2
- 1% of Township land area

Recreation/Cultural Resource Conservation:

- Country Club and Golf Course
- Municipal parks
- State game lands
- 22% of Township land area

Agricultural Conservation:

- Located western portions of the Township.
- 6% of Township land area

Resource Preservation:

- 16% of Township land area

Land Reclamation:

- Fourteen sites throughout the Township.
- 6% of Township land area

Rural Conservation:

- 8% of Township land area

Springfield Township

General Character:

- Springfield Township is located in the northeastern portion of Fayette County adjacent to Somerset County. The Township has a predominantly rural character with several small towns containing the bulk of the residential uses. The Township's geography is also very unique in that the Laurel Ridge crosses through the eastern most portion of the Township.

Unincorporated Settlements:

- There are three significant unincorporated settlements in the municipality: Normalville, Mill Run, and Pleasant Hill.

Key Attributes:

- State game lands
- Laurel Ridge State Park

Existing Built Area:

- A small area of existing built area is located in the north-central portion of the Township.
- .5% of Township land area

Future Growth Areas:

- Growth will occur on available lands throughout the Township and specifically within the Rural Villages.

Rural Villages:

- Normalville
- Mill Run
- Pleasant Hill
- 2.5% of Township land area

Recreation/Cultural Resource Conservation:

- Laurel Ridge State Park
- State game lands
- 8% of Township land area

Commercial Conservation:

- 2% of Township land area

Agricultural Conservation:

- Located throughout the Township.
- 9% of Township land area

Resource Preservation:

- 58% of Township land area

Land Reclamation:

- Twenty-five sites throughout the Township.
- 6% of Township land area

Rural Conservation:

- 14% of Township land area

Springhill Township

General Character:

- Springhill Township is located in the southwestern most portion of Fayette County along the Monongahela River. The Township shares borders with the State of West Virginia and Greene County. The Township has a predominantly rural character with several small towns as the main residential areas. The Rt. 857 and Rt. 119 corridors also contain a variety of uses including commercial, neighborhood commercial, and residential. The Township is situated such that it can take advantage, from a recreation viewpoint, of the Cheat and Monongahela Rivers in the western portion of the Township and Chestnut Ridge in the eastern portions.

Unincorporated Settlements:

- There are six unincorporated settlements in the municipality: Friendship Heights, Gans, Crystal, Nilan, Lake Lynn, and Outcrop.

Key Attributes:

- Friendship Hill National Historic Site
- Monongahela River
- Cheat River

Existing Built Area:

- The Existing Built areas are located in pockets along the Rt. 857 And Rt. 119 corridors.
- 4% of Township land area

Future Growth Areas:

- Growth will occur on available lands throughout the Township and primarily within the Rural Village areas.

Rural Villages:

- Friendship Heights
- Gans
- Crystal
- Nilan
- Lake Lynn
- 1% of Township land area

Recreation/Cultural Resource Conservation:

- Friendship Hill National Historic Site
- 4% of Township land area

Commercial Conservation:

- 16% of Township land area

Agricultural Conservation:

- Located throughout the central portions of the Township.
- 12% of Township land area

Resource Preservation:

- 28% of Township land area

Land Reclamation:

- Eighteen sites throughout the Township.
- 15% of Township land area

Rural Conservation:

- 20% of Township land area

Stewart Township

General Character:

- Stewart Township is located in the eastern portion of the County and shares a border with Somerset County. The Township has a strong rural character primarily due to its imposing topography. Portions of both the Chestnut and Laurel Ridges pass parallel to each other through the Township and create a topography of steep hills and valleys. This topography however, has made prime locations for outdoor recreational opportunities including the Ohiopyle State Park and the Youghiogheny River. The Township's rural character is also added to by the lack of a central town or village. Existing uses, primarily residential, are located throughout the Township in isolated pockets.

Key Attributes:

- The Youghiogheny River
- Bear Run Preserve at Fallingwater
- Kentuck Knob
- Ohiopyle State Park

Note:

Stewart Township maintains its own zoning and comprehensive plan. The information in this plan reflects the County's view of future land use only and has no bearing on the Township's future land use or zoning. Please refer to a copy of the Stewart Township zoning map for an accurate depiction of land use and zoning in the Township.

Existing Built Area:

- There are few continuous built areas within the Township.

Future Growth Areas:

- Growth will occur in isolated pockets throughout the Township.

Recreation/Cultural Resource Conservation:

- Ohiopyle State Park
- Bear Run Preserve at Falling Water
- Kentuck Knob
- 50% of Township land area

Agricultural Conservation:

- Located throughout the western portion of the Township.
- 2% of Township land area

Resource Preservation:

- 37% of Township land area

Land Reclamation:

- Six sites throughout the Township.
- 1% of Township land area

Rural Conservation:

- 10% of Township land area

Upper Tyrone Township

General Character:

- Upper Tyrone Township is located in the north-central portion of the County approximately 14 miles north of Uniontown. Existing development in the Township is primarily concentrated in small towns radiating from Scottdale. These settlements contain a variety of uses including residential, neighborhood commercial, and light industrial. Large tracts of commercially owned land occupy the majority of the western and central portions of the Township.

Unincorporated Settlements:

- There are six unincorporated settlements in the municipality: Dry Hill, Keifertown, Kingwood, McClure, Owensdale, and Prittstown.

Key Attributes:

- Access to the Youghiogheny River

Existing Built Area:

- The Existing Built areas are located in industrialized valleys in the central and northern portion of the Township.
- 16% of Township land area

Future Growth Areas:

- Growth will occur in the northern portion of the Township along the Rt. 119 corridor.
- 5% of Township land area

Commercial Conservation:

- Three large areas in the western portion of the Township.
- 29% of Township land area

Agricultural Conservation:

- Located throughout the Township.
- 10% of Township land area

Resource Preservation:

- 6% of Township land area

Land Reclamation:

- Sixteen sites throughout the Township.
- 7% of Township land area

Rural Conservation:

- 27% of Township land area

Vanderbilt Borough

General Character:

- Vanderbilt Borough is located in the north-central portion of the County along Rt. 201. The Borough is largely developed with older residential homes and neighborhood commercial uses. The Borough is located south of Dawson and Liberty in what is a largely rural portion of Dunbar Township. Remnants of the coal and coke industry are visible in the landscape surrounding Vanderbilt Borough.

Key Attributes:

- Close proximity to the Youghiogheny River.

Existing Built Area:

- A large portion of the Borough is currently built out. These existing built areas are located along RT. 201.
- 75% of Borough land area

Future Growth Areas:

- Growth will occur as in-fill and reuse of the existing urban fabric.

Resource Preservation:

- 6% of Borough land area

Land Reclamation:

- One site in the southern portion of the Borough.
- 9% of Borough land area

Rural Conservation:

- 10% of Borough land area

Washington Township

General Character:

- Washington Township is located in the northwestern portion of the County along the Monongahela River. The Township has a variety of uses within the existing built area that spreads from Belle Vernon and is located along Rt. 201 and Rt. 906. Residential uses occupy the majority of the existing built areas in conjunction with neighborhood commercial, commercial, and light industrial uses. The eastern portions of the Township are rural in character with large areas of agricultural uses.

Unincorporated Settlements:

- There are five unincorporated settlements in the municipality: Gillespie, Arnold City, Brownstown, Fairhope, and Lynnwood.

Key Attributes:

- Access to the Monongahela River

Note:

Washington Township maintains its own zoning and comprehensive plan. The information in this plan reflects the County's view of future land use only and has no bearing on the Township's comprehensive plan. Please refer to a copy of the Washington Township Comprehensive Plan and future land use map for an accurate depiction of future land use in Washington Township.

Existing Built Area:

- The Existing Built areas are located in the northwestern portion of the Township, radiating from Belle Vernon and located along Rt. 201 and 906.
- 15% of Township land area

Future Growth Areas:

- Growth will occur throughout the Township in isolated pockets and within the existing built areas.

Rural Villages:

- Gillespie
- 1% of Township land area

Agricultural Conservation:

- Located throughout the Township.
- 28% of Township land area

Resource Preservation:

- 38% of Township land area

Land Reclamation:

- Seven sites throughout the Township.
- 1% of Township land area

Rural Conservation:

- 17% of Township land area

Wharton Township

General Character:

- Wharton Township is located in the south central portion of the County along the West Virginia border. The Township is the largest by land area in Fayette County. The majority of the Township is rural with concentrations of development along the Rt. 40 corridor at Deer Lake, Farmington, and Nemaocolin Woodlands. The majority of uses in these areas are residential with highway commercial adjacent to Rt. 40. Nemaocolin Woodlands itself contains a variety of uses including residential and commercial. The vast majority of the western and southern portions of the Township are rural with concentrations of agricultural uses and State Forest lands.

Unincorporated Settlements:

- There are three unincorporated settlements in the municipality: Deer Lake, Chalkhill, and Farmington.

Key Attributes:

- Forbes State Forest
- Braddocks Grave State Park
- Fort Necessity State Park
- Nemaocolin Woodlands

Note:

Wharton Township maintains its own zoning and comprehensive plan. The information in this plan reflects the County's view of future land use only and has no bearing on the Township's Comprehensive plan. Please refer to a copy of the Wharton Township comprehensive plan and future land use map for an accurate depiction of future land use in Wharton Township.

Existing Built Area:

- The Existing Built areas are located along Rt. 40 at Deer Lake, Farmington, and Nemaocolin Woodlands.
- 7% of Township land area

Future Growth Areas:

- Growth will occur near the existing built areas at Deer lake, Farmington, and Nemaocolin Woodlands.
- 7% of Township land area

Recreation/Cultural Resource Conservation:

- Forbes State Forest
- 28% of Township land area

Commercial Conservation:

- One area along the Monongahela River and one along Dunlap Creek.
- .9% of Township land area

Agricultural Conservation:

- Located in the central portions of the Township.
- 3% of Township land area

Resource Preservation:

- 32% of Township land area

Land Reclamation:

- One site near Farmington on Rt. 40.
- .1% of Township land area

Rural Conservation:

- 22% of Township land area

Transportation

Introduction

The movement of people and goods throughout Fayette County is of extreme importance to the economic vitality of the area. Transportation history dates to the early 19th century with the construction of the National Road. This roadway became a boon to agriculture, commerce, and industry as settlers traveled to the western frontier. Prosperity peaked in 1884 when year-round navigation was made possible by the construction of a series of locks and dams on the Monongahela River between Pittsburgh and Brownsville. The area thrived until the mid-1800's when two rail lines were constructed between Pittsburgh and Wheeling, bypassing Fayette County.

The second half of the 1900's has been one of severe economic decline related to the changing economics of coal and steel. In addition to these declining industrial bases, the interstate highway system essentially bypassed Fayette County, leaving the area with limited transportation options. Past studies have indicated that the lack of a strong transportation network in the County has been a major hindrance to economic development. However, several recent transportation initiatives, such as the Mon-Fayette Transportation Project, have given hope for significant change. The completion of this expressway will have a major impact on the existing transportation network and all adjacent land uses.

Mon-Fayette Transportation Project

A. From I-68 in Monongalia County, West Virginia to SR 6119 in Fayette County, Pennsylvania¹

The Mon/Fayette Transportation Project (MFTP) from I-68 in West Virginia to Pennsylvania Route 43 is a new highway facility, as part of the overall transportation project for the Monongahela Valley. The purpose of the proposed highway is to improve traffic safety and movement in the project area while supporting both local and regional economic growth.

The project consists of a multi-lane limited access highway (tolled in Pennsylvania) extending approximately 12 miles in Monongalia County, West Virginia and Fayette County, Pennsylvania. The project area extends from just east of Morgantown, West Virginia to Fairchance, Pennsylvania.

The Fayette County portion of this section of the expressway opened on March 1, 2000. The 7.8-mile expressway generally parallels PA Route 857 in a north-south direction and connects to the four-mile PA Route 43 (Chadville Demonstration Project), a non-tolled expressway the ties to U.S. Route 119 near Uniontown.

The primary purpose of the project was to address the current and future traffic problems on Route 119 and Route 857. These routes are the primary north-south highways that serve the Morgantown and Uniontown corridor. Safety concerns involved high accident rates for these routes. Accident data indicated 34% of the length of Route 119 and 56% of the length of Route

¹ Final Environmental Impact Statement/Section 4(f) Evaluation/Section 404 Permit (July 1994)

857 in this area exhibited accident rates higher than the statewide rates for similar highway facilities. Anticipated increases in congestion would also cause travel delays and could increase the potential for accidents. Safety problems on Routes 857 and 119 are compounded by truck traffic. Thirteen percent of the Average Daily Traffic (ADT) on Route 857 and five percent of the ADT along Route 119 consist of trucks. Truck flow is impeded by steep grades and winding roadways.

Several secondary roadways provide east-west access from Route 119 to Route 857 in the Mon-Fayette Expressway area. These include Gans Road (SR 3002), SR 3004, Ruble Mill Road (SR 3007) and Big Six Road (SR 3014) in Pennsylvania. Interchanges are provided at Big Six Road near Fayette Business Park, Ruble Mill Road, and Gans Road. The proposed expressway will increase traffic volumes on the secondary roadways where interchange access is provided. The following is an identification of improvements to these secondary roadways associated with the expressway construction as well as identification of improvements projected as a result of future growth that will need to be addressed as separate projects completed by PennDOT.

The interchange with Gans Road is the initial entry and exit point with completion of the West Virginia Section. This is a diamond interchange with associated safety upgrades of Gans Road. It is projected that traffic volumes will more than double (700 to 1,500 vehicles per day) along Gans Road. Improvements to Gans Road include upgrades to the intersection of Gans Road and Route 857 and horizontal and vertical adjustments from the intersection of Route 857 to the interchange. As volumes increase, future improvements may include both horizontal and vertical adjustments in two or three locations from the expressway to the intersection of Route 119 and could also include minor widening of the roadway.

Minimal traffic volume increases are projected for SR 3004 (from 700 to 800 vehicles per day). There is no interchange proposed at this location. The roadway will remain open from Route 119 to Route 857.

A diamond interchange exists at the crossing of Ruble Mill Road. It is projected that traffic will increase from 1,900 to 3,000 vehicles along Ruble Mill Road. The existing Ruble Mill Road was upgraded and partially relocated to manage the traffic flow to and from the highway. Improvements to Ruble Mill Road included an intersection reconnection to the proposed service roadway and an improved intersection with Route 857. As volumes increase, minor widening would likely need to occur. Future improvements to Ruble Mill Road may include both horizontal and vertical adjustment in two locations and an additional vertical adjustment under the existing railroad near Smithfield. The intersection of Ruble Mill Road and Route 119 in Smithfield would also require improvement.

A mainline toll plaza is located north of the interchange with Ruble Mill Road prior to the northernmost interchange which is the connection with the partially constructed diamond interchange with Route 43 at Big Six Road (SR 3014). Big Six Road was previously improved as part of the Route 43 interchange and not additional improvements were completed as part of the expressway project.

B. Uniontown to Brownsville Area, Fayette and Washington Counties, Pennsylvania²

The proposed project is construction of a four lane, limited access toll facility originating at PA Route 88 in Centerville, Washington County, crossing under US Route 40 east of Brownsville, generally paralleling Route 40 to the north and terminating at Route 119 in North Union Township, Fayette County. The purpose of the project is to bring needed traffic and safety improvements to the area at to assist redevelopment efforts for this economically depressed corridor in southwestern Pennsylvania.

The project is currently in the environmental and engineering study phase. The project includes intermediate interchanges at four locations. New bridges are over the Monongahela River and Dunlap Creek. Four 12-foot lanes separated by 60-foot median. There is an extensive amount of side road involvement due to the existing condition of the local roadway network and the need to improve access to the proposed interchanges. A “North Alternative” has been recommended as follows:

Interchange 1 - Western Terminus – Centerville Borough, Washington County

- Alternatives Analysis - Three locations considered – California, West Brownsville and Centerville. Centerville was chosen as it best provides access for the Brownsville area and for Monongahela Rive communities to the south. Also the public and resource agencies supported this over other locations.
- Mitigation (Shown on Plate 1 and 2)
 - PA Route 88 north of interchange is divided four-lane highway constructed with federal funds. PA Route 88 will connect directly to Expressway at Western Terminus.
 - East and westbound off-ramps provided from PA Route 88 to Old Route 88 to facilitate traffic flow. Toll plazas will require FHWA and PennDOT approval since federal funds uses to construct Route 88. Turnpike considering transfer of ownership of Route 88 south of Route 40.
 - South of interchange, Route 88 is undivided. Ramp access provided to expressway eastbound from Route 88 south of interchange. Noble Road would be relocated approximately 800 feet to the south to form a four-way at-grade intersection with the on-ramp. Turn lanes will be provided on Route 88 for access to interchange ramp.
- Impact - Employment and Population are not projected to increase due to the interchange location. No acreage requirements for future projections since no growth projected. Centerville Borough does not currently have public sewer, but future service is proposed in this area. The land uses in the area of this interchange is agricultural, forest land, and range land.

Mainline Impact

- Bridge constructed over Monongahela River and Labelle Road.

² Draft Environmental Impact Statement/Section 4(f) Evaluation/Section 404 Permit Application (October 1999)
HRG

Interchange 2 – Luzerne Township

- Mitigation (Shown on Plate 3-5)
 - Bull Run Road (S.R. 4003) would be closed and relocated through the interchange. A full interchange will be constructed with connection to the relocated Bull Run Road. The mainline will bridge over Bull Run Road. Toll Plazas will be located on the ramps west of the interchange (westbound off-ramp and eastbound on-ramp).
 - Alicia Heights Road (T-603) would be relocated to intersect the relocated Bull Run Road on the north side of the interchange.
 - Telegraph Road (T-601) would be relocated to intersect the relocated Alicia Heights Road.
 - Telegraph Road Extension (T-601) would be closed crossing the interchange area and reconstructed to intersect with Bull Run Road south of the interchange.
 - Shepler Road would be closed to facilitate construction for the interchange. A new connection would be constructed to relocated Bull Run Road.
 - Alicia Heights Road (T-603) will be relocated by other public agency to connect to proposed State Prison. Relocation will provide access to the interchange from relocated Bull Run Road to Alicia Road (S.R. 4022). A left turn lane would be provided on Alicia Road to Alicia Heights Road. Improvement not by Turnpike Commission but by other State or Municipal program.
 - Impact - Employment and population not projected to increase due to interchange location. No acreage requirements since no growth was projected. Any job creation can be absorbed in land on both sides of Monongahela River. Ample sites at the former Hillman Barge Company near southern part of Brownsville and in LaBelle. Interchange will stimulate construction of new housing in Luzerne – recent grant approval for expansion of sewer service in area near proposed interchange (\$4.8 million for 512 homes). Provides a link to the Brownsville Borough central business district. There is no current sewer service in the area of this interchange, nor is any proposed in the near future. The predominant land uses in the area of the proposed interchange consists of agricultural, forest land, and range land.

Mainline Mitigation – Redstone Township (Shown on plates 6 and 7)

- Simpson Road (T-326) would be closed near the Jacob Zeager Farm and relocated to PA Route 166.
- Davidson Siding Road (T-605) would be bridged by the expressway approximately 1,200 feet south of US Route 40.

National Road (Route 40) Crossover – Redstone Township

- Alternative Analysis - Eight potential sites analyzed. Route 40 is eligible for listing on the National Register of Historic Places. To minimize environmental impacts consideration was

given to historic environmental and visual resources. North alternative crosses Route 40 East of Brownsville at Allison Road East. Location at two lane section of Route 40 where bowling alley is located. Historic Brownsville Drive-in is just west.

- Mitigation (shown on plates 6 and 7)
 - Proposing an expressway underpass where Route 40 would bridge over, to reduce viewshed impact and avoid the historic Drive-in.
 - Crossing is just west of the proposed Redstone Township interchange.

Interchange 3 – Redstone Township (“Brownsville-Redstone Interchange”)

- Mitigation (Shown on Plates 6-11)
 - Brownsville Connector Road would be built from Route 40, just south of the interchange, through the interchange and follow north of Route 40 (1.5 miles) to the existing Brownsville stub.
 - A full interchange would be constructed with access to the Brownsville Connector Road. Tolls would be placed at the westbound on-ramp and eastbound off-ramp.
 - Turn lanes would be provided on Route 40 for turns onto the Brownsville Connector Road where it intersects Route 40 south of the mainline.
 - Existing half-diamond interchange would be replaced with an at grade intersection.
- Impact – Job opportunities are expected to grow by nearly 200 by the year 2020. This results in the need for approximately eight acres of land (assumed commercial). Businesses are likely to locate near existing development areas because of the lower start-up costs associated with occupant-ready sites and the commercial synergy typically created by such activity areas. There is no existing capacity to handle the limited amount of growth expect and development is more likely to occur at greenfield sites. There are no industrial parks located in the municipality. Future development is dependent upon the provision of public water and sewage treatment. The predominant land uses in the area of the proposed interchange include forest lands, urban or developed lands, and industrial land.

Mainline Mitigation – Redstone Township (Shown on plates 8-11)

- Davidson Road (T-422) would be upgraded and bridge the mainline east of the interchange.
- Calvin Run Road (T-442) would be closed to construct the mainline expressway and a new access road (2,000 feet) would be built between Davidson Road and Calvin Run Road.
- A bridge would be built on Royal Road (S.R. 4016) to span the expressway mainline
- Patterson Road (T-444) and Old Royal Road (T-446) would be closed where the expressway mainline would bisect them.

Mainline Toll Plaza – Redstone Township

- Mainline Toll Plaza would be located just west of the Searights interchange.

Interchange 4 – Menallen Township (“Searights Interchange”)

- Mitigation (See Plate 13)
 - Upper Middletown Road (S.R. 4010) would be relocated to the west as it crosses the interchange area to facilitate construction of the interchange. A full interchange will connect to the relocated roadway. Toll plazas will be included on the ramps to the east (the westbound off-ramp and eastbound on-ramp). The relocated roadway will bridge the mainline between the ramps. A center left turn lane would be provided to provide left turns to the interchange ramps.
 - Pleasant View-Smock Road (S.R. 4009) will be relocated to the north of the interchange and connect to Upper Middletown Road. Traffic flow in the area will be impacted. The existing portion of Pleasant View-Smock Road to the west of the mainline will be terminated in a cul-de-sac.
- Impact - Job opportunities are expected to grow by 140 by the year 2020. This results in the need for approximately six acres of land (assumed commercial). It is likely that the interchange locations will stimulate economic activity and attract growth adjacent to the facility. Businesses are likely to locate near existing development areas because of the lower start-up costs associated with occupant-ready sites and the commercial synergy typically created by such activity areas. There is not existing capacity to handle the limited amount of growth expected and development is more likely to occur at greenfield sites. There are no industrial parks located in the municipality. Future development is dependent upon the provision of public water and sewage treatment. There is no sewer service currently in place, although service is proposed south of the interchange within Menallen Township. The predominant land uses in the area of the proposed interchange include forest lands, urban or developed lands, and industrial land.

Mainline Mitigation in Menallen Township

- A bridge would be built on Canistra Road (T-553) to span the expressway mainline. (Plate 14)
- Langely Road (T-528) would be closed via cul-de-sacs where the mainline bisects it. (Plate 15)

Mainline Mitigation in North Union Township

- A bridge will be constructed over Jennings Run (Plate 17)

Interchange 5 – North Union Township

- Connector to Route 51 and Connector to Route 40
- Mitigation (Plates 16-19)

HRG

- Altman Hill Road (T-652) will be closed via cul-de-sacs. (Plate 17)
 - Old Pittsburgh Road (T-986) would be relocated to the east and improved through the interchange area. Northeast Ramp (westbound on ramp) connects from Old Pittsburgh Road. Mainline bridge over relocated Old Pittsburgh Road.
 - Connector constructed between Old Pittsburgh Road and PA Route 51.
 - Northwest Ramp (eastbound off-ramp) connects to Fan Hollow Road (T-719). Connection between Old Pittsburgh Road and Fan Hollow Road.
 - Fan Hollow Road would be improved between Old Pittsburgh Road and Route 40. Fan Hollow Road would be relocated to form four-way intersection with Duck Hollow Road (T-584) at Route 40.
 - Left turn lanes on Route 40 approaches.
- Impact – In North Union Township, job opportunities are expected to grow by 695 by the year 2020. This results in the need for approximately 29 acres of land (assumed commercial). In South Union Township the largest growth is expected of 1,459 new jobs with the corresponding need for over 60 acres of land. It is likely that the interchange locations will stimulate economic activity and attract growth adjacent to the facility. Businesses are likely to locate near existing development areas because of the lower start-up costs associated with occupant-ready sites and the commercial synergy typically created by such activity areas. There are already strong economic forces stimulating development in North and South Union Township, there is ample space in existing commercial sites, industrial clusters, proposed business parks, or likely development sites. Sewer service is proposed for the immediate area of this interchange. There is no current service. The current land uses in the area of the proposed interchange consists of agricultural, forest land, and range land.

Interchange 6 – Eastern Terminus

- Alternative Analysis - Considered North Union Township Terminus and South Union Township Terminus. North Union Township chosen as connection to PA Route 51 better service industrial parks, PSAU Campus and travelers to Connellsville/New Stanton/Greensburg without severe economic/land use impacts. Public and political support. South Union Township experiencing growth already and now land not available. Also South Union Township would have negative impact to Route 21 and 119.
- Mitigation - This interchange connects directly with U.S. Route 119 at the existing Route 51 interchange.
- Impacts – see North Union Interchange

Transportation Network Analysis

A. Overview

The goal of this analysis is to evaluate existing roadways and specific intersections within the County. The focus will be on areas identified as probable growth areas in the land use plan. This focus, in turn, assists in establishing priorities for general roadway improvements.

Roadway classifications were established with impacts of said classifications on certain existing roads with high traffic volumes. These are highlighted in Table 1 to demonstrate that roadway design should match the classification based on traffic usage. Second, roadways impacted by the perceived land use growth areas and the Mon-Valley Expressway have been reviewed with upgrades noted in generalized form. Finally, intersections impacted by the Mon-Fayette Expressway and others historically noted with accident history, geometric deficiencies, and/or expanded traffic usage were evaluated.

Information in this analysis was obtained through field surveys, the Office of Community and Economic Development, PennDOT District 12, and the Fayette County Transportation Alliance. Some specific issues that need to be addressed are shown on the Transportation Map.

B. Roadway Classification

Functional classification is used in this analysis to categorize roadways. Primarily, roadways serve two functions, mobility (the ability to go from one place to another) and access (the ability to enter adjacent property). The roadway's functional classification is based on these two roadway classifications. PennDOT classifications for the roadways follow the following four major categories. Each category can be further defined as principal, major, and/or minor and indicated to be urban or rural.

Arterials provide for high mobility and limited access. These roads connect urban centers and convey traffic for distances over one mile. Arterials often connect urban centers with outlying communities and employment. The roadway design is usually four to five 12-foot lanes with 8 - 10 foot shoulders and medians and design speeds of 40 - 60 mph. Arterials are classified as principal or minor.

Major Collectors are intended to provide for a greater degree of mobility than for land access. Major collectors generally convey traffic for medium travel distances (generally greater than one mile) and serve motorists between local streets and arterial roads. The roadway design is two 12-foot lanes with 8 - 10 foot shoulders and design speeds of 35 mph.

Minor Collectors provide for equal amounts of mobility and land access. These roadways serve as major circulation roads. Minor collection are two 11 - 12 foot lanes with 4 - 10 foot shoulders and design speeds of 30 mph.

Local Roads are intended to provide immediate access to adjoining land uses. Local roads are intended to only provide for transportation within a particular neighborhood, or to one of the other road types described. Local roads are generally 20 - 22 feet wide with 2 - 8 foot shoulders or curbing and design speeds of 25 mph.

For example, the following roadways were identified as having traffic volumes in excess of their current classifications. This condition usually indicates design problems, access problems, and a non-functioning network needing immediate improvements. The data is based on average daily traffic (ADT) information gathered and provided by PennDOT.

Table 1

**Fayette County Land Use Plan: Transportation Inventory
Traffic Volumes per Roadway Classification**

SR#	Classification	Roadway	ADT(5)	Comments
1029	Rural Minor Arterial	Brown Road	18,067	(1)
4035	Major Collector	Market Street	12,720	(2)
3013	Major Collector	Church Street	12,444	(2)
2021	Major Collector	Jumonville Road	11,061	(2)
3013	Minor Collector	Adah Road	9351	
3005	Minor Collector	Old Ferry Road	8212	
4050	Minor Collector	Union Street	7447	
3002	Minor Collector	Gans Road	5392	
4025	Rural Local	Bridge Street	5444	
4008	Rural Local	Cardale Road	3457	
1032	Rural Local	Ranch Road	2212	
3019	Urban Minor Arterial	Morgantown Street	19,508	(3)
4003	Urban Collector	Bull Run Road	13,247	(4)
4044	Urban Local	Johnson Hollow Road	9789	

- (1) Second Highest ADT in County
- (2) ADT over 10,000 vpd
- (3) Highest ADT in County
- (4) ADT over 10,000
- (5) Normal ADT Ranges
 - Arterials – 10,000 – 25,000 vehicles per day
 - Collectors – 1,5000 – 10,000 vehicles per day

3. Roadway Analysis

The following roadways were identified for probable improvements based on the needs of the future land use growth areas and the statements contained in the Mon-Fayette Expressway environmental documents. Locations are shown on the transportation map; enumerated on Table 2; and detailed in the analysis which follows.

Table 2

**Fayette County Land Use Plan: Transportation Inventory
Roadway Investigation Locations**

Number	Township	Roadway	Number	Source
1	Nicholson Township	Out Crop Road	SR 3009	Growth Area
2	Menallen Township	Searights/Herbert Road	SR 4010	Mon-Fayette ¹
3	Luzerne Township	Bull Run Road	SR 4003	Mon-Fayette ¹
4	Luzerne Township	Telegraph Road	T-601	Mon-Fayette ¹
5	Luzerne Township	Labelle Road	SR 4022	Mon-Fayette ¹
6	Perry Township	Cemetery Road	SR 4017	Growth Area
7	Bullskin Township	Kingsview Road	SR 1042	Growth Area
8	Bullskin Township	Prittstown Road	SR 1044	Growth Area
9	Bullskin Township	Rice School Road/County Club Road	SR 1025	Growth Area
10	Bullskin Township	Country Club Lane	SR 1046	Growth Area
11	Bullskin Township	Bellview Road	SR 1035	Growth Area
12	Bullskin Township	East End Road	SR 1021	Growth Area
13	Dunbar Township	Ranch Road	SR 1032	Growth Area
14	Dunbar Township	Monarch Road/HiWay Supply Road	SR 1047	Growth Area
15	Dunbar Township	Pechin Road	SR 1028	Growth Area
16	North Union Township	Rolling Hills Estate Road	SR 1022	Growth Area
17	North Union Township	Gallatin Avenue Extension	SR 1020	Growth Area
18	Georges Township	Big Six Road	SR 3029	Mon-Fayette ²
19	Springhill Township	Gans Road	SR 3002	Mon-Fayette ²
20	Georges Township	Rubles Mill Road	SR 3007	Mon-Fayette ²

(1) Uniontown to Brownsville Section

(2) WVA to Route 43 Section

1. **(SR 3009) Out Crop Road** is located in Nicholson Township. Growth is projected in this area of the County. Out Crop Road is a two-lane road that is classified as rural minor collector just west of SR 119 and carries approximately 550 vehicles per day with 10% truck traffic. New homes are located along the roadway. The roadway is narrow (18') and the pavement is in poor condition. A one-lane bridge with a weight limit of 3 tons is located along the winding horizontal and vertical geometry. The bridge and roadway should be widened and upgraded along its length from SR 119 to SR 3006 to rural minor collector design criteria.



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2. **(SR 4010) Searights/Herbert Road** is located in Menallen Township. Growth is projected in this area following construction of the Mon-Fayette Expressway Brownsville to Uniontown section. The roadway is a two lane rural major collector that carries approximately 2500 vehicles per day with 10% truck traffic. The roadway is narrow (18') with minimal shoulders and the pavement is in mediocre condition. The horizontal geometry is substandard in some locations. Utilities are located close to the roadway. The roadway provides access from Route 40 to the proposed Searights Interchange of the Mon-Fayette Expressway. The roadway is anticipated to handle an additional 1,000 vehicles per day following construction of the Mon-Fayette Expressway, but no mitigation of this traffic is proposed. The roadway should be upgraded to meet the existing classification of a rural major collector to handle existing and proposed traffic volumes. The roadway design should include two 12-foot lanes with 8 - 10 foot shoulders and geometry for design speeds of 35 mph.



3. **(SR 4003) Bull Run Road** is located in Luzerne Township. Growth is projected in this area following construction of the Mon-Fayette Expressway Brownsville to Uniontown section. This roadway is a two-lane urban collector. The roadway is 20' wide with minimal shoulders and the pavement is in mediocre condition. The roadway will provide access to the proposed Luzerne Township Interchange of the Mon-Fayette Expressway. The roadway will be closed and relocated in the interchange area. The roadway is anticipated to handle an additional 1,600 vehicles per day following construction of the Mon-Fayette Expressway, but no mitigation of this traffic is proposed outside the interchange area. The roadway should be upgraded to meet the existing classification of an urban collector to handle proposed traffic volumes. The roadway design should include two 12-foot lanes with 8 - 10 foot shoulders and geometry for design speeds of 35 mph.



4. **(T-601) Telegraph Road** is located in Luzerne Township. Growth is projected in this area following construction of the Mon-Fayette Expressway Brownsville to Uniontown section. The roadway south of Shepler Road is a local two-lane road that is narrow. There are no pavement markings or shoulder provided. The horizontal geometry has dangerous curves. The roadway north of Shepler Road is upgraded with pavement marking, wider lanes, and shoulders. Additional traffic is not projected following the Mon-Fayette Expressway, however, additional traffic is anticipated on Telegraph Road, as it provides access directly to the Luzerne Township Interchange. The adjacent Bull Run Road is anticipated to have a volume increase of 1,600 vehicles per day. The roadway south of Shepler Road should be upgraded for the future anticipated growth to a collector road with 12-foot lanes with shoulders and geometry in line with a minimum 35 mph design speed.



5. **(SR 4022) Labelle Road** is located in Luzerne Township.

This roadway lies in a projected future growth area following construction of the Mon-Fayette Expressway Brownsville to Uniontown section. This roadway is a rural major collector that carries approximately 1,800 vehicles per day with 10% truck traffic. The roadway is narrow (18') with minimal or no shoulders. The pavement quality is fair with longitudinal cracking at the edge of the roadway. Some sections have pavement patching of the edges. Additional traffic is not projected following the



Mon-Fayette Expressway construction. However, additional traffic is anticipated on Labelle Road, as it will provide access from the Monogahela River communities to the Luzerne Township Interchange. Additional traffic is also anticipated from the new State Prison on Alicia Heights Road. The roadway should be upgraded to meet the existing classification of a major collector to handle proposed traffic volumes. The roadway design should include two 12-foot lanes with 8 - 10 foot shoulders and geometry for design speeds of 35 mph.

6. **(SR 4017) Cemetery Road** is located in Perry Township.

Growth is projected in this area of the County. The two-lane road is a rural minor collector that carries approximately 3,000 vehicles per day with 10% truck traffic. The roadway connects SR 201 to Perryopolis. The roadway is very narrow (14') with no shoulders or pavement markings and poor drainage. The pavement quality is mediocre with some patching. The roadway should be upgraded to meeting the existing classification, existing volume, and projected growth in this area. The roadway design should include two 11 - 12 foot lanes with 4 - 10 foot shoulders and design speeds of 30 mph.



7. **SR 1042 (Kingsview Road)** is located in Bullskin Township.

This roadway lies in a projected future growth area of the County. The roadway is a two lane rural major collector that provides signalized access to US 119. This is the first signalized access to US 199 heading southbound from the Turnpike. Left turn lanes are provided on US 119 to access Kingsview Road east and west. East of US 119, access is provided to a commercial area and SR 1027 (Mt. Pleasant Road) and points east. The pavement is in poor condition and the width varies.



West of US 119, the roadway carries approximately 3,000 vehicles per day with 10% truck traffic. The roadway is narrow (16-22') with minimal shoulders. The pavement is in poor condition as the roadway is uneven with bituminous patching at the roadway edge. The roadway width is inadequate for the level of truck traffic. The roadway should be upgraded for the existing classification and future anticipated growth to include 12-foot lanes with 8-10 foot shoulders and geometry in line with the design speed.

8. **SR 1044 (Prittstown Road)** is located in Bullskin Township. This roadway lines in a projected future growth area of the County. The roadway a two lane rural minor collector and connects two major collectors, Mt. Pleasant Road to the west and Route 982 in the east. The roadway carries approximately 1,400 vehicles per day with 10% truck traffic. The roadway is narrow (16') with a center double yellow line, minimal shoulders and no drainage. The roadway provides residential access with some homes located close to the roadway. The pavement is in fair condition. It appears the road was widened with bituminous pavement and random patching at the roadway edge. A horizontal "S" bend is located at the intersection with SR 1025 (Rice School Road). Vehicles travel at a high rate of speed for the vertical and horizontal geometry of the roadway, which is posted with a 40-mph speed limit. The road is adequate for a minor collector with the exception of the pavement quality.



9. **SR 1025 (Rice School Road/Country Club Road)** is located in Bullskin Township. This roadway lines in a projected future growth area of the County. The two lane rural local road connects to collector roadways SR 1044 (Prittstown Road) and Route 982. The roadway carries approximately 600 vehicles per day with 10% truck traffic. The roadway is narrow (18') with no shoulders or pavement markings. A drainage ditch is provided along the roadway. The roadway is posted with a 40-mph speed limit. The pavement is in poor condition as it is uneven with patching along the edges. The roadway is used as a short cut from Prittstown Road to County Club Lane and US 119. Future anticipated growth and current use may warrant upgrading to a minor collector with 11-12 foot lanes and minimum 4-foot shoulders.



10. **SR 1046 (Country Club Lane)** is located in Bullskin Township. This roadway lines in a projected future growth area of the County. The two lane rural local road and connects SR 1025 (Rice School Road/Country Club Road) and SR 1027 (Mt. Pleasant Road). The roadway is just south of the intersection of Mt. Pleasant Road and SR 1042, which provides signalized access to US 119. The roadway carries approximately 800 vehicles per day with 10% truck traffic. The roadway is narrow (18') with no shoulders or pavement markings. A drainage ditch is provided along the roadway. The pavement is in poor condition as it is primarily tar and chip with patches and widening along the roadway edge. The roadway has two severe vertical sag curves over culverts. Sinking pavement was noted near the culverts. Future anticipated growth might warrant upgrading to a minor collector with 11-12 foot lanes and minimum 4-foot shoulders. Any increase in design speed would require redesign of the vertical geometry.



11. **SR 1035 (Bellview Road)** is located in Bullskin Township. This roadway lines in a projected future growth area of the County. The roadway provides access to the proposed Connellsville Industrial Park and three existing trucking companies on Industrial Lane and S & K Recycling Company. Unsignalized access is provided to US 119 which is hazardous due to the volumes and speed on US 119 and the truck traffic on Bellview Road. The roadway to the Industrial Park is a two lane urban local road that carries approximately 700 vehicles per day. The pavement is in poor condition with sinking and patching due to the heavy truck traffic. The roadway is narrow as is evidenced by the trucks tracking in the mud on the shoulders. An unsignalized railroad crossing with poor sight distance to the north is also located along this section of the roadway. Beyond the Industrial Park, the roadway is classified as a rural local road and is narrow with poor horizontal and vertical geometry. The roadway should be upgraded from US 119 to Industrial Lane to a minor urban collector with design two 11 - 12 foot lanes with 4 - 10 foot shoulders and a pavement design for WB-50 truck traffic. An evaluation of the appropriate active grade crossing traffic control system (i.e. post-mounted flashing light signals and/or automatic gates) is recommended for the railroad crossing.



The roadway is narrow as is evidenced by the trucks tracking in the mud on the shoulders. An unsignalized railroad crossing with poor sight distance to the north is also located along this section of the roadway. Beyond the Industrial Park, the roadway is classified as a rural local road and is narrow with poor horizontal and vertical geometry. The roadway should be upgraded from US 119 to Industrial Lane to a minor urban collector with design two 11 - 12 foot lanes with 4 - 10 foot shoulders and a pavement design for WB-50 truck traffic. An evaluation of the appropriate active grade crossing traffic control system (i.e. post-mounted flashing light signals and/or automatic gates) is recommended for the railroad crossing.

12. **SR 1021 (East End Road)** is located in Bullskin Township. This roadway provides access from US 119 to a projected future growth area at SR 1051 (Breakneck Road). The roadway design meets the classification as a rural minor collector. The roadway carries approximately 1,100 vehicles per day with 7% truck traffic. The pavement is in good condition with a newer overlay with bituminous wedge curb. Severe vertical and horizontal geometry exists, but is well marked with advance warning and speed advisory signage. The access to US 119 is signalized and is aligned to form a 90-degree intersection. This roadway is acceptable to handle additional moderate growth in the area.



This roadway is acceptable to handle additional moderate growth in the area.

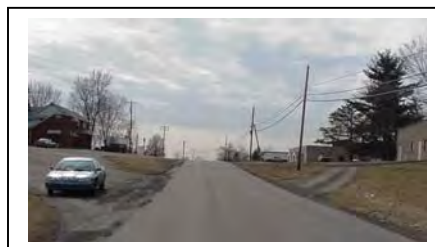
13. **SR 1032 (Ranch Road)** is located in Dunbar Township. This roadway provides access to US 119 in an area of projected future growth. The two lane rural local road carries approximately 2,200 vehicles with 10% truck traffic. Access is provided from US 119 to SR 1053 in Dunbar. The roadway is narrow (18') with no shoulders and a drainage swale. The pavement is in fair condition with some cracking. Access to US 119 is unsignalized. The roadway has steep vertical geometry at the entrance to St. Aloysius Church that restricts sight distance at the driveway. The roadway existing volume and projected growth warrant upgrading the roadway classification to a minor collector with two 11 - 12 foot lanes with 4 - 10 foot shoulders and design speeds of 30 mph.



14. **SR 1047 (Monarch Road)** is located in Dunbar Township. This roadway provides access HiWay Supply Road, a loop road with access to US 119. The roadway is in an area of projected future growth. The roadway is a two lane rural minor collector that carries approximately 2,000 vehicles per day with 10% truck traffic. Access is provided to SR 1051 (Leisenring Road) to the west. The roadway is adequate with (24') with minimal shoulders. The pavement is in fair condition with a newer pavement overlay. The roadway is designed appropriately for the roadway classification and existing and projected moderate future growth.



14a. **HiWay Supply Road** is located in Dunbar Township. The loop road has two direct access points on US 119. The southern point is signalized. The roadway is wide with 15-foot lanes and no centerline. There are numerous wide curb cuts to commercial property along the roadway. Access is also provided to SR 1047 (Monarch Road) to SR 1051 (Leisenring Road). Pavement markings should be added to the roadway and additional driveway design in line with PennDOT standards.



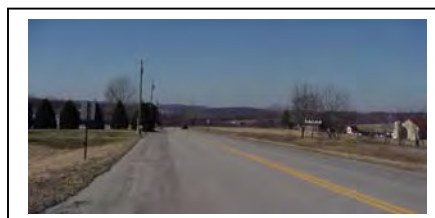
15. **SR 1028 (Pechin Road)** is located in Dunbar Township. This roadway is along a projected future growth area in the County. The two-lane rural minor collector road carries approximately 2,500 vehicles per day with 105-truck traffic. Access is provided from a signalized intersection on US 119 to the village of Pechin. Access is also provided to the Fayette County Fairgrounds along US 119. The roadway near US 119 is narrow (18') with adjacent shoulder. The pavement overlay is in good condition, but is higher than the adjacent shoulders.



15a. The eastern end of Pechin Road splits at a Y intersection with Church Hill Road. Both roadways are in poor condition. The roadways are narrow with uneven pavement and steep vertical geometry. Signage from SR 1055 leaving Dunbar to US 119 is lacking. Church Hill Road is used as a short cut to Pechin Road.



16. **SR 1022 (Rolling Hills Estate Road)** is located in North Union Township. Growth is projected in this area of the County. The roadway is a two-lane collector that carries approximately 1,500 vehicles per day with 5% truck traffic. The roadway is adequate width (25') with some shoulders. The pavement quality is good with a newer overlay. The roadway drainage is poor with no drainage

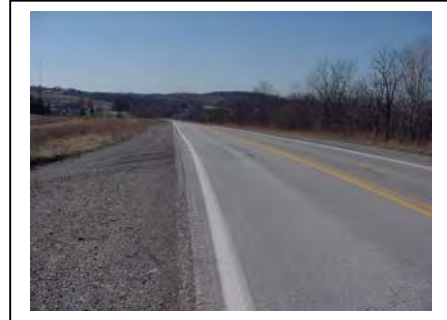


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ditch or inlets. The vertical and horizontal geometry is acceptable for the posted speed limit. The roadway is acceptable for additional projected growth.

17. SR 1020 (Shady Grove Road/Gallatin Avenue Extension) is located in North Union Township.

This roadway is located along a projected future growth area in the County. The roadway is a two lane urban collector that carries approximately 2,500 vehicles per day with 10% truck traffic. The roadway has unsignalized access from SR 2027 just south of the interchange with US 119. Access is provided to the PennDOT District 12-0 Office. The roadway west of SR 2027 borders proposed development property. The roadway is appropriately designed for the current classification of an urban collector with a 24' width with adjacent shoulders. The roadway adjacent to US 119 should be upgraded to urban minor arterial to match the western section of SR 1020. Turn lanes should be considered for any future development considering the volume of traffic on the two-lane roadway.



18. SR 3029 (Big Six Road) is located in Georges Township.

Growth is projected on this roadway as result of the Mon-Fayette Expressway. The roadway is a two lane rural major collector that carries approximately 1,500 vehicles per day with 10% truck traffic. Big Six Road was improved in the area of the Route 43/Mon-Fayette Expressway. The improvements extend from SR 119 to the western entrance of the proposed Fayette Business Park. An additional mile of roadway to SR 857 is unimproved. The shoulder narrows. The roadway follows a steep vertical grade to an unsignalized railroad crossing. The eastern entrance to the Fayette Business Park has poor sight distance to the west due to the vertical geometry of the roadway.



19. SR 3002 (Gans Road) is located in Springhill Township.

Growth is projected on this roadway as result of the Mon-Fayette Expressway. The roadway is a two lane rural minor collector that carries approximately 1000 vehicles per day with 10% truck traffic. The roadway is improved from Route 857 to the Mon-Fayette interchange. The remaining two and one half miles of roadway to US 119 is narrow (18') without shoulders. The pavement is in mediocre condition. The horizontal and vertical geometry is substandard. Just west of SR 3005, Gans Road has a severe S-bend that operates as back to back U-turns that could not be maneuvered by truck traffic. Due to access to the Mon-Fayette Expressway, future improvements should include both horizontal and vertical upgrades and widening of the roadway.



20. **SR 3007 (Rubles Mill Road)** is located in Smithfiled Township. Growth is projected on this roadway as result of the Mon-Fayette Expressway. The roadway is a two lane rural major collector that carries approximately 1,800 vehicles per day with 5% truck traffic. The roadway is projected to carry 3,000 vehicles per day following construction of an interchange with the Mon-Fayette Expressway on Rubles Mill Road. Improvements were made at the interchange and at the intersection with Route 857. The remaining two and one half miles of roadway to SR 119 is narrow (18') without shoulders. The pavement is in mediocre condition. As volumes increase, future improvements should include roadway widening and both horizontal and vertical adjustments. Vertical and horizontal adjustment would also be required under the existing railroad. The intersection of Rubles Mill Road and Route 119 would also require improvement.



D. Intersection Analysis

The following intersections were identified for review of improvement considerations based on PennDOT accident data, Township surveys, and County interests. The locations are delineated on the transportation map, outlined on Table 3 below, and further detailed in the following specific analysis.

Table 3

**Fayette County Land Use Plan: Transportation Inventory
Intersection Investigation Locations**

No.	Location	Intersection	Reason
County Growth Areas			
1	Franklin Township	Route 51 and SR 4028	turning volumes
2	Washington Township	SR 0201 and Fayette Street	turning volumes
3	Bullskin Township	SR 1004 and Gimlet Hill Road	accidents
4	City of Connellsville	SR 0119 and Leisenring Avenue	traffic volumes
5	Saltlick Township	SR 381 (Indian Head Road) and SR 1054	accidents
6	North Union Twp.	SR 2027 (Connellsville St.) and SR 1024 (Edison St.)	turning volumes, signal
7	North Union Twp.	SR 2027 (Connellsville St.) and SR 2021	turning volume, alignment
8	North Union Twp.	SR 0051 and SR 1043 (Bitner Road)	turning volume, sight distance
9	City of Uniontown	SR 6040 (Main St.) and Kensington St./TR 21	turning volumes
10	City of Uniontown	SR 0021 and Easy Street	turning volumes, signal
11	City of Uniontown	SR 2027 and Jefferson Street	accidents
12	City of Uniontown	SR 2027 (Connellsville St.) and Brushwood Road	accidents
13	Henry Clay Township	SR 40 and SR 281	accidents
14	Georges Township	SR 857 and SR 3029 (Big Six Road)	alignment
15	Georges Township	SR 119 and SR 3010 (Smithville Avenue)	sight distance
16	German Township	SR 0021 and SR 3013	signal upgrade
17	Dunbar	SR 0201 and Ridge Boulevard	turning volume

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18	South Union Twp.	Matthew Drive and New Salem	development
Mon-Fayette Expressway – WVA to Route 43 (constructed)			
19	Georges Township	SR 119 and SR 3029 (Big Six Road)	traffic volumes
20	Springhill Township	SR 3002 (Gans Road) and SR 119	alignment, turning volumes
21	Springhill Township	SR 3002 (Gans Road) and SR 3005	alignment
22	Smithfield Borough	SR 3007 (Ruble Mill Road) and SR 119	turning volumes, geometry
23	Springhill Township	SR 3009 (Out Crop Road) and SR 119	alignment, sight distance
Mon-Fayette Expressway – Uniontown to Brownsville (as proposed)			
24	Menallen Township	SR 4010 (Searights Herbert Road) and SR 4000	alignment, turning volumes
25	Redstone Township	Rte 40 and T-605 (Davidson Siding Road)	turning volumes
26	Redstone Township	Rte 40 and T-422 and SR 4024	offset condition
27	Menallen Township	SR 4006 (New Salem Road) and Duck Hollow Road	turning volumes

1. The **intersection of Route 51 and SR 4028** is located in Franklin Township. This is a four-way intersection with SR 51, a rural principal arterial, as the major roadway with two lanes in each direction with a center median. Stop control exists on the minor approach, SR 4028 a rural minor arterial providing east-west access from Brownsville to Vanderbilt. The median on SR 51 is open to allow full access at this intersection, however, no turn lanes are provided. Sight distance is impeded looking to the north on SR 51 due to a horizontal curve and southbound negative grade on SR 51. The horizontal curve combined with the high volume and speed of traffic on SR 51 combines for a hazardous intersection with a history of fatal accidents. A stream and embankment parallel the roadway on the eastern side. Minor street volumes did not appear significant to warrant signalization. A southbound right turn lane and north and southbound left turn lanes on SR 51 should be considered to prevent rear end type accidents.



2. The **intersection of SR 201 and Fayette Street** is located in Washington Township. This is a signalized four-way intersection. There are no turn lanes or advance turn phases to the signal. Fayette Avenue enters the intersection at a skew angle. Both minor approaches provide residential access to SR 201. SR 201 is a urban minor arterial that provides access to I-70 and a commercial area. Due to the volumes on SR 201, a left turn lane or advance left turn phasing to Fayette Avenue should be considered. Utilities located close to roadway may hinder widening.



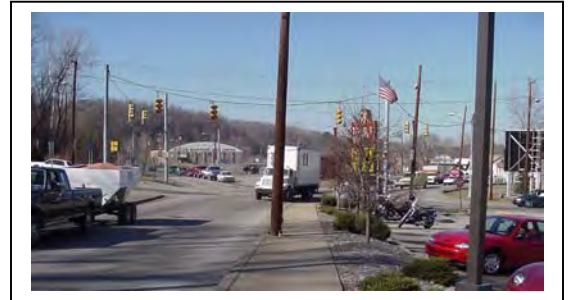
3. The **intersection of SR 1004 (Prittstown Road) and Gimlet Hill Road** is located in Bullskin Township. This is a four-way intersection with SR 1004 (Prittstown Road), a rural minor collector, as the major approach. Stop control exists on the minor approach, Gimlet Road. Corrective action has been taken in the form of advance warning signs on the southbound approach. The Gimlet Hill Road approaches to the intersection are slightly



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skewed. A private driveway enters into the intersection on the north side. The volume of traffic was low.

4. The **intersection of SR 119 and Leisenring Avenue** is in the City of Connellsville. This is a five-way intersection with SR 201. This intersection handles a large volume of traffic from US 119 and SR 201 both urban other principal arterials and Leisenring Avenue (SR 1051) an urban minor arterial. US 119 is one-way southbound at the intersection. Widening for additional turn lanes is hindered by utility and sidewalk locations.



5. The **intersection of Indian Head Road (SR 381) and Millerstown/Clinton Road (SR 1054)** is in Saltlick Township. This is a four-way intersection with two-way stop control on the minor approaches. At the intersection, SR 1054 was signed as Indian Head Road to the east and Imel Road to the west. There is a two-span concrete bridge crossing Indian Creek just east of the intersection. The eastbound approach enters at a vertical and horizontal curve. Sight distance is acceptable.

SR 1054 eastbound approach



6. The **intersection of SR 2027 (Connellsville Street) and SR 1024 (Edison Street)** is located in North Union Township. This is a four-way intersection with SR 2027 (Connellsville Street), an urban minor arterial, as the major roadway. Stop control exists on the minor approaches, SR 1024 (Edison Street), an urban collector to the west. The intersection functions primarily as a T-intersection, with a minor approach, Evans Station Road, forming a four-way intersection to the east. The volume of traffic on both Connellsville Street, providing access from SR 119 to Uniontown, and Edison Street, connecting Connellsville Street and SR 1020, is high. Significant turning movements were noted, including significant dump truck traffic from Edison Street to and from Connellsville Street to the south. The intersection is just south of a heavy commercial area on Connellsville Street, where traffic speeds tend to increase. Traffic signal and turn lane installation should be evaluated.

SR 2027 northbound approach



7. The **intersection of SR 2027 (Connellsville Street) and SR 2021 (Coolspring-Jumonville Road)** is located in North Union Township. This is a T-intersection with SR 2027 (Connellsville Street), an urban minor arterial, as the major roadway. Stop control exists on the minor approach, SR 2021, an urban collector, to the east. An Exxon gasoline service station is located on the west side of SR 2027 with access directly across from SR 2021. Coolspring-Jumonville Road follows a 90-degree turn and

SR 2027 northbound approach



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enters the intersection at a severe vertical grade and horizontal skew. The intersection throat is wide with a barrel mounted stop sign in the middle of the approach. A side street, Emerson Road also enters the intersection from the northwest. The volume of traffic on both Connellsville Street, providing access from SR 119 to Uniontown, and Coolspring-Jumonville Road, connecting to Jumonville and Route 40 to the southeast, is high. Significant turning movements were noted, including significant dump truck traffic from Coolspring-Jumonville Road to Connellsville Street and to Edison Street to the north. The intersection traffic volume and geometry combine to form a hazardous condition. Both adjacent businesses and the bridge structure on Connellsville Street to the north hinder possible realignment of Coolspring-Jumonville Road. Traffic signal and turn lane installation should be evaluated.

8. The **intersection of SR 51 and SR 1043 (Bitner Road)** is in North Union Township. This is a four-way intersection with SR 51, a rural principal arterial, as the major roadway with two lanes in each direction with a center median. Stop control exists on the minor approaches, SR 1043 (Bitner Road) to the east and Cuter Hill Road to the west. The median on SR 51 is open to allow full access at this intersection, however, no turn lanes are provided. The high volume and speed of traffic on SR 51 hinder access to and from the minor approaches. SR 1043 approach has wide radii and an adjacent structure.

SR 51/SR 1043 intersection looking south



Access to and from the Cuter Hill Road approach is hindered by a severe negative vertical approach grade, small radii and embankment blocking the sight distance to the north. The business at the northeast corner of the intersection (Arctic Delite) accesses directly into the intersection radii. Minor street volumes did not appear significant to warrant signalization. Both right and left turn lanes on SR 51 should be considered to prevent rear end type accidents. Removal of the embankment at the northwest corner of the intersection is recommended to improve sight distance for Cuter Hill Road.

9. The **intersection of SR 6040 (Main Street) and Kensington St/TR 21** is in the City of Uniontown. This is a four-way intersection along SR 6040, an urban principal arterial with two lanes in each direction. The intersection is approximately 300 feet east of the signalized intersection with SR 21, another principal arterial. An Exxon gasoline service station is located along the southern side of SR 6040 with a wide curb cut between intersections. No turn lanes are provided on SR 6040 in this area. The sight distance from Kensington Street eastbound is limited by the vertical curve on SR 6040. Access to and from Kensington Street is further hindered by the queue of vehicles westbound on SR 6040 at the traffic signal. The southbound Kensington Street approach has a steep positive vertical grade. Kensington Street provides primarily low volume residential access. Signage and/or improvements at the signalized intersection of SR 6040 and SR 21 (i.e. a westbound left turn lane) should be considered to provide unrestricted access to and from Kensington Street.

SR 6040 looking west



10. The **intersection of SR 21 and Easy Street** is in the City of Uniontown. This is a T-intersection with SR 21, an urban principal arterial, as the major roadway. Stop control exists on Easy Street, which provides secondary access to Uniontown Hospital. Sight distance to the west on SR 21 is limited to approximately 450-550 feet due to the crest of a vertical curve. Delays were noted on Easy Street. A cemetery is located on the northern side of the intersection, while utility poles and residences line the southern side of SR 21. Signalization and installation of turn lanes should be considered.

SR 21 looking west



11. The **intersection of SR 2027 and Jefferson Street** is in the City of Uniontown. This is a four-way intersection with SR 2027, an urban principal arterial, as the major roadway. Stop control exists on the minor approach, Jefferson Street. The intersection is in an urban residential area between SR 6040 eastbound and westbound. The intersection has on street parallel parking on both sides of SR 2027, resulting in a wide intersection. Sidewalks are also provided and the intersection is one block from the high school.

SR 2027 and Jefferson Street looking south



12. The **intersection of 2027 (Connellsville Street) and Brushwood Road** is in the City of Uniontown at the border with North Union Township. This is a four-way intersection with SR 2027 (Connellsville Street), an urban minor arterial, as the major roadway. Stop control exists on the minor approaches, Brushwood Road to the west and Bouquet Street to the east. Brushwood Road enters the intersections at a significant positive grade, which limits sight distance until just at the intersection. Vacant properties with closed businesses are located at the southern corners of this intersection. The volume of traffic on the minor approaches was low.

SR 2027/Brushwood Road intersection looking south



13. The **intersection of SR 40 and SR 281** is in Henry Clay Township. This is a four-way offset intersection with SR 40, a rural principal arterial and SR 281, a rural minor collector. The volume of traffic is low.

14. The **intersection of SR 857 and SR 3029 (Big Six Road)** is in Georges Township. This four-way intersection is approximately one mile east of the interchange with the Mon-Fayette Expressway. However, the intersection lies beyond the improvements made to Big Six Road as part of the interchange construction. Both SR 857 and SR 3029 are rural major collectors. A four-way intersection is formed with Sutton Road to the east. The intersection is on a horizontal curve on SR 857 with superelevation to the east, away from Big Six Road. The skew of Big Six Road is in the direction of the predominant movement from SR 857 northbound. However, the superelevation of SR 857 is against this predominant movement. The grade and sight distance on Big Six Road approaching SR 857 also

SR 857/SR 3029 intersection looking north



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hinders ease of vehicle movement. Movements against this skew angle are also difficult. Numerous skid marks were apparent on SR 857. Reconstruction of this intersection is recommended due to existing deficiencies and projected increase in traffic to access the Mon-Fayette Expressway and adjacent development on Big Six Road. This should include improved vertical and horizontal geometry and turn lanes, as needed.

15. The **intersection of SR 119 and SR 3010 (Smithville Avenue)** is in Georges Township. This is a T-intersection with SR 119, an urban principal arterial, as the major roadway. Stop control exists on Smithville Avenue, a rural minor collector to Masontown. Sight distance at the intersection is limited due to the crest of a vertical curve on SR 119 north of the intersection. Smithville Avenue also approaches the intersection at a steep vertical grade. The intersection is also offset with Goodwin Road to the east.

SR 119/SR 3010 intersection looking north



16. The **intersection of SR 21 and SR 3013** is in German Township. This is a four-way intersection with SR 21 a four lane rural principal arterial, as the major roadway. The intersection is signalized with SR 3013, the minor approaches, a rural major collector to the south and a rural minor collector to the north. The signal operation is two phases with no advance left turn phases or turn lanes. The southbound approach has a left turn arrow that appears to be activated for emergency vehicles for the adjacent volunteer fire company. Pedestrian signals are provided on the western side of the intersection crossing SR 21, but crosswalks are not provided. The driveways for the business at the southeast corner are adjacent to the signal. During field view, the minor street phase was called when no vehicle was present, creating undo delay on SR 21. The signal equipment appears to be dated. It is recommended that the appropriate signal operation be verified based on current volumes and the traffic signal equipment including vehicle detection be updated accordingly.

SR 21/SR 3013 intersection looking north



17. The **intersection of SR 201 and Ridge Boulevard** is located in Dunbar Township. The intersection is on SR 201 at the point where the roadway transitions to one lane in each direction becoming a rural minor arterial from an urban principal arterial leaving Centerville. Stop control exists on the Ridge Boulevard minor approaches. Ridge Boulevard to the south provides immediate accesses the Dunbar Township Elementary School and ball fields as well as residential areas and on to SR 1051 (Leisenring Road). Ridge Road to the north provides access to residential areas. Light commercial uses; a restaurant and corner store, are located at the intersection, and have wide curb cuts. Sight distance onto SR 21 is good to the west and approximately 500 feet to a ridge on the east. The volume and speed of traffic on SR 21 hinders turning movements from the minor approach, especially during peak times related to the residential and school uses. Significant turning movements onto Ridge Boulevard, especially southbound, where noted. Traffic signal and turn lane installation should be evaluated.

SR 201/Ridge Blvd intersection looking east



18. The **intersection of New Salem Road (SR 4006) and Matthew Drive** is located in South Union Township. The intersection is a T-intersection with New Salem Road, a rural major collector, as the major roadway. The intersection is signalized with pedestrian actuation but no cross walks. Matthew Drive provides access to a commercial area. The crest of a vertical curve limits sight distance to the west on New Salem Road. An embankment is located along the south side of New Salem Road. The property to the north of the intersection is available for development. A driveway to the north to access this development would create a four-way intersection at the signal. This would require an additional mast arm for the southbound approach as well as signal timing modifications. Turn lanes on New Salem Road should be evaluated based on traffic volume projections. Relocation of the signal poles on the north side would be dependent on the driveway design and any turn lane additions. Crosswalks should be stripped where pedestrian push buttons are provided.

New Salem Road/Matthew Drive intersection looking north



The following intersections were evaluated with respect to the construction of the Mon-Fayette Expressway:

West Virginia to Route 43

19. The **intersection of SR 119 and SR 3029 (Big Six Road)** is located in Georges Township. This intersection is just west of Route 43/Mon Fayette Expressway Interchange. The intersection was widened to include a southbound left turn lane and westbound left turn lane, delineated with raised concrete medians. The embankment was cut back to provide sight distance exiting Big Six Road. Growth is projected in this area as a result of the Mon-Fayette Expressway. The operation should be monitored, especially during peak hours, for any excessive delay or operating volumes beyond the unsignalized intersection or turn lane capacities.

SR 119/Big Six Road intersection looking north



20. The **intersection of SR 3002 (Gans Road) and SR 119** is located in Springhill Township. This T-intersection is approximately two and a half miles west of the interchange on Gans Road with the Mon-Fayette Expressway. The intersection was not improved as part of the interchange construction. SR 119 is a rural principal arterial, while Ganes Road is a rural minor collector. The intersection geometry is substandard for access to the Expressway. Gans Road enters the intersection as a tangent to the horizontal curve on SR 119 and at a steep downgrade. Therefore, access from SR 119 southbound is at a severe angle. If access to SR 119 from the Mon-Fayette Expressway via Gans Road increases traffic, the intersection geometry should be improved.

SR 119/Gans Road intersection looking north



21. The **intersection of SR 3002 (Gans Road) and SR 3005** is located in Springhill Township. This intersection is approximately a half-mile west of the interchange on Gans Road with the Mon-Fayette Expressway. The intersection was not improved as part of the interchange construction. Both SR 3002 and SR 3005 are rural minor collectors. SR 3005 enters the intersection just beyond a horizontal curve on Gans Road. The intersection is also at a steep downgrade on Gans Road. Sight distance to the west is limited. Numerous skid marks are apparent exiting SR 3005. If access to SR 119 from the Mon-Fayette Expressway via Gans Road increases traffic, the geometry of Gans Road should be improved.

SR 3002/SR 3005 intersection looking east



22. The **intersection of SR 3007 (Rubles Mill Road) and SR 119** is located in Smithfield Borough. This T-intersection is approximately two and a half miles west of the interchange on Rubles Mill Road with the Mon-Fayette Expressway. The intersection was not improved as part of the interchange construction on Rubles Mill Road. SR 119 is a rural principal arterial, while Rubles Mill Road is a rural major collector. The intersection geometry is substandard for access to the Expressway. Rubles Mill is narrow with small curb radii and a steep vertical grade approaching SR 119. Utilities and homes adjacent to the roadway hinder widening. The intersection is also located just south of a signalized intersection at the crest of a vertical curve on SR 119. The sight distance at the intersection is hindered by the vertical curve. With no left turn lane and minimal sight distance on the SR 119 approach, rear end accidents are a possibility. Any future signalization or turn lanes on SR 119 are hindered by the adjacent signal. Access to and from SR 119 via Rubles Mill Road from the Mon-Fayette Expressway should continue to not be promoted due to geometric constraints.

SR 119/Rubles Mill Road intersection looking north



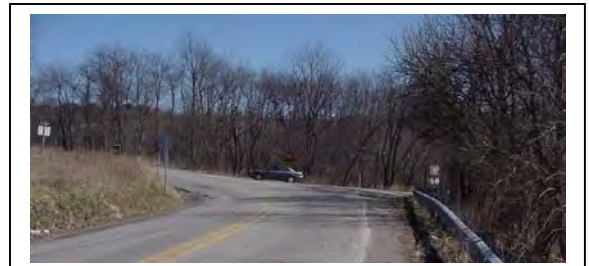
23. The **intersection of SR 3009 (Out Crop Road) and SR 119** is located in Springhill Township. This intersection is located at a severe horizontal curve on SR 119, a rural principal arterial. South of the intersection, SR 119 begins a vertical downgrade. Out Crop Road to the north enters the intersection at a severe skew. The skew and horizontal curve combine for driver confusion. The geometry promotes the movement in the direction of the skew. The movement against the skew is difficult. A four-way intersection is also formed with SR 3009 west of the intersection. The intersection is offset and sight distance and geometry hinders crossing SR 119. Also, a driveway opening extends along the northwest corner of the intersection.

SR 119/Out Crop Road intersection looking south



Uniontown to Brownsville

24. The **intersection of SR 4010 (Searights Herbert Road) and SR 4000 (Dearth Road)** is located in Menallen Township. This T-intersection is located just south of Route 40 and with access provided by both Searights



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Herbert Road and Dearth Road. While Searights Herbert Road is a rural major collector, Dearth Road connects to Route 40 via a rural local road. The intersection of Searights Herbert Road and Dearth Road is one-way stop control on the Dearth Road westbound approach. The intersection has poor sight distance for left turns from Searights Herbert Road southbound. Dearth Road has minor traffic volumes (approximately 500 vehicles per day). Dearth Road should be upgraded to a minor collector if used to circumvent the increased traffic volume projected on Searights Herbert Road from the direct connection to the proposed interchange for the Mon-Fayette Expressway.

25. The **intersection of Route 40 and Davidson Siding Road (T-605)** is located in Redstone Township. This T-intersection has stop control on the minor (Davidson Siding Road) approach. The intersection is located at the bottom of a sag vertical curve on Route 40. A one-story structure is located at the northwest corner of the intersection, but sight distance is acceptable. Davidson Siding Road will remain open and cross underneath the Mon-Fayette Expressway. Although not projected for an increase in traffic volumes, additional traffic may use this intersection to access the proposed “Brownsville-Redstone” interchange.



26. The **intersection of Route 40 and Davidson Road (T-422)/ Twin Hills Road (SR 4024)** is located in Redstone Township. This is an offset intersection with Davidson Road entering Route 40 from the north approximately 100 yards west of the intersection of Route 40 and Twin Hills Road entering from the south. Stop control exists on both minor approaches. Poor sight distance exists from Davidson Road looking west on Route 40. Twin Hills Road is a rural minor collector carrying approximately 1200 vehicles per day. Davidson Road is a local road that is to be relocated where it crosses the proposed Mon-Fayette Expressway alignment. Although not projected for an increase in traffic volumes, additional traffic may use this intersection and these roadways to access the proposed “Brownsville-Redstone” interchange. Correction of the offset condition should be considered.



27. The **intersection of SR 4006 (New Salem Road) and Duck Hollow Road (T-584)** is located in Menallen Township. This is a four-way intersection with New Salem Road, a rural major collector, as the major roadway. Stop control exists on the minor, Duck Hollow Road, approaches. Duck Hollow Road is a local road that connects to Route 40 to the north and Route 21 to the south. The roadway is two lanes with no shoulders and low existing traffic volumes. The southbound approach has a downgrade and wide radii approaching New Salem Road. Additional traffic is not projected following the Mon-Fayette Expressway construction. However, additional traffic is anticipated on Duck Hollow Road, as it will provide access from New Salem Road to the Route 40 intersection with Fan Hollow Road. The North Union Township Interchange for the Mon-Fayette Expressway is proposed on Fan Hollow Road, just north of Route 40. Upgrading Duck Hollow Road from a local road to a collector road north of New Salem Road is recommended if volumes increase.



Fayette County Transit Study

In 1995, Benetec Associates completed a Transit Study of Fayette County. This study³ examined the current state of transit in the County, documented transit need, suggested various options for improvement and expansion, and developed an action plan. With respect to the future of Fayette County, the study stressed that transit can play an important role in improving the local quality of life by bridging the obstacles of rural life and an aging population in the County. Transit is a key to rebirth, economic recovery, and mobility.

Currently the County Transportation Program oversees a portion of the transit operation in Fayette County. The County acts as the overseer of the shared-ride system that primarily provides transportation for senior citizens and medical assistance needs. The program is partially reimbursed by lottery funds and the Department of Public Welfare. The program is operated in a public agency/private company partnership. Rides are provided by seven local carriers who charge fares based on service in seven different zones. The County sets schedules, assigns trips, determines eligibility, and secures grants for the program. Restrictions include scheduling of trips one day in advance and limiting trips to two per person per day.

The remaining transportation system in the County is a fixed route system. This system is provided by the private sector. Seven private operators service the County, which is considered high for the size of Fayette County. Service is concentrated in the City of Uniontown and elsewhere is limited to the Uniontown-Connellsville-Brownsville corridor. A lack of coordination between carriers, distribution of schedules, and lack of route mapping was indicated to be a hindrance.

The Transit Study indicated ridership was good in both the shared-ride and fixed route systems, however, both systems provide efficient service to a limited portion of the population. Lost opportunity results from the lack of information and communication as well as the lack of coordination between systems. Of several alternatives, the study recommended implementation of an enhanced County Transportation Program that would oversee both the shared-ride and fixed route systems. The recommendations included the County providing continuity in the Transit systems in areas of marketing, expansion, capital improvements, training, and coordination. The study indicated the existing structure of transportation in Fayette County together with the dearth of new funding sources for additional services limit the opportunities for major change. The best option for local service improvements under these circumstances is to concentrate on enhancing existing programs. The study indicated the County Transportation Program plays an important role in maintaining mobility and is poised for becoming a major component in any comprehensive plan to upgrade the quality of life in Fayette County.

Fayette County Public Participation Panel

The goal of the Public Participation Panel⁴ was to provide the State Transportation Commission with input into the twelve-year transportation plan process. It is vital to moving projects forward that are considered important to the residents of the County in cooperation with PennDOT District 12-0. The public expressed concern regarding traffic safety and mobility, as well as economic benefit to addressing concerns. The Public Participation Process helped identify the most important transportation needs to establish priorities based on broad public support.

³ Fayette County Transit Study, Final Report and Action Plan (December 1995)

⁴ Report of the Fayette County Public Participation Panel, Pennsylvania Department of Transportation, District 12-0, State Transportation Hearing, Oral and Written Testimony (October 29, 1999).

To everyone, the first priority is completion of the Mon Fayette Expressway from Morgantown, West Virginia to Pittsburgh. This section will support an economic development initiative, not only for Fayette County, but for all of southwestern Pennsylvania. Key actors in this economic renaissance are the Fay-Penn Economic Development Council, the County OCED, and the Central Fayette Chamber of Business and Industry.

Other project priorities are identified as follows:

- A. SAMI and Betterment Projects were identified have been categorized as having safety and mobility issues and/or problems.
- Intersection at the Village of Chalk Hill – continuation of project to relocate the intersection of SR 40 and SR 2010 and install traffic signal. Needed due to tourist volumes (Ohiopyle and Chalk Hill).
 - SR 51 - Signalization of the intersection at the Village of Upper Middleton in Menallen Township from the existing flashing warning signal due to accident history and sight distance.
 - Entrance to the Franklin Commercial Park signalization in advance of development.
 - Mon-Fayette Expressway – Uniontown to WV several intersections identified for increased safety due to increased volumes, especially several intersections in Georges Township.
 - Betterment Projects (Public Testimony).
- B. **Bridge Projects**
- C. **Public Transit** currently is served by limited fixed route system plus Shared-Ride Program, Medical Assistance Transportation Program, Special Events Transportation, Designated Stop, and twice a day to Pittsburgh. Due to lack of transportation services, many residents after finding job placement are having difficulty maintaining employment. Fayette Area Coordinated Transportation (FACT) is working to revitalize pre-existing routes and expand current fixed-route service to meet these needs. FACT focused on expanding four of the County's existing fixed-routes. Brownsville to Republic, Brownsville to Uniontown, Hopwood to Uniontown to Laurel Mall, Uniontown Circle Route and Phillips to Uniontown. The goal of FACT is to coordinate the current shared ride system with a fixed route bus system. To provide accessible transportation to those who do not qualify for shared-ride but live off the route of fixed ride. The intent is to expand and revitalize service routes to the areas of highest poverty to give access to employment opportunities that would not exist without public transportation.
- D. Intermodal Transportation
1. **Airways** were indicated as a necessary component of the economic recovery of Fayette County. The current Connellsville Airport cannot accommodate corporate aircraft or commercial flights. It is the only hard surfaced airport with instrument approach in the County, and is centrally located to Uniontown and Connellsville. The runways need to be extended to accommodate additional aircraft.
 2. **Rail Transportation** was discussed. Fay-Penn acquired 65-mile corridor from CSX in 1995 when deemed unprofitable. It was not properly maintained prior to acquisition. Current maintenance of a 26-mile section includes required rehabilitation of four road crossings deemed as safety hazards, 10 miles of track between Uniontown and Smithfield, replacement of warning signs, rehabilitation of CSX Dawson road crossing, construction of 2 passenger

terminals, installation of turnarounds for passenger service, and upgrades to 12 miles of track for passenger service.

E. **Enhancements**

The Sheepskin Hike/Bike Trail connects the Youghiogeny River Trail with the WV Rail Trail System. A Feasibility Study completed by Mackin Engineering recommends building in stages due to length (32 miles long). Uniontown to Ohiopyle (12 miles) will be the least costly to construct since only two landowners are involved. The Spur Trail from Smithfield to the Monongahela River at Huron near Ronco (11 miles) will pass through the historic community of Shoaf, which is on the National Registry of Historic Places and Lardin House Inn built in 1823. The Sheepskin Trail will provide health and physical fitness opportunities, community involvement, regional attractiveness, and meeting the national goal of "a trail within 15 minutes" of every American.

F. **Capital Projects**

1. **Route 21** - Widening of Route 21 to a four-lane highway. This is the most dangerous highway in PennDOT District 12 in the twelve miles from Uniontown to Masontown Bridge there are many road changes, no turning lanes, the crossroads pose a daily hazard, there are no defined driveways for businesses and residences. There are concerns with Hatfield Power Plant U-turns and the safety of the Albert Gallatin School District Elementary School access. Traffic congestion is noted at intersection of Route 21 and Matthew Drive. Truck traffic accounts for 11% of the average daily traffic of 15,103 vehicles and traffic will continue to increase upon the completion of the Mon-Fayette Expressway. There are fatal accident and speeding concerns.
2. **Route 711** – A Safety and Congestion Study of Route 711 from Connellsville at Route 119 southeast into Somerset County and to Johnstown. The first two miles is "Main Street" East Crawford Avenue. Route 711 is the primary access to tourist attractions in the Laurel Mountains. Route 711 has not seen any type of upgrade in the last 70 years. Economic activity including limestone, timber, and tourism is constrained by inadequacies of Route 711. The roadway carries 16,000 vehicles a day, of which 2,500 are heavy trucks and buses hauling resources and 200 are school buses. Deficiencies include steep grades, sharp curves, inadequate lane and shoulder widths, no runaway truck ramps, and no temporary pull-offs or safety features. Route 711 covers 4 miles in which the road rises 2000 feet in elevation while the entire stretch is a no passing zone. Heavy truck traffic is expected to increase 10% per year. The Northern Fayette County Transportation Alliance is promoting an engineering study of Route 711.
3. **SR 4020, SR 4003** – These roadways will provide access to new correctional facility in Luzerne Township. An estimated \$3 million in the secondary development is projected including commercial as well as residential development. The proposed Mon-Fayette Expressway interchange is located about five miles from the site of the correctional facility. S.R. 4020 (Heistersburg Road) will be one of the main access roads to the new correction facility and to the industrial areas near the river from the east. A one-mile portion from S.R. 4022 to the correctional facility site is very narrow and curvy. The roadway will need to be widened, resurfaced and have shoulders installed. S.R. 4022 from the Brownsville Borough line to S.R. 4020, East Fredricktown Road, is a narrow two lane road five miles long, the surface and shoulders are deteriorated, and drainage is

poor. S.R. 4022 will also require widening and resurfacing with shoulders constructed, guiderail installed, and reflectors installed to aid visibility during fog conditions. Initial improvements of SR 4020 and SR 4003 are estimated to be \$5 million.

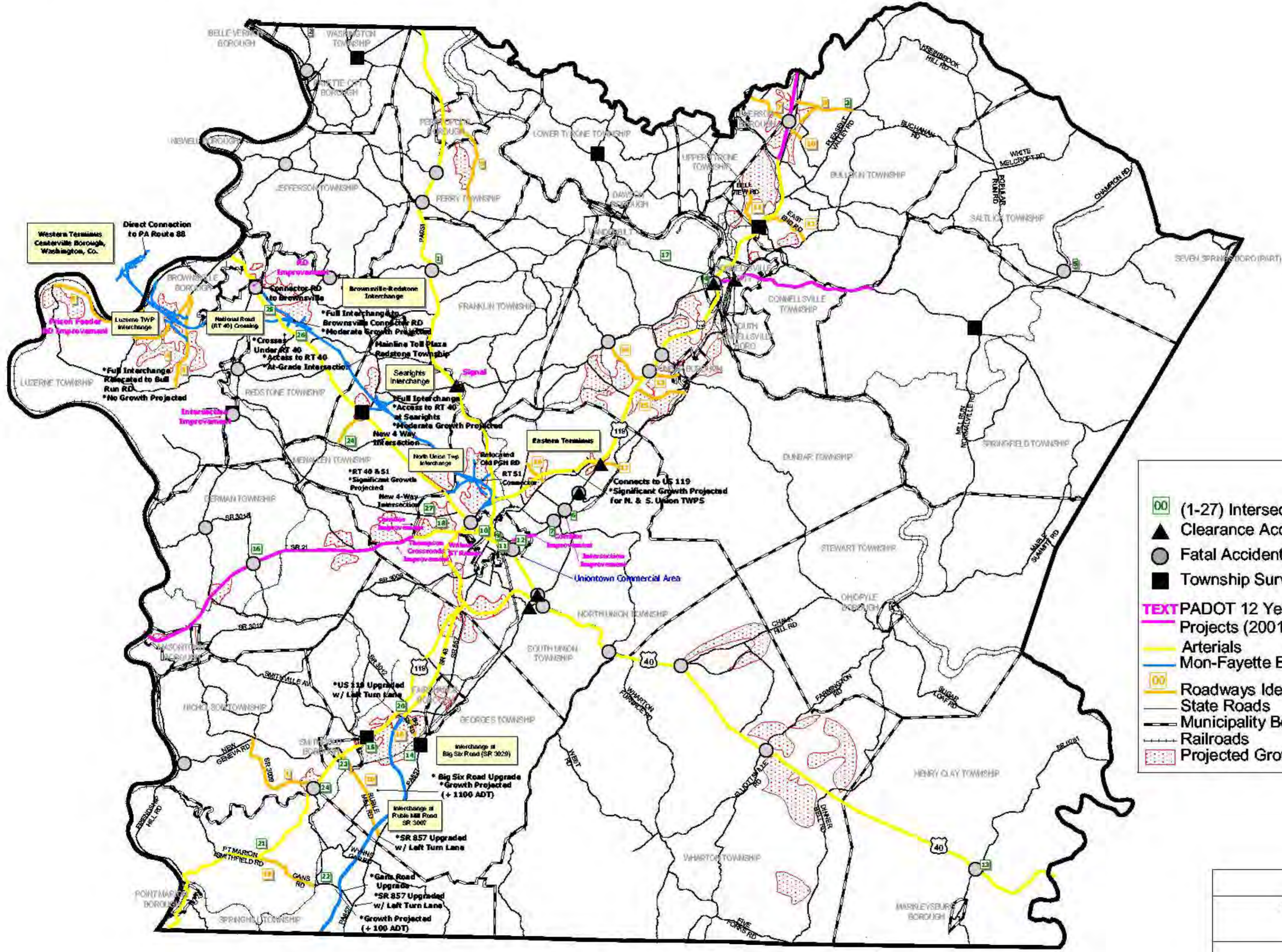
4. **US 40** - Improvements are needed for US 40 at US 119 Interchange located at South Union Township, and North Union Township. The Mon-Fayette Expressway is expected to change travel patterns and traffic volumes at U.S. 40 and U.S. 119 Interchange. U.S. 40 should be widened to provide adequate turning lanes for existing traffic and new traffic. Construction of a ramp system would alleviate weaving and ensure safety and mobility of motorists. This would improve access to 300 acres of vacant land within North and South Union Township and create hundreds of needed jobs for residents and to the Uniontown Mall that employs 1,500 employees. Currently the interchange does not provide sufficient space for stacking of vehicles along U.S. 40. The development of the Fayette County Industrial Park is expected to change travel patterns and increase the number of vehicles on the local road system. The industrial park and associated residential areas are projected prior to completion of the Mon-Fayette Expressway. Costs of improvements have been estimated at \$1.25 million for engineering, \$500,000 for right-of-way acquisition, and \$8 million for construction.

Widening of U.S. 40 to five lanes from U.S. 119 to an upgraded Duck Hollow Road was also identified. The Matthew Drive extension of approximately 3,500' through the Industrial Park to form connection with Duck Hollow Road would serve as a connection from Mon-Fayette Expressway to existing businesses at a projected cost of \$3.55 million. This would connect New Salem Road, Route 21, and U.S. 119 directly with the Expressway and serve as direct access to the Fayette County Industrial Park.

New Salem Road is also functioning at a deficient level of service and must be widened to four lanes from U.S. 40 to Matthew Drive to provide connections from U.S. 40 to residential and retail development. Construction of new turning lanes and traffic signals is required for a total cost of improvement of \$1.45 million. The total project cost is \$9.15 million for U.S. 40, New Salem Road, and Matthew Extension.

5. **TR 601, TR 603 and TR 360** - Upgrading portions of **TR603** and **TR360** and relocation portions of **TR 601** are projected to provide access from the industrial sites to the interchange of the Mon Fayette Expressway. This would provide access to Maxwell Lock and Dam, Matt Canestrone Coal Loading Facility, Consol Loading Facility, Wilhelm and Kruse and the new correctional facility. The existing roads are inadequate to provide access to a large Keystone Opportunity Zone site near the Gans Road exit to Mon Fayette Expressway. Projected cost is \$1.3 million.

Fayette County



Legend

- 00 (1-27) Intersections Identified for Further Study
- ▲ Clearance Accidents
- Fatal Accidents (91-95 PADOT)
- Township Surveys
- TEXT** PADOT 12 Year Transportation Program Projects (2001-2004) & Proposed Projects
- Arterials
- Mon-Fayette Expressway
- 00 Roadways Identified for Further Study
- State Roads
- Municipality Boundaries
- Railroads
- ▨ Projected Growth Areas



Map

Fayette County Comprehensive Plan
for
Fayette County, Pennsylvania

Transportation

HRG Engineering & Related Services
Herbert, Rowland & Grubic, Inc.
290 Executive Drive, Cranberry Township, PA 15066

Water, Sewer and Utility Systems

Existing Areas of Public Water Service

Albert Gallatin Municipal Authority serves Nicholson Township and Springhill Township. The Albert Gallatin Water Treatment Plant has a Public Water Supply Permit Number of 5260027. The plant's capacity is 540,000 gallons per day (GPD) and has a remaining capacity of 358,270 GPD. The plant draws 209,247 GPD from Cheat Lake. Albert Gallatin Municipal Authority has one pump station and five tanks that can hold 810,000 gallons. The Authority has 2,200 customers and charges a monthly fee of \$9.00 plus \$5.00 per 1,000 gallons used.

Belle Vernon Borough Municipal Authority serves Belle Vernon Borough, North Belle Vernon Borough, Rostraver Township, and Washington Township. The Belle Vernon Treatment Plant has a Public Water Supply Permit Number of 5260004. The plant's capacity is 1,000,000 GPD and has a remaining capacity of 481,121 GPD. The plant draws 518,879 GPD from the Monongahela River. Belle Vernon Borough Municipal Authority has zero pump stations and one reservoir that can hold 1,200,000 gallons. The Authority has 6,000 customers and charges quarterly rates of \$18.00 for the first 6,000 gallons and \$2.25 per 1,000 gallons used.

The Borough of Ohiopyle Water and Sewage Authority serves Ohiopyle Borough. The Ohiopyle Borough Treatment Plant has a Public Water Supply Permit Number of 5260015. The plant's capacity is 115,000 GPD and has a remaining capacity of 106,070 GPD. The plant draws 176,000 GPD from the Youghiogheny River. The Borough of Ohiopyle Water and Sewage Authority has zero pump stations and one standpipe that can hold 176,000 gallons. The Authority has 114 customers.

The Fairchance Borough Municipal Authority serves Fairchance Borough and Georges Township. The Fairchance Borough Water Treatment Plant has a Public Water Supply Permit Number of 5260007. The plant's capacity is 506,000 GPD and has a remaining capacity of 223,655 GPD. The plant draws from Askon Hollow and Cave Hollow. The Fairchance Borough Municipal Authority has zero pump stations and one tank that can hold 500,000 gallons. The Authority has 3,285 customers and charges monthly rates of \$18.50 for the first 4,000 gallons, then \$3.75 per 1,000 gallons used.

The Indian Creek Valley Water Authority serves Saltlick Township, Springfield Township, Bullskin Township, Connellsville Township, Donegal Township, Donegal Borough, and Mount Pleasant. The treatment plant has a Public Water Supply Permit Number of 5260011. The plant's capacity is 616,000 GPD and has 259,990 GPD of remaining capacity. The plant draws from Indian Creek/Mill Run Reservoir, Neals Run Well, Grimm Spring, and Pritts Spring. The Indian Creek Valley Water Authority has three pump stations and six tanks that can hold 1,632,000 gallons. The Authority has 6,000 customers and charges monthly rates of \$8.00 plus \$0.50 per 100 gallons used.

The Jefferson Township Authority serves only Jefferson Township. Jefferson Township has a Public Water Supply Permit Number of 5260034. Jefferson Township receives water from three separate water treatment plants. Jefferson Township has the capacity to receive 104,000 GPD and

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has 44,755 GPD of remaining capacity. Jefferson Township Authority has one pump station and two tanks that can hold 349,000 gallons. The Authority has 420 customers and charges quarterly rates of \$51.00 for the first 6,000 gallons, then \$4.00 per 1,000 gallons used.

Masontown Borough Authority serves Masontown Borough and German Township. The Masontown Borough Water Treatment Plant has a Public Water Supply Number of 5260013. The plant's capacity is 800,000 GPD and has a remaining capacity of 414,410 GPD. The plant draws 385,590 GPD from the Monongahela River. The Masontown Borough Authority has one pump station and one tank that can hold 1,000,000 gallons. The Authority has 3,715 customers and charges monthly rates of \$27.00 for the first 5,000 gallons, then \$2.50 per 1,000 gallons used.

Mountain Water Association serves Georges Township, German Township, Nicholson Township, and Springhill Township. Mountain Water Association has a Public Water Supply Permit Number of 5260032. Mountain Water Association receives water from North Fayette County Municipal Authority. Mountain Water Association has the capacity to receive 460,000 GPD and has a remaining transfer capacity of 185,164 GPD. Mountain Water Association has two pump stations and three tanks that can hold 460,000 gallons. The Association has 3,148 customers and charges monthly rates of \$12.50 for the first 3,000 gallons, then \$3.50 per 1,000 gallons used.

The Municipal Authority of Washington Township serves the areas of Allenport, Roscoe, Elco, Stockdale, Fayette City Borough, Washington Township, and Jefferson Township. The Municipal Authority of Washington County has a Public Water Supply Permit Number of 5260009. The Washington Township Treatment Plant has a 1,500,000 GPD capacity and a remaining capacity of 357,121 GPD. The plant draws 1,142,879 GPD from the Monongahela River. The Municipal Authority of Washington Township has one pump station and four tanks that can hold 1,729,000 gallons. The Authority has 8,600 customers and charges monthly rates of \$30.00 for the first 6,000 gallons, then \$2.00 per 1,000 gallons used.

The Municipal Authority of Westmoreland County serves Bullskin Township, Everson Borough, Perry Township, Upper Tyrone Township, South Connellsville Borough, plus portions of Allegheny County, Armstrong County, and Westmoreland County. The Municipal Authority of Westmoreland County has three water treatment plants. The George R. Sweeney Water Treatment Plant has a Public Water Supply of 5650032. The plant's capacity is 24,000,000 GPD and has a remaining capacity of 5,001,000 GPD. The plant draws 23,514,000 GPD from Beaver Run. The second treatment plant is Indian Creek Water Treatment Plant, which has a Public Water Supply Permit Number of 5260036. The plant's capacity is 50,000,000 GPD and has a remaining capacity of 29,106,000 GPD. The plant draws 25,912,000 GPD from the Youghiogheny River. The third treatment plant is the McKeesport Water Treatment Plant, which has a Public Water Supply Permit Number of 5020025. The plant's capacity is 10,000,000 GPD and has a remaining capacity of 2,550,000 GPD. The plant draws 7,823,000 GPD from the Youghiogheny River. The entire Municipal Authority of Westmoreland County system has 400,000 customers, 39 pump stations, and 57 tanks that can hold 97,230,000 gallons. The Authority charges quarterly rates of \$22.66 for the first 3,000 gallons, then \$3.14 per 1,000 gallons used.

Nemacolin Woodlands Resort Water System serves only the Nemacolin Woodlands Resort. The Nemacolin Woodlands Treatment Plant has a Public Water Supply Permit Number of 5260045. The plant's capacity is 500,000 GPD and has a remaining capacity of 399,274 GPD. The plant draws 100,726 GPD from Lake Louise I. The Nemacolin Woodlands Resort Water System has one pump station and one tank that can hold 569,000 gallons. The treatment plant can serve 400 customers and does not charge rates, as it is part of Nemacolin Woodlands Resort.

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Newell Municipal Authority serves only Newell Borough. The Newell Municipal Authority Treatment Plant has a Public Water Supply Permit Number of 5260014. The plant's capacity is 600,000 GPD and has a remaining capacity of 244,000 GPD. The plant draws 356,000 GPD from the Monongahela River. The Newell Municipal Authority has zero pump stations and one standpipe that can hold 572,000 gallons. The Authority has 518 customers and charges \$25.50 per month for combined water and sewage service, assuming 3,000 gallons used for each.

North Fayette Municipal Authority serves the City of Uniontown, Dawson Borough, Dunbar Borough, Perryopolis Borough, Smithfield Borough, Vanderbilt Borough, Connellsville Township, Dunbar Township, Franklin Township, Georges Township, German Township, Lower Tyrone Township, Menallen Township, Nicholson Township, North Union Township, Perry Township, Redstone Township, South Union Township, Springhill Township, and Upper Tyrone Township. Wheeler Bottom Plant A has a Public Water Supply Permit Number of 5260019. The plant's capacity is 11,700,000 GPD and has 4,872,460 GPD remaining capacity. The plant draws 6,827,540 GPD from the Youghiogheny River. The North Fayette Municipal Authority has three pump stations and eleven tanks that can hold 13,877,000 gallons. The Authority has 32,981 customers and charges quarterly rates of \$54 for the first 15,000 gallons used.

PA American Water (Brownsville District) serves Brownsville Borough, West Brownsville, California, Coal Center Borough, Brownsville Township, Luzerne Township, Redstone Township, and Jefferson Township. The Penn American Water Brownsville Treatment Plant has a Public Water Supply Permit Number of 5260005. The plant's capacity is 31,000,000 GPD and has a remaining capacity of 29,682,801 GPD. The plant draws 1,451,798 GPD from the Monongahela River. The Brownsville District has three pump stations and one reservoir and three tanks that can hold 4,156,000 gallons. Penn American Water (Brownsville District) has 4,650 customers and charges monthly rates of \$9.30 plus \$0.438 per 100 gallons used.

Penn American Water (Connellsville District) serves the City of Connellsville, South Connellsville Borough, Connellsville Township, Bullskin Township, and Dunbar Township. Penn American Water (Connellsville District) has a Public Water Supply Number of 5260022. Penn American Water (Connellsville District) receives water from the Municipal Authority of Westmoreland County and North Fayette Municipal Authority. The transfer capacity is 3,264,011 GPD with a remaining capacity of 1,235,989 GPD. The system has one pump station and one tank that can hold 158,000 gallons. The Connellsville District has 13,320 customers and charges monthly rates of \$9.30 plus \$0.438 per 100 gallons used.

Penn American Water (Uniontown District) serves the City of Uniontown, South Union Township, North Union Township, Menallen Township, and Dunbar Township. Penn American Water (Uniontown District) has a Public Water Supply Number of 5260020. Penn American Water (Uniontown District) receives water from North Fayette Municipal Authority and Penn American Water (Brownsville District). The transfer capacity is 5,500,000 GPD and has 2,988,898 GPD remaining capacity. The Uniontown District has three pump stations and four tanks that can hold 3,600,000 gallons. The Uniontown District has 23,125 customers and charges monthly rates of \$9.30 plus \$0.438 per 100 gallons used.

Pleasant Valley Water Authority serves Bullskin Township and Connellsville Township. Pleasant Valley Water Authority has a Public Water Supply Permit Number of 5260006. Pleasant Valley receives 205,348 GPD from the Municipal Authority of Westmoreland County. The transfer capacity is 350,000 GPD with a remaining capacity of 144,652 GPD. Pleasant Valley Water Authority has one pump station and one tank that can hold 350,000 gallons. The Authority has

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1,200 customers and charges quarterly rates of \$66.00 for the first 10,000 gallons, then \$5.06 per 1,000 gallons used.

Point Marion Borough Water Authority serves Point Marion Borough and Springhill Township. The Point Marion Water Treatment Plant has a Public Water Supply Permit Number of 5260017. The plant's capacity is 403,200 GPD and has a remaining capacity of 301,184 GPD. The plant draws 104,000 GPD from Cheat Lake. Point Marion Borough Water Authority has one pump station and one tank that can hold 530,000 gallons. The Authority has 1,350 customers and charges monthly rates of \$18.75 for the first 3,000 gallons, then \$4.25 per 1,000 gallons used.

Redstone Water Company, Inc. serves various areas of Redstone Township. Redstone Water Company has a Public Water Supply Permit Number of 5260025. Redstone Water Company receives 50,970 GPD from Southwest Water Authority and North Fayette Municipal Authority. The transfer capacity is 127,000 GPD and has 76,030 GPD of remaining capacity. Redstone Water Company has one pump station and one tank that can hold 127,000 gallons. The Authority has 1,056 customers and charges monthly rates of \$12.08 plus \$0.61 per 100 gallons used.

Southwestern PA Water Authority serves Center Township, Clarksville Borough, Cumberland Township, Deemston Borough, East Bethlehem Township, Franklin Township, Georges Township, German Township, Jefferson Borough, Jefferson Township, Luzerne Township, Menallen Township, Morgan Township, Redstone Township, Rices Landing Borough, Waynesburg Borough, Washington Township, and Whiteley Township. Tin Can Hollow Water Treatment Plant has a Public Water Supply Permit Number of 3092501. The plant's capacity is 9,000,000 GPD and has 5,247,044 GPD remaining capacity. The plant draws 3,752,956 GPD from the Monongahela River. The Authority has five pump stations and eleven tanks that can hold 11,985,000 gallons. The Authority has 33,675 customers and charges monthly rates of \$3.65 plus \$4.11 per 1,000 gallons.

Stateline Municipal Services Authority serves only Springhill Township. Stateline Municipal Services Authority has a Public Water Supply Permit Number of 5260035. Stateline receives water from Cheat View Public Service District. The transfer capacity is 28,500 GPD and has a remaining capacity of 24,613 GPD. Stateline has zero pump stations and zero storage facilities. The Authority has 73 customers and charges monthly rates of \$15.75 for the first 3,000 gallons, then \$0.03 per gallon used.

Tri-County Joint Municipal Authority serves only Luzerne Township in Fayette County. Tri-County has a Public Water Supply Permit Number of 5630045. The plant is located in Washington County and has a capacity of 2,100,000 GPD, with a remaining capacity of 1,250,000 GPD. The plant draws 3,000,000 GPD from the Monongahela River. Tri-County has zero pump stations and zero storage facilities in Fayette County. The Authority has 256 customers in Fayette County and charges quarterly rates of \$28.20 for the first 3,000 gallons, then \$3.75 per 1,000 gallons used.

ALBERT GALLATIN MUNICIPAL AUTHORITY

- **Address**
P.O. Box 305
Point Marion, PA 15474-0305
- **Phone**
Carol Zapotosky
(724) 725-3686
- **Service Area**
Nicholson Township
Springhill Township
- **Customers**
2,200
- **Rates**
\$9.00 flat fee + \$5.00/1,000 gallons every
month
- **Treatment Plant**
Albert Gallatin Water Treatment Plant
- **Supply Permit**
5260027
- **Plant Capacity**
540,000 GPD
- **Excess Plant Capacity**
358,270 GPD
- **Water Supply Source**
Cheat Lake
209,247 GPD
- **Pump Stations**
1 Pump Station
- **Storage Tanks**
5 Tanks
810,000 Gallons

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BELLE VERNON BOROUGH MUNICIPAL AUTHORITY

□ **Address**

P.O. Box 181
Belle Vernon, PA 15012-0181

□ **Treatment Plant**

Belle Vernon Treatment Plant

□ **Phone**

Ronald Krepps
(724) 929-8138

□ **Supply Permit**

5260004

□ **Service Area**

Belle Vernon Borough
North Belle Vernon Borough
Rostraver Township
Washington Township

□ **Plant Capacity**

1,000,000 GPD

□ **Excess Plant Capacity**

481,121 GPD

□ **Water Supply Source**

Monongahela River
518,879 GPD

□ **Pump Stations**

Zero

□ **Customers**

6,000

□ **Storage Tanks**

1 Reservoir
1,200,000 Gallons

□ **Rates**

Quarter Rates
\$18.00 first 6,000 gallons
\$2.25/1,000 gallon after

BOROUGH OF OHIOPYLE WATER AND SEWAGE

- **Address**
P.O. Box 83
Ohiopyle, PA 15470-0083
- **Phone**
Mike Martin
(724) 329-4917
- **Service Area**
Ohiopyle Borough
- **Customers**
114
- **Rates**
- **Treatment Plant**
Ohiopyle Borough Treatment Plant
- **Supply Permit**
5260015
- **Plant Capacity**
115,000 GPD
- **Excess Plant Capacity**
106,070 GPD
- **Water Supply Source**
Yough River
176,000 GPD
- **Pump Stations**
Zero
- **Storage Tanks**
1 Standpipe
176,000 Gallons

FAIRCHANCE BOROUGH MUNICIPAL AUTHORITY

- **Address**
125 West Church Street
Fairchance, PA 15436-1136
- **Phone**
Sally Wilson
(724) 564-9980
- **Service Area**
Fairchance Borough
Georges Township
- **Customers**
3,285
- **Rates**
\$18.50/month first 4,000 gallons
\$3,75/1,000 gallons after
- **Treatment Plant**
Fairchance Borough Water Treatment Plant
- **Supply Permit**
5260007
- **Plant Capacity**
506,000 GPD
- **Excess Plant Capacity**
223,655 GPD
- **Water Supply Source**
Askon Hollow
Cave Hollow
- **Pump Stations**
Zero
- **Storage Tanks**
1 Tank
500,000 Gallons

INDIAN CREEK VALLEY WATER AUTHORITY

□ **Address**

801 Riverside Drive
Connellsville, PA 15425

P.O. Box 486
Indian Head, PA 15446

□ **Phone**

R. Kerry Witt
(724) 455-2905

□ **Service Area**

Saltlick Township
Springfield Township
Bullskin Township
Connellsville
Donegal Township
Donegal Borough
Mt. Pleasant

□ **Customers**

6,000

□ **Rates**

\$8.00 month + \$0.50/100 gallons used

□ **Treatment Plant**

Neals Run Well
Mill Run Reservoir

□ **Supply Permit**

5260011

□ **Plant Capacity**

616,000 GPD

□ **Excess Plant Capacity**

259,990 GPD

□ **Water Supply Source**

Indian Creek/Mill Run Reservoir
Neals Run Well
Grimn Spring
Pritts Spring

□ **Pump Stations**

3 Pump Stations

□ **Storage Tanks**

6 Tanks
1,632,000 Gallons

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JEFFERSON TOWNSHIP AUTHORITY

□ **Address**

P.O. Box 158
Fayette County, PA 15438-0158

□ **Phone**

Ron Krepps
(724) 929-8138

□ **Service Area**

Jefferson Township

□ **Customers**

420

□ **Rates**

Quarterly Rates
\$51.00 first 6,000 gallons
\$4.00/1,000 gallons after

□ **Treatment Plant**

None

□ **Supply Permit**

5260034

□ **Plant Capacity**

104,000 GPD (transfer only)

□ **Excess Plant Capacity**

44,755 GPD (transfer excess)

□ **Water Supply Source**

3 Wastewater Treatment Plants

□ **Pump Stations**

1 Pump Station

□ **Storage Tanks**

2 Tanks
349,000 Gallons

MASONTOWN BOROUGH

□ **Address**

2 Court Avenue
Masontown, PA 15461

□ **Phone**

Barry Clemmer
(724) 583-1511

□ **Service Area**

Masontown Borough
German Township

□ **Customers**

3,715

□ **Rates**

\$27.00/month first 5,000 gallon
\$2.500/1,000 gallons after

□ **Treatment Plant**

Masontown Borough Water Treatment Plant

□ **Supply Permit**

5260013

□ **Plant Capacity**

800,000 GPD

□ **Excess Plant Capacity**

414,410 GPD

□ **Water Supply Source**

Monongahela River
385,590 GPD

□ **Pump Stations**

1 Pump Station

□ **Storage Tanks**

1 Tank
1,000,000 Gallons

MOUNTAIN WATER ASSOCIATION

❑ **Address**

R.D. 3
Smithfield, PA

P.O. Box 297
Fairchance, PA 15436-0297

❑ **Phone**

John Trump
(724) 564-7510

❑ **Service Area**

Georges Township
German Township
Nicholson Township
Springhill Township

❑ **Customers**

3,148

❑ **Rates**

\$30.00/month first 6,000 gallons
\$2.00/1,000 gallons after

❑ **Treatment Plant**

None

❑ **Supply Permit**

5260032

❑ **Plant Capacity**

460,000 GPD (transfer)

❑ **Excess Plant Capacity**

185,164 (tank capacity)

❑ **Water Supply Source**

North Fayette County Municipal Authority

❑ **Pump Stations**

2 Pump Stations

❑ **Storage Tanks**

3 Tanks
460,000 Gallons

MUNICIPAL AUTHORITY OF WASHINGTON TOWNSHIP

- **Address**
1390 Fayette Avenue
Belle Vernon, PA 15012-2535
- **Phone**
Ron Deitch
(724) 929-3370
- **Service Area**
Allenport
Stockdale
Roscoe
Elco
Fayette City Borough
Washington Township
Jefferson Township
- **Customers**
8,600
- **Rates**
\$30.00/month first 3,000 gallons
\$3.50/1,000 gallons after
- **Treatment Plant**
Municipal Authority of Washington Township
- **Supply Permit**
5260009
- **Plant Capacity**
1,500,000 GPD
- **Excess Plant Capacity**
357,121 GPD
- **Water Supply Source**
Monongahela River
1,142,879 GPD
- **Pump Stations**
1 Pump Station
- **Storage Tanks**
4 Tanks
1,729,000 Gallons

MUNICIPAL AUTHORITY OF WESTMORELAND COUNTY

□ **Address**

P.O. Box 730
Greensburg, PA 15601-0730

□ **Treatment Plant**

- a. George R. Sweeney WTP
- b. Indian Creek WTP
- c. McKeesport WTP

□ **Phone**

Curt Fontaine
(724) 834-6500

□ **Supply Permit**

- a. 5650032
- b. 5260036
- c. 5020025

□ **Service Area**

Bullskin Township
Everson Township
Perry Township
Upper Tyrone Township
S. Connellsville Borough
+ Portions of Allegheny, Armstrong,
Westmoreland Counties

□ **Plant Capacity**

- a. 24,000,000 GPD
- b. 50,000,000 GPD
- c. 10,000,000 GPD

□ **Excess Plant Capacity**

- a. 5,001,000 GPD
- b. 29,106,000 GPD
- c. 2,550,000 GPD

□ **Water Supply Source**

- a. Beaver Run
23,514,000 GPD
- b. Yough River
25,912,000 GPD
- c. Yough River
7,823,000 GPD

□ **Pump Stations**

39 Pump Stations

□ **Customers**

400,000 Est.

□ **Storage Tanks**

57 Tanks
97,230,000 Gallons

□ **Rates**

Quarterly Rates
\$22.66 first 3,000 gallons
\$3.14/1,000 gallons after

HRG

NEMACOLIN WOODLANDS RESORT WATER SYSTEM

- **Address**
P.O. Box 188
Farmington, PA 15437
- **Phone**
Jim Bungard
(724) 329-6171
- **Service Area**
Nemacolin Resort
- **Customers**
400
- **Rates**
None – Treatment for resort only
- **Treatment Plant**
Nemacolin Woodlands Treatment Plant
- **Supply Permit**
5260045
- **Plant Capacity**
500,000 GPD
- **Excess Plant Capacity**
399,274 GPD
- **Water Supply Source**
Lake Louise I
100,726 GPD
- **Pump Stations**
1 Pump Station
- **Storage Tanks**
1 Tank
569,000 Gallons

NEWELL MUNICIPAL AUTHORITY

□ **Address**

P.O. Box 92
Brownsville, PA 15417-0092

□ **Phone**

Samuel Taylor
(724) 785-8698

□ **Service Area**

Newell Borough

□ **Treatment Plant**

Newell Municipal Authority

□ **Supply Permit**

5260014

□ **Plant Capacity**

600,000 GPD

□ **Excess Plant Capacity**

244,000 GPD

□ **Water Supply Source**

Monongahela River
356,000 GPD

□ **Pump Stations**

None

□ **Customers**

518

□ **Storage Tanks**

1 Standpipe
572,000 Gallons

□ **Rates**

\$25.00/month water and sewage based on
3,000 gallons

NORTH FAYETTE MUNICIPAL AUTHORITY

❑ **Address**

University Drive Ranch Road
P.O. Box 368
Dunbar, PA 15431

❑ **Phone**

Robert Softcheck
(724) 626-1211

❑ **Service Area**

City of Uniontown
Dawson Borough
Dunbar Borough
Perryopolis Borough
Smithfield Borough
Vanderbilt Borough
Connellsville Township
Dunbar Township
Franklin Township
Georges Township
German Township
Lower Tyrone Township
Menallen Township
Nicholson Township
North Union Township
Perry Township
Redstone Township
South Union Township
Springhill Township
Upper Tyrone Township

❑ **Customers**

32,981

❑ **Rates**

Quarterly Rates
\$54 first 15,000 gallons

❑ **Treatment Plant**

Wheeler Bottom Plant A

❑ **Supply Permit**

5260019

❑ **Plant Capacity**

11,700,000 GPD

❑ **Excess Plant Capacity**

4,872,460 GPD

❑ **Water Supply Source**

Yough River
6,827,540 GPD

❑ **Pump Stations**

3 Pump Stations

❑ **Storage Tanks**

11 Tanks
13,877,000 Gallons

PA AMERICAN WATER, BROWNSVILLE DISTRICT

□ **Address**

Water Street
Brownsville, PA 15417

P.O. Box 1290
McMurray, PA 15317-4290

□ **Treatment Plant**

PAWC Brownsville Treatment Plant

□ **Phone**

Jay Lucas
(724) 873-3653

□ **Supply Permit**

5260005

□ **Service Area**

Brownsville Borough
West Brownsville
California
Coal Center Borough
Brownsville Township
Luzerne Township
Redstone Township
Jefferson Township

□ **Plant Capacity**

31,000,000 GPD

□ **Excess Plant Capacity**

29,682,801 GPD

□ **Water Supply Source**

Monongahela River
1,451,798 GPD

□ **Pump Stations**

3 Pump Stations

□ **Customers**

4,650

□ **Storage Tanks**

1 Reservoir and 3 Tanks
4,156,600 gallons

□ **Rates**

\$9.30/month + \$0.438/100 gallons

HRG

PA AMERICAN WATER, CONNELLSVILLE DISTRICT

- **Address**
P.O. Box 1290
McMurray, PA 15317-4290
- **Phone**
Jay Lucas
(724) 873-3653
- **Service Area**
City of Connellsville
South Connellsville
Connellsville Township
Bullskin Township
Dunbar Township
- **Customers**
13,320
- **Rates**
\$9.30/month + \$0.438/100 gallons
- **Treatment Plant**
None
- **Supply Permit**
5260022
- **Plant Capacity**
1,235,989 GPD (transfer only)
- **Excess Plant Capacity**
3,264,011 GPD (transfer only)
- **Water Supply Source**
Municipal Authority of Westmoreland County
North Fayette County Municipal Authority
- **Pump Stations**
1 Pump Station
- **Storage Tanks**
1 Tank
158,000 Gallons

PA AMERICAN WATER, UNIONTOWN DISTRICT

□ **Address**

300 Galleryring Road
McMurray, PA 15317-4290

□ **Treatment Plant**

None

□ **Phone**

Jay Lucas
(724) 873-3653

□ **Supply Permit**

5260020

□ **Service Area**

City of Uniontown
South Union Township
North Union Township
Menallen Township
Dunbar Township

□ **Plant Capacity**

5,500,000 GPD (transfer only)

□ **Excess Plant Capacity**

2,988,898 GPD (transfer capacity)

□ **Water Supply Source**

North Fayette County Municipal Authority
PA Water Brownsville

□ **Pump Stations**

3 Pump Stations

□ **Customers**

23,125

□ **Storage Tanks**

4 Tanks
3,600,000 Gallons

□ **Rates**

\$9.30/month + \$0.438/100 gallons

PLEASANT VALLEY WATER AUTHORITY

□ **Address**

2320 Moyer Road
Connellsville, PA 15425

□ **Phone**

Sandra Allen
(724) 628-2930

□ **Service Area**

Bullskin Township
Connellsville Township

□ **Customers**

1,200

□ **Rates**

Quarterly Rates
\$66.00 first 10,000 gallons
\$5.06/1,000 gallons after

□ **Treatment Plant**

None

□ **Supply Permit**

5260006

□ **Plant Capacity**

350,000 GPD (tank capacity)

□ **Excess Plant Capacity**

144,652 GPD (tank excess)

□ **Water Supply Source**

Municipal Authority of Westmoreland County
205,348 GPD

□ **Pump Stations**

1 Pump Station

□ **Storage Tanks**

1 Tank
350,000 Gallons

POINT MARION BOROUGH WATER AUTHORITY

- **Address**
426 Morgantown Street
Point Marion, PA 15474
- **Phone**
Keith Daugherty
(724) 725-1111
- **Service Area**
Point Marion Township
Springhill Township
- **Customers**
1,350
- **Rates**
\$18.75/month first 3,000 gallons
\$4.25/1,000 gallons after
- **Treatment Plant**
Point Marion Water Treatment Plant
- **Supply Permit**
5260017
- **Plant Capacity**
403,200 GPD
- **Excess Plant Capacity**
301,184 GPD
- **Water Supply Source**
Cheat Lake
104,000 GPD
- **Pump Stations**
1 Pump Station
- **Storage Tanks**
1 Tank
530,000 Gallons

REDSTONE WATER COMPANY, INC.

□ **Address**

3 Main Street
Daisytown, PA 15427

□ **Phone**

Terry Yablonski
(724) 938-9164

□ **Service Area**

Chestnut Ridge
Allison I & II

□ **Customers**

1,056

□ **Rates**

\$12.08/month + \$0.61/100 gallons

□ **Treatment Plant**

None

□ **Supply Permit**

5260025

□ **Plant Capacity**

127,000 GPD (tank capacity)

□ **Excess Plant Capacity**

76,030 GPD (tank excess)

□ **Water Supply Source**

Southwest Water Authority
North Fayette Municipal Authority
50,970 GPD

□ **Pump Stations**

1 Pump Station

□ **Storage Tanks**

1 Tank
127,000 Gallons

SOUTHWESTERN PA WATER AUTHORITY

❑ **Address**

Tin Hollow Plant
P.O. Box 187
Jefferson, PA 15344

❑ **Treatment Plant**

Tin Can Hollow Water Treatment Plant

❑ **Phone**

Rita Falcon
(724) 883-2301

❑ **Supply Permit**

3092501

❑ **Service Area**

Center Township
Clarksville Borough
Cumberland Township
Deemston Borough
East Bethlehem Township
Franklin Township
George Township
German Township
Jefferson Borough
Jefferson Township
Luzerne Township
Menallen Township
Morgan Township
Redstone Township
Rices Landing Borough
Waynesburg Borough
Washington Township
Whiteley Township

❑ **Plant Capacity**

9,000,000 GPD

❑ **Excess Plant Capacity**

5,247,044 GPD

❑ **Water Supply Source**

Monongahela River
3,752,956 GPD

❑ **Pump Stations**

5 Pump Stations

❑ **Customers**

33,675

❑ **Storage Tanks**

11 Tanks
11,985,000 Gallons

❑ **Rates**

\$3.65/month + \$4.11/1,000 gallons
(max. 5,000 gallons)
\$3.94/1,000 gallons after

STATELINE MUNICIPAL SERVICES AUTHORITY

- **Address**
P.O. Box 12
Point Marion, PA 15474
- **Phone**
Jerry Shiflett
(724) 725-1314
- **Service Area**
Springhill Township
- **Customers**
73
- **Rates**
\$15.75/month first 3,000 gallons
\$0.03/gallon after
- **Treatment Plant**
None
- **Supply Permit**
5260035
- **Plant Capacity**
28,500 GPD (transfer only)
- **Excess Plant Capacity**
24,613 GPD (transfer only)
- **Water Supply Source**
Cheat View Public Service District
- **Pump Stations**
Zero
- **Storage Tanks**
Zero

TRI-COUNTY JOINT MUNICIPAL AUTHORITY

- **Address**
P.O. Box 758
Fredericktown, PA 15333
- **Phone**
Jeffery Kovach
(724) 337-2211
- **Service Area**
Luzerne Township
- **Customers**
256
- **Rates**
Quarterly Rates
\$28.20/quarter first 3,000 gallons
\$3.75/1,000 gallons after
- **Treatment Plant**
In Washington County
- **Supply Permit**
5630045
- **Plant Capacity**
2,100,000 GPD
- **Excess Plant Capacity**
1,250,000 GPD
- **Water Supply Source**
Monongahela River
3,000,000 GPD
- **Pump Stations**
Zero
- **Storage Tanks**
Zero

Proposed Areas of Public Water Service

The Indian Creek Valley Water Authority, with approximately 6,000 customers between Fayette and Westmoreland Counties, is proposing a large expansion of public water service along the PA 653 corridor in Springfield Township and the PA 381 corridor in Stewart Township. Additional nodal expansions are planned to connect and expand existing service areas in Springfield and Bullskin Townships. The current water treatment plant has 259,990 GPD capacity.

The North Fayette County Municipal Authority, with 32,981 customers, is planning to expand its existing service area throughout Fayette County. The expansions will be small corridors and nodes that will link areas together and expand into new territories. The areas of expansion are in Lower Tyrone Township, Upper Tyrone Township, Dunbar Township, North Union Township, South Union Township, Georges Township, Menallen Township, and Franklin Township. The current water treatment plant has 4,872,460 GPD capacity to handle future expansions.

The Albert Gallatin Municipal Authority, with 2,200 customers, is proposing to add small nodes of service in Springhill Township. The water treatment plant has 358,270 GPD capacity.

Jefferson Township Municipal Authority is proposing to expand its customer base of 420 by adding two small nodes in Jefferson Township. The Authority has 44,755 GPD of transfer capacity as Jefferson Township Municipal Authority does not have a treatment plant.

Mountain Water Association is proposing to increase its 3,148-customer base by adding two small nodes in German Township and Nicholson Township. Mountain Water does not have its own treatment plant. Mountain Water purchases water from North Fayette County Municipal Authority and has 185,164 GPD of tank capacity.

A large corridor of public water service is proposed along US 40 in Henry Clay Township and Wharton Township. A new Henry Clay, Stewart & Wharton Water Authority will be formed to oversee this area.

The following authorities are currently not proposing to expand their public water service:

- Belle Vernon Borough Municipal Authority (6,000 customers)
- Borough of Ohiopyle Water (114 customers)
- Fairchance Borough Municipal Authority (3,285 customers)
- Masontown Borough (3,715 customers)
- Municipal Authority of Washington Township (8,600 customers)
- Municipal Authority of Westmoreland County (400,000± customers)
- Nemaocolin Woodlands Resort Water System (400 customers)
- Newell Municipal Authority (518 customers)
- Pennsylvania American Water Brownsville District (4,650 customers)
- Pennsylvania American Water Connellsville District (13,320 customers)
- Pennsylvania American Water Uniontown District (23,125 customers)
- Pleasant Valley Water Authority (1,200 customers)
- Point Marion Borough Water Authority (1,350 customers)
- Redstone Water Company (1,056 customers)
- Southwestern Pennsylvania Water Authority (33,675 customers)
- Stateline Municipal Services Authority (73 customers)

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- Tri-County Joint Municipal Authority (256 customers)

Existing Areas of Public Sewer Service

Belle Vernon Borough Municipal Authority operates in Belle Vernon and North Belle Vernon. The Belle Vernon Borough Treatment Plant has an NPDES Permit Number of PA0092355. The plant's capacity is 0.55 million gallons per day (MGD) and has 0.285 MGD of remaining capacity. The plant discharges to the Monongahela River. Belle Vernon Borough Municipal Authority has 1,500 customers and charges quarterly rates of \$16.00 for the first 6,000 gallons used.

Brownsville Municipal Authority serves Brownsville and Luzerne Township. The Shady Avenue Treatment Plant has a NPDES Permit Number of PA0022306. The plant's capacity is 1.0 MGD and has 0.36 MGD of remaining capacity. The plant discharges to Dunlap Creek. Brownsville Municipal Authority has 2,000 customers and charges \$4.16 per month for the first 3,000 gallons used, then \$2.68 per 1,000 gallons for the next 12,000 gallons.

The Cardale Sewage Treatment Plant and Collection System serves a few neighborhoods in Redstone Township. The Cardale Elementary Treatment Plant has an NPDES Permit Number of PA0038725. The plant's capacity is 0.02 MGD and has no remaining capacity. The plant discharges to Dunlap Creek. Cardale Elementary has 500 customers and charges a flat fee of \$100 per year.

Connellsville Municipal Authority serves the Connellsville Township, Bullsken Township, City of Connellsville, and South Connellsville Borough. The Connellsville Municipal Authority Treatment Plant has an NPDES Permit Number of PA0026905. The plant's capacity is 3.24 MGD and has 1.178 MGD of remaining capacity. The plant discharges to the Youghiogheny River. Connellsville Municipal Authority has 5,617 customers and charges a monthly rate of 49.63 for the first 3,500 gallons used, then \$2.75 per 1,000 gallons used. The Connellsville Township Collection System and South Connellsville Borough Collection System are included in this system.

Dunbar Borough Sanitary Authority does not currently provide sewer service or collect sewer fees. Dunbar Borough currently has only septic fields. Public sewer service is planned, but not in the immediate future.

Dunbar Township Municipal Authority serves a small subdivision in Dunbar Township. The Georgetown Manor Treatment Plant has an NPDES Permit Number of PA0093530. The plant's capacity is 0.025 MGD and has 0.002 MGD of remaining capacity. The plant discharges to an unnamed tributary of the Youghiogheny River. Dunbar Township Municipal Authority has 100 customers and charges a flat monthly fee of \$15.00.

Fairchance Georges Joint Municipal Authority serves the Borough of Fairchance and Georges Township. The Fairchance Georges Treatment Plant has an NPDES Permit Number of PA0096342. The plant's capacity is 0.350 MGD and has 0.054 MGD of remaining capacity. The plant discharges to Georges Creek. Fairchance Georges Joint Municipal Authority has 1,117 customers and charges a flat monthly rate of \$23.00.

Fayette City Municipal Authority serves only Fayette City. The Fayette City Municipal Authority Plant has an NPDES Permit Number of PA0020702. The plant's capacity is 0.175 MGD and has 0.105 MGD of remaining capacity. The plant discharges to the Monongahela River. Fayette City Municipal Authority has 329 customers and charges a flat monthly rate of \$32.00.

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The Greater Uniontown Joint Sewage Plan Authority serves the City of Uniontown, North Union Township, and South Union Township. The Greater Uniontown Joint Sewage Authority Treatment Plant has an NPDES Permit Number of PA0027219. The plant's capacity is 4.0 MGD, but due to high inflow/infiltration rates into the system there is no remaining capacity. The theoretical remaining capacity is 1.15 MGD. The plant discharges to Redstone Creek. Greater Uniontown Joint Sewage Plan Authority has 40,000 customers and provides treatment only. The individual contributing areas charge the customers. The Uniontown Sewage System charges quarterly rates of \$36.00 for the first 21,000 gallons used and then \$1.10 per 1,000 gallons used. North Union Township Municipal Authority charges a flat monthly rate of \$12.00. South Union Township Municipal Authority charges a monthly rate of \$11.00 for the first 5,000 gallons used, then \$2.20 per 1,000 gallons used.

Luzerne Township Sewer Authority is not currently an active authority, but will serve Luzerne Township and Brownsville Borough in late 2000 or early 2001.

Masontown Borough Municipal Authority serves Masontown Borough and German Township. The Municipal Authority operates two treatment plants, Cat's Run and Big Run Treatment Plants. Cat's Run Treatment Plant has an NPDES Permit Number of PA0023892. The plant's capacity is 0.20 MGD and has 0.038 MGD of remaining capacity. The plant discharges to Cat's Creek. Approximately 1,800 customers are served by the Cat's Run Treatment Plant. The Big Run Treatment Plant has an NPDES Permit Number of PA0023906. Big Run Treatment Plant has a capacity of 0.40 MGD and has 0.081 MGD of remaining capacity. The plant discharges to the Monongahela River. Approximately 1,000 customers are served by the Big Run Treatment Plant. Masontown Borough Municipal Authority charges a flat monthly rate of \$17.00.

Menallen Township Sewer Authority serves only Menallen Township. The Sewer Authority operates two treatment plants, Buffington and Menallen Township Treatment Plants. Buffington Treatment Plant has an NPDES Permit Number of PA0093211. The plant's capacity is 0.200 MGD and has 0.019 MGD of remaining capacity. The plant discharges to Dunlap Creek. Approximately 500 customers are served by the Buffington Treatment Plant. The Menallen Township Treatment Plant has an NPDES Permit Number of PA0205931. The plant's capacity is 0.115 MGD and has 0.091 MGD of remaining capacity. The plant discharges to Redstone Creek. Approximately 350 customers are served by the Menallen Township Treatment Plant. Menallen Township Sewer Authority charges a flat monthly rate of \$30.00.

The Merit Manor Sewage Treatment Authority serves a small area in Bullskin Township known as Merit Manor. The Merit Manor Treatment Plant has an NPDES Permit Number of PA0021156. The plant's capacity is 0.05 MGD and has 0.007 MGD remaining capacity. Merit Manor Sewage Treatment Authority has 168 customers.

Nemacolin Woodland Resort Sewer System serves the Nemacolin Woodlands Resort. The Nemacolin Resort Treatment Plant has an NPDES Permit Number of PA0098761. The plant's capacity is 0.5 MGD and has 0.25 MGD of remaining capacity. The plant discharges to Meadow Run. Nemacolin Woodland Resort Sewer System typically has 400 customers. No rates are charged as the treatment plant is part of Nemacolin Woodlands Resort.

Newell Municipal Authority serves only Newell Borough. The Newell Borough Treatment Plant has an NPDES Permit Number of PA0020656. The plant's capacity is 0.300 MGD and has 0.200 MGD of remaining capacity. The plant discharges to the Monongahela River. Newell Municipal

HRG

Authority has 280 customers and charges a flat monthly rate of \$25.50 for both sewage and water service.

Perry Area Joint Authority serves Perryopolis Borough and Perry Township. The Perry Area Joint Authority Treatment Plant has an NPDES Permit Number of PA0022365. The plant's capacity is 0.750 MGD and has 0.270 MGD of remaining capacity. The plant discharges to the Youghiogheny River. Perry Area Joint Authority has 1,200 customers and charges a monthly rate of \$17.00 plus \$3.00 per 1,000 gallons used.

Point Marion Municipal Authority serves the Borough of Point Marion and Springhill Township. The Point Marion Sewer System has an NPDES Permit Number of PA0021407. The plant's capacity is 0.300 MGD and has 0.112 MGD of remaining capacity. The plant has one overflow discharge point on the Cheat River and five overflow discharge points along the Monongahela River. Point Marion Municipal Authority has 525 customers and charges a monthly rate of \$18.75 for the first 3,000 gallons, then \$4.25 per 1,000 gallons used.

The Redstone Sewer Authority will not be active until the fall of 2000, but will serve Redstone Township.

The Smithfield Sewer Authority will not be active until the fall of 2001, but will serve Smithfield Borough and Georges Township.

The Westmoreland Fayette Municipal Authority serves Scottdale Borough, Everson Borough, and East Huntingdon Township. The Westmoreland Fayette Municipal Authority Treatment Plant has an NPDES Permit Number of PA0026581. The plant's capacity is 1.6 MGD and has 0.01 MGD of remaining capacity. The plant discharges to Jacob's Creek. Westmoreland Fayette Municipal Authority has 2,000 customers and charges a flat quarterly rate of \$32.00.

BELLE VERNON BOROUGH MUNICIPAL AUTHORITY

- **Address**
P.O. Box 181
Mount Vernon, PA 15012
- **Phone**
(724) 929-8138
- **Act 537**
No
- **Service Area**
Belle Vernon
North Belle Vernon
- **Customers**
1,500
- **Rates**
Quarterly Rates
\$16.00 first 6,000 gallons
\$2.00/1,000 gallons after
- **Contact Person**
- **Treatment Plant**
Belle Vernon Borough Treatment Plant
- **NPDES Permit**
PA 0092355
- **Permitted Plant Capacity**
0.55 MGD
- **Available Plant Capacity**
0.285 MGD
- **Discharge Point**
Monongahela River
- **Pump Stations**
1 – 900 GPM
- **LF/Size Line**
Interceptors – 50,000 L.F. of 12" diameter

BROWNSVILLE MUNICIPAL AUTHORITY

- **Address**
P.O. Box 330
Brownsville, PA 15417
- **Phone**
(724) 785-4436
- **Act 537**
No
- **Service Area**
Brownsville
Luzerne Township
- **Customers**
2,000
- **Rates**
\$4.16/1,000 first 3,000 gallons
\$2.68/1,000 gallons next 12,000 gallons
- **Contact Person**
- **Treatment Plant**
Shady Avenue
- **NPDES Permit**
PA 0022306
- **Permitted Plant Capacity**
1.0 MGD
- **Available Plant Capacity**
0.36 MGD
- **Discharge Point**
Dunlap Creek
- **Pump Stations**
12 Pump Stations
- **LF/Size Line**
No estimate available

CARDALE SEWAGE TREATMENT PLANT AND COLLECTION SYSTEM

- | | |
|--|--|
| <input type="checkbox"/> <u>Address</u>
Filbert-Orient Road
Cardale, PA 15420 | <input type="checkbox"/> <u>Treatment Plant</u>
Cardale Elementary |
| <input type="checkbox"/> <u>Phone</u>
(724) 246-1910 | <input type="checkbox"/> <u>NPDES Permit</u>
PA 0038725 |
| <input type="checkbox"/> <u>Act 537</u>
Yes | <input type="checkbox"/> <u>Permitted Plant Capacity</u>
0.02 MGD |
| <input type="checkbox"/> <u>Service Area</u>
Redstone Township | <input type="checkbox"/> <u>Available Plant Capacity</u>
None |
| <input type="checkbox"/> <u>Customers</u>
500 | <input type="checkbox"/> <u>Discharge Point</u>
Dunlap Point |
| <input type="checkbox"/> <u>Rates</u>
\$100/year flat fee | <input type="checkbox"/> <u>Pump Stations</u>
Zero |
| <input type="checkbox"/> <u>Contact Person</u>
Ray Paris | <input type="checkbox"/> <u>LF/Size Line</u>
2,000 L.F., 6 - 8" clay |

CONNELLSVILLE MUNICIPAL AUTHORITY (17 approved CSOs)

- | | |
|--|--|
| <p>❑ <u>Address</u>
P.O. Box 925
Connellsville, PA 15425</p> <p>❑ <u>Phone</u>
(724) 628-6555</p> <p>❑ <u>Act 537</u>
Yes</p> <p>❑ <u>Service Area</u>
Connellsville Township
Bullskin Township
South Connellsville Borough</p> <p>❑ <u>Customers</u>
5,617</p> <p>❑ <u>Rates</u>
\$9.63 first 3,500 gallons
\$2.75/1,000 gallons after</p> <p>❑ <u>Contact Person</u>
Ken Jaynes</p> | <p>❑ <u>Treatment Plant</u>
Connellsville Municipal Authority
Treatment Plant</p> <p>❑ <u>NPDES Permit</u>
PA 0026905</p> <p>❑ <u>Permitted Plant Capacity</u>
3.24 MGD</p> <p>❑ <u>Available Plant Capacity</u>
1.178 MGD</p> <p>❑ <u>Discharge Point</u>
Youghiogheny River</p> <p>❑ <u>Pump Stations</u>
2 – West Side 1,800 GPM
South Connellsville 600 GPM</p> <p>❑ <u>LF/Size Line</u>
39 miles clay and plastic
6 - 36" diameter</p> |
|--|--|

CONNELLSVILLE TOWNSHIP COLLECTION SYSTEM

- | | |
|---|--|
| <p>❑ <u>Address</u>
P.O. Box 925
Connellsville, PA 15425</p> | <p>❑ <u>Treatment Plant</u>
Send to Connellsville Municipal Authority</p> |
|---|--|

- **Phone**
(724) 628-6555
- **Act 537**
No
- **Service Area**
Connellsville Township
- **Customers**
750
- **Rates**
\$9.63 first 3,500 gallons
\$2.75/1,000 gallons after
- **Contact Person**
Ken Jaynes
- **NPDES Permit**
None
- **Permitted Plant Capacity**
None
- **Available Plant Capacity**
None
- **Discharge Point**
None
- **Pump Stations**
Zero
- **LF/Size Line**
10 miles clay and plastic
6 - 24" diameter

DUNBAR BOROUGH SANITARY AUTHORITY

- | | |
|---|--|
| <input type="checkbox"/> <u>Address</u>
47 Connellsville Street
Dunbar, PA 15431 | <input type="checkbox"/> <u>Treatment Plant</u>
Septic Systems |
| <input type="checkbox"/> <u>Phone</u>
(724) 277-4949 | <input type="checkbox"/> <u>NPDES Permit</u>
None |
| <input type="checkbox"/> <u>Act 537</u>
No | <input type="checkbox"/> <u>Permitted Plant Capacity</u>
None |
| <input type="checkbox"/> <u>Service Area</u>
Dunbar Borough | <input type="checkbox"/> <u>Available Plant Capacity</u>
None |
| <input type="checkbox"/> <u>Customers</u>
300 | <input type="checkbox"/> <u>Discharge Point</u>
Dunbar Creek |
| <input type="checkbox"/> <u>Rates</u>
No sewer service provided | <input type="checkbox"/> <u>Pump Stations</u>
None |
| <input type="checkbox"/> <u>Contact Person</u> | <input type="checkbox"/> <u>LF/Size Line</u>
None |

DUNBAR TOWNSHIP MUNICIPAL AUTHORITY

- | | |
|---|---|
| <input type="checkbox"/> <u>Address</u>
128 Township Drive
Connellsville, PA 15425 | <input type="checkbox"/> <u>Treatment Plant</u>
Georgetown Manor |
| <input type="checkbox"/> <u>Phone</u>
(724) 628-1440 | <input type="checkbox"/> <u>NPDES Permit</u>
PA 0093530 |
| <input type="checkbox"/> <u>Act 537</u>
No | <input type="checkbox"/> <u>Permitted Plant Capacity</u>
0.025 MGD |
| <input type="checkbox"/> <u>Service Area</u>
Dunbar Township | <input type="checkbox"/> <u>Available Plant Capacity</u>
0.002 MGD |
| <input type="checkbox"/> <u>Customers</u>
100 | <input type="checkbox"/> <u>Discharge Point</u>
Unnamed tributary to Youghiogheny River |
| <input type="checkbox"/> <u>Rates</u>
\$15.00/month | <input type="checkbox"/> <u>Pump Stations</u>
Zero |
| <input type="checkbox"/> <u>Contact Person</u> | <input type="checkbox"/> <u>LF/Size Line</u>
No estimate available |

FAIRCHANCE GEORGES JOINT MUNICIPAL SEWAGE AUTHORITY

- | | |
|---|---|
| <p>□ <u>Address</u>
P.O. Box 507
Fairchance, PA 15436</p> <p>□ <u>Phone</u>
(724) 564-1000</p> <p>□ <u>Act 537</u>
Yes</p> <p>□ <u>Service Area</u>
Borough of Fairchance
Georges Township</p> <p>□ <u>Customers</u>
1,117</p> <p>□ <u>Rates</u>

\$23.00/month</p> <p>□ <u>Contact Person</u>
Danny Hartman</p> | <p>□ <u>Treatment Plant</u>
Fairchance Borough
Georges Township</p> <p>□ <u>NPDES Permit</u>
PA 0096342</p> <p>□ <u>Permitted Plant Capacity</u>
0.350 MGD</p> <p>□ <u>Available Plant Capacity</u>
0.054 MGD</p> <p>□ <u>Discharge Point</u>
Georges Creek</p> <p>□ <u>Pump Stations</u>
1 - Joint Municipal Authority
1 - Fairchance Industrial Park</p> <p>□ <u>LF/Size Line</u>
80,000 L.F.
6 - 12" diameter</p> |
|---|---|

FAYETTE CITY MUNICIPAL AUTHORITY (2 CSOs)

- | | |
|---|--|
| <p>❑ <u>Address</u>
P.O. Box 552
Fayette City, PA 15438</p> <p>❑ <u>Phone</u>
(724) 326-5656</p> <p>❑ <u>Act 537</u>
Yes</p> <p>❑ <u>Service Area</u>
Fayette City</p> <p>❑ <u>Customers</u>
329</p> <p>❑ <u>Rates</u>

\$32.00/month</p> <p>❑ <u>Contact Person</u>
Douglas Baker</p> | <p>❑ <u>Treatment Plant</u>
Fayette City Municipal Authority Plant</p> <p>❑ <u>NPDES Permit</u>
PA 0020702</p> <p>❑ <u>Permitted Plant Capacity</u>
0.175 MGD</p> <p>❑ <u>Available Plant Capacity</u>
0.105 MGD</p> <p>❑ <u>Discharge Point</u>
Monongahela River</p> <p>❑ <u>Pump Stations</u>
1 Pump Station 0.432 MGD
1 Pneumatic Ejector 200 GP</p> <p>❑ <u>LF/Size Line</u>
No estimate available</p> |
|---|--|

GREATER UNIONTOWN JOINT SEWAGE PLAN AUTHORITY (27 CS0s)

- | | |
|--|---|
| <p>❑ <u>Address</u>
90 Romeo Lane
Uniontown, PA 15401</p> <p>❑ <u>Phone</u>
(724) 438-5573</p> <p>❑ <u>Act 537</u>
Yes</p> <p>❑ <u>Service Area</u>
City of Uniontown
North Union Township
South Union Township</p> <p>❑ <u>Customers</u>
40,000</p> <p>❑ <u>Rates</u>
Treatment only, see North Union Township,
South Union Township, City of Uniontown
for rates</p> <p>❑ <u>Contact Person</u></p> | <p>❑ <u>Treatment Plant</u>
Greater Uniontown Joint Sewage Authority
Treatment Plant</p> <p>❑ <u>NPDES Permit</u>
PA 0027219</p> <p>❑ <u>Permitted Plant Capacity</u>
4.0 MGD</p> <p>❑ <u>Available Plant Capacity</u>
Zero (High I/I)
Theoretical 1.15 MGD</p> <p>❑ <u>Discharge Point</u>
Redstone Creek</p> <p>❑ <u>Pump Stations</u>
5 Pump Stations – North Union Township
5 Pump Stations – South Union Township</p> <p>❑ <u>LF/Size Line</u>
N. Union Twp. – 41 miles of 6 - 15" diameter
S. Union Twp. – 77 miles of 6 - 24" diameter
Uniontown – 46 miles of 6 - 36" diameter</p> |
|--|---|

LUZERNE TOWNSHIP SEWER AUTHORITY

- | | |
|---|---|
| <p>❑ <u>Address</u>
415 Hopwell Road
Brownsville, PA 15417</p> | <p>❑ <u>Treatment Plant</u>
None</p> |
|---|---|

HRG

- Phone**
 (724) 785-5021
- Act 537**
 No
- Service Area**
 Luzerne
 Brownsville Borough
- Customers**
 2,000 homes
- Rates**
 Not active authority
- Contact Person**
 Ron DeSalvo
- NPDES Permit**
 None
- Permitted Plant Capacity**
 None
- Available Plant Capacity**
 None
- Discharge Point**
 None
- Pump Stations**
 Zero
- LF/Size Line**
 Zero

MASONTOWN BOROUGH MUNICIPAL AUTHORITY

- **Address**
 - 2 Court Avenue
 - Masontown, PA 15461
- **Phone**
 - (724) 583-1511
- **Act 537**
 - No
- **Service Area**
 - a. Masontown Borough
 - German Township
- **Customers**
 - a. 1,800
 - b. 1,000
- **Rates**
 - \$17.00/month
- **Contact Person**
 - Barry Clemmer
- **Treatment Plant**
 - a. Cat's Run
 - b. Big Run
- **NPDES Permit**
 - a. PA 0023892
 - b. PA 0023906
- **Permitted Plant Capacity**
 - a. 0.20 MGD
 - b. 0.40 MGD
- **Available Plant Capacity**
 - a. 0.038 MGD
 - b. 0.081 MGD
- **Discharge Point**
 - a. Cat's Creek
 - b. Monongahela River
- **Pump Stations**
 - a. Zero
 - b. 1 - 200 GPM; 1 - 1.5 MGD
- **LF/Size Line**
 - a. No estimate available
 - b. 70,800 L.F. total
 - 6 - 8" vit. clay lines

MENALLEN TOWNSHIP SEWER AUTHORITY

- **Address**
 - R.D. #6, Box 350
 - Uniontown, PA 15401
- **Treatment Plant**
 - a. Buffington
 - b. Menallen Township

HRG

- **Phone**
(724) 245-7108
- **NPDES Permit**
 - a. PA 0093211
 - b. PA 0205931
- **Act 537**
Yes
- **Permitted Plant Capacity**
 - a. 0.200 MGD
 - b. 0.115 MGD
- **Service Area**
Menallen Township
- **Available Plant Capacity**
 - a. 0.019 MGD
 - b. 0.091 MGD
- **Customers**
 - a. 500
 - b. 350
- **Discharge Point**
 - a. Dunlap Creek
 - b. Redstone Creek
- **Rates**
\$30.00/month
- **Pump Stations**
 - a. 2 Pump Stations
 - b. 3 Pump Stations
- **Contact Person**
- **LF/Size Line**
 - a. 6 - 12" diameter clay/plastic
 - b. 6 - 12" diameter clay/plastic

MERIT MANOR SEWAGE TREATMENT

- **Address**
R.D. #2, Box 2346
Connellsville, PA 15425
- **Treatment Plant**
Merit Manor
- **Phone**
(724) 626-1909
- **NPDES Permit**
PA 0021156
- **Act 537**
No
- **Permitted Plant Capacity**
0.05 MGD

HRG

- ❑ **Service Area**
Bullskin Township
Merit Manor
- ❑ **Available Plant Capacity**
0.007 MGD
- ❑ **Customers**
168
- ❑ **Discharge Point**
- ❑ **Rates**
No estimate available
- ❑ **Pump Stations**
Zero
- ❑ **Contact Person**
- ❑ **LF/Size Line**
No estimate available

NEMACOLIN WOODLAND RESORT SEWER SYSTEM

- | | |
|--|--|
| <p>□ <u>Address</u>
P.O. Box 188
Farmington, PA 15437</p> <p>□ <u>Phone</u>
(724) 329-6171</p> <p>□ <u>Act 537</u>
No</p> <p>□ <u>Service Area</u>
Nemacolin Woodland Resort</p> <p>□ <u>Customers</u>
400</p> <p>□ <u>Rates</u>
None – treatment for resort only</p> <p>□ <u>Contact Person</u>
Brad Dow</p> | <p>□ <u>Treatment Plant</u>
Nemacolin Resort Treatment Plant</p> <p>□ <u>NPDES Permit</u>
PA 0098761</p> <p>□ <u>Permitted Plant Capacity</u>
0.5 MGD</p> <p>□ <u>Available Plant Capacity</u>
0.25 MGD</p> <p>□ <u>Discharge Point</u>
Meadow Run</p> <p>□ <u>Pump Stations</u>
11 Pump Stations</p> <p>□ <u>LF/Size Line</u>
12,000 L.F. total
8" PVC lines</p> |
|--|--|

NEWELL MUNICIPAL AUTHORITY

- **Address**
200 Bank Street
Brownsville, PA 15417
- **Phone**
(724) 785-8698
- **Act 537**
No
- **Service Area**
Newell Borough
- **Customers**
280
- **Rates**
\$25.50 water and sewage
- **Contact Person**
Samuel Taylor
- **Treatment Plant**
Newell Borough Treatment Plant
- **NPDES Permit**
PA 0020656
- **Permitted Plant Capacity**
0.300 MGD
- **Available Plant Capacity**
0.200 MGD
- **Discharge Point**
Monongahela River
- **Pump Stations**
Zero
- **LF/Size Line**
No estimate available

NEW GENEVA SEWER AUTHORITY

Address
Not Listed

Treatment Plant
None

Phone
(724) 569-2233

NPDES Permit
None

Act 537
No

Permitted Plant Capacity
None

Service Area
None

Available Plant Capacity
None

Customers
None

Discharge Point
None

Rates
Non-active authority

Pump Stations
Zero

Contact Person

LF/Size Line
Zero

NORTH UNION TOWNSHIP MUNICIPAL AUTHORITY

- **Address**
229 Brown Boulevard
Uniontown, PA 15401
- **Phone**
(724) 438-5573
- **Act 537**
No
- **Service Area**
North Union Township
- **Customers**
 - a. 92
 - b. 345
 - c. 530
- **Rates**
 - a. \$12.00/month
- **Contact Person**
- **Treatment Plant**
 - a. Bethel Court
 - b. Industrial Park #2
 - c. Lemont Furnace
- **NPDES Permit**
 - a. PA 0093556
 - b. PA 0091146
 - c. PA 0090247
- **Permitted Plant Capacity**
 - a. 0.00714 MGD
 - b. 0.054 MGD
 - c. 0.07 MGD
- **Available Plant Capacity**
 - a. 0.0074 MGD
 - b. 0.033 MGD
 - c. 0.037 MGD
- **Discharge Point**
Tributary of Redstone Creek
- **Pump Stations**
 - a. Zero
 - b. 1 – Industrial Park No. 1
 - c. Zero
- **LF/Size Line**
218,000 L.F.
6 – 15” clay and plastic

PERRY AREA JOINT AUTHORITY

- **Address**
P.O. Box 298
Perryopolis, PA 15473
- **Treatment Plant**
Perry Area Joint Authority Treatment Plant

HRG _____

- **Phone**
(724) 736-8330 – Authority
(724) 736-2781 – WWTP
- **NPDES Permit**
PA 0022365
- **Act 537**
Yes
- **Permitted Plant Capacity**
0.750 MGD
- **Service Area**
Perryopolis Borough
Perry Township
- **Available Plant Capacity**
0.270 MGD
- **Customers**
1,200
- **Discharge Point**
Youghiogheny River
- **Rates**
\$17.00/month + \$3.00/1,000 gallons
- **Pump Stations**
Liberty Street wet/dry well - 4,000 GPD
2 – Spruce Street Dual Sub. – 75 GPM
- **Contact Person**
Tom Bibby
- **LF/Size Line**
No estimate available

POINT MARION MUNICIPAL AUTHORITY (6 CSOs)

- **Address**
501 South Main Street
Point Marion, PA 15474
- **Treatment Plant**
Point Marion Sewer System
- **Phone**
(724) 725-9560
- **NPDES Permit**
PA 0021407
- **Act 537**
No
- **Permitted Plant Capacity**
0.300 MGD
- **Service Area**
- **Available Plant Capacity**

HRG _____

Borough of Point Marion
Springhill Township

0.112 MGD

Customers

525

Discharge Point

1 – CSO – Cheat River

1 – CSO – Monongahela River

Rates

\$18.75/month first 3,000 gallons

\$4.25/1,000 gallons after

Pump Stations

1 – 425 GPM @ 40' TDH

Contact Person

LF/Size Line

Combined 7.5 miles. vit. clay, iron, concrete

Interceptor 1,000 feet, 10"; 3,200 feet 12" clay pipe

REDSTONE SEWER AUTHORITY

Address

Not active until Fall 2000

Treatment Plant

None

Phone

(724) 626-1909

NPDES Permit

None

Act 537

Yes

Permitted Plant Capacity

None

Service Area

October 2000

Redstone Township

Available Plant Capacity

None

Customers

None

Discharge Point

None

Rates

Pump Stations

HRG

Not active yet

Zero

□ **Contact Person**

□ **LF/Size Line**
Zero

SMITHFIELD SEWER AUTHORITY

- | | |
|---|---|
| <input type="checkbox"/> <u>Address</u>
P.O. Box 338
Smithfield, PA 15478 | <input type="checkbox"/> <u>Treatment Plant</u>
None |
| <input type="checkbox"/> <u>Phone</u>
(724) 569-9601
(724) 569-2366 | <input type="checkbox"/> <u>NPDES Permit</u>
None |
| <input type="checkbox"/> <u>Act 537</u>
Yes | <input type="checkbox"/> <u>Permitted Plant Capacity</u>
None |
| <input type="checkbox"/> <u>Service Area</u>
Fall 2001
Georges Township
Smithfield Township | <input type="checkbox"/> <u>Available Plant Capacity</u>
None |
| <input type="checkbox"/> <u>Customers</u>
540 | <input type="checkbox"/> <u>Discharge Point</u>
None |
| <input type="checkbox"/> <u>Rates</u>
Not active yet | <input type="checkbox"/> <u>Pump Stations</u>
Zero |
| <input type="checkbox"/> <u>Contact Person</u>
Joe Bruzda | <input type="checkbox"/> <u>LF/Size Line</u>
Zero |

SOUTH CONNELLSVILLE BOROUGH COLLECTION SYSTEM

- | | |
|---|---|
| <input type="checkbox"/> <u>Address</u>
P.O. Box 925
Connellsville, PA 15425 | <input type="checkbox"/> <u>Treatment Plant</u>
Send to Connellsville Municipal Authority |
|---|---|

- Phone**
 (724) 628-6555
- Act 537**
 No
- Service Area**
 South Connellsville Borough
- Customers**
 900
- Rates**
 \$9.63 first 3,500 gallons
 \$2.75/1,000 gallons after
- Contact Person**
 Ken Jaynes
- NPDES Permit**
 None
- Permitted Plant Capacity**
 None
- Available Plant Capacity**
 None
- Discharge Point**
 None
- Pump Stations**
 1 Pump Station
- LF/Size Line**
 10 miles clay and plastic
 6 - 24" diameter

SOUTH UNION TOWNSHIP SEWAGE AUTHORITY

- | | |
|---|---|
| <input type="checkbox"/> <u>Address</u>
P.O. Box 2046
154 Township Drive
Uniontown, PA 15401 | <input type="checkbox"/> <u>Treatment Plant</u>
Send to GUJSPA |
| <input type="checkbox"/> <u>Phone</u>
(724) 438-8333
(724) 438-8126
(724) 785-2626 | <input type="checkbox"/> <u>NPDES Permit</u>
None |
| <input type="checkbox"/> <u>Act 537</u>
No | <input type="checkbox"/> <u>Permitted Plant Capacity</u>
None |
| <input type="checkbox"/> <u>Service Area</u>
South Union Township | <input type="checkbox"/> <u>Available Plant Capacity</u>
None |
| <input type="checkbox"/> <u>Customers</u>
13,000 | <input type="checkbox"/> <u>Discharge Point</u>
None |
| <input type="checkbox"/> <u>Rates</u>
\$11.00/month first 5,000 gallons
\$2.20/1,000 gallons after | <input type="checkbox"/> <u>Pump Stations</u>
7 Pump Stations |
| <input type="checkbox"/> <u>Contact Person</u>
Beverly | <input type="checkbox"/> <u>LF/Size Line</u>
78 miles
6 - 24" clay and plastic |

UNIONTOWN SEWAGE SYSTEM

- | | |
|---|--|
| <input type="checkbox"/> <u>Address</u>
20 North Gallatin Avenue
Uniontown, PA 15401 | <input type="checkbox"/> <u>Treatment Plant</u>
Send to GUJSPA |
|---|--|

HRG

- **Phone**
(724) 430-2913
- **NPDES Permit**
None
- **Act 537**
No
- **Permitted Plant Capacity**
None
- **Service Area**
City of Uniontown
- **Available Plant Capacity**
None
- **Customers**
19,510
- **Discharge Point**
None
- **Rates**
Quarterly rates
\$36.00 first 21,000 gallons
\$1.10/1,000 gallons after
- **Pump Stations**
Zero
- **Contact Person**
Dru Mosier
- **LF/Size Line**
243,000 L.F.
6 - 36" clay and plastic

WESTMORELAND FAYETTE MUNICIPAL AUTHORITY

- **Address**
P.O. Box 126
Old Meadow Road
Scottdale, PA 15683
- **Treatment Plant**
Westmoreland
Fayette Municipal Sewage Authority
- **Phone**
(724) 887-8801
(724) 887-6311
- **NPDES Permit**
PA 0026581
- **Act 537**
No
- **Permitted Plant Capacity**
1.6 MGD

HRG

- **Service Area**
Scottdale Borough
Everson Borough
East Huntingdon Township
- **Customers**
2,000
- **Rates**
Quarterly rates
\$32.00 flat fee
- **Contact Person**
Stan Borek
- **Available Plant Capacity**
0.01 MGD
- **Discharge Point**
Jacob's Creek
- **Pump Stations**
1 – Mt. Pleasant Road
- **LF/Size Line**
No estimate available

Proposed Areas of Public Sewer Service

Westmoreland Fayette Municipal Authority is proposing to expand its 2,000-customer base by constructing new sewer lines along the US 119 corridor in Bullsken Township and adding new service areas in Upper Tyrone Township. An expansion of the existing plant will be needed, since there is only 0.01 MGD available at the current facility.

The Connellsville Township Collection System is proposing to increase its 750-customer base by constructing new sewer lines in the northern section of the Township. The resulting sewage will be treated at the Connellsville Municipal Authority.

South Connellsville Borough Collection System is proposing to expand its 900-customer base by constructing new sewer lines in the eastern half of the Borough. The resulting sewage will be treated at the Connellsville Municipal Authority.

The Connellsville Municipal Authority has 1.178 MGD of capacity to handle future expansions of public sewer service areas.

Dunbar Township currently has only one small package treatment plant for a subdivision. The Township is planning an extensive public sewer system.

Brownsville Municipal Authority is proposing to increase its 2,000-customer base by constructing new areas of public sewer service in Brownsville Township. The proposed area of construction will be between US 40 and Redstone Creek. The Brownsville Treatment Plant has 0.36 MGD capacity.

A new Redstone Township Municipal Authority has been created to oversee the construction of new public sewer service in Redstone Township and Luzerne Township. The new sewage treatment plant will be online in Fall 2000.

Menallen Township Municipal Authority will increase its 850-customer base by constructing new areas of public sewer service throughout Menallen Township and into German Township. Currently, Menallen Township has only two package treatment facilities. A new sewage treatment plant will need to be constructed.

North Union Township Municipal Authority is proposing to increase its customer base by constructing new nodes of public sewer service throughout the Township. Currently, North Union Township Municipal Authority is responsible for approximately 950 customers using three package treatment plants. The rest of the Township sewage is sent to the Greater Uniontown Joint Sewage Authority Treatment Plant.

South Union Township Municipal Authority is proposing to expand its 13,000-customer base by adding new nodes of public sewer service throughout the Township. South Union Township's sewage is sent to the Greater Uniontown Joint Sewage Authority Treatment Plant.

The Greater Uniontown Joint Sewage Authority Treatment Plant serves 40,000 customers throughout the City of Uniontown, North Union Township, and South Union Township. The plant and accompanying sewer system is suffering from a high infiltration and inflow rate. This unnecessary flow detracts from the treatment plant's ability to properly process sewage.

Masontown Borough Municipal Authority is proposing to expand its 2,800-customer base by adding new public sewer service areas. The future sewer service corridors will be along Routes 166 and 21. A new sewage treatment plant will need to be constructed to handle these proposed service areas.

Fairchance Georges Joint Municipal Sewage Authority is proposing to increase its 1,117-customer base by adding new public sewer service areas throughout Georges Township. Areas of new construction will be along route 857 and between Routes 857 and 119. The current facility has 0.054 MGD capacity, so an upgrade will be needed.

There are areas that currently do not have public sewer service that are planning on constructing treatment plants and public sewer lines. These areas include:

- Vanderbilt Borough
- Dawson Borough
- Jefferson Township
- Springhill Township
- Dunbar Borough
- Indian Creek Valley

Existing Infrastructure Utilities

Two electrical power companies operate in Fayette County: Allegheny Power Systems and Somerset Rural Electric Cooperative.

- Allegheny Power Systems operates in every borough, township, and city in Fayette County. Allegheny Power Systems' rates are variable between \$2.279/kilowatt-hour (kwh) and \$4.004/kwh, depending on the type of usage.
- Somerset Rural Electric Cooperative operates in Henry Clay Township, Saltlick Township, Springfield Township, and Stewart Township. Somerset Rural Electric Cooperative's rates are \$9.00/month plus \$0.908/kwh under 200 kilowatts or \$0.801/kwh over 200 kilowatts.

Five natural gas companies operate in Fayette County: Consolidated Gas Transmission Corporation, Equitable Gas Company, Columbia Gas of PA, Inc., Peoples Natural Gas Company, and Columbia Gas Transmission Corporation.

- Consolidated Gas Transmission Corporation operates in Georges Township, North Union Township, South Union Township, and Wharton Township. The rates are \$7.60/million cubic feet (mcf) for the first 5,000 mcf; between 5,000 – 10,000 mcf, the rate is \$7.18/mcf; and, over 10,000 mcf, the rate is \$6.57/mcf.
- Equitable Gas Company operates in Fairchance Borough, German Township, Georges Township, Masontown Borough, and South Union Township. The rates are \$11.65/month plus \$7.80/mcf used.
- Columbia Gas of PA, Inc. operates in Brownsville Township, Brownsville Borough, Bullskin Township, City of Connellsville, Connellsville Township, Dawson Borough, Dunbar Borough, Dunbar Township, Everson Borough, Fairchance Borough, Franklin

HRG

Township, German Township, Georges Township, Jefferson Township, Luzerne Township, Lower Tyrone Township, Masontown Borough, Menallen Township, Newell Borough, Nicholson Township, North Union Township, Perryopolis Borough, Perry Township, Point Marion Borough, Redstone Township, Springhill Township, City of Uniontown, Upper Tyrone Township, and Vanderbilt Borough. The rates are \$11.35/month plus \$5.83/mcf.

- Peoples Natural Gas Company operates in Belle Vernon Borough, Dunbar Township, Fayette City Borough, Franklin Township, German Township, Luzerne Township, Lower Tyrone Township, Menallen Township, North Union Township, Perry Township, Point Marion Borough, Redstone Township, Saltlick Township, South Union Township, Stewart Township, Springhill Township, Wharton Township, and Washington Township. The rates are \$7.60/mcf for the first 5,000 mcf; between 5,000 – 10,000 mcf, the rate is \$7.17/mcf; and, over 10,000 mcf, the rate is \$6.56/mcf.
- Columbia Gas Transmission Corporation operates in Brownsville Borough, Bullskin Township, City of Connellsville, Connellsville Borough, Dawson Borough, Dunbar Borough, Dunbar Township, Franklin Township, German Township, Georges Township, Henry Clay Township, Jefferson Township, Luzerne Township, Lower Tyrone Township, Masontown Borough, Menallen Township, Newell Borough, Nicholson Township, North Union Township, Perryopolis Borough, Perry Township, Point Marion Borough, Smithfield Borough, South Connellsville Borough, South Union Township, Stewart Township, Springhill Township, City of Uniontown, Upper Tyrone Township, and Wharton Township. The rates are \$11.60/month plus \$7.70/mcf.

Bell Atlantic provides local phone service to every township, borough, and city in Fayette County. The rates are \$10.20/month for unlimited calling to local areas. Please see the current Bell Atlantic phone book for a list of all additional rates and services.

Sprint provides long distance telephone services throughout Fayette County. Sprint offers a variety of packages too numerous to detail.

Twenty-five solid waste haulers operate in Fayette County: Refer to the 1999 Solid Waste Management Plan.

CBF, Inc. runs the only landfill in Fayette County.

Four fuel oil providers operate in Fayette County: UGI Corporation (Ashtola Production), Luther P. Miller, Inc., Ringer Oil, and Phillips Production Company.

- UGI Corporation (Ashtola Production) provides service in Dunbar Township, Franklin Township, German Township, Georges Township, Lower Tyrone Township, Nicholson Township, and Upper Tyrone Township. The rate is \$1.30/gallon up to 275 gallons.
- Luther P. Miller, Inc. provides service throughout Fayette County. The rate is \$1.25/gallon up to 300 gallons.
- Ringer Oil provides service throughout Fayette County. The rate is \$1.29/gallon.

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- Phillips Production Company provides service in Franklin Township. The rate is \$1.28/gallon.

Four cable television providers operate in Fayette County: Armstrong Cable Services, AT&T Cable Services, Adelpia Cable Communications, and Chartier Communications.

- Armstrong Cable Services provides service to Bullskin Township, City of Connellsville, Connellsville Township, Dunbar Borough, Dunbar Township, Everson Borough, South Connellsville Borough, Upper Tyrone Township, and Vanderbilt Borough. The rates are \$25.56/month for the basic package and an additional \$28.50/month for the expanded basic package.
- AT&T Cable Services provides service to Washington Township. The rates are \$10.94/month for the basic package and an additional \$20.85/month for the expanded basic package.
- Adelpia Cable Communications provides service to Henry Clay Township. The rates are \$12.00/month for the basic package and an additional \$23.95/month for the expanded basic package.
- Chartier Communications provides service to Fairchance Borough, Georges Borough, North Union Township, South Union Township, City of Uniontown, Belle Vernon Borough, Fayette City Borough, Jefferson Township, and Masontown Borough. The rates are \$40.76/month for the basic package, an additional \$12.00/month for the extended package, or an additional \$21.70/month for the super extended package.

NAME	ADDRESS	PHONE #	SERVICE AREA	CURRENT RATE
A. Electrical Power				
Allegheny Power Systems	800 Cabin Hill Drive Greensburg, PA 15606	1-800-255-3443	See List #1	As per rate code Variable between .279/kwh – 4.004/kwh
Somerset Rural Electric Cooperative	P.O. Box 270 Industrial Park Road Somerset, PA 15001-0270	(814) 445-4106	Henry Clay Township Saltlick Township Springfield Township Stewart Township	\$9.00 min./month plus \$.908/kwh under 200kw \$.801/kwh over 200kw \$.045 generation
B. Natural Gas				
Consolidated Gas Transmission Corp.	CNG Towers Liberty Avenue Pittsburgh, PA	(412)227-1000	Georges Township North Union Township South Union Township Wharton Township	1 st 5,000 mcf \$7.60/mcf 10,000 mcf - \$7.18/mcf over 10K - \$6.57 mcf
Equitable Gas Company	247 East First Street P.O. Box 267 Waynesburg, PA 15370	(412) 655-8510	Fairchance Borough German Township Georges Township Masontown Borough South Union Township	\$7.87/mcf plus \$11.65 customer charge
Columbia Gas of PA, Inc.	650 Washington Road Pittsburgh, PA 15228 107 West Main Street Uniontown, PA 15401	Denise Simmons (724) 523-4380 (724) 439-7954 (724) 439-7900	See List #2	As per rate code Variable resident service \$11,35/mo. + \$5.83/mcf
People's Natural Gas Company	1291 West Main Street Monongahela, PA	1-800-764-0111	See List #3	1 st 5,000 mcf - \$7.60/mcf 2 nd 5,000 mcf - \$7.17/mcf Over 10K - \$6.56/mcf
Columbia Gas Transmission Corp.	R.R. 1 Easton, PA 18040	(724) 899-2281 (610) 253-2409	See List #4	\$7.70/mcf plus \$11.60 customer charge
Texas Eastern Corp. Gas Pipelines	Rt. 119 N. Uniontown, PA 15401	(814) 695-4081	See List #5	This is only transfer company.

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NAME	ADDRESS	PHONE #	SERVICE AREA	CURRENT RATE
C. Telephone				
Bell Atlantic	27 West Church Street Uniontown, PA 15401	1-800-479-1919	List #6	Unlimited calling to local area \$10.20/month. *See current Bell Atlantic phone book for list of all services and rates.
Sprint	Frick Building 437 Grant Street Pittsburgh, PA	1-800-877-4646	Provides long distance service throughout the County.	Long distance provided only. See their web page current rates and available rate plans. www.sprint.com
D. Solid Waste				
County Hauling	R.R. 36, Box Leeper, PA 16233	(814) 744-8220	All of Fayette County with special and industrial waste only.	Approximately \$20 - \$30/ton
Republic Environmental Systems, Inc.	2337 North Penn Road Hatfield, PA 19440	(215) 822-2676 (215) 822-8996	Provide service throughout County on as as-need bases.	Hazardous waste removal and disposal. Fees dependent on type and quantity of material.
WMX (Waste Management)	R.D. 1 Scottdale, PA	(724) 887-4030 1-800-866-4460	Washington Township Jefferson Township Franklin Township	\$13/month with tag Varies per municipality where service is mandatory.
Henry Clay Township	Markleysburg, PA	(724) 329-4733	Henry Clay Township	\$10.00/month

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NAME	ADDRESS	PHONE #	SERVICE AREA	CURRENT RATE
E. Fuel Oil				
UGI Corp. (Ashtola Production)	460 North Gulph Road Valley Forge, PA 19481	(610) 375-4441	Dunbar Township Franklin Township German Township Georges Township Lower Tyrone Township Nicholson Township Upper Tyrone Township	\$1.30/gallon up to 275 gallons * Fuel prices as of 2-15-00
Luther P. Miller, Inc.	20 Old Lincoln Highway West Ligonier, PA	1-800-452-0289	Service throughout County	\$1.25/gallon up to 300 gallons
Ringer Oil	U.S. Route 40 Markleysburg, PA	(724) 329-5554	Service throughout County	\$1.29/gallon
Phillips Production Company	502 Keystone Drive Warrendale, PA 15086	(724) 772-3500	Franklin Township	\$1.28/gallon
F. Cable TV				
Armstrong Cable Services	259 East Crawford Avenue Connellsville, PA	Joseph Taylor (724) 628-5462	See List #7	\$25.56/mo. Basic \$28.50/Expanded Basic
AT&T Cable Services	5211 Brownsville Road Pittsburgh, PA 15236	Bonnie Amendola (412) 875-1110 Mark Depretis (412) 714-3300	Washington Township	\$10.94 Basic \$20.85 Expanded Basic Extra
Adelphia Cable Communications	5335 Enterprise Boulevard Bethel Park, PA	1-800-892-7300	Henry Clay Township	\$12.00/mo. Basic \$23.95/mo. Extended
Chartier Communications	320 Bailey Avenue Uniontown, PA 15401	(724) 437-9875	Fairchance Borough Georges Borough North Union Township South Union Township Uniontown City Belle Vernon Borough Fayette City Borough Jefferson Borough Masontown Borough	

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Community Development Objectives

- Make coordinated, strategic investments in water and sewer systems to protect water supplies and to support strategically important growth and development (SPC regional vision).
- Ensure that investments in water and sewer infrastructure are consistent with County and regional plans and are coordinated with transportation investments and industrial site development projects.
- Improve public understanding of the need for planning on a watershed basis through the media and public hearings.
- Establish a regional forum within the County to develop cooperative and efficient approaches for making water and sewer system investments.
- Complete a countywide water and sewer plan in order to develop a list of infrastructure projects which can be grouped and prioritized.
- Ensure adequate funding for the expansion of public facilities and services. The County should assist municipalities in obtaining funding sources such as impact fees, taxes, increased federal and state funding, or the development of a uniform system of user fees and charges should be explored.
- Coordinate the extension of public sewer and water facilities within adopted “urban growth boundaries” to prevent sprawl. If new development occurs before the provision of appropriate infrastructures, the development should be required, through ordinances, to have capped sewer/water lines installed.

NAME	ADDRESS	PHONE #	SERVICE AREA	CURRENT RATE
A. Electrical Power				
Allegheny Power Systems	800 Cabin Hill Drive Greensburg, PA 15606	1-800-255-3443	See List #1	As per rate code Variable between .279/kwh – 4.004/kwh
Somerset Rural Electric Cooperative	P.O. Box 270 Industrial Park Road Somerset, PA 15001-0270	(814) 445-4106	Henry Clay Township Saltlick Township Springfield Township Stewart Township	\$9.00 min./month plus \$.908/kwh under 200kw \$.801/kwh over 200kw \$.045 generation
B. Natural Gas				
Consolidated Gas Transmission Corp.	CNG Towers Liberty Avenue Pittsburgh, PA	(412)227-1000	Georges Township North Union Township South Union Township Wharton Township	1 st 5,000 mcf \$7.60/mcf 10,000 mcf - \$7.18/mcf over 10K - \$6.57 mcf
Equitable Gas Company	247 East First Street P.O. Box 267 Waynesburg, PA 15370	(412) 655-8510	Fairchance Borough German Township Georges Township Masontown Borough South Union Township	\$7.87/mcf plus \$11.65 customer charge
Columbia Gas of PA, Inc.	650 Washington Road Pittsburgh, PA 15228 107 West Main Street Uniontown, PA 15401	Denise Simmons (724) 523-4380 (724) 439-7954 (724) 439-7900	See List #2	As per rate code Variable resident service \$11,35/mo. + \$5.83/mcf
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Columbia Gas Transmission Corp.	R.R. 1 Easton, PA 18040	(724) 899-2281 (610) 253-2409	See List #4	\$7.70/mcf plus \$11.60 customer charge
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WMX (Waste Management)	R.D. 1 Scottdale, PA	(724) 887-4030 1-800-866-4460	Washington Township Jefferson Township Franklin Township	\$13/month with tag Varies per municipality where service is mandatory.
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Chartier Communications	320 Bailey Avenue Uniontown, PA 15401	(724) 437-9875	Fairchance Borough Georges Borough North Union Township South Union Township Uniontown City Belle Vernon Borough Fayette City Borough Jefferson Borough Masontown Borough	

Parks, Recreation and Open Space

Introduction

As an essential part of this planning study, the Consultant¹ conducted an inventory of greenways, open space, and existing park facilities in Fayette County. Each County-owned recreation facility was visited and general problems related to play areas were identified (refer to Section II, Playground Safety Audit). Additionally, recreation facilities throughout the County were identified to develop an overall picture of parks and recreation facilities in Fayette County.

Within the region, Fayette County residents have access to a vast range of recreation facilities and opportunities. The Monongahela River runs along the western boundary of the County, while the Youghiogheny River flows through the northeastern portion of the County, both providing active and passive aquatic recreation opportunities. In addition to the three County parks, there are a wide range of parks and recreation facilities within the County, including: golf courses, campgrounds, state gamelands, historic sites, state parks, Pennsylvania Heritage Parks, scenic byways, and trails. These key features directly impact the provision of recreational opportunities within Fayette County.

The information contained in this chapter includes key parks, recreation, and open space within Fayette County. The chapter is organized into four sections: Parks and Recreation Facilities, Playground Safety Audit, Greenways and Open Space, and Recommendations.

Parks and Recreation Facilities

A. National Park Service Sites

1. *Fort Necessity National Battlefield*

The Fort Necessity National Battlefield is located on 900 acres in three separate sites near Ohiopyle. The main park contains the fort, Mt. Washington Tavern, visitors center, five miles of hiking/cross country skiing trails, picnic areas, and shelters. Jumonville Glen and Braddock's Grave are the other two sites.

2. *Friendship Hill National Historic Site*

The Friendship Hill National Historic Site contains the Historic Albert Gallatin House, and 10 miles of hiking trails with numerous natural wooded areas and meadows.

¹ This chapter was prepared by Pashek Associates, 619 East Ohio Street, Pittsburgh, PA 15212.

B. National Landmarks

1. *Fallingwater*

Designed by Frank Lloyd Wright, the primary structure of this house is based around concrete trays cantilevered over a waterfall, with locally quarried sandstone forming the walls. Completed in 1936 as a weekend home for the Edgar J. Kaufman family, the house is now owned by the Western Pennsylvania Conservancy, with over two million visitors since it opened to the public in 1964.

2. *Searight's Toll House*

Searight's Toll House, located on Route 40 east of Uniontown, was built in 1835 and today is one of only two toll houses along the National Pike which remains standing. It was used to collect tolls for the state until 1905. Today, it houses a small museum.

3. *Isaac Meason House*

This house was built in 1802 by Isaac Meason, a pioneer ironmaster and entrepreneur. Built in Georgian style, the Meason house is one of the premier examples of architecture from this time period in the region.

C. State Facilities

1. *Laurel Ridge State Park*

Located on 13,625 acres of land straddling the border of Fayette and Somerset County, this park contains overnight shelters, cross country skiing, snowmobile trails, hunting, and picnicking. The 70 mile Laurel Highlands Hiking Trail is also located within this park.

2. *Ohiopyle State Park*

Ohiopyle is found on 19,000 acres along the Youghiogheny River Gorge. Activities include white-water rafting, camping, hiking, biking, and horseback riding and areas that contain various species of wildflowers.

3. *State Gamelands*

Sportsmen enjoy the abundant hunting and fishing opportunities available in the fourteen State Gamelands totaling 7,000 acres of public land.

- #51 Parcel 1
- #51 Parcel 2
- #51 Parcel 3
- #111 Parcel 1
- #111 Parcel 2
- #111 Parcel 3
- #111 Parcel 4
- #138 Parcel 1

- #138 Parcel 2
- #138 Parcel 3
- #238 Parcel 1
- #238 Parcel 2
- ☐ #265
- ☐ #296

4. *State Forest*

- ☐ Forbes State Forest, 3,000 acres

D. Pennsylvania Heritage Parks Program

1. *National Road Heritage Park*

The National Road Heritage Park is a regional park encompassing the corridor through which the nation’s first federally funded highway was created. In 1989, the Commonwealth of Pennsylvania established a Heritage Parks Program to encourage certain regions of Pennsylvania to preserve and promote the state’s rich industrial history. The objective of the program is the promotion of regional economic development, cultural and historic conservation, and opportunities for recreation and education.

2. *Rivers of Steel Heritage Area*

Fayette County is included in the Rivers of Steel Heritage area. The Rivers of Steel Heritage Area is a multi-jurisdictional designation that was formed to conserve, promote, and manage the historic, natural, cultural, and recreational resources of the steel and other related industries in southwestern Pennsylvania, while developing uses for these resources that contribute to the economic revitalization of the region.

E. County-Owned Recreation Facilities

This section includes an overview of County-owned recreation facilities throughout Fayette County. Location, equipment types, and acreage were noted and are included in this inventory.

1. *Dunlap Creek Park*

Located along Route 40, Dunlap Creek Park consists of 74 acres of woods, meadows, and a 30 acre lake that is used for boating and fishing. Facilities at this park include playgrounds, pavilions, and a baseball field.

2. *German-Masontown Park*

Located along the Monongahela River in the southwestern portion of the County, German-Masontown Park is the largest of the County-owned parks consisting of 127 acres. This park offers baseball fields, pavilions, an outdoor amphitheater, a playground, tennis courts, a bocci court, horse shoe pits, and a walking path.

3. *Jacobs Creek Park*

Jacobs Creek Park, containing 100 acres, straddles Route 982. This park contains pavilions, a 60 acre lake for fishing and boating, and a playground.

F. Trails

1. *Pittsburgh to Cumberland Trail-Youghiogheny River Trail*

The Pittsburgh to Cumberland Trail is part of the trail system that will eventually connect Pittsburgh to Washington DC. The 40 mile section of this trail that traverses Fayette County is known as the Youghiogheny River Trail, primarily because it follows the Youghiogheny River through the County. As this trail passes through Fayette County, there are numerous amenities provided such as lodging accommodations, equipment rentals, eating establishments, and retail stores to serve trail users.

2. *Sheepskin Trail (proposed)*

The Sheepskin Trail, a 36 mile pedestrian/ bicycle trail, branches off from the Youghiogheny River Trail near Dunbar and will eventually connect with Point Marion in the south. This trail will connect the Pittsburgh Cumberland Trail in the north, with the West Virginia Rail-Trail System and the American Discovery Trail in the south. The Sheepskin Trail also includes Brown's Run (proposed).

3. *Indian Creek Valley Trail*

The Indian Creek Valley Trail is a 6 mile trail connecting Champion with Indianhead. This trail provides a connection between the Pittsburgh Cumberland Trail and Westmoreland County.

G. Local Recreation Facilities

1. *Golf Courses*

The County contains nine public and eight private golf courses including:

- ☐ Linden Hall Golf Course
- ☐ Pleasant Valley Country Club
- ☐ Colonial Golf Club
- ☐ Springdale Golf Club
- ☐ Uniontown Country Club
- ☐ Mt. Summit Golf Club
- ☐ Nemaquin Woodland Links
- ☐ Nemaquin Woodlands Mystic Rock

2. *Campgrounds*

- ☐ Camp Christian

- ☐ Camp Carmel
- ☐ Scarlett Knob Campground
- ☐ Benners Meadow Run Campground
- ☐ Nemacolin Woodlands Resort Parcel 1
- ☐ Nemacolin Woodlands Resort Parcel 2
- ☐ Nemacolin Woodlands Resort Parcel 3
- ☐ Five Pines Campground
- ☐ Tall Oaks Campground
- ☐ Heritage Reservation

3. Recreation Clubs

- ☐ ADAH Gun Club
- ☐ Amend Hunting and Fishing Club
- ☐ Brownsville Sportsman Club
- ☐ Bridgeport Sportsmen Club
- ☐ Breakneck Rod and Gun Club
- ☐ Connellsville Sportsmen Association
- ☐ Continental Rod and Gun Club
- ☐ Dunbar Sportmans Club
- ☐ Fayette Beagle Club
- ☐ Fayette Gun Club
- ☐ Fairbanks Rod and Gun Club
- ☐ Fairchance Rod and Gun Club
- ☐ Fairhope Rod and Gun Club
- ☐ Franklin Township Rod and Gun Club
- ☐ Hutchinson Sportsman Club
- ☐ Indian Creek Valley Sportsmans Club
- ☐ Irishtown Sportsmans Club
- ☐ Juniata Sportsmen Club
- ☐ Keister Sportsmans Club
- ☐ Messmore Rod and Gun Club
- ☐ Nixon Gun Club
- ☐ Normalville Rod and Gun Club
- ☐ South Connellsville Rod and Gun Club
- ☐ Star Junction Fish and Game Club
- ☐ Tri-Town Sportsmen Association
- ☐ Turkeyfoot Fish and Game Association
- ☐ Valley Sportsmen Club
- ☐ Wharton Hunt and Fish Club
- ☐ Youghiogheny Fishermans Association
- ☐ Belle Vernon Athletic Association
- ☐ Colonial 3 Athletic Club
- ☐ Coolspring Athletic Club
- ☐ Naomi Athletic Club
- ☐ Leckrone Rod and Gun Club
- ☐ Masontown Fish and Game Club

☐ Merittstown Rod and Gun Club

4. *Local Recreation Facilities*

- ☐ Bridgeport Dam
- ☐ Belle Vernon Athletic Field
- ☐ Fairhope Ballfields
- ☐ Fairhope Athletic Field
- ☐ Naomi Ballfield
- ☐ Chestnut Ridge
- ☐ Naomi Athletic Field
- ☐ Bullskin Township Fairgrounds
- ☐ Perryopolis Park
- ☐ Perryopolis Athletic Field
- ☐ Perryopolis Ballfield
- ☐ Newell Ballfield
- ☐ Star Junction Ballfield
- ☐ Jefferson Township Ballfield #1
- ☐ Lower Tyrone Township Fairgrounds
- ☐ Jefferson Township Ballfield #2
- ☐ Bullskin Athletic Field
- ☐ Braznell Ballfield
- ☐ North Manor Ballfield #2
- ☐ Geibel Athletic Fields
- ☐ North Manor Ballfield #1
- ☐ Connellsville Ballfield #1
- ☐ North Manor Ballfield #3
- ☐ Braznell Athletic Field
- ☐ Grindstone Ballfield
- ☐ Connellsville Ballfield #2
- ☐ Dutch Hill Ballfield
- ☐ Rowes Run Ballfield
- ☐ Trotter Athletic Fields
- ☐ Hiller Ballfield
- ☐ South Connellsville Athletic Field
- ☐ Smock Athletic Fields
- ☐ Austin Avenue Park
- ☐ Soissons Park
- ☐ Allison Heights Ballfield
- ☐ Allison Ballfield
- ☐ East Millsboro Ballfield
- ☐ Chestnut Ridge Ballfield
- ☐ Monarch Ballfield
- ☐ Dunbar Ballfield
- ☐ Merrittstown Ballfield

- ☐ Merritstown Athletic Field
- ☐ Fayette County Fairgrounds
- ☐ Tower Hill Athletic Field
- ☐ Mill Run Athletic Field
- ☐ Fillburt Ballfield
- ☐ Dearth Ballfield

Local Recreation Facilities (Cont'd.)

- ☐ Newboro Ballfield
- ☐ Phillips Ballfield
- ☐ Mount Braddock Ballfield #1
- ☐ Mount Braddock Ballfield #2
- ☐ Shady Grove Park
- ☐ St. Cecilians Park
- ☐ Uniontown Ballfield
- ☐ Palmer Ballfield
- ☐ Clark Ballfield
- ☐ North Union Township Ballfield
- ☐ South Uniontown Ballfield #2
- ☐ Coolspring Ballfield
- ☐ Oak Park
- ☐ Bailey Park
- ☐ Revere Ballfield
- ☐ South Uniontown Ballfield
- ☐ Uniontown Athletic Field
- ☐ South Uniontown Athletic Field
- ☐ Kennedy Ballfield
- ☐ Jumonville Ballfield
- ☐ Hopwood Ballfield
- ☐ Meadowbrook Ballfield
- ☐ Hutchinson Recreation Area
- ☐ Highhouse Ballfield
- ☐ Leckrone Ballfield
- ☐ Lick Hollow
- ☐ Masontown Athletic Field
- ☐ Masontown Ballfield #2
- ☐ Masontown Ballfield #1
- ☐ Fairchance Ballfield #1
- ☐ Laurel Caverns
- ☐ Smithfield Ballfield
- ☐ Farmington Ballfields
- ☐ Saint Peters Catholic Church
- ☐ Philip G Cocuran Memorial Methodist Church
- ☐ Colonel William Crawford Cabin
- ☐ Seven Springs Resort
- ☐ White Water Adventures Inc
- ☐ Fort Mason Historical Society Museum

- ☐ Laurel Caverns
- ☐ Summit Inn Resort
- ☐ Touchstone Center For Crafts
- ☐ Fort Necessity
- ☐ Mount Washington Tavern
- ☐ Early American Farm Implements Museum
- ☐ Nemaocolin Woodlands Resort
- ☐ Linden Hall Resort
- ☐ Washington Mill Run Park
- ☐ Georges Athletic Field
- Local Recreation Facilities (Cont'd.)*
- ☐ Georges Ballfield
- ☐ Fairchance Community Park
- ☐ Great Meadows Amphitheater
- ☐ Fairchance Ballfield #2

H. Nature Reserves

Bear Run Nature Reserve's 4,200 acres are owned by the Western Pennsylvania Conservancy. The reserve has more than twenty miles of marked hiking trails, ski touring and environmental educational opportunities.

I. Scenic Byways

There are two roadways in Fayette County designated by the Pennsylvania Department of Transportation as Scenic Byways: The Laurel Highlands Scenic Byway (Route 381) and The National Road Heritage Park Scenic Byway (Route 40). These two segments of roadway have been given this designation in recognition of their outstanding qualities in one or more of six possible areas: archeological, cultural, historical, natural, recreational and scenic.

Playground Safety Audit

On October 15, 1999, a general field review of playground conditions was conducted at the following County-owned park facilities:

- ☐ Jacobs Creek Park
- ☐ German-Masontown Park
- ☐ Dunlap Creek Park

Seven main categories for identifying playground hazards and evaluating playground safety² were used. Observations and comments are provided below³:

²This list is general and does not represent a detailed safety audit or site inspection.

³Reference materials included excerpts from the National Playground Safety Institute's, "The Dirty Dozen Checklist..." and the National Recreation and Park Association Publication, "Playground Safety Hazard Identification Workbook".

- A. Surfacing Material and Use/Fall Zones - Recommended playground surfacing materials consist of shock-absorbent surfaces that extend throughout the play equipment use/fall zones. Use/fall zones should be obstacle-free under and around play equipment where a child could land when falling, jumping, or exiting from all sides of the equipment. Surfaces include synthetic materials (*e.g., poured-in-place surfacing, rubber tiles, etc.*), and loose fill materials (*e.g., wood products, sand, gravel, chopped rubber, plastic, etc.*). As a general rule, use/fall zones should extend a minimum of six (6) feet in all directions from the edge of a stationary piece of play equipment. Slides and swings require greater areas for use/fall zones.

Surfacing material, as described above, was not observed within the use/fall zones of the play equipment at the three park locations. In addition, the tree branches appeared to encroach upon the use zone of the to-fro swings located at the German-Masontown Park.

- B. Protrusions and Entanglements - A protrusion hazard is a component or piece of hardware that might be capable of impaling or cutting a child if a child should fall against the hazard. Protrusions (entanglements) are also capable of catching strings or items of clothing which might be worn around a child's neck. Examples include exposed bolt ends that protrude two threads beyond the face of the nut or hardware configurations that form a hook or leave a gap or space between components and open "s" type hooks. Rungs or handholds that protrude outward from a support structure are also considered protrusions. Such protrusions may be capable of penetrating an eye socket (*e.g., the handgrip on the spring animal located at Jacob's Creek Park*).
- C. Entrapment in Openings - Completely bounded openings on playground equipment should be specifically checked for possible head entrapment. Areas noted for evaluation include, among others, the spacing between risers on the metal slides and the spaces between rungs on the metal climbers located at Jacob's Creek Park and Dunlap Creek Park. Completely bounded openings pose a head entrapment when the distance between any interior opposing surfaces is greater than 3½ inches and less than 9 inches. Head entrapment is a hazard because it allows the torso probe to enter the opening to a depth of 4 inches and does not allow the head probe to enter and exit the opening. Equipment found to pose such a hazard should be retrofitted in accordance with manufacturer's guidelines or replaced.
- D. Trip Hazards - Trip hazards can be created by play components and extraneous items on the playground. Exposed concrete footers, abrupt changes in surface elevations, containment borders, tree roots, tree stumps and rocks are all common trip hazards. Examples include the exposed concrete footers located at the base of the spring animal at the Jacob's Creek Park playground and the logs which serve as containment borders at Dunlap Creek Park.
- E. Age Appropriateness - Typically, children's developmental needs vary between age two to age twelve. Areas for preschool age children should be separate from areas intended for school age children. For example, there is no age separation between equipment intended for preschool vs. school aged children at the Jacob's Creek Park playground area.
- F. Maintenance - The play area appeared to be free of litter. An equipment maintenance schedule should include an annual audit, preseason inspection, and routine inspections during the use season. Audits and inspections should be undertaken by a Certified Playground Safety Inspector (CPSI) as certified through the National Recreation and Parks Association (NRPA), National Playground Safety Institute.

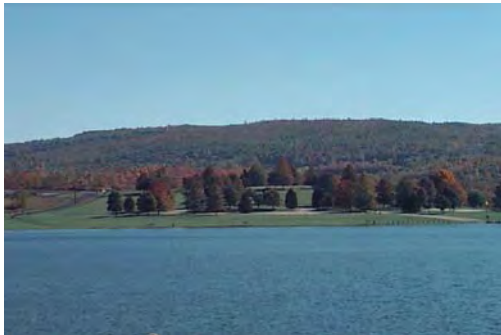
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- G. Pinch, Crush, Shearing and Sharp Edge Hazards - Components of the play equipment should be inspected to determine if there are sharp edges or points that could cut the skin. Moving components such as seesaws and the metal spiral support of spring animals should be checked to ensure that there are no moving parts or mechanisms that might crush or pinch a child's finger (e.g., *Jacob's Creek Park spring animal and seesaw components and German-Masontown Park seesaw components*).

Other:

All equipment and structures within the play areas should be evaluated and retrofitted or replaced to meet current CPSC/ASTM standards. Specific attention should be placed on the metal slides, seesaws, swing hardware, parameters of the fall/use zones, and the installation of appropriate surface material. Detailed guidelines for auditing specific pieces of play equipment may be found in the appendix.

JACOB'S CREEK PARK

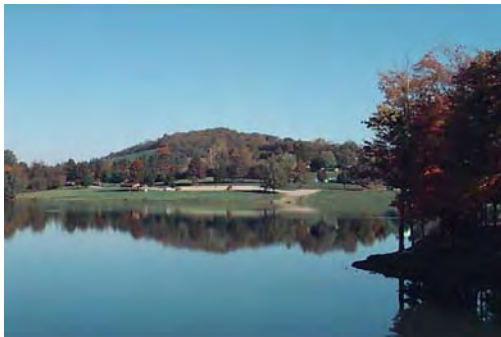




GERMAN MASONTOWN PARK



DUNLAP CREEK PARK





Greenways and Open Space

Greenways are linear spaces established along a natural corridor, such as a stream or open space. Greenway corridors are often designed to link floodplains, wetlands, steep slope areas, wildlife habitat, and gamelands, and can include trailways, parks, and historic sites. The purpose and uses of greenway corridors often overlap.

A. Five General Types of Greenway Corridors

- X Urban riverside greenway, developed as part of renovation of run-down waterfront areas
- X Environmentally significant natural corridors, often along rivers and streams
- X Scenic and historic routes along a road or highway, often allowing pedestrian access or “points of view”
- X Recreational greenways, featuring trails; may be based on man-made corridors (such as railbeds) or natural corridors
- X Comprehensive greenway systems, usually based on natural corridors, but sometimes arbitrarily designed to link parks, schools, and other cultural nodes

B. Key Open Space Opportunities

Open space and riparian buffers are often key elements in a greenway system. Undeveloped open space and vegetative cover is abundant on steep slopes and along streams and tributaries throughout the County. The County as a whole however, continues to lose forest cover and open areas due to industrial and residential development over the years. Existing stands of second and third growth woodlands are comprised largely of red, black, scarlet, and chestnut oak; yellow poplar; sugar maple; beech; and yellow birch.

C. Significant Riparian Zones

Increasing demands of development in the region have the potential to greatly affect the size and quality of riparian buffers. The vegetated areas along waterways are of significant ecological importance for the following reasons:

- T Slow flood waters and reduce the volume of water through root absorption.
- T Improve water quality by filtering runoff and promoting sediment deposition.
- T Allow water storage in plant roots and provide pathways to ground water layers.
- T Provide canopy cover which shades and cools the stream, improving habitat conditions for in-stream organisms. This shade also provides relief from extreme heat for terrestrial animals.
- T Provide habitat for a variety of birds and small mammals. These buffers also act as corridors to similar habitat, providing food, shelter and nesting sites.
- T Provide great opportunities for recreational activities such as fishing, hiking, bird watching, wildlife observation, picnicking, and camping.

D. Benefits of Greenway Corridors

- T Environmental protection: Greenway corridors protect wildlife and habitats, wetlands, and steep slopes and stream valleys; reduce landslides and

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- flooding; improve water quality; and provide migration corridors
- T Educational opportunities: Greenway corridors are ideal sites for students and the general public to observe and study natural systems
- T Increase property values: Greenway corridors can attract residents and improve property values
- T Improve recreation opportunities: Greenway corridors can include trails for walking, cycling, skiing and horseback riding
- T Connect parks and cultural features: Along their routes, greenway corridors can incorporate parks, gamelands, trails, historic sites, etc., creating linkages for both wildlife and recreational users

A recent report from the Trust for Public Land examines how communities can benefit from greenways and open space. The results conclude that the designation of a greenway and open space system curbs urban sprawl, attracts businesses and residents, stimulates revitalization, brings in tourism dollars, protects farm economies, provides flood control and serves to protect the overall natural environment.

Greenways and open space also play a critical role in providing a quality of life that attracts residents, businesses and economic activities to communities. The economic benefits are becoming quite clear, as businesses clearly prefer communities with a high quality of life, including an abundance of open space, nearby recreation and pedestrian friendly neighborhoods. “A 1995 poll by the Regional Plan Association and the Quiniipac College Polling Institute queried nearly 2,000 people from around the country about quality of life. Major elements cited as crucial for a satisfactory quality of life were low crime with safe streets and access to greenery and open space.” Real estate industry analysts confirm quality of life as a determining factor in real estate values and economic vitality, and a 1996 report by Arthur Andersen Consulting found that mid- and high-level executives increasingly choose to work in locations that offer a high quality of life outside the workplace.

Recommendations

- A. Ensure the Availability of a Variety of Recreational Opportunities that Adequately Serve Fayette County’s Population
 1. Consider developing a Comprehensive Recreation, Park and Open Space Plan. This plan, building upon the 2000 Comprehensive Plan, would assess programming, facilities and administrative/maintenance aspects of the County’s current situation and develop a program for providing facilities, services, etc., based upon community identified needs which consider population densities, age levels, and interests.
 2. Explore the possibility of hiring a Parks and Recreation Director to aid in the development and administration of recreation facilities/programs and establish a formal department within the County.
 3. Consider developing Master Site Development Plans for current and future County parks and recreation areas. These master plans can include items such as proposed facilities, construction schedules, maintenance schedules and funding sources.
 4. Proactively plan a County-wide system of trails. Consider taking a leadership role in facilitating communities and volunteer groups in identifying and implementing “rails

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to trails” projects.

- T Support the expansion and maintenance of the Youghiogheny River Trail.
- T Consider the development of spur trails that connect the Youghiogheny River Trail with neighborhoods within the County.
- T Ensure the implementation and continuation of a successful trail maintenance plan. This maintenance plan could utilize local volunteer groups throughout the County to work on individual trail segments.

Trailheads along existing, proposed and future trails throughout the County could serve as access points to a County-wide trail system and provide site amenities that would offer opportunities for the trail user as well as serve the local community where the trail head is located. This would include the development of a trail head with benches, lighting, landscaping, and play equipment, benefiting the local communities where there is a deficiency in neighborhood park opportunities.

Property considered for rail-trail usage holds a great deal of potential for recreation and transportation use. The development of trails will provide benefits for current and future generations of Fayette County residents. Trails will provide linkages and access to adjoining counties in the region through existing and planned trail projects. Trail maintenance burdens on the County can be greatly reduced through the development of organized volunteers. Inventory of Recreation Facilities Map shows the abandoned rail lines within Fayette County, which provide the opportunity for the development of future trails.

5. Design and install improved park identification signs. These signs could be designed by a local graphic artist, and constructed by the vocational school, or funded through a fundraiser. County park signs should reflect a common theme or design to immediately signify to the park user that the site is a Fayette County Park.
6. Require regularly scheduled playground and park audits, inspections and maintenance to be completed under the direction of a Certified Playground Safety Inspector. The County can choose to train a staff member in becoming a Certified Playground Safety Inspector. Typically, classes are conducted annually during the weekend of the Pennsylvania Recreation and Parks Society annual conference. Certification is for three years. A playground safety inspection checklist could include:

- ☒ Improper protective surfacing
- ☒ Inadequate fall zones
- ☒ Protrusion and entanglement hazards
- ☒ Entrapment in openings
- ☒ Insufficient equipment spacing
- ☒ Trip hazards
- ☒ Lack of supervision
- ☒ Age appropriate activities
- ☒ Lack of maintenance
- ☒ Pinch, crush, shearing and sharp edge hazards
- ☒ Platforms with no guardrails

- ⊘ Equipment not recommended for public playgrounds. Such equipment includes heavy swings such as animal figure swings and multiple occupant/glider type swings; free swinging ropes; and swinging exercise rings and trapeze bars (both are considered athletic equipment and are not recommended for public playgrounds).
7. In Fayette County’s previous Comprehensive Plan, completed in 1968, key recreation issues were addressed and long-range objectives identified. This plan was consulted in light of the park development that has taken place over the past years and its recommendations revisited, where relevant. One of the main goals stated in the Comprehensive Plan was as follows:

“To insure that open space areas and facilities will be of sufficient size and adequately distributed throughout the County to serve the needs of all its citizens.”

The current distribution of County-owned facilities does not equally serve all populated areas of the County. In particular, the northwestern section of the County contains a relatively dense population and no County-owned facility exists in the immediate area. The southeastern and east-central portions of the County are adequately served by numerous recreation facilities, including state parks, state gamelands and state forests. The southwest section is served by German-Masontown County Park, the west-central areas by Dunlap Creek County Park, and the northeastern section of the County is served by Jacobs Creek County Park.

In the County’s previous Comprehensive Plan, several potential new County park sites were identified, but, to date, none have been implemented. One potential new County park opportunity suggested in the previous plan still holds merit today and should be explored further. A Youghioghney riverfront park would offer a unique recreation opportunity and fulfill the potential need for a new County park in the northwestern section of Fayette County. See Recreation Inventory and Analysis Map for potential new County park areas.

- 8. Continue the conservation and rehabilitation of all historic sites within the County.
- 9. Continue to maintain a high level of natural, historical and recreational resources in a sustainable manner. These vital community resources perpetuate tourism in the County and should be protected for future use and enjoyment.
- 10. Evaluate vehicular, bicycle and pedestrian access to key tourist attractions and improve access where necessary. This access, however, should not infringe upon designated natural areas that are vital to the success of recreational tourism, the preservation of the County’s natural character, and the development of a successful County greenway and open space system.
- 11. The existing trails in Fayette County (Youghioghney River Trail, Sheepskin Trail, Brown’s Run) bring in much-needed revenue to the small business economy of the area and as trails are developed in the future. Build upon the potential for generating revenue becomes even greater.

12. Recreation along the two rivers within the County holds the potential for the generation of revenue through the river recreation-related businesses.

Consider the development of a river recreation overlay land use classification along the Monongahela and Youghiogheny Rivers. This land use classification will allow appropriate economic development where the base zoning may not permit commercial uses. Additionally, the overlay will provide a mechanism for the protection of the river corridors as important natural and recreational resources for the County.

Considerations could include:

- ⊘ Permit the limited development of special river/trail recreation related businesses within the overlay area (e.g., bed and breakfast establishments, bait shops, canoe and bicycle shops/rentals, snack shops, etc.).
- ⊘ Consider requiring a 50 foot buffer (for new development) along property that abuts the rivers to create a continuous corridor running along the rivers through the township. This corridor could be used in the future to develop a trail or be protected as a riparian zone habitat.
- ⊘ Promote the development of boat launches and marinas at appropriate locations within the overlay corridor. Formal boat launch areas will provide access to the rivers for a variety of river recreation opportunities. Coordinate with DEP, Army Corps of Engineers, and Fish and Boat Commission to determine the preferred location and type of future boat launches.

B. Develop a County Greenway System

With many important natural areas, Fayette County has unique opportunities for development of a system of greenways, which should be addressed before further population growth and development begin to reduce available options. Greenways are of the first importance in preservation of the natural resources which give the County its character and make it a desirable place to live.

The Greenways and Open Space Inventory and Analysis shows potential areas that through proper preservation would lead to the creation of a County-wide Greenways and Open Space system. These potential greenway opportunities consist of steep slopes, heavily vegetated areas, County and State Parks, State Gamelands, wetlands and environmentally significant waterways. Identification of key corridors that include all or some combination of these elements results in the creation of a County Greenways and Open Space system that promotes the preservation of important natural resources and Fayette County's rural character, provides recreational opportunities for County residents and preserves their quality of life.

In addition to these greenway opportunities, proposed and existing trails are shown, as well as abandoned rail lines that may develop into additional recreational trails (potential rail to trail opportunities). Trails are not a necessary component of a greenways, but, in some cases, are a compatible use that provide recreation opportunities for County residents. Trails for walking and bicycling are among the primary recreation needs of many Americans and are of importance as regional recreation resources. However, encroaching land use and

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environmental damage make protection of natural resources of central importance throughout the County. While greenways benefit human populations in many ways, recreational use may in some cases endanger habitats and wild populations. This study recommends that feasibility studies be conducted for each segment of the depicted greenway corridors, to ensure that natural features are protected. Detailed consideration of each segment will determine suitable recreational uses. In general, greenway corridors are not suitable for active recreation facilities such as sports fields and playgrounds. Trails and possibly shelters are more in keeping with the purpose of these conservation areas. Feasibility studies can also determine whether trails should be limited to pedestrian use (woodchip surfacing) or whether more intensive uses requiring hard surfacing (crushed limestone), such as cycling and horseback riding, may be safely allowed. The impact of trailhead areas, which may contain vehicular parking and circulation, must also be considered.

When planning the extent of greenway corridors, it is important not to limit protected areas to narrow strips of vegetation paralleling a stream. Because they are intended for conservation, greenway corridors that include streams should not only include the stream valley but also sensitive natural features associated with the stream. The size of the riparian buffer needed to protect stream quality should be carefully considered. Buffer areas help to control sedimentation, reduce pollution associated with runoff, affect air and water temperatures, provide habitat for wildlife supported by the stream, and, from a recreational standpoint, enhance the quality of the recreation experience. The importance of adequate riparian buffers as essential to water and habitat quality cannot be over-stressed.

Development of greenway corridors requires a well-planned strategy, which may employ any of several approaches:

- X An advocacy group consisting of private citizens and public officials which promotes the greenway and pursues funding; may be a non-profit organization
- X A non-profit land trust formed to preserve natural features and resources, which can acquire and hold land
- X A Greenway Conservation Commission established by the County, supported by a citizens' advisory committee appointed to assist in planning and development
- X Greenway corridors may be planned and developed as a project of the Fayette County Planning Commission
- X Designation of greenway corridors may be left up to the discretion of municipal governments

Following the creation of a proactive system for the designation and preservation of greenways and open space throughout the County, these additional actions would ensure the system's success.

1. Assume a leadership role in coordinating and assisting communities in planning and facilitating the designation of greenway corridors.
2. Promote/run educational programs focusing on the benefits of greenways and recreation.
3. Continue to coordinate efforts with the County Conservation District Office and Fish and Game Commissions to preserve greenways and open space.

Table 1 - Greenway Funding and Support Sources

<i>Agency</i>	<i>Program</i>	<i>Type of Assistance</i>	<i>Project Type</i>
Pennsylvania Department of Conservation & Natural Resources	Rivers Conservation Funding	Funding	River corridor & riparian improvements, including recreational development; acquisition of land for river conservation purposes
Pennsylvania Department of Conservation & Natural Resources	Community Grant Program	Funding	Planning, acquisition, & development of recreational facilities
Pennsylvania Department of Conservation & Natural Resources	Land Trust Grants	Funding	Planning & acquisition of open space and natural areas (non-profit land trusts & conservancies)
U.S. Army Corps of Engineers	Flood Plain Management Services	Planning	Planning for floodplain use, regulations, preservation of open space
U.S. Department of Agriculture Natural Resources Conservation Service	Watershed Surveys and Planning	Planning & Funding	Watershed planning & floodplain management activities
U.S. Department of Agriculture Natural Resources Conservation Service	Watershed Protection and Flood Prevention	Planning & Funding	Watershed protection, sedimentation control, recreation
U.S. Department of Agriculture Rural Utilities Service	Watershed Protection & Flood Prevention Loans	Funding	Matching funds for watershed conservation, including recreation
U.S. Department of Agriculture Soil Conservation Service	Resource Conservation and Development	Planning	Resource conservation in rural areas
U.S. Department of Commerce Economic Development Administration	Public Works and Development Facilities	Funding	Public facilities, including tourist facilities
U.S. Department of Housing & Urban Development Community Planning & Development	Community Development Block Grant	Funding	Community facilities & services, including recreation facilities
U.S. Department of Housing & Urban Development Community Planning & Development	Community Development Block Grant - Small Cities Program	Funding	Urban renewal, including recreation facilities
U.S. Department of the Interior U.S. Fish and Wildlife Service	Fish and Wildlife Resources	Funding	Conservation of fish & wildlife resources
U.S. Department of the Interior National Park Service	Land and Water Conservation Fund	Funding	Acquisition, development, rehabilitation of outdoor recreation facilities
U.S. Department of the Interior National Park Service	Rivers, Trails, and Conservation Assistance Program	Planning	River, trail, & conservation projects
U.S. Department of the Interior National Park Service	Urban Park and Recreation Recovery Program	Funding	Rehabilitation of recreation areas and facilities, planning development
U.S. Department of Transportation Federal Highway Administration	Highway Planning & Construction	Funding	Bicycle & pedestrian ways, rest areas, fringe & parking facilities
U.S. Department of Transportation Federal Highway Administration	National Recreational Trails Funding Program	Funding	Maintain existing trails & develop new trails, including acquisition of easements
U.S. Environmental Protection Agency	Environmental Finance Program	Planning	Assistance in developing financing for environmental programs

Historic Perspective

General Overview

Fayette County was officially established on September 26, 1783. It was delineated from a portion of Westmoreland County in an area of Southwestern Pennsylvania that, although rural in nature, had already experienced its share of historic events. The region that would come to be known as Fayette County was the domain of American Indians as much as one thousand years ago¹. In addition to building “fort”² settlements throughout the Monongahela River Valley, Native Americans established the earliest trade and travel routes. Indian trails, most notably Nemaocolin’s Trail, became the catalyst for bringing people, especially white traders and French-Canadian fur trappers, into the area in the late 1600’s. Nemaocolin’s Trail was the most prominent path in the Monongahela Valley region, crossing the Monongahela River in a southeast to northwest direction at the town of Brownsville³. It earned its name from Nemaocolin, a well-known Delaware Indian, who was recruited by white traders to mark a pathway in the early 1750’s. These transportation routes were later used by a succession of people for their efficiency and reliability in moving throughout a new frontier. Today, former Indian trails and abandoned railroad lines are being used for recreational purposes such as hiking and biking. The Catawba Trail, Youghiogheny River Trail, and Sheepskin Trail are three such multi-use trails, which are bringing new opportunities for recreation, tourism, and economic development in Fayette County.

Due to its location in the Monongahela River Valley, the soon-to-be land of Fayette County was a hotbed for territorial disputes and military entanglements between the French and British. Many military men crossed through the region during this period, most notably George Washington and General Edward Braddock, who were allied with British military efforts⁴. The 1744 Lancaster Treaty, struck between the British and the tribes of the Iroquois Nation, officially pulled the local Indians into the escalating and highly political land disputes. The regional conflicts came to a crest in 1754 with the onset of the French and Indian War. General Braddock’s army was defeated by the French and Indians after a surprise attack along the Monongahela River. Braddock was mortally wounded in the battle and died along Braddock’s Road in Fayette County on his way back to Cumberland, Maryland. The site is recognized as Braddock’s Grave National Historic Site.

¹ The Monongahela Indians lived in the Monongahela River basin between 900 and 1600 AD but disappeared inexplicably before white settlers entered the area. Archeologists have traced basic human settlement in the Monongahela River Valley back 10,000 years, which includes the remains of a people known as Mound Builders (Monongahela Culture, 1998).

² Villages established by Native Americans were referred to as ‘old forts’. Many forts were later taken over by white settlers as convenient locations to settle or to set-up trading posts. Brownsville, formerly called “Redstone Old Fort” is an example of this (Veech, 1971).

³ Nemaocolin’s Trail was later used and improved by George Washington and General Braddock for military purposes because it was an efficient route through the area. The route was thus renamed Braddock’s Road, which it retained until it became part of the National Road in the early 1800s. Most recently, the section of the National Road through the Brownsville area has been upgraded and renamed again thereby concluding its evolution from Nemaocolin’s Trail to Braddock’s Road to the National Road to Route 40.

⁴ George Washington was sent into the area with the Virginia Militia at age 21 to deliver a message from Governor Dinwiddie of Virginia to the French at Fort LeBoeuf (Palmer, 1984). He returned a number of times on military missions. General Edward Braddock who was commander of all British forces in America, crossed the river in his military endeavor to defeat the French.

By the year 1783, when Fayette County was officially named in honor of the Marquis de la Fayette, the French and Indian War had ended and the wholly agrarian society had begun to shift from subsistence agriculture to a market-based economy (1790-1815). Immigration was on the rise and frontier life was slowly giving way to small towns, especially along the Monongahela and Youghiogheny Rivers. The first estates were cropping up at this time. Christopher Gist, a scout of George Washington, established a plantation known as the Meason House that is a National Historic Landmark. In 1789 Jacob Bowman built Nemaquin's Castle as a simple trading post in Brownsville, but later he constructed the castle as it is viewed today: a twenty-two room palatial estate representing several architectural trends from the past two hundred years. Nemaquin's Castle is Brownsville's most widely recognized historic landmark. An estate that was even more exceptional for the time was Friendship Hill, built by Albert Gallatin in 1788 on 640 acres of land near New Geneva in southern Fayette County. Gallatin, a Swiss immigrant, became a successful businessman and later an important U.S. politician and diplomat. The elegant Friendship Hill estate was used as a resort by political leaders during the presidency of Thomas Jefferson (Baldwin, 1939). Today Friendship Hill is a National Historic Park.

Blessed by an abundance of natural resources, Fayette County developed progressively into a manufacturing economy, using its two prominent rivers to move local goods throughout the region and into the markets of Pittsburgh. Small riverboats were an essential part of moving settlers and goods to various markets. Boats at this time were mostly single-trip vessels to be dismantled at their destination point, with the exception of keelboats, which were pushed upstream by men setting poles into the mud and shoving the boats along. Settlers were also entering the region via Nemaquin's Trail, which was renamed Braddock's Road after he improved the route for better military access. Mills, tanneries, and distilleries were high growth industries in the late 1700s, as were glass and ceramics. Hammondville, Albany, Nilan, and South Connellsville are examples of places that were identified as having a historical association with the glass industry (Fayette County Historic Resource Reconnaissance Survey, 1996). Greensboro and New Geneva were known for their stoneware pottery (Schaltenbrand, 1996)⁵. Scattered remains of the early nineteenth century iron industry can be found along the Chestnut Ridge, where iron ore was readily mined.

The role of cottage industries in the economy of Fayette County gave farmers a newfound sense of pride and financial stability during the era of early trade and manufacturing (1790-1815). A prime example of the newly established economic presence that was permeating the countryside was the rise of whiskey as a valuable commodity and important trading item throughout the States of the Union. The notorious Whiskey Rebellion of 1794, a social uprising against the taxes imposed upon whiskey, indicates the degree of emotion that was centered on local cottage industries. The Whiskey Rebellion challenged the U.S. Constitution for the first time and pitted countrymen against the urban elite, resulting in violent demonstrations and secretive backroom meetings by so-called 'whiskey rebels' to organize against government taxation⁶. Today, Fayette County is recognized as one of the most outspoken and heated areas in the country during the 1794 protest⁷. Several taverns, homes, and backroom meeting places for

⁵ The stoneware pottery industry was estimated at nearly fifty individual firms in the Monongahela Valley at which 150 potters and skilled craftsmen were employed (Schaltenbrand, 1996). Greensboro eventually became home to the largest and best known stoneware manufactories west of the Allegheny Mountains (Schaltenbrand, 1996).

⁶ Pennsylvania had at least 19 laws or supplementing acts imposing taxes on liquor from the time the colony was founded to 1791, but before the end of the Revolution there seemed to have been no regular collection of the excise on domestic liquor in the west (Baldwin, 1939).

⁷ The legacy of the Whiskey Rebellion, which lasted only eight weeks, was significant to American history. Trials of the arrested insurgents were held in 1795 with many being arraigned for treason, but most of the trials ended in acquittals for lack of evidence (Baldwin, 1939).

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whiskey rebels are recognized as historic landmarks in Fayette County. The Black Horse Tavern in Brownsville is one such example.

In western Pennsylvania, the coal industry expanded steadily from the 1760s to 1860s as a primary source of energy used in manufacturing. This had the effect of drawing more settlers and an even greater need for a formal road across the mountains and into southwestern Pennsylvania. The famed National Road, a federally funded project, was the first route to overcome the mountains and open the west for settlement. From 1818 to the 1850s the National Road was the lifeline of social and commercial development. The demand for overland movement was so strong that stage lines were running three times a week within its first year of operation (Day, 1996).

Steel manufacturing entered the local scene after Henry Bessemer discovered a way to make steel out of pig iron in 1856. The demand for coal grew exponentially. Blessed by an exceptionally high quality seam of bituminous coal, Fayette and Westmoreland Counties became the top two producers of coal in western Pennsylvania, giving rise to company-owned towns and more immigration (National Park Service, 1992). The interconnectedness of mining, river trade, railroad development, and coking of coal to make steel redefined the vernacular landscape. Changes could be seen in the population of Fayette County, its demographic composition, the social and cultural and economic character of the county, and its influence on state and national politics.

The process of making coke was one of the first technological innovations of the second industrial revolution. By the 1840s it was recognized that the coal extracted around Connellsville, Fayette County was particularly good for coking and thus as early as the 1860s the era of Big Steel was in bloom. The advent of Big Steel greatly influenced the lay out of the land⁸. Beehive coke ovens, bank ovens, block ovens, and rectangular ovens peppered the landscape. Steel production also enabled rapid railroad development, which in turn edged out the National Road as a primary means for transporting products and people. As coal and coke operations flourished, railroad lines expanded to serve the network of mines and coking operations. Connector lines were the essential link to small coal patch towns throughout Fayette County. The expansion of the rail lines increased significantly with the opening of the Pennsylvania Railroad in 1852, but it was the successful completion of the Baltimore & Ohio Railroad that had the most local repercussions because of its direct links to the east and west. Aside from the basic movement of goods and resources, the expansion of railroad lines following the Civil War created a vibrant niche for job opportunities, which in turn attracted large numbers of southern blacks and Europeans, primarily eastern and southern, into the area.

The waves of African-American and European immigrants depended quite heavily on housing provided by the coal mining companies. Specially constructed coal towns, colloquially referred to as coal patches, were located next to mines and coke works, and usually consisted of fifty to one hundred square, frame dwellings. The towns were built, owned, and controlled by a coal or coke company and the homes generally contained two apartments per structure⁹. Homes were laid out in rows in a grid pattern (sometimes on a hillside) with the houses set at the front of long narrow lots. Outouses and sheds were generally placed at the back of the lot near the alley (Fayette County Historic Resource Reconnaissance Survey, 1996). The impact of coal mining and its associated industries was so profound in Fayette County that it dominates the county's historic profile today.

⁸ Regional development took on a whole new force with large-scale steel production. Locally-produced steel was transformed into bridge beams, building frames, and rails to be transported to locations around the country for new, sophisticated structural designs; notably the Golden Gate Bridge, Brooklyn Bridge, St. Louis Bridge, and Empire State Building.

⁹ This information was obtained from a paper written by Evelyn Hovanec, Project Director, Center for the Study of Southwestern Pennsylvania Coal and Coke Heritage.

A decline in the coal and coke industry occurred following WWII when it became apparent that the domestic market could not sustain a long-term demand for steel production at WWII levels. It was also a time to evaluate the extent of damage done to the environment during the approximately one hundred years known as the Coal and Coke Era (1860s-1960s). The intensity of these industrial operations in Fayette County degraded the rivers and riverbanks, most severely the Monongahela River, and scarred the landscape. Undermining, strip mining, coal processing, and the eventual abandonment of mines has caused a plethora of environmental issues that are an on-going challenge for Fayette County, its local municipalities, and the Pennsylvania Department of Environmental Protection (DEP).

Nevertheless, the issues facing Fayette County are not limited to environmental remediation. The decline of the coal and coke industries in Fayette County strained the economy on a number of fronts. Local municipalities, coal patch towns, and even the cities of Connellsville and Uniontown are working to develop new ways to strengthen and expand their economic base. Local initiatives are underway to capitalize on the history, culture, and natural resources of the county. Examples of such initiatives include: converting abandoned railroad lines to multi-use recreational trails (e.g., Youghiogheny River Trail and Sheepskin Trail), recognizing the historical and cultural significance of coal patch communities, conducting a National Heritage Inventory of the county, addressing issues of acid mine drainage and mining-related concerns, and developing an up-to-date Land Use Plan for the county.

The history of Fayette County is one that is intrinsically connected to its natural resources. The beautiful rivers and their tributaries, the Laurel Highlands (home to Frank Lloyd Wright's Fallingwater), Chestnut Ridge, abundant agricultural land, and resource deposits have attracted a mosaic of people throughout the centuries. As it enters the Twenty-first Century, Fayette County can draw upon its rich historical legacy and the lessons of its past to re-establish a county that is diverse, prosperous, and appreciative of its natural and historic resources.

Unique Historical Resources

Although all of the County's resources are valued and appreciated, there are a number of historical resources in Fayette County that are of special interest. A few of these resources are highlighted here to emphasize the potential for reuse of historic resources in new and creative ways.

Trails

Trails are quickly becoming historical resources with a new significance in Fayette County. With help and guidance, old passages are being converted into valuable recreational resources. Whether they held a place in history as former Indian trails or abandoned railroad lines that were instrumental in the coal and coke era, the development of trails is a creative way to breath new life into underutilized resources.

One of the oldest trails the Catawba or Cherokee Trail spanned the eastern United States from Florida to Canada. It was the main route from New England to the Carolinas, said to make warriors out of the young men of each tribe (Greene County Conservation District, 1997). It traversed Western Pennsylvania, and a portion of this historic trail, from Rices Landing south through West Virginia, was preserved for recreational hiking.

The Youghiogheny River Trail (YRT) is a multi-use recreational trail designed for hikers, bikers, cross-country skiers, fishermen, and horseback riders. During 1996, the YRT drew just over 200,000 people

and in 1997, more than 300,000 users were expected (Regional Trail Corporation [RTC])¹⁰. In 1997, 28 miles of trail were completed between Connellsville and Boston, with the remaining 15 miles expected to be complete by the year 2000.

The Sheepskin Trail is the newest addition to recreational trails in Fayette County. Formerly part of the Baltimore and Ohio Railroad, the Sheepskin Trail will eventually span approximately 34 miles in Fayette County from Dunbar Borough to Point Marion, and will include eight (8) spur trails with one connecting to the Youghiogheny River Trail. The Sheepskin Trail is currently in the final phases of planning and development.

Sites of Military Importance

There are a number of sites within Fayette County that are recognized for their involvement in military battles. Others are recognized for their contact with famous military leaders, such as George Washington and Edward Braddock. Places of military importance include taverns and homes, battle sites, and river crossings. Three sites in particular are National Historic Areas: Jumonville Glen (Washington's skirmish), Braddock's Grave, and Fort Necessity National Battlefield.

Coal Patch Towns

Unique in their development and role in immigrant housing, Coal Company built and operated coal patch towns are not only special within the context of county history, but also unique in the problems and issues that are facing them today. The remaining coal patch towns are deteriorating and are faced with issues of isolation, multiple ownership, lack of initiative and funds for preservation. The wide range of coal patch towns existing in Fayette County embodies a unique aspect of local culture, ethnicity, and county history. A list of fourteen (14) coal patches (1880-1920) that are considered as candidates for preservation/rehabilitation were identified by representatives from the Patch/Work Voices Coal and Coke Project of the Penn State Fayette Campus. The most favorable locations were Shoaf and Lemont Furnace. The total list follows:

1. Smock, currently listed on the National Register of Historic Places
2. Shoaf, currently listed on the National Register of Historic Places
3. Youngstown
4. Lemont Furnace, currently on the Bureau of Historic Preservation's Determined Eligible List
5. Allison
6. Leisenring #1
7. Phillips
8. Keisterville, currently on the Bureau of Historic Preservation's Determined Eligible List
9. Footedale
10. Whitsett, currently listed on the National Register of Historic Places
11. Star Junction, currently on the Bureau of Historic Preservation's Determined Eligible List
12. Palmer
13. Ronco
14. Coal Brook

¹⁰ Information taken from an interview conducted in August 1997 for the Youghiogheny River Conservation Plan.

Boat Building

Boat building was a unique part of Fayette County's history and economy in the 1800s. Riverboat towns were economic and cultural hubs of the boat-building craft. Some of the boat-building centers in Fayette County were home to craftsmen recognized for their skill as far away as New Orleans. In fact, shipyards on the Monongahela grew to a scale of production that exceeded both the Ohio and Allegheny Rivers. The second steamboat in history, *The Comet*, was built in Brownsville, Fayette County in 1813. Another steamboat, the *Enterprise*, built in 1814 in Brownsville, was the first to go on power from Brownsville to New Orleans and back again. Brownsville continued to operate a successful boat-building industry for more than a century and was the first and most important center for steamboat building on the Monongahela. Accessory industries flourished to feed the boat-building economy during the early to mid 1800's. Currently, there is a study to determine the feasibility of establishing a Steamboat Museum in Brownsville.

Bridges

Due to the heavy emphasis on transporting coal and coke throughout the region, Fayette County has numerous bridges that are recognized as historical landmarks. Brownsville, Fayette County is home to the first cast iron bridge in America, which traverses Dunlap Creek and is still in use today. Another National Register structure in Brownsville is the Brownsville Intercounty Bridge, constructed in 1914. Bridges in Fayette County take different shapes and sizes and were built and reserved exclusively for trains. The decrease in railroad use over the past fifty years has left some of these historical landmarks vacant.

The Whiskey Rebellion (1794)

The Whiskey Rebellion was a significant event in national history because it challenged the U.S. Constitution for the first time and pitted countrymen against the urban elite. The conflict was a result of what were interpreted as gross injustices imposed on countrymen through the taxing of one of their most valued commodities – whiskey. Southwestern Pennsylvania played a major role in the rebellion, particularly the counties of Greene, Westmoreland, and Fayette. For this reason, the resources that represent this period of social uprising are unique in Fayette County because they secured a place in our nation's history.

Key Transportation Corridors

The National Road

The story of the National Road is about the evolution of transportation and America's movement westward. The construction of the National Road incorporated many unique bridges and highway markers, some of which remain today. There are two remaining tollhouses along the length of the National Road, as well as taverns and mile markers. The National Road remains one of the few active traces of America's movement westward and is conserved as the National Road Heritage Park in Pennsylvania (Rhodeside & Harwell, Inc., 1994). A Management Action Plan for the National Road Heritage Park was completed in 1994 and outlines strategies for preserving and enhancing this unique county resource. Some of the resources that were identified as the best candidates for preservation by a representative of the National Road Heritage Park are:

Site	Municipality	Age	Relevance
Peter Cooley's Tavern	Brier Hill	1798	Tavern along the National Road
Grace Schoolhouse		1847-1927	One of the last school houses along the National Road
Old West Schoolhouse	Uniontown	1800s	One of the last remaining schoolhouses
Wilkes Brown Tavern	Redstone Two	1817	The ruins need to be stabilized
Brier Hill Post Office	Brier Hill		Last small Post Office
Rush House Tavern	Farmington	1830	Significant tavern of National Road Era
Honor Roll	Brier Hill		World War II significance
Service Station	Brier Hill	c.1920	Near Jackson Farm
Main Street	Uniontown		Important to the National Road Era
Route 40 Diner			
Basil Brown House	Redstone Twp	c. 1800	

The Rivers

Fayette County has two large and scenic rivers: the Monongahela and the Youghiogheny. Not only are the rivers and their tributaries important transportation corridors, they are important to commerce, recreation, and quality of life. The rivers have played a major role in the history of Fayette County and many of the historic resources in the county are inherently related to the rivers. Some examples include: the remnants of coal mining seen in now abandoned coal tipples and conveyors; abandoned ferry terminals and crossing; old river dams; and bridges.

To reflect the importance of rivers in Southwestern Pennsylvania's industrial past, the Steel Industry Heritage Corporation created Rivers of Steel, a multifaceted program to promote tourism and economic development. The program is based on the region's historical industrial saga, including the Monongahela and Youghiogheny Rivers, and is recognized as a National Heritage Park. Landing sites are proposed at points along the rivers as gateways into the local communities that will allow for the opportunity to interconnect the on land historical resources with those of the river, namely industrial towns, railroads, ethnic churches, union halls, coke ovens, etc. The Rivers of Steel Management Action Plan explains the strategy for achieving its vision as a National Heritage Park. It is anticipated that the Brownsville Landing site, for example, will lead to a renaissance of the town and surrounding areas.

Fayette County Survey of Boroughs and Unincorporated Settlements

The reconnaissance survey of boroughs and unincorporated settlements was undertaken to identify concentrations of historic buildings that appear to meet the National Register of Historic Places criteria. Following BHP staff review in 1997, it was determined that there are 48 potentially eligible historic districts in Fayette County which could be nominated for consideration to be listed in the National Register. They are indicated as follows:

Boroughs:

1. Belle Vernon Borough
2. Dawson Borough (Draft NR nomination received by BHP 1997)
3. Dunbar Borough
4. Everson Borough
5. Fairchance Borough
6. Masontown Borough

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7. Newell Borough
8. Ohiopyle Borough
9. Point Marion Borough
10. Smithfield Borough
11. South Connellsville Borough
12. Vanderbilt Borough

Townships

Connellsville Township:

13. North Connellsville (Poplar Grove)

Dunbar Township:

14. Juniata (Juniataville)
15. Leisenring
16. Liberty
17. Monarch (Leisenring No. 2)
18. Trotter
19. West Leisenring

Georges Township:

20. Newcomer (Continental No. 3)
21. Oliphant Furnace

German Township:

22. Edenborn
23. Footdale
24. Leckrone No. 1 and 2
25. Ralph

Jefferson Township:

26. Grindstone (Old Hill Section)

Luzerne Township:

27. Allison No. 1 and 2
28. Merrittstown (Newtown)
29. Thompson No. 2/Tower Hill No. 2

Menallen Township:

30. New Salem
31. Searights
32. Buffington

Nicholson Township:

33. Martin

North Union Township

34. Butte (Bute)
35. Jumonville

- 36. Lemont Furnace
- 37. Oliver
- 38. Youngstown (Strambaugh)
- 39. Phillips

Perry Township:

- 40. Star Junction

Redstone Township:

- 41. Republic
- 42. Rowes Run (Colonial No. 3)
- 43. Royal (Chestnut Ridge, including Rainey Coke Ovens)
- 44. Filbert/Herbert

Saltlick Township

- 45. Melcroft

South Union Township

- 46. Continental No. 2
- 47. Leith

Springhill Township

- 48. Lake Lynn (Cheat Haven)

National Register of Historic Places

There are approximately forty-three structures/sites and eight districts currently listed on the National Register of Historic Places. See Table 1.

Table 1

Pennsylvania Historical and Museum Commission
 Bureau of Historic Preservation
 National Register of Historic Places
Individual Properties and Districts in Fayette County
 as of June 17, 1997

<i>Historic Name</i>	<i>Municipality</i>	<i>Address</i>	<i>Date</i>
Bowman's (Nemacolin Castle)	Brownsville	Front Street	03-03-75
Brownsville Bridge	Brownsville	L.R. 268 over Monongahela River	06-22-88
Brownsville Commercial Historic District	Brownsville	105-128 Brownsville Ave. & 1-145 Marke	08-02-93
Brownsville Northside Historic District	Brownsville	Front St., Broadway, Shaffner Rd, and	08-02-93
Dunlap's Creek Bridge	Brownsville	Over Dunlap's Creek, National Road (Old)	07-31-78
Church of St. Peter	Brownsville	Church Street at Shaffner	10-15-80
Mount Vernon Furnace	Bullskin	TR 819 (Eutsey Road) near Wooddale	09-06-91
Carnegie Free Library	Connellsville	South Pittsburgh Street	10-08-81
Connellsville Armory	Connellsville	108 W. Washington St.	11-14-91
Connellsville U.S. Post Office	Connellsville	114 N. Arch St.	06-24-93
Cochran, Philip G. Memorial United Methodist	Dawson	Howell & Griscom St.	06-04-84
Meason, Isaac House Christopher Gist Plantation	Dunbar	U.S. Rt. 119 North, Mount Braddock	01-25-71

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Table 1 (continued)

<i>Historic Name</i>	<i>Municipality</i>	<i>Address</i>	<i>Date</i>
Smock Historic District	Franklin	Redstone Cemetery, Colonial Mine No. 1	06-03-94
Shoaf Historic District	Georges	Nos. 1-170 First St., Second St.	06-03-94
Rabb, Andrew House	German	Off Rt. 166 N. of Masontown	11-12-92
Francis Farm Petroglyphs Site	Jefferson		05-10-84
Linden Hall at St. James Park	Lower Tyrone	Rural Route 26051	10-11-89
Brown-Moore Blacksmith Shop	Luzerne	0.1 Miles West of SR 4020	05-07-92
Penn-Craft Historic District	Luzerne	LR 26004, S. or SR 4020 & E. of Juncture	05-18-89
Searights Tollhouse	Menallen	U.S. 40, 1-¾ mi. North of Haddenville	06-19-73
Abel Colley Tavern	Menallen	U.S. Rt. 40 Near Searights Crossroads	11-27-95
Frost, Josiah House	Menallen	U.S. 40 Near Junc. W/LR-26154	10-24-96
Springer, Levi Farm	N. Union	Rt. 31, ¼ mi. E. of Fan Hollow Rd.	07-23-82
Deffenbaugh Site	Nicholson		05-14-84
New Geneva Historic District	Nicholson	PA Rt. 166 at New Geneva	08-20-96
Layton Bridge	Perry	LR 26191 Over Youghioghney River	06-22-88
Alliance Furnace/Iron Works	Perry	Jacob's Creek E. of Tunnel Hill, 1 mi. O	09-06-91
Whitsett Historic District	Perry	T495 Along Youghioghney River	07-21-95
Searights Fulling Mill	Perryopolis	Cemetery Road	06-19-73
Brier Hill	Redstone	On U.S. 40, South Side	07-02-73
Colley, Peter Tavern, and Barn	Redstone	U.S. 40, Brier Hill	07-24-73
Laughlin, Hugh House	Redstone	T-422	04-30-87
Johnston-Hatfield Tavern	Redstone	U.S. Rt. 40 Near Brier Hill	11-27-95
Wallace/Bailey Tavern	Redstone	U.S. Rt. 40 Near Brownsville	11-27-95
Gaddis, Thomas Homestead	S. Union	Off U.S. 119, S. of Uniontown	04-26-74
Hair, German Tavern	S. Union	Main & Paul Sts., Hopwood	11-27-95
Miller Tavern	S. Union	Main St., Hopwood	11-27-95
Monroe House	S. Union	Main St. & Furnace Rd., Hopwood	11-27-95
Gallatin, Albert House (Friendship Hill)	Springhill	Rt. 166, 3 mi. N. of Point Marion	10-15-66
Fallingwater	Stewart	Off PA Route 381	08-04-74
Conn Family Home	Uniontown	84 Ben Lomond St.	07-28-88
Douglas, John S. House	Uniontown	136 North Gallatin Ave.	02-04-94
Nutt, Adam Clarke Mansion	Uniontown	26 Nutt Ave.	10-25-90
Uniontown Downtown Historic District	Uniontown	Main St., Morgantown St., E. Church St.	05-19-80
Cook, Colonel Edward House	Washington	R.D. #3, Box 94, E. of Belle Vernon	03-29-78
Locus 7 Site (36 PA 395)	Washington		03-20-80
Fort Necessity National Battlefield	Wharton	On U.S. 40	10-15-66
Rush House	Wharton	Corner Rt. 40 & Rt. 381, Farmington	03-08-78
Wharton Furnace	Wharton	Wharton Furnace/Hull Rd., S.R. 2003 1 mi	09-06-91
Downer House	Wharton	U.S. Rt. 40 at Chalk Hill	11-27-95
Fayette Springs Hotel	Wharton	U.S. 40, 5 mi. E. of Chalk Hill	11-27-95

Property Determined Eligible by the Bureau of Historic Preservation

There are approximately seventy-one structures/sites and four historic districts currently considered eligible for nomination to the National Register of Historic Places. See Table 2.

Table 2

Pennsylvania Historical and Museum Commission
Bureau of Historic Preservation
National Register of Historic Places
Properties Determined Eligible by the Bureau of Historic Preservation
as of 6-17-97

<i>Historic Name</i>	<i>Municipality</i>	<i>Address</i>	<i>Date</i>
101-102 Main Street	Belle Vernon	101-102 Main Street	07-30-86
Belle Vernon Coke Works	Belle Vernon	Rt. 906	06-30-92
Monongahela Hotel	Brownsville	Market St.	12-10-90
Monongahela Railway Brownsville	Brownsville	Along Monongahela River	04-19-90
Monongahela Railway Freight	Brownsville	Near Market Street	04-26-91
Near Brownsville Avenue	Brownsville	Near Brownsville Avenue	05-31-90
Prospect Street School	Brownsville	Prospect St.	10-21-91
Thompson House	Brownsville	815 Water Street	
Across Dunlap Creek at Jackson	Brownsville	Across Dunlap Creek at Jackson St.	05-31-90
Brashear Tavern	Brownsville	519 Market St.	10-24-90
Three Kegs Tavern	Brownsville	710 Lewis St.	08-15-85
Central Auto Co.	Brownsville	141 Market St.	12-10-90
Max Goldman's Modern Garage	Brownsville	418 Market St.	12-10-90
400 Market St.	Brownsville	400 Market St.	12-10-90
McDonough Restaurant	Brownsville	National Pike East & Union Street	12-10-90
Gas Station/Tax Parcel 03-	Brownsville	National Pike East Near Union Street	12-10-90
National Pike Garage	Brownsville	301 National Pike East	12-10-90
Fairmont, Morgantown, & Pittsburgh Branch	Connellsville	Connellsville to Point Marion	04-28-92
Pittsburgh & Lake Erie Railroad	Connellsville	900 West Crawford Ave.	06-30-94
Third Ward School	Connellsville	301-321 Jefferson St.	06-14-94
Troutman Building	Connellsville	E. Crawford St.	04-25-86
Dawson Borough Historic District	Dawson		05-17-96
Britt, Robert House	Georges	Northside of TR 375	04-07-93
Gaskill, Elwood House	Georges	Southside of TR 331	04-07-93
Gates, John Log House	Georges	Southside of T-311	04-07-93
Swaney Clark House	Georges	T-365, 200 Feet E. of I-375	11-24-92
Poisel, Jules House	Georges	E. Side S.R. 0857	01-15-93
Lardin House	German	2 mi. NW of Masontown on PA Rt. 21	03-12-90
Leckrone Coal Company	German	PA 3012	07-15-91
Mt. Sterling Coke Ovens	German	T-708 near Masontown	12-04-91
Brown's Tavern (Old Trail Inn)	Henry Clay	U.S. Rt. 40 Near Markleysburg	11-19-82
Leber's Log Cottages	Henry Clay	U.S. Rt. 40 at Flat Rock	12-10-90
Little Redstone/Red Lion V.	Jefferson	Rts. 4019, 4040, 201	04-29-93
Isabella Coal River Barge	Luzerne	T-364	10-05-93
Tower Hill No. 2 South Mine	Luzerne	PA 4020	01-31-90

Table 2 (continued)

<i>Historic Name</i>	<i>Municipality</i>	<i>Address</i>	<i>Date</i>
Keisterville Historic District	Menallen	Keisterville	03-08-93
Searights Garage	Menallen	U.S. Rt. 40 at LR 26154	12-10-90
Searights Service Station	Menallen	U.S. Rt. 40 at LR 26030	12-10-90
House	Menallen	192 Buffington	09-04-95
Oakhill Estate (Mt. Saint)	N. Union	U.S. Rt. 40 Near Uniontown	04-13-87
McKean, Thompson House	N. Union	Jumonville Rd.	10-08-91
Lamont Coke Ovens	N. Union	West of Lamont Furnace	08-03-95
Hugh Rankin House	N. Union	30 Vances Mill Road	05-25-95
Pittsburgh & Lake Erie Railroad	Newell	Adjacent to Monongahela River, Just N.E.	03-13-90
T-374	Nicholson	T-364	12-19-94
Providence Quaker Cemetery	Perry	Quaker Church Rd., Near Intersection SR	04-29-93
Star Junction Historic District	Perry	Along Rt. 51, E. & W. Sides	05-20-92
Karolcik Building	Perryopolis	Liberty St.	09-23-92
Sisley Blacksmith Shop	Perryopolis	Corner of Federal & Columbia Sts.	09-23-92
Youghiogheny Bank of Penns	Perryopolis	Liberty St.	06-16-93
St. Nicholas Byzantine Catholic	Perryopolis	Liberty St. at Railroad St.	09-23-92
Campbell Farm Site 36FA26	Redstone	LR 26162 near Brownsville	02-08-84
Rainey, W.J. Coke Company	Redstone	LR 260222	02-17-88
Tipple & Shafts	Redstone	LR 26005, 1 mi. SW of Village of Tower	02-17-88
Zeager, Jacob Farm	Redstone	200 Simpson Rd.	12-09-92
Coke Ovens, Rainey, W.J.C.	S. Union	1 mi. E. of Village of Revere	02-17-88
Barnes Estate	S. Union	S. Side of Rt. 40	11-07-88
Clement House/Shipleigh Hotel	S. Union	Main St., Hopwood	10-24-90
Melcroft Coal Mine Trestle	Saltlick	Intersection of Rts. 711 & 1007	04-28-93
Conn, John L. Farm	Springhill	Eastside of TR-303	04-07-93
Darby, Noah House	Springhill	Northside of SR 3004	04-07-93
Stauffer, Abraham House	U. Tyrone	205 Dexter Rd.	09-01-93
First National Bank Bldg.	Uniontown	Corner of Pittsburgh and W. Main Sts.	10-31-88
Gallatin School	Uniontown	155 North Gallatin Ave.	01-08-93
State Music Hall	Uniontown	27 E. Main St.	01-17-85
Thompson-Ruby Building	Uniontown	Main & Morgantown	09-03-85
White Swan Hotel	Uniontown	111-123 W. Main St.	12-10-90
147 E. Main St.	Uniontown	147 E. Main St.	12-03-90
221 E. Main St.	Uniontown	221 E. Main St.	12-10-90
PRR Freight Station	Uniontown	157 Pittsburgh St.	05-25-95
Southside Historic District	Uniontown	S. Beeson Ave., Charles St.	01-18-96
Braddock Inn	Wharton	U.S. Rt. 40, 1 mi. E. of Chalk Hill	12-10-90
Fraser, Samuel Tavern	Wharton	U.S. 40 at Farmington	10-24-90
Rush Service Station	Wharton	U.S. Rt. 40 at Farmington	12-10-90
Ft. Necessity Monument	Wharton	U.S. Rt. 40, 1 mi. W. of Farmington	12-20-90

Socio-Economic/Demographic Overview

Introduction

This section provides an overview since 1970 of socio-economic and demographic information for Fayette County. The following information presents statistics for population trends, age characteristics, racial mix, households, income and poverty levels, educational levels, and employment trends.

Population Trends

In 1940, the population total of Fayette County peaked at over 200,000 citizens. This peak was followed by a population decline through 1990. From 1980 to 1990 alone, the County's population decreased from 159,417 to 145,351. The ten (10) percent decline in population over the decade was the highest among any of the seven (7) surrounding counties. However, according to recent population estimates prepared by the Southwestern Pennsylvania Commission (SPC), it appears that the County's population has stabilized at approximately 145,628 persons. Table 1 lists population totals for the County and each municipality for the years 1970, 1980, 1990, and 1996. The percentage change in population from 1970 to 1990 for each municipality within the County is illustrated in Exhibit 1.

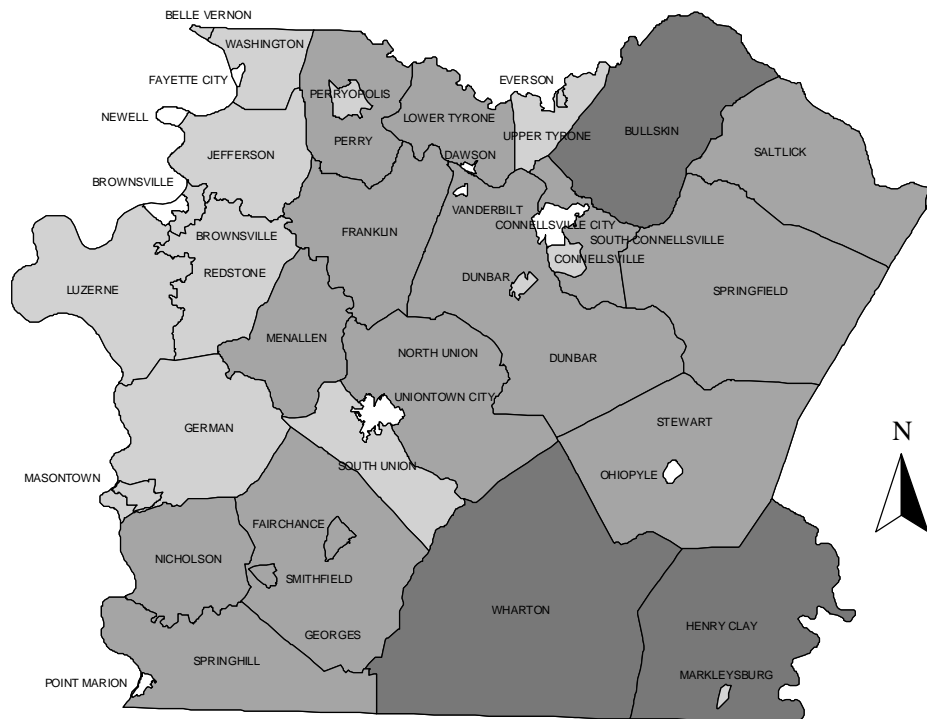
Municipalities in the northwest and north central portion of the County experienced the highest percentage decrease in population between 1970 and 1990. In particular, Brownsville Borough, Ohio Pyle Borough, Vanderbilt Borough, Fayette City, and the City of Uniontown have experienced a percentage decrease in population over twenty-five (25%) percent.

Table 1 Fayette County Population Totals 1970, 1980, 1990 and 1996					
	1970	1980	1990	% Change 1970-1990	1996*
Belle Vernon Borough	1,496	1,489	1,213	-19%	1,205
Brownsville Borough	4,856	4,043	3,164	-35%	3,129
Brownsville Township	875	936	847	-3%	855
Bullskin Township	4,923	7,008	7,323	49%	7,397
Connellsville City	11,643	10,319	9,229	-21%	8,895
Connellsville Township	2,554	2,761	2,553	0	2,535
Dawson Borough	676	661	535	-21%	532
Dunbar Borough	1,499	1,369	1,213	-19%	1,212
Dunbar Township	7,366	7,605	7,460	1%	7,535
Everson Borough	1,143	1,032	939	-18%	929
Fairchance Borough	1,906	2,106	1,918	1%	1,921
Fayette City Borough	968	788	713	-26%	703
Franklin Township	2,368	2,756	2,640	11%	2,667
Georges Township	6,224	7,138	6,525	5%	6,461
German Township	6,808	5,900	5,596	-18%	5,652
Henry Clay Township	1,420	1,663	1,860	31%	1,900
Jefferson Township	2,095	2,265	2,047	-2%	2,067
Lower Tyrone Borough	939	1,089	1,138	21%	1,149
Luzerne Township	5,689	5,549	4,904	-14%	4,959
Markleysburg Borough	367	356	320	-13%	321
Masontown Borough	4,426	4,909	3,759	-15%	3,754
Menallen Township	4,508	5,201	4,739	5%	4,887
Newell Borough	650	629	518	-20%	512
Nicholson Township	1,754	2,143	1,995	14%	2,015
North Union Township	13,561	15,340	13,910	3%	14,149
Ohiopyle Borough	140	124	81	-42%	78
Perry Township	2,651	3,119	2,817	6%	2,845
Perryopolis Borough	2,043	2,139	1,833	-10%	1,846
Point Marion Borough	1,750	1,642	1,344	-23%	1,327
Redstone Township	8,010	7,681	6,459	-19%	6,520
Saltlick Township	2,774	3,241	3,253	17%	3,486
Smithfield Borough	969	1,084	1,000	3%	1,005
South Connellsville Bor.	2,385	2,296	2,204	-8%	2,216
South Union Township	10,370	10,992	10,223	-1%	10,178
Springfield Township	2,465	2,865	2,968	20%	2,998
Springhill Township	2,629	2,906	2,800	7%	2,829
Stewart Township	704	787	734	4%	755
Uniontown City	16,282	14,510	12,034	-26%	11,538
Upper Tyrone Township	2,122	1,913	1,995	-6%	2,015
Vanderbilt Borough	755	689	545	-28%	542
Washington Township	5,535	5,069	4,613	-17%	4,583
Wharton Township	2,567	3,305	3,390	32%	3,526
Total:	154,865	159,417	145,351		145,628

Sources: U.S. Census; *Southwestern Pennsylvania Commission

Exhibit 1

Percentage Population Change, 1970-1990



Sources: Southwestern Pennsylvania Commission; 1990 U.S. Census

Conversely, seventeen (17) of the County’s forty-two (42) municipalities experienced a population increase from 1970 to 1990. The municipalities experiencing the highest percentage increases in population between 1970 and 1990 include Bullskin Township, Henry Clay Township, and Wharton Township. These municipalities experienced a percentage increase in population over twenty-five (25%) percent. Municipalities experiencing the highest percentage increase in population are generally located in the northeastern and southeastern portions of the County. It is also significant to note that ten (10) municipalities experienced a percentage increase in population less than five (5%) percent and are generally located in the central portion of the County.

Age Characteristics

As shown in Table 2, the percentage of the County population eighteen (18) years of age and under has decreased since 1970 and the percentage of population sixty-five (65) years of age and over has steadily increased. According to data obtained from SPC, these population trends are expected to continue and are reflective of regional trends.

Table 2 Population Trends, Selected Age Groups			
	1970	1980	1990
Persons 18 and Younger	51,105	44,636	30,524
Percent of Population	33%	28%	21%
Persons 65 and Older	18,583	22,318	26,284
Percent of Population	12%	14%	18%

Source: Pennsylvania State Data Center, 1998

In 1990, approximately twenty-one (21%) percent of the County’s population was eighteen (18) years of age and under. Municipalities with a higher percentage of school age population than the County are generally located in the southeastern portion of the County as depicted in Exhibit 2. The segment of the population sixty-five (65) years of age and over represents approximately eighteen (18%) percent of the County’s total population. Municipalities with higher percentages of citizens sixty-five (65) and older are scattered across the County with a cluster occurring in the western portion and in the vicinities of the City of Connellsville and the City of Uniontown as depicted in Exhibit 3. The following four (4) municipalities within the County have a senior citizen population of twenty-five (25%) percent or more: Fayette City, Belle Vernon Borough, Markleyburg Borough, and Ohiopyle Borough.

Exhibit 2

Percentage Population 17 Years and Under, 1990



Source: Southwestern Pennsylvania Commission; 1990 U.S. Census

Exhibit 3

Percentage Population 65 Years and Older, 1990



Source: Southwestern Pennsylvania Commission; 1990 U.S. Census

In 1990, the sixty-five (65) and over and eighteen (18) and under age groups made up thirty-nine (39%) percent of the County population. These two groups are the most dependent on alternative forms of transportation such as public transportation. It should be noted that improved access to pedestrian facilities and public transportation is an important consideration for this segment of the population.

Racial Mix

Fayette County has limited racial diversity with over ninety-six (96%) percent of the population being white. Of the remaining four (4%) percent of the population, the majority of citizens are black. Citizens of Hispanic, American Indian, and Asian ancestry account for less than one-half (1/2%) percent of the population. The only municipalities with a significant ethnic mix are Brownsville Township, Redstone Township, and the City of Uniontown. These three (3) municipalities have a black population representing over ten (10%) percent of the total population.

Households

The total number of households in Fayette County decreased less than one (1) percent from 1980 to 1990¹. In 1990, the County had a total of 56,111 households. The average number of persons per household was approximately two and one-half (2.5). Decreasing household size may be attributed to both a regional and national trend resulting from couples having fewer children, young adults postponing marriage, divorced or separated persons living alone, and increasing numbers of older persons living alone. A major implication of this trend is that a greater number of households are needed to support the same population. This helps to explain why the County's population declined ten (10%) percent from 1980 to 1990, however, the total number of households declined less than one (1%) percent.

Median Income and Poverty

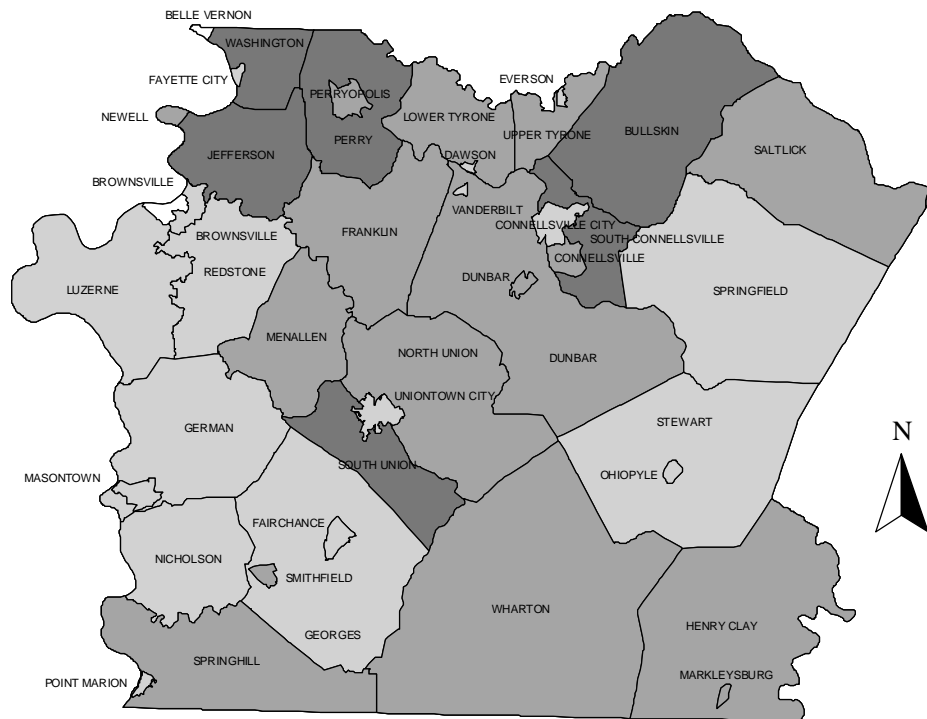
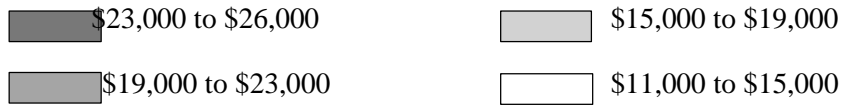
From 1979 through 1989, the median household income within the County increased from \$13,900 to \$19,195. When adjusted for inflation, the median household income actually decreased nearly twenty (20%) percent over the same decade. The 1996 estimated median household income was \$21,888². Exhibit 4 illustrates the 1990 average household income for each municipality in the County.

¹ A household includes all persons who occupy a housing unit.

² Estimate provided by Allegheny Power.

Exhibit 4

Average Household Income, 1990



Source: Southwestern Pennsylvania Commission; 1990 U.S. Census

Henry Clay Township, Markleysburg Borough, and Ohiopyle Borough were the only three (3) municipalities within the County to experience household income growth between 1979 and 1989³. The following five (5) municipalities saw household incomes decrease by thirty (30%) percent or more: Brownsville Township, Springfield Township, Dawson Borough, Springfield Borough, and Vanderbilt Borough.

As of 1990, approximately twenty (20%) percent of the County’s population was living in poverty with one out of every four families with children living below the poverty threshold⁴. Brownsville Township, Redstone Township, and Dawson Borough have the highest levels of poverty with thirty (30%) percent or more of the population living in poverty. In general, pockets of poverty are widespread, with clusters occurring in the southwest and southeast corners of the County. Exhibit 5 illustrates the overall percentage of population living below the poverty threshold for each municipality in the County.

Educational Levels and Public School Enrollment

Fayette County citizen educational levels have increased between 1980 to 1990 with the percentage of citizens with a high school diploma increasing by ten (10%) percent, totaling approximately sixty-eight (68%) percent of the population. In addition, the percentage of college graduates with a Bachelor’s Degree increased to approximately nine (9%) percent of the total population. However, these percentages are below the state averages of 75% and 18%, respectively. Exhibits 6 and 7 illustrate these issues.

Approximately 22,065 students were enrolled in County public schools for the 1997-1998 school year. Table 3 provides totals for public school enrollment by district and specialized schools for the 1992-1993 through 1997-1998 school years. Overall, it appears that enrollments have remained consistent over the past six years.

Table 3 Fayette County Public School Enrollment 1992-1993 through 1997-1998						
School District	92-93	93-94	94-95	95-96	96-97	97-98
Albert Gallatin Area	4,353	4,294	4,504	4,347	4,380	4,456
Brownsville Area	2,441	2,392	2,358	2,353	2,305	2,236
Connellsville Area	6,187	6,158	6,041	6,138	5,981	6,044
Frazier Area	1,311	1,307	1,343	1,322	1,329	1,351
Laurel Highlands Area	3,619	3,782	3,907	3,953	3,933	3,829
Uniontown Area	3,748	3,693	3,700	3,724	3,701	3,743
Fayette Co AVTS	371	385	381	313	308	313
N. Fayette CO AVTS	437	456	424	397	434	441
Full-Time-Out-Special Ed	540	557	515	508	417	406
Total:	22,199	22,183	22,368	22,345	22,046	22,065

³ Adjusted for inflation

⁴ For the 1990 U.S. Census, the average poverty threshold for a family of four persons was a combined income of \$12,674.

Employment Trends

Unemployment levels in the County and State have generally decreased since the early 1980s. In 1997, the unemployment rate for the County was at 8.4% and the State unemployment rate was at 5.2%. The unemployment rate within the County has been higher than the state average over the time period. However, the difference between the two has closed since 1985 as depicted in Figure 1.

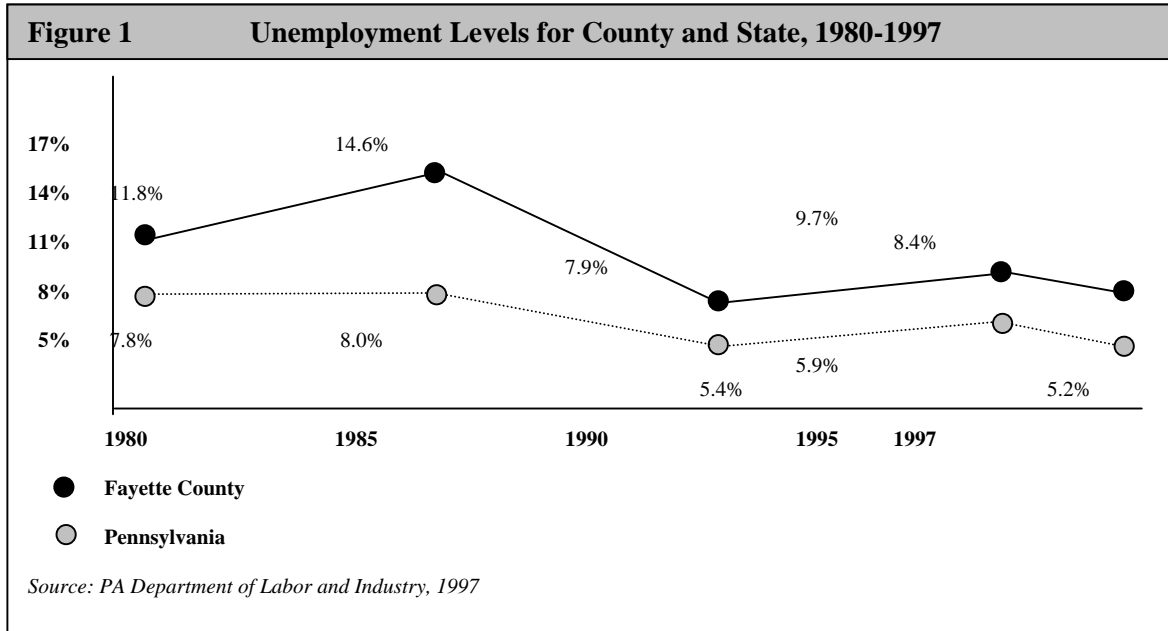


Exhibit 5

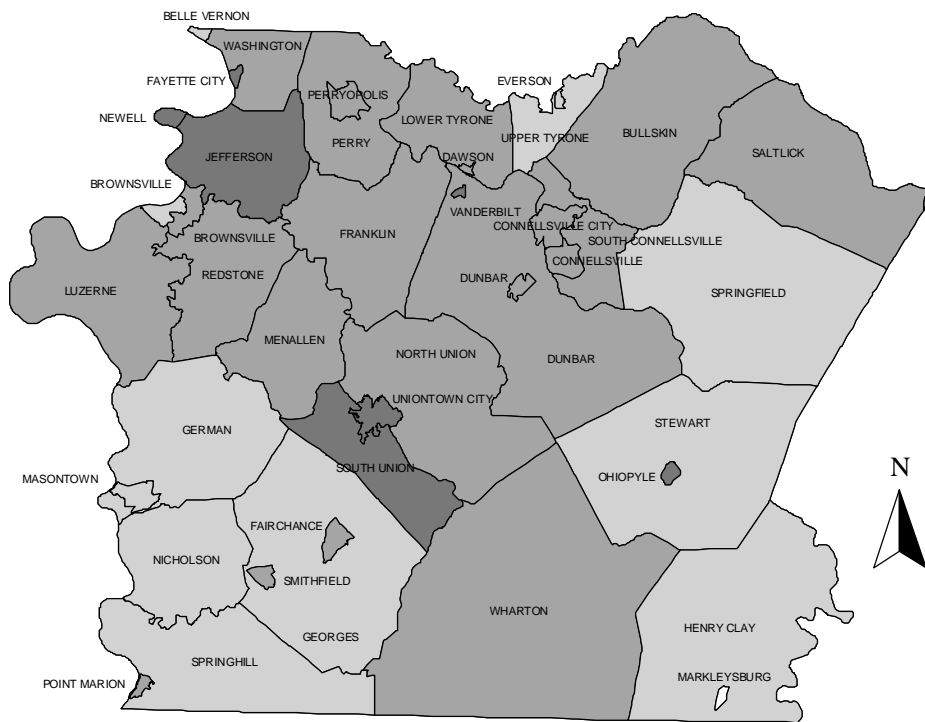
Percentage Population Living Below Poverty Level, 1990



Source: Southwestern Pennsylvania Commission; 1990 U.S. Census

Exhibit 6

Percentage of Population with High-School Diploma, 1990



Source: Southwestern Pennsylvania Commission; 1990 U.S. Census

Exhibit 7

Percentage of Population with Bachelors Degree, 1990



Source: Southwestern Pennsylvania Commission; 1990 U.S. Census

Based on U.S. census data, Fayette County in 1990 had a total labor force of approximately 57,000 persons. Of this labor force, approximately sixty-one (61%) percent worked in the County; approximately twenty-three (23%) percent worked outside the County but within Pennsylvania; approximately four (4%) percent worked outside the state; and the remainder were unemployed.

Table 4			
Number of Business Establishments By Sector, 1987 to 1995			
Sector	1987	1995	1987 - 1995 Change
Agriculture and Forestry	19	30	57%
Mining	39	30	-23%
Construction	262	319	22%
Manufacturing	128	146	14%
Transportation and Public Utilities	148	155	4%
Wholesale Trade	173	169	-2%
Retail Trade	876	922	5%
Finance, Insurance and Real Estate	173	198	14%
Services	912	1047	15%
Nonclassifiable	65	29	-55%
Total:	2795	3045	9%

Source: County Business Patterns, 1987 and 1995

As shown on Tables 4 and 5, the number of business establishments in Fayette County increased by nine (9%) percent and the number of jobs within the county increased by eighteen (18%) percent between 1987 and 1995. The sector categories of “retail trade” and “services” had the greatest number of employees in 1995. The retail trade sector includes general merchandise, stores, food stores, automobile sales, service stations, as well as other retail stores. The service sector includes personal, business, health, and legal services.

The service industry experienced the greatest increase in the number of establishments between 1987 and 1995, increasing by 135. This sector also had the greatest increase in the overall number of employees, an increase of 3,027. Types of establishments with the lowest or negative rates of growth include the manufacturing industry, the mining industry, and the wholesale trade industry. The wholesale trade industry lost 533 employees and the manufacturing industry lost 383 employees. As is the case in many counties, across the Country an interesting trend is seen in the manufacturing sector where a twelve (12%) percent increase in the number of manufacturing establishments was accompanied by an eight (8%) percent decrease in the number of employees. This decrease could be partially attributable to certain non-production jobs in the manufacturing sector, such as administrative or clerical positions, being contracted out to private consultants as well as increased automation and a trend toward smaller firms with fewer employees.

Table 5 Number of Employees By Sector, 1987 to 1995			
Sector	1987	1995	1987 - 1995 Change
Agriculture and Forestry	98	165	68%
Mining	422	499	18%
Construction	1,189	1,737	46%
Manufacturing	5,063	4,680	-8%
Transportation and Public Utilities	2,089	2,373	14%
Wholesale Trade	2,518	1,985	-21%
Retail Trade	9,175	11,410	24%
Finance, Insurance and Real Estate	1,173	1,188	1%
Services	7,973	11,000	38%
Nonclassifiable	63	51	-19%
Total:	29,763	35,088	18%

Source: County Business Patterns, 1987 and 1995

According to the Fayette County OCED, agricultural production plays an important role in the economy despite the loss of farms and farmland. As of 1995, the county had a total of 767 active farms that employed approximately 660 full-time employees. It should be noted that Tables 4 and 5 report “non-production” agricultural service employment. Dairy, field, and forage production are the main agricultural outputs.

The top non-agricultural employer in Fayette County for 1996 was the Uniontown Hospital followed by the Pennsylvania State Government, the Williamhouse Regency, the Connellsville Area School District, and the United States Government. Table 6 provides a listing of the top 50 employers in the County.

Projected Population Trends

In evaluating any projections for growth in Fayette County, it is necessary to examine the work of the Pennsylvania State Data Center, the actual events of current economic, housing and land development, and the activities of the Southwestern Pennsylvania Commission.

**Table 6
Fayette County Top Employers, June 1998**

Rank	Employer	Rank	Employer
1	Uniontown Hospital & Williamhouse	26	Lowe's Home Centers, Inc.
2	Nemacolin Woodlands	27	Sears Roebuck & Company
3	Shade Allied, Inc.	28	Allegheny Power Service Corp.
4	Pennsylvania State Government	29	National City Corp.
5	Connellsville Area School District	30	Mount Macrina Manor Nursing Home
6	Sensus Technologies, Inc.	31	Frazier School District
7	United States Government	32	Fayette County Community Action
8	Albert Gallatin School District	33	Beverly Health & Rehab Services
9	Pechin Market	34	Eat 'n Park Restaurants, Inc.
10	Fayette County Government	35	Cherry Tree Health Care
11	K-Mart Corporation	36	PSU – Fayette Campus
12	Anchor Hocking Packaging Company	37	CRH Catering Company, Inc.
13	Laurel Highlands School District	38	Perma-Cote Industries, Inc.
14	McDonald's Restaurants of PA, Inc.	39	Bell Atlantic PA
15	Brownsville General Hospital	40	West Penn Foods, Inc.
16	Anchor Glass Containers Corp.	41	Fayette Resources, Inc.
17	Wal-Mart Stores, Inc.	42	Berkley Medical Resources, Inc.
18	Uniontown Newspapers, Inc.	43	Chestnut Ridge Counseling
19	Highland Hospital & Health Center	44	Nu-Kote International, Inc.
20	Intermediate Unit 1	45	Commercial Stone Co. Inc.
21	Uniontown Area School District	46	Stone and Company CBS
22	Brownsville Area School District	47	Pizza Hut of Uniontown, Inc.
23	Albert Gallatin Home Care, Inc.	48	JG Service Stations, Inc.
24	R. Bruce Fike & Sons Dairy, Inc.	49	Fayette Emergency Medical Services
25	Gabriel Brothers Discounts, Inc.	50	LaFayette Manor, Inc.

Source: Fayette Chamber of Commerce

The Pennsylvania State Data Center in August of 1998 published detailed County population projections from 1990 to 2020. “The method of projection was based on a cohort-component demographic project model. That is, the base population is survived 5 years in each iteration of the population cycle, and births are projected by applying fertility rates to survived females of childbearing age to determine the population due to natural increase. The survived population for each group is then adjusted for project net migration by age-sex-race. The adequacy of this model depends on the accuracy with which the assumptions about future fertility, mortality, and migration reflect future demographic reality.”

In 1995, the birth rate in Fayette County was 11.8 per 1,000 total population and the death rate was 12.7 per 1,000 total population. Given those parameters plus a known continuing out-migration element throughout the Commonwealth, the obvious result of this demographic model is a perceived continuation of decline in population for the County. The projected totals may be approximately 142,010 persons in

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2000; approximately 139,837 persons in 2005; approximately 137,761 persons in 2010; approximately 135,882 persons in 2015; and approximately 134,499 persons in 2020.

In contrast, the Fayette County OCED has attempted to consider and evaluate several factors which could have an impact on demographics and reverse the decline of the past several decades. They include the following actions:

- New businesses have located in the County in the past two years including C.F.R. Acquisitions, Inc., Columbia Gas, DiversaTech International, Inc., Fayette Building Trades Institute, Fayette Penn Fiber, and Kisiel, Grenell and Associates. These businesses are seen as major employers and have created or are in the process of creating approximately 1,570 jobs.
- Existing businesses have continued job growth to maintain stability and employment of 4,500 persons. These employment generators include Allegheny Power, Anchor Glass Corporation, Berkley Medical Resources, Cavert Wire Company, Inc., Commercial Stone, CSX Transportation, E.W. Bowman, Fikes Dairy, Oglevee Ltd., Sensus Technologies, Stone and Company, Uniontown Hospital, Uniontown Newspaper, Inc., and Williamhouse Regency.
- The County developed a biotechnology center at PSU-Fayette Campus which offers classes in the field of nursing. There will be job opportunities for those graduating in various area medical facilities including hospitals and nursing homes.
- The Connellsville Truck Drive Training and Safety Center will be another employment opportunity for maintaining residents in the County and attracting people into the County. The Center will be a high profile second-to-none facility dedicated to driver training and safety. This project will be the first in the County to benefit from the application of driving simulation technology to safely train the “truck pilots” for the future. The economic impact of the center will be an advantage to the County’s residents; therefore, stabilizing and/or increasing the population.
- The six public schools within the County envision a stable enrollment over the next five years. The Albert Gallatin Area and Frazier Area predict a slight increase in enrollment over the same timeframe. Representatives from each school district noted that economic expansion will lead directly to enrollment increases because of new people locating in the County for job opportunities.
- The construction of a State Correctional Facility in Fayette County (Luzerne Township) will bring economic growth, revitalization, and employment opportunities to the County.
- The construction of the Mon Fayette Expressway will have a positive effect on the population of the County. Attractions to the County include lower taxes and lower property values compared to neighboring counties; and the availability of sites within federal enterprise community zones, state enterprise zones, and Keystone opportunity zones.
- Numerous municipalities are in the process of design and construction of sewer and water projects offering great potential for growth based on availability of infrastructure.

In conclusion, it is important to note that projections are speculative and based on different variables expected to effect population over time. Calculating projected population can be a complex process built

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upon scientific methodologies or simple trend analysis; both can produce inaccurate results. For example, the 1968 Comprehensive Development Plan for Fayette County projected the County population to total 129,781 in 1980. The County's actual 1980 population was 159,417. Allowing for human and technological fallibility, we are seeking the best fit with existing conditions and the possible revisions of those conditions. According to a representative from BonData⁵ using the projections prepared by SPC would be a better fit in the current development of the comprehensive plan. SPC uses more variables related to the community such as those outlined by the Fayette County OCED. In contract with the state data center, SPC projects a County population increase of approximately 10% over the next 20 years. These baseline projections are shown on Table 7.

⁵ BonData is a Pennsylvania based firm specializing in Socio-Economic data aggregation and distribution.
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**Table 7
Fayette County Projected Population Trends**

Municipality	1990	1996	2000	2010	2020
Belle Vernon Borough	1213	1205	1227	1282	1340
Brownsville Borough	3164	3129	3185	3328	3460
Brownsville Township	847	855	845	835	825
Bullskin Township	7323	7397	7530	7868	8205
Connellsville City	9229	8895	9055	9462	10305
Connellsville Township	2553	2535	2580	2645	2745
Dawson Borough	535	532	525	520	520
Dunbar Borough	1213	1212	1210	1200	1200
Dunbar Township	7460	7535	7500	7475	7500
Everson Borough	939	929	946	975	1010
Fairchance Borough	1918	1921	1956	2044	2115
Fayette City Borough	713	703	716	748	800
Franklin Township	2640	2667	2660	2630	2625
Georges Township	6525	6461	6577	6872	7220
German Township	5596	5652	5754	5850	6050
Henry Clay Township	1860	1900	1895	1870	1865
Jefferson Township	2047	2067	2050	2000	1975
Lower Tyrone Borough	1138	1149	1148	1146	1150
Luzerne Township	4904	4959	4900	5635	6000
Markleysburg Borough	320	321	318	312	310
Masontown Borough	3759	3754	3821	3992	4110
Menallen Township	4739	4887	4975	5050	5220
Newell Borough	518	512	510	500	500
Nicholson Township	1995	2015	2051	2100	2160
North Union Township	13910	14149	14404	15052	15790
Ohiopyle Borough	81	78	78	78	80
Perry Township	2817	2845	2815	2750	2725
Perryopolis Borough	1833	1846	1879	1964	2180
Point Marion Borough	1344	1327	1350	1410	1485
Redstone Township	6459	6520	6637	6710	6915
Saltlick Township	3253	5486	3490	3505	3600
Smithfield Borough	1000	1005	1000	970	960
South Connellsville Borough	2204	2216	2255	2356	2600
South Union Township	10223	10178	10360	12115	13775
Springfield Township	2968	2998	3000	3050	3130
Springhill Township	2800	2829	2830	2832	2850
Stewart Township	734	755	750	715	710
Uniontown City	12034	11538	11745	12273	13220
Upper Tyrone Township	1995	2015	2000	1970	1960
Vanderbilt Borough	545	542	540	530	530
Washington Township	4613	4583	4665	4875	5650
Wharton Township	3390	3526	3589	3700	3830
Total:	145,351	145,628	147,321	153,194	161,200

Source: SPC and Consultant

Housing

Introduction

The following provides a general assessment of the County's current housing status including an inventory and analysis on housing statistics related to the type of dwelling, the age of the housing stock, utilities, housing density, and housing occupancy rates. Information on housing for the elderly and low-income persons is included. Interviews were conducted with several real-estate agents and representatives from various housing and redevelopment authorities. The information obtained relates to housing supply trends, the housing market, and the various authorities operating in the County.

Type of Dwelling

According to the 1990 U.S. Census, over seventy (70%) percent of the County's 61,406 housing units were comprised of single unit structures (i.e., single family residential homes). Mobile homes or trailers and multi-unit structures of two (2) to nine (9) units accounted for the majority of remaining structures. Multi-unit structures of fifty (50) units or more accounted for less than two (2%) percent of the total number of housing units in the County. There are a limited number of large apartment buildings in the County. The majority are located in the Uniontown and Connellsville areas. Table 1 provides a listing of the number of housing units by units in structure.

Table 1

Units by Units in Structure, 1990			
Type of Structure	Total Housing Units	Total Vacant Housing Units	Percent Vacant
1 unit, detached	41,710	2,907	7%
1 unit, attached	4,370	534	12%
2 unit	2,549	397	16%
3 or 4 unit	1,878	667*	13%
5 to 9 unit	1,531		
10 to 19 unit	697		
20 to 49 unit	238		
50 or more unit	841		
Mobile home or trailer	6,760	659	10%
Other	432	133	16%
Fayette County Total	61,404	5,296	9%

Note: *Includes 3 units to 50 or more units
Sources: 1990 U.S. Census and BonData

Age of Housing

In general, Fayette County and the Commonwealth of Pennsylvania have an older housing stock. Over fifty (50%) percent of the County's housing units were constructed prior to 1950, with approximately twenty-seven (27%) percent having been constructed since 1970. This accounts for 16,400 housing units of the County's total of 61,406 housing units. Municipalities with the highest percentages of new

housing unit construction (since 1970) include the following: Franklin Township, Lower Tyrone Township, North Union Township, and Springfield Township. Table 2 provides information on the year housing units were built for each municipality in the County through 1990.

Housing Density

The County has an average housing unit density of seventy-two (72) units per square mile. Exhibit 1 illustrates housing unit density per square mile for each municipality in the County.

Housing Unit Occupancy Rates

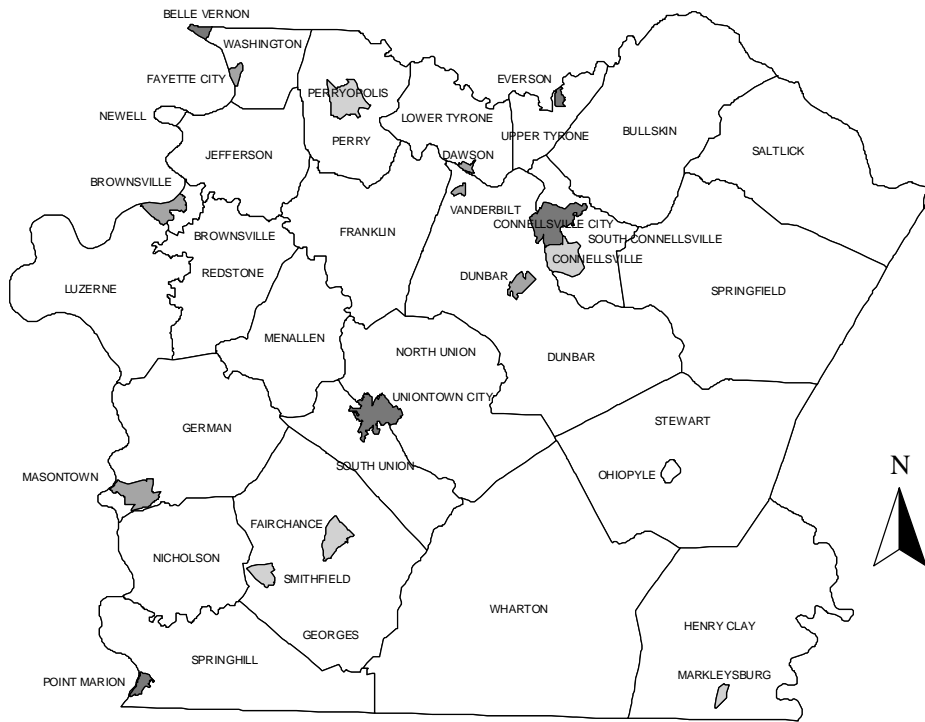
Of the 61,406 housing units in 1990, approximately sixty-six (66%) percent were owner-occupied and twenty-five (25%) percent were renter-occupied. The remaining nine (9%) percent were vacant. Exhibit 2 illustrates the percentage of owner-occupied housing units; Exhibit 3 illustrates the percentage of renter-occupied housing units; and Exhibit 4 illustrates the percentage of vacant housing units for each municipality in the County. These figures are included in Table 3.

Municipalities with the highest percentage of housing unit ownership are located throughout the central and western portions of the County. The following municipalities had the highest percentage of housing unit rentership: Belle Vernon Borough, Brownsville Borough, Connellsville City, and Uniontown City. In these municipalities, renters occupy an average of forty (40%) percent of the housing units.

In 1990, the County has approximately 5,300 vacant housing units. Of these 2,400 were on the market for rent or for sale. Of the remaining 2,900 vacant housing units, nearly 1,200 were used for seasonal or recreational use and 1,700 were listed as other. The County's homeowner vacancy rate was 1.4%, while the rental vacancy rate was 8%.

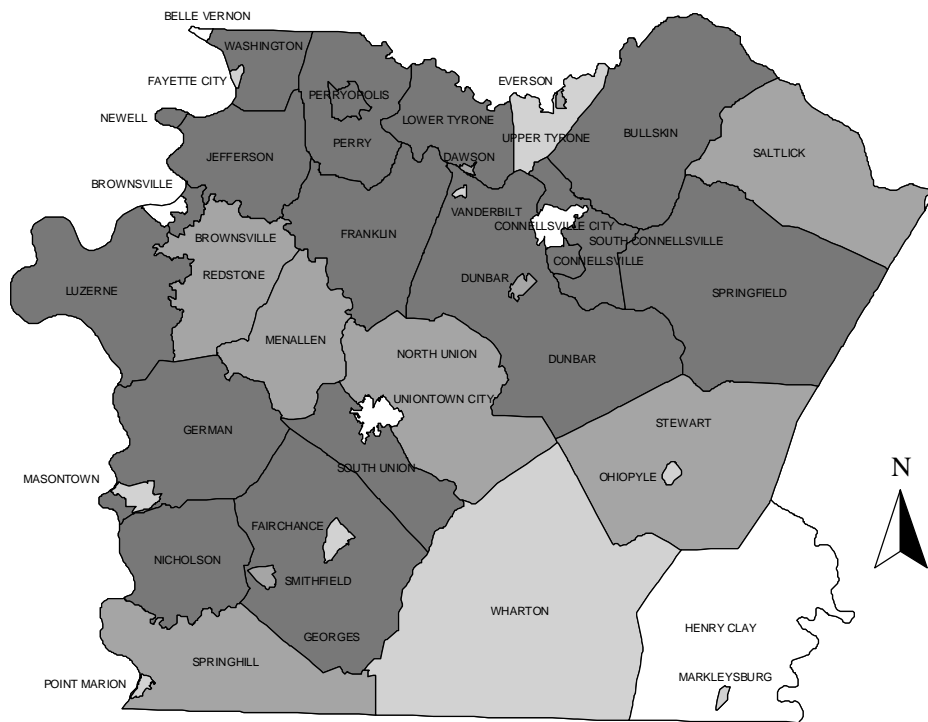
Housing unit vacancy rates vary throughout the County ranging from a low of four (4%) percent in Perryopolis Borough to a high of forty-one (41%) percent in Henry Clay Township.

**Exhibit 1
Housing Unit Density Per Square Mile, 1990**



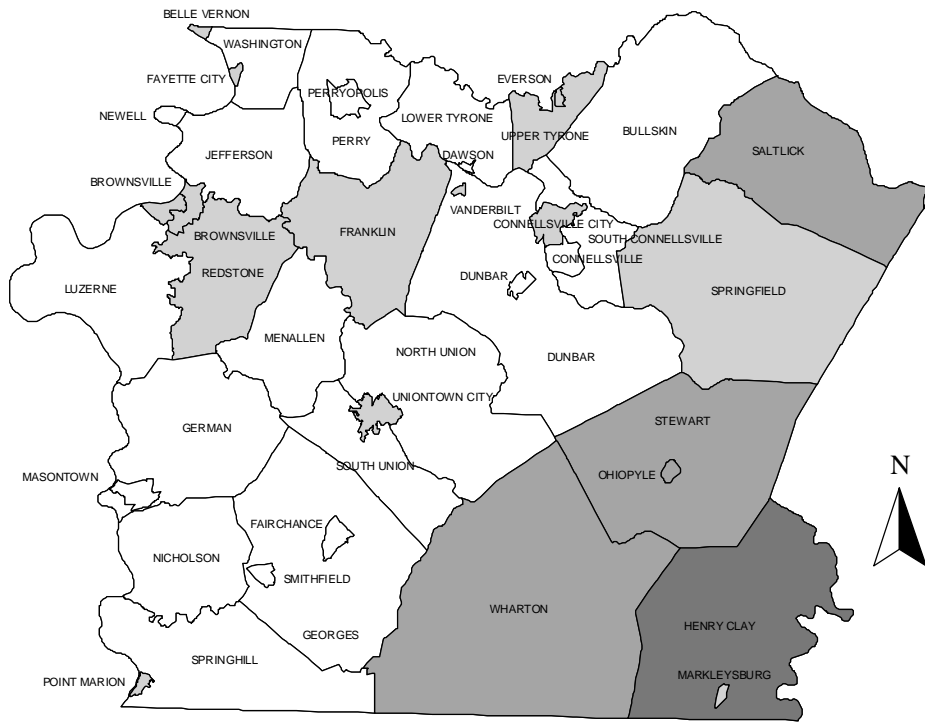
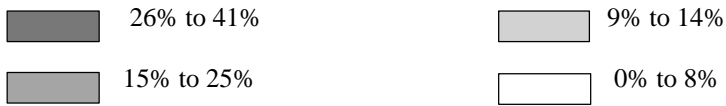
Sources: Southwestern Pennsylvania Regional Planning Commission; 1990 U.S. Census

Exhibit 2
Percentage of Owner Occupied Housing Units, 1990



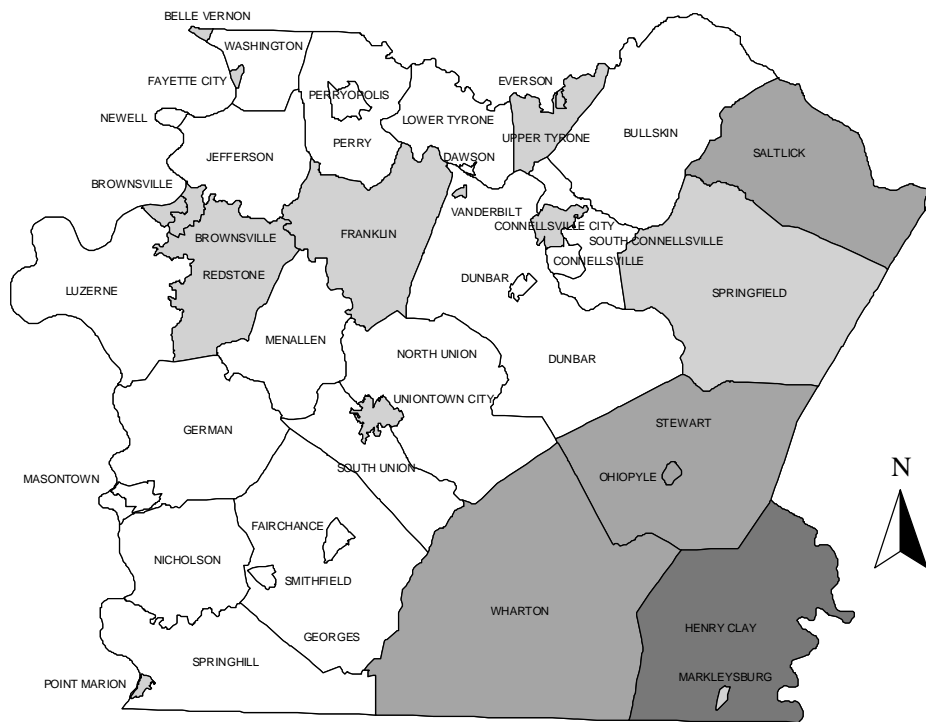
Sources: *Southwestern Pennsylvania Commission; 1990 U.S. Census*

Exhibit 3
Percentage of Renter Occupied Housing Units, 1990



Sources: Southwestern Pennsylvania Commission; 1990 U.S. Census

Exhibit 4
Percentage of Vacant Housing Units, 1990



Sources: *Southwestern Pennsylvania Commission; 1990 U.S. Census*

Table 2

Year Housing Unit Built, 1940 to 1990								
Municipality	Median	% Built Prior to 1940	%1949 -1949	%1950 -1959	%1960 -1969	%1970 -1979	%1980 -1984	%1984 -1990
Belle Venron Borough	1943	48	7	10	3	29	2	1
Brownsville Borough	1939	64	10	10	13	1	1	1
Brownsville Township	1939	55	16	6	9	11	3	1
Bullskin Township	1966	21	9	10	16	32	8	4
Connellsville City	1941	49	11	14	10	10	4	2
Connellsville Township	1954	31	11	21	12	15	6	3
Dawson Borough	1939	68	1	8	5	11	6	1
Dunbar Borough	1939	54	13	4	6	9	8	6
Dunbar Township	1953	38	8	12	10	20	6	6
Everson Borough	1939	80	6	7	3	3	1	0
Fairchance Borough	1948	43	9	9	7	18	9	6
Fayette City Borough	1939	80	4	11	2	2	0	1
Franklin Township	1948	43	10	1	9	23	5	9
Georges Township	1949	39	11	11	5	21	6	6
German Township	1939	56	10	8	7	15	1	5
Henry Clay Township	1965	13	12	17	16	27	8	8
Jefferson Township	1954	39	6	15	6	24	6	5
Lower Tyrone Borough	1968	26	4	11	12	26	13	9
Luzerne Township	1939	54	11	11	5	14	5	1
Markleysburg Borough	1953	22	22	20	12	14	5	5
Masontown Borough	1951	34	12	26	6	16	4	1
Menallen Township	1939	51	5	8	9	13	9	7
Newell Borough	1939	62	7	13	1	17	-	-
Nicholson Township	1947	42	11	10	4	19	7	6
North Union Township	1955	30	14	12	10	17	8	10
Ohiopyle Borough	1939	73	9	5	0	5	0	9
Perry Township	1953	43	5	8	12	16	9	7
Perryopolis Borough	1954	33	11	19	14	17	5	2
Point Marion Borough	1939	71	14	5	2	5	1	2
Redstone Township	1939	55	12	6	4	14	3	6
Saltlick Township	1965	18	15	9	18	26	9	6
Smithfield Borough	1939	57	5	8	7	19	2	4
South Connellsville Borough	1943	47	11	11	9	14	4	5
South Union Township	1955	28	13	19	10	18	6	6
Springfield Township	1967	19	14	9	12	26	10	10
Springhill Township	1962	31	9	8	13	25	8	7
Stewart Township	1962	26	9	10	22	19	9	5
Uniontown City	1939	57	13	9	9	7	3	2
Upper Tyrone Township	1948	43	9	10	8	19	8	4
Vanderbuilt Borough	1939	78	6	5	4	7	1	-
Washington Township	1952	32	13	23	17	9	3	2
Wharton Township	1970	10	12	13	15	22	21	8
Fayette	1948	41%	11%	12%	10%	16%	6%	5%

Source: U.S. Census

In general, the highest rates of housing unit vacancy occur in the municipalities located in the southeastern portion of the County. The following four municipalities had vacancy rates over twenty (20%) percent in 1990: Henry Clay Township, Stewart Township, Wharton Township, and Ohiopyle Borough.

Table 3

Housing Occupancy Rates, 1990			
Municipality	% Owner Occupied	% Renter Occupied	% Vacant
Belle Venron Borough	43	49	9
Brownsville Borough	48	39	13
Brownsville Township	73	17	11
Bullskin Township	77	15	7
Connellsville City	47	44	9
Connellsville Township	76	19	5
Dawson Borough	67	26	7
Dunbar Borough	69	25	6
Dunbar Township	76	18	6
Everson Borough	65	23	13
Fairchance Borough	64	30	6
Fayette City Borough	62	28	10
Franklin Township	77	28	10
Georges Township	73	21	6
German Township	77	18	5
Henry Clay Township	47	12	41
Jefferson Township	76	16	8
Lower Tyrone Borough	77	18	6
Luzerne Township	77	18	6
Markleysburg Borough	62	28	11
Masontown Borough	64	29	7
Menallen Township	70	23	6
Newell Borough	78	15	7
Nicholson Township	76	18	7
North Union Township	69	26	5
Ohiopyle Borough	56	22	22
Perry Township	75	18	8
Perryopolis Borough	75	22	4
Point Marion Borough	56	31	12
Redstone Township	65	26	9
Saltlick Township	70	14	16
Smithfield Borough	66	30	5
South Connellsville Borough	73	20	7
South Union Township	73	22	5
Springfield Township	73	15	12
Springhill Township	71	22	7
Stewart Township	68	12	21
Uniontown City	46	44	10
Upper Tyrone Township	62	25	12
Vanderbuilt Borough	62	25	12
Washington Township	77	18	5
Wharton Township	60	16	25
Fayette	66%	25%	9%

Source: U.S. Census

Housing Ownership and Rental Costs

In 1990, the median value for a Fayette County housing unit was \$39,700 and the median contract rent was \$196. The 1991 Fair Housing Analysis completed for Fayette County reports that median home values and contract rents are highest in the eastern and central sections of the County. Table 4 lists the number of housing units by value, and Table 5 lists the number of housing units by contract rent.

Table 4

Number of Housing Units by Value, 1990	
Value	Number of Housing Units
Less than \$15,000	3,104
\$15,000 to \$19,999	2,035
\$20,000 to \$24,999	2,514
\$25,000 to \$29,999	2,603
\$30,000 to \$34,999	2,812
\$35,000 to \$39,999	2,549
\$40,000 to \$44,999	2,574
\$45,000 to \$49,999	1,933
\$50,000 to \$59,999	3,512
\$60,000 to \$74,999	3,618
\$75,000 to \$99,999	2,467
\$100,000 to \$124,999	612
\$125,000 to \$149,999	294
\$150,000 to \$174,999	139
\$175,000 to \$199,999	63
\$200,000 to \$249,999	67
\$250,000 to \$299,999	24
\$300,000 to \$399,999	19
\$400,000 to \$499,999	3
\$500,000 or more	14
Median Value	\$39,700

Source: U.S. Census

According to representatives from real-estate agencies¹, Fayette County has a wide variety of housing opportunities in terms of size, cost, and style with the exception being a lack of housing in the \$70,000 to 100,000 range. The agents reported that homes in this price range remain on the market for the shortest period of time, especially areas experiencing population growth. Conversely, homes priced \$150,000 and over remain on the market for the greatest period of time, followed by homes ranging in value from \$30,000 to \$40,000. The bulk of recent County home sales ranged in price from \$50,000 to \$80,000 according to the several agents interviewed.

It was the consensus that a lack of homes in the \$70,000 to \$100,000 price range is a result of limited new residential development due to limited public sewage and water in the County. The agents agreed that developers are hesitant to build in the County due to the burden imposed by infrastructure development. This is particularly the case in the growing townships of the western portions of the County, where new homes must be built with individual septic disposal systems. As a result, it is more expensive to build

¹ Interviews were conducted on October 7, 1998 with the following real estate agents: June Cipolletti of Com Realty; Margaret Coughenour of Evan Donna J. Realty; and Anita Shepler of Laurel Highland Realty.

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pricing new units out of the \$70,000 to \$100,000 market range. It is also important to notice that septic disposal system and a lack of public infrastructure promotes less dense building and sprawl.

A few agents reported that the refurbishment of existing housing has become increasingly popular over the past decade. Buyers are purchasing less expensive housing units and investing significantly into refurbishment efforts. As for the expensive homes, agents reported that many perspective buyers of units priced over \$150,000 often choose to custom build.

Table 5

Number of Housing Units by Contract Rent, 1990	
Contract Rent	Number of Housing Units
Less than \$100	1,909
\$100 to \$149	2,114
\$150 to \$199	2,799
\$200 to \$249	2,850
\$250 to \$299	1,885
\$300 to \$349	949
\$350 to \$399	435
\$400 to \$449	137
\$450 to \$499	37
\$500 to \$549	32
\$550 to \$599	9
\$600 to \$649	21
\$650 to \$699	4
\$700 to \$749	2
\$750 to \$999	5
\$1,000 or more	2
Median Rent	\$196

Source: U.S. Census

Utilities

Water

According to the 1990 U.S. Census, approximately eighty-three (83%) percent of the County’s housing units were served by public water. The majority of the remaining units relied on well water or other means. Municipalities in which seventy (70%) percent or more of their housing units lacked public water included: Henry Clay Township, Lower Tyrone Township, Stewart Township, Springfield Township, Wharton Township and Markleysburg Borough. Exhibit 5 illustrates the percentage of housing units served by public water for each municipality in the County.

Sewage Disposal

According to the U.S. Census, nearly one-half of the County’s housing units were served by public sewerage systems. The remaining units relied on septic/cesspool systems, package treatment plants or other means of sewage disposal. Exhibit 6 illustrates the percentage of housing units served by public sewerage systems for each municipality in the County.

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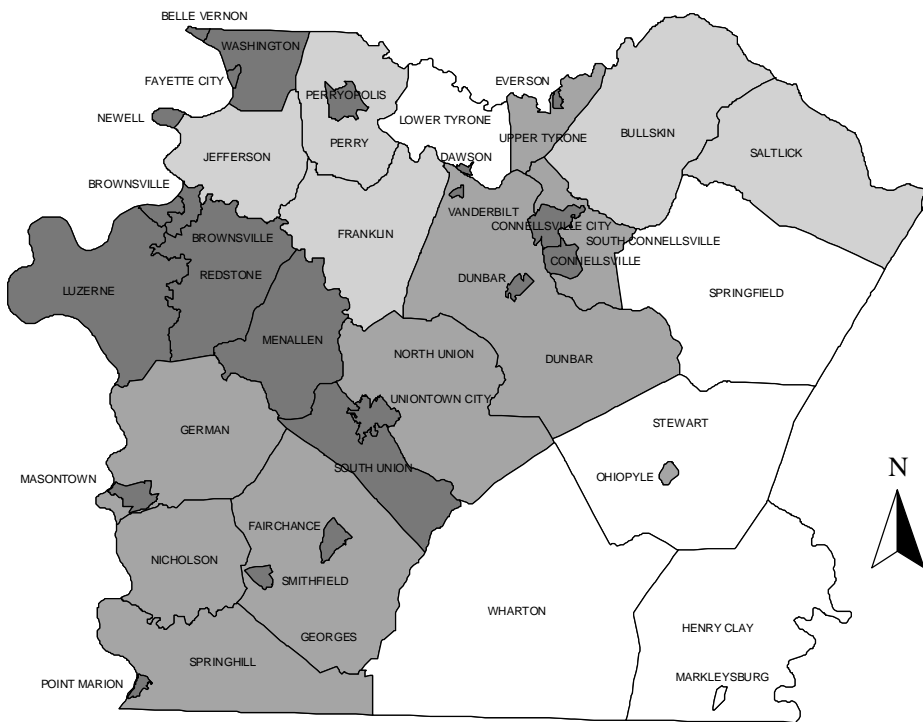
Heating Fuel

According to the U.S. Census, approximately one-half of the County housing units relied on natural gas for heating in 1990. Of the remaining fifty (50%) percent, thirty-four (34%) percent utilized oil, ten (10%) percent relied on electricity, and seven (7%) percent relied on heating oil. Allegheny Power currently provides electric service. Peoples Natural Gas Company and Columbia Gas of Pennsylvania supply natural gas. Exhibit 7 shows the percentage of households that rely on oil for heating fuel. A summary of heating fuels is included in Table 6.

Single and Married Householders with Children

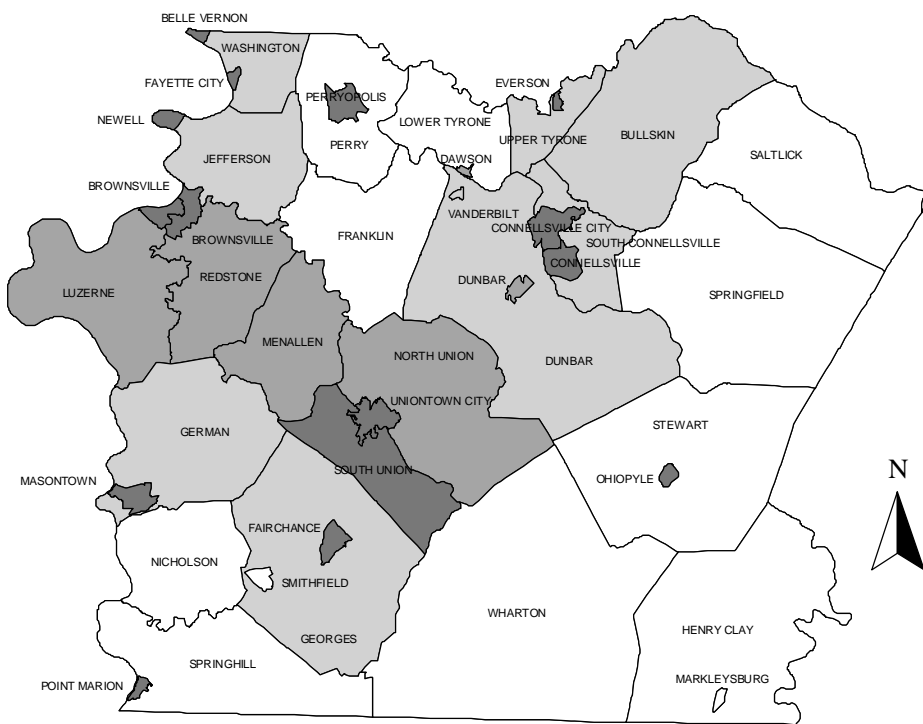
In 1990, single householders with children ranged from three (3%) percent to sixteen (16%) percent of all householders for municipalities in the County. Exhibit 8 illustrates the percentage of single householders with children in individual municipalities. The municipalities with the highest concentration in this category are the City of Uniontown, Brownsville Borough, and the Townships of South Connellsville and Springfield. Exhibit 9 illustrates the percentage of married householders with children in individual municipalities. Married householders with children range from twenty-five (25%) to forty-seven (47%) percent of all householders. The Townships of Stewart, Henry Clay, Nicholson, Jefferson, and Perry range between forty-two (42%) and forty-seven (47%) percent.

Exhibit 5
Percentage of Housing Units Served by Public Water



Sources: *Southwestern Pennsylvania Commission; 1990 U.S. Census*

Exhibit 6
Percentage of Housing Units Served by Public Sewage, 1990



Sources: *Southwestern Pennsylvania Commission; 1990 U.S. Census*

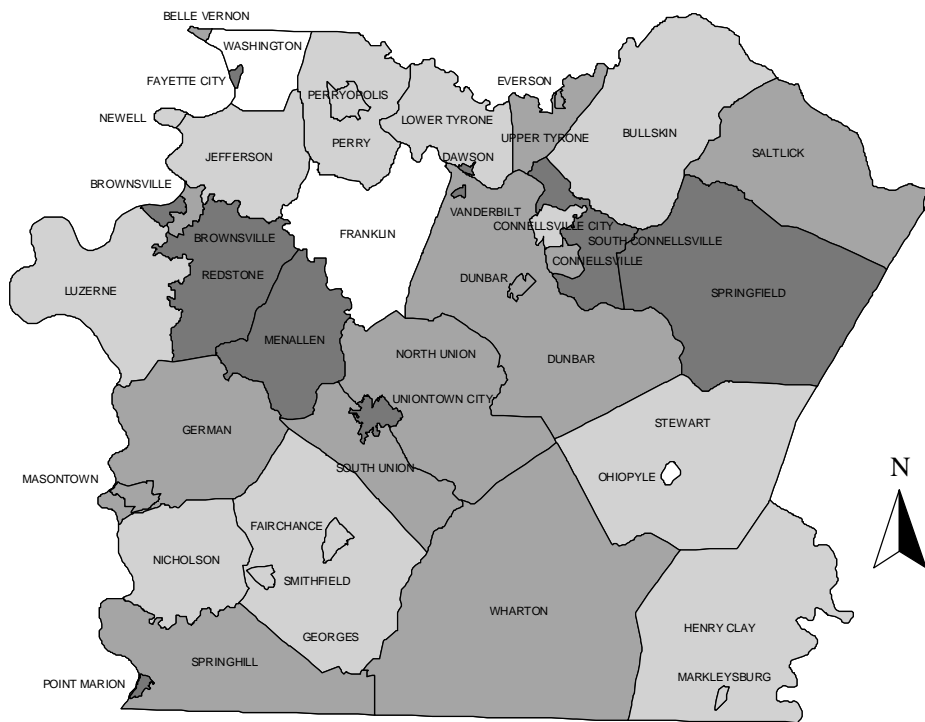
Exhibit 7

Percentage of Households Relying on Oil for Heating, 1990



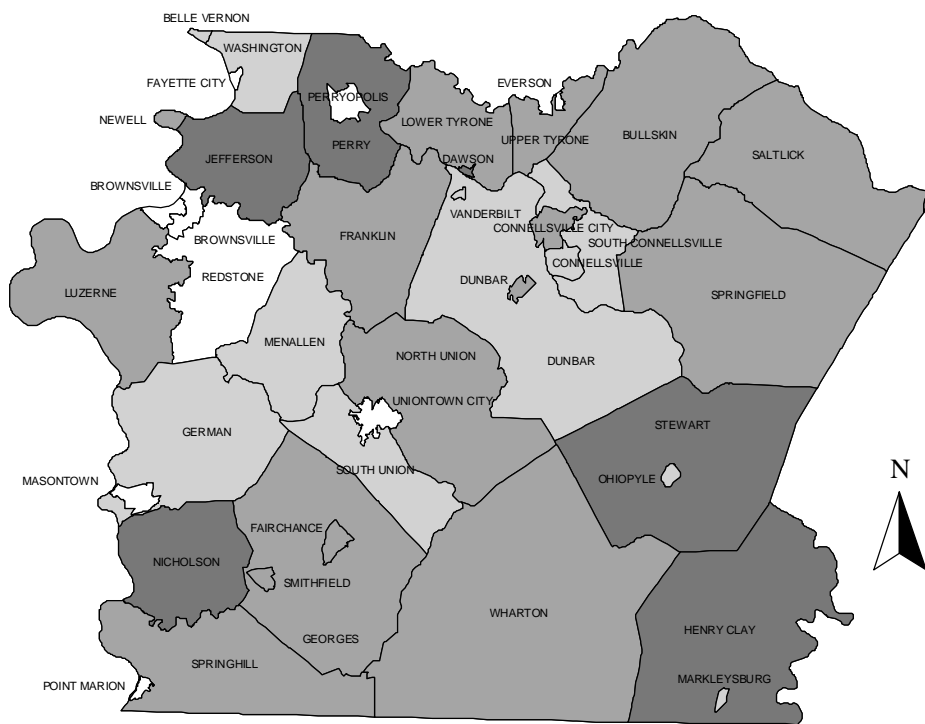
Sources: Southwestern Pennsylvania Commission; 1990 U.S. Census

Exhibit 8
Percentage of Single Householders with Children, 1990



Sources: *Southwestern Pennsylvania Commission; 1990 U.S. Census*

Exhibit 9
Percentage of Married Householders with Children, 1990



Sources: *Southwestern Pennsylvania Commission; 1990 U.S. Census*

Table 6

Heating Fuel, 1990					
Municipality	% Gas	% Electric	% Fuel Oil	% Coal	% Wood
Belle Venron Borough	67	29	3	1	0
Brownsville Borough	78	6	8	7	0
Brownsville Township	65	3	26	5	1
Bullskin Township	10	16	59	10	5
Connellsville City	82	10	5	3	0
Connellsville Township	44	9	34	7	4
Dawson Borough	71	4	17	6	2
Dunbar Borough	66	9	18	6	2
Dunbar Township	20	13	55	10	2
Everson Borough	74	2	16	6	1
Fairchance Borough	68	9	19	3	0
Fayette City Borough	81	6	11	1	0
Franklin Township	19	7	54	10	5
Georges Township	19	11	54	13	2
German Township	18	7	56	16	2
Henry Clay Township	4	13	61	7	15
Jefferson Township	8	19	60	10	3
Lower Tyrone Borough	2	15	69	10	4
Luzerne Township	41	5	43	9	2
Markleysburg Borough	0	8	86	4	2
Masontown Borough	68	12	14	2	0
Menallen Township	34	19	41	6	1
Newell Borough	74	0	22	2	2
Nicholson Township	17	7	60	14	2
North Union Township	43	14	38	4	1
Ohiopyle Borough	3	3	95	0	0
Perry Township	12	8	74	3	4
Perryopolis Borough	67	8	23	1	2
Point Marion Borough	83	3	8	6	0
Redstone Township	35	10	45	9	2
Saltlick Township	6	10	59	15	9
Smithfield Borough	70	6	16	7	2
South Connellsville Borough	62	7	23	4	3
South Union Township	68	14	14	3	0
Springfield Township	4	9	57	19	11
Springhill Township	21	13	46	15	5
Stewart Township	2	11	59	16	12
Uniontown City	87	7	4	2	0
Upper Tyrone Township	20	7	61	9	3
Vanderbuilt Borough	72	4	12	9	2
Washington Township	68	7	24	0	1
Wharton Township	6	13	66	8	7
Fayette	46	11	34	7	2

Source: U.S. Census

Overview of Subsidized Housing Providers

According to discussions with the key County housing providers, there are approximately 3,100 subsidized housing units and 800 Section 8 housing units scattered throughout the County. These units are provided by the Fayette County Housing Authority (FCHA); City of Connellsville Housing Authority; Rural Development; and several non-profit and private organizations. Both the FCHA and the Connellsville Housing Authority operate under the guidance of the U.S. Department of Housing and Urban Development. Rural Development is an agency under the U.S. Department of Agriculture which also follows the guidelines established by HUD. Income, family size, and age are generally the main criteria used in determining eligibility. A brief summary of the key providers of subsidized housing opportunities is provided below.

Fayette County Housing Authority²

The Fayette County Housing Authority (FCHA) is the primary agency administering housing for persons of low income in the County. The FCHA maintains and manages approximately 1,700 units of public housing through the Public Housing Program. Of these 1,700 units, 454 are reserved for elderly occupation. Table 7 provides a listing of specifics on FCHA public housing centers, and Exhibit 10 shows the location of public housing centers across the County.

The FCHA also administers Section 8 Housing Programs for approximately 800 households.

According to a representative from the FCHA, the supply of units in FCHA public housing centers outweighs current demand. The FCHA is actively seeking residents to fill the vacant units. Possible reasons cited for the oversupply of units include concerns over safety, increased household incomes, and shifting employment opportunities.

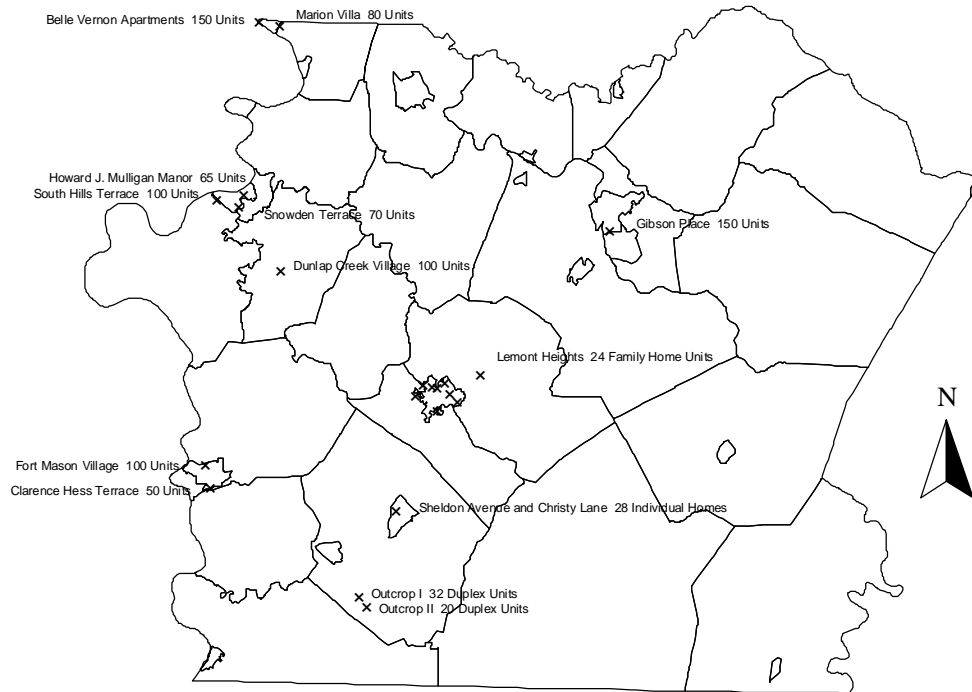
² An interview was conducted with John Santo of the Fayette County Housing Authority on September 24, 1998.

Exhibit 10
Fayette County Housing Authority Public Housing Units

x Public Housing Center

Public Housing Centers Located in the City of Uniontown

- | | |
|-----------------------------|--------------------------------|
| Crossland Place 40 Units | Lemon Wood Acres 150 Units |
| Bierer Wood Acres 200 Units | Marshall Manor 100 Units |
| East View Terrace 100 Units | Scattered Sites 25 Units |
| J. Watson Sembower 32 Units | White Swan Apartments 78 Units |



Sources: Fayette County Public Housing Authority, 1998

Table 7

FCHA Public Housing Centers, 1998					
Public Housing Centers	Location	Initial Occupancy	Total Units	Family Units	Elderly Units
Bierer Wood Acres	Uniontown	1943	200	200	0
Crossland Place	Uniontown	1943	40	40	0
Gibson Place	Connellsville	1943	150	150	0
Lemon Wood Acres	Uniontown	1952	150	150	0
South Hills Terrace	Brownsville	1952	100	100	0
Fort Mason Village	Masontown	1952	100	100	0
Dunlap Creek Village	Redstone Township	1959	100	100	0
Marion Villa	Washington Township	1959	80	80	0
Snowden Terrace	Brownsville	1962	70	50	20
East View Terrace	Uniontown	1964	130	100	30
Howard J. Mulligan Manor	Brownsville	1980	65	0	65
White Swan Apartments	Uniontown	1968	78	0	78
Marshall Manor	Uniontown	1972	100	0	100
Clarence Hess Terrace	Masontown	1977	50	39	11
Belle Vernon Apartments	Belle Vernon	1976	150	0	150
J. Watson Sembower	Uniontown	1981	32	32	0
Sheldon Ave. & Christy Ln.	Fairchance	1984	28	28	0
Scattered Sites	Uniontown	1984	25	25	0
Lemont Heights	Lemont Furnace	1986	24	24	0
Outcrop I	Smithfield	1986	32	32	0
Outcrop II	Smithfield	1995	20	20	0
County Totals			1,724	1,270	454

City of Connellsville Housing Authority³

The City of Connellsville Housing Authority maintains and manages low-income public housing centers with a total of 200 units. Elderly households occupy approximately 100 of these units. The authority also administers Section 8 Housing Programs.

Rural Development⁴

Rural Development maintains and manages four low-income public housing centers with a total of 170 units. Elderly households occupy approximately 142 of these units.

Private and Non-Profit Subsidized Housing Providers⁵

The remaining 1,000 subsidized housing units in the County are maintained and managed by private and non-profit organizations. Elderly households occupy approximately forty (40%) percent of these units.

³ An interview was conducted with Carol Staines of the Connellsville Housing Authority on December 7, 1998.

⁴ An interview was conducted with Francis Wetherhold of Rural Development on November 25, 1998.

⁵ 1991 Fair Housing Analysis for Fayette County.

Overview of Housing Redevelopment and Rehabilitation Providers

The following providers administer housing redevelopment and rehabilitation programs in the County: Fayette County Redevelopment Authority; Uniontown Redevelopment Authority; Connellsville Redevelopment Authority; and Threshold Housing Development Corporation. Income and housing unit condition are the main criteria in determining eligibility for a number of the redevelopment/rehabilitation programs. A brief description of each provider is outlined below. Each of the three redevelopment authorities rely on state and federal funding in the form of Pennsylvania Department of Economic & Community Development block grant funds (CDBG) and federal home funds. According to interviews with the authorities, a lack of funding was the major issue hindering their effectiveness.⁶

Fayette County Redevelopment Authority⁷

The Fayette County Redevelopment Authority (FCRA) distributes loans to qualifying homeowners to aid in housing units rehabilitation. Up to \$15,000 can be used to rehabilitate an individual housing unit. Funding availability is limited and based on a first-come first-serve basis providing that the housing unit is code deficient and the householder meets other eligibility criteria.

Uniontown Redevelopment Authority and Connellsville Redevelopment Authority⁸

The Uniontown Redevelopment Authority and the Connellsville Redevelopment Authority are local authorities that aid in housing stock rehabilitation in each respective city. In addition to housing rehabilitation, they distribute funding for infrastructure development such as public water and sewerage expansion.

Threshold Housing Development Corporation⁹

The Threshold Housing Development Corporation (THDC), a non-profit organization, was formed in 1991, to serve Fayette, Washington, and Greene Counties. The mission of THDC is to expand the supply of affordable housing through acquisition, renovation, support and management services for low income, disabled and elderly residents of the tri-county area. The THDC relies on Federal, State and local funding to purchase units, rehabilitate them, and sell the upgraded units to qualifying low-income purchasers.

Community Development Objectives

The following community development objectives represent a consensus developed by review and analysis of the following written documentation and oral reports:

- Fayette County Strategic Plan, 1998
- SPC Regional Policy Committee, October 1999
- Fayette County Comprehensive Plan, 1968
- Fair Housing Analysis of Fayette County, 1991
- Regional Input Meetings, 1998

⁶ According to a representative of the Fayette County Redevelopment Authority, over 1,400 applications were in waiting for the first-come first-serve program.

⁷ An interview was conducted with Karen Miller of the Fayette County Redevelopment Authority on October 9, 1998.

⁸ Interviews were conducted with representatives from the Uniontown Redevelopment Authority and the Connellsville Redevelopment Authority on October 9, 1998.

⁹ An interview was conducted with Ken Klein of Threshold Housing Development Corporation on November 5, 1998.

- Focus Group Meetings, 1998
- Stakeholder Group Meetings, 1999
- Land Use Plan Steering Committee, 2000
- Mission Statement of Comprehensive Plan, 1999
- History and Housing – A Modest Proposal, 1998

1. Provide access to an adequate and diverse supply of affordable, well maintained housing.

Diverse supply includes the opportunity to choose from a full range of housing types, at a variety of densities, in areas appropriate for residential use and which does not exclude people because of unnecessary costs, density and housing type restrictions.

2. Allow for a range of housing types at a range of densities in appropriate areas on land sufficient to accommodate anticipated growth.

The County should permit, through zoning, a range of densities, house types, and structures to meet the housing needs of persons at all income and age levels. This would include examination of smaller lots and higher structures. It would also address the need for housing choice for professional young people and senior citizens in terms of up-scale townhouse communities, garden apartment complexes, condominium developments, and retirement community facilities.

3. Coordinate housing development with appropriate new infrastructure construction and improvements to existing systems.

Because of limited availability of sanitary sewer service in many growing townships, there is little opportunity for the development of higher density, more affordable housing in these growth communities. Areas for development within both urban areas and rural villages need to be prioritized for infrastructure improvements.

4. Develop and maintain a supply of decent, permanent housing affordable to low and moderate income persons through efforts of preservation, rehabilitation, and reconstruction.

Fayette County, through several dynamic agencies, has actively pursued the development of affordable housing. Numerous actions have been undertaken or proposed as outlined in the Fair Housing Analysis (1991), Pages 11-6 through 11-9 specifically, and are adopted as part of the updated Comprehensive Plan.

5. Develop a phased program to preserve and enhance selected unincorporated settlements related to the coal/coke industry.

As expressed eloquently in a paper prepared by Dr. Hovanec, the “coal patches” of southwestern Pennsylvania are worth saving for a variety of reasons including the following: they provide good business opportunities for creative entrepreneurs; they can provide economical, decent housing and even homeownership possibilities for people who live at the edge of the economic scale; they fit into the tourism plans of the region; and they provide small community living opportunities in a rural setting for people who want to live in that type of setting. Many of these existing communities should be saved, renovated, and brought up to modern standards with appropriate services, amenities, and infrastructure. Conversely, those patches that are no longer viable should be demolished and the land returned to some form of open space or agriculture.

6. Create a revolving loan fund for housing revitalization.

A revolving loan fund consists of capital that is made available to supplement other sources such as CDBG programs. These funds would provide gap financing and new funds for those communities outside entitlement regions.

7. Update and enforce uniform housing and building codes.

To upgrade and maintain the housing stock of the County requires uniformity and appropriate enforcement. Perhaps a regional approach may be acceptable to ensure minimum standards of health, safety, and energy efficiency in existing housing and new construction. In any event, adequate staffing to achieve the desired results is mandatory.

8. Reinvest in and revitalize neighborhoods in urban centers.

In order to ensure healthy neighborhoods and communities, and a well-maintained housing stock, the County and appropriate boroughs within the County, in cooperation with community, religious, and other private organizations, should develop and implement strategies designed to promote reinvestment in and the revitalization of deteriorating neighborhoods.

9. Increase community awareness about housing problems and issues within the County.

The County, in cooperation with existing housing agencies and advocacy groups, should work to identify housing needs and issues, and distribute information about these needs and issues for the purpose of encouraging community action. A first step may be the development of a Countywide housing plan. The plan should identify areas where there is a need for additional units, areas best able to absorb additional units and areas appropriate for residential development that lack a range of housing opportunities.

10. Promote economy and efficiency in the housing development process.

The existing County Subdivision and Land Development Ordinance should be updated to allow construction of housing that is affordable to households from all income levels. Unnecessary cost generating regulations should be eliminated, and the development review process should be cost effective for all participants.

11. Initiate a program for tax reform.

To many citizens of the County, the number one problem with the development of housing is inequitable real estate taxes, making County property reassessment a number one priority. In addition, legislative alternatives need to be explored which will provide adequate revenues without undue burdens on individual property owners.

**FAYETTE COUNTY COMPREHENSIVE PLAN
REGIONAL INPUT MEETING RECORDS
SEPTEMBER 21, 1998 THROUGH OCTOBER 1, 1998**

As part of the process of completing the Fayette County Comprehensive Plan, the County held “Regional Input Meetings” for the purpose of identifying key issues, concerns, and opportunities within the County. The County decided to create six (6) sub-regions in order to gain input at a regional level and to allow for more convenient public attendance. Table 1 provides a listing of the municipalities included in each sub-region. The table also provides the location and date for each of the six (6) meetings.

Approximately sixty (60) residents within the County gathered to participate in the public meeting process¹. The Nominal Group Technique (NGT), a small group facilitation process, was used to insure that all participants were afforded an equal voice in defining their ideas. County based issues and ideas were identified by focusing on the following three (3) questions:

1. *What elements of the County do you like and would like to see continue in the future?*
2. *What element of the County would you like to see change?*
3. *What issues, needs, challenges, or opportunities do you see facing Fayette County and your sub-region (now and in the future)?*

The groups were instructed that the responses could relate to any of the following topics:

- Transportation/Traffic (pedestrian, vehicular, railroads, etc.)
- Recreation, Parks, and Open Space
- Existing Land Use and Corridor Issues
- Government Administration and Services
- Utilities (Water, Sewer, and Gas)
- Human Services
- Historical, Cultural, and Natural Resources
- Housing Opportunities
- Public Facilities (Stormwater Management, Water, Sewer, etc.)
- Economic Development and Tourism
- Public Relations and County Image
- Quality of Life

The participants were led by neutral facilitators and asked to provide their views related to the questions stated above. The ideas could be related to any issues they felt were important.

The NGT process consisted of the following five (5) steps:

- (Step 1) Idea Writing – Each person was asked to write down their ideas on the questions before the group.

¹ Fayette County invited all County citizens to the meetings by advertising in local newspapers and on the radio. Letters were also mailed to local municipal officials and persons contained on the Fayette Forward mailing list.
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- (Step 2) Idea Recording – Each person’s ideas were recorded one at a time on large sheets of paper predominately displayed in front of the group.
- (Step 3) Idea Discussion/Clarification – Each idea was then discussed and clarified. This step moved the ideas from being those of the individuals to becoming those of the group.
- (Step 4) Priority Idea Identification – In this step, each group member was given five (5) note cards². The group members were then asked to pick the five (5) ideas from the list before them that are most important to them and to write one (1) idea on each note card. They were then asked to rank each idea with the most important idea being number 5 and the least important idea ranked number 1.
- (Step 5) Presentation – After all participants had selected their top priorities, the key ideas and findings were presented to the group.

List of Key Ideas Countywide

- Need for greater zoning, building, property maintenance, and general nuisance code enforcement.
- Limited or inadequate infrastructure to serve existing and new growth areas. Need to invest in infrastructure (roads, rail, bridges, gas, water, sewer, etc.).
- Few housing choices for young people and senior citizens (e.g., upper-scale townhouse apartments, condos, etc.).
- Improve the quality of public school education – consider consolidation of school districts under one countywide Board.
- Expand job opportunities and work force training at all levels, especially high-tech.
- Capitalize on tourism opportunities within the County without negatively impacting the historical and natural resources that make Fayette County unique.
- Enhance cooperation between all levels of government (Townships, Boroughs, School Districts, non-profits, County, and State).

² Note: A multi-voting process was used at several meetings where participants were provided dots with a value of 1–5 and were asked to place the highest value dot next to their top idea, etc.

Table 1

MEETING LOCATIONS			
SUB-REGION	MUNICIPALITIES	DATE	LOCATION
1	Brownsville Borough Brownsville Township Jefferson Township Luzerne Township Menallen Township Newell Borough Redstone Township	Monday, September 21, 1998	Menallen School
2	Belle Vernon Borough Dawson Borough Fayette City Borough Franklin Township Lower Tyrone Township Perry Township Perryopolis Borough Upper Tyrone Township Washington Township Everson Borough	Tuesday, September 22, 1998	Perryopolis Borough Building
3	Bullskin Township Connellsville City Connellsville Township Dunbar Borough Dunbar Township Vanderbilt Borough Saltlick Township South Connellsville Borough Springfield Borough	Thursday, September 24, 1998	Connellsville Volunteer Fire Department
4	North Union Township South Union Township Uniontown City	Tuesday, September 29, 1998	Uniontown High School
5	Henry Clay Township Markleysburg Borough Ohiopyle Borough Stewart Borough Wharton Township	Wednesday, September 30, 1998	AJ McMullen School
6	Fairchance Borough Georges Township German Township Masontown Borough Nicholson Township Point Marion Borough Smithfield Township Springhill Township	Thursday, October 1, 1998	Smithfield Community Center

**FAYETTE COUNTY
REGIONAL PUBLIC INPUT MEETINGS
SUB-REGION 1
SEPTEMBER 21, 1998**

Letter	Priority Ranking	Ideas/Comments
A, U, HH	2, 5, 5, 2	Maintain the historic significance of the County. Luzerne's unique history and culture should be preserved because it leads to money generated for residents. Need to develop programs for all ages to enjoy cultural and historical benefits of the County and promote tourism and hospitality training.
B, RR, AAA	4, 1, 5, 3	Zoning should be changed or eliminated because it is of no value to the County. The "Planning and Zoning Department" controls Fayette County by controlling permits. Zoning needs to be enforced (i.e., sex clubs).
C, G	2, 4, 2	Would like to see the riverfront developed (especially in the Brownsville area) as industrial or recreational land.
D		Maintain some type of elderly care as a basic human service.
E	1, 2	I enjoy the rural life in Fayette County. Residential development is preferred over industrial.
F	3	Improve the perception of the quality of life in the County.
G		Conservation along the rivers should focus on boating and recreation.
H		Industrial development in Luzerne should be along railroad and river corridors.
I	5	County taxation based on incentives should be promoted. Fayette County is not adequately developing its industry. Brownfield redevelopment needs to preserve green space (tax those who use good green land to discourage misuse of green space).
J, MM	1, 5, 1, 4	Change image of County Government and try to get more industrial companies into Fayette County. Improve the political environment in Fayette County.
K, CC, DD, EE, GG	4, 5, 2, 3, 2, 2, 5, 5	Need public water and sewer in all of Region 1 (especially Jefferson) in order to expand residential development. Why did former supervisors not expand utilities when funding was readily available (1970's)? High priority given to contractors putting in sewer, but now what remains is failing systems and inadequate service. Fayette County is allowing fragmented development. Septic tanks are polluting the land/ground water. Sewers need to be replaced in older communities, but we cannot seem to get funding.
L, N, NN	1	Develop tourism along the Monongahela River and support the Rivers of Steel Action Plan. Promote tourism by adding restrooms to gas stations and calibrating gas pumps to ensure the sale (countywide). Geological resources of the County are a tourist attraction. Mix of forests, streams, farms, and mountains could be maintained as the "Eco-tourism".
M		Penalize "slum" landlords through tax awards and other disincentives.
O		Expand Rails-to-Trails program. Pressing issues are the acquisition of land easements and the Route 40 Corridor which needs a bike lane on the shoulder.
P		The County needs improved access to public libraries and better public financing for libraries.

HRG _____

Letter	Priority Ranking	Ideas/Comments
Q, R, V (Combined)	5, 3, 3, 3, 5, 1, 4, 4	Would like to see land use around the Mon-Fayette Expressway controlled in terms of development (especially interchanges) to guard against poor commercial development, especially strip bars. Why are there so many planned interchanges? They will negatively affect the green areas in Fayette County. The County needs a good land use plan. Fast food chains, for example, should be out of viewshed and set back from interchanges. Also, there is a concern for the preservation of the National Road.
S		Let industry remain in planned industrial/technical parks. Be cautious of development along and around interchanges.
T		Would like to see no restaurants in Luzerne, keep it agricultural land. We are already losing too much agricultural land.
W		Sign controls are desired.
X		There is an overabundance of junkyards, especially along roads. Eyesores on the landscape counteract tourism, therefore we should keep them out of our viewsheds.
Y		Promote hunting for young people and better cooperation from Gaming Commission. They should stop harassing landowners.
Z		We have a lack up public parks. Our communities do not get grant money, even with matching funds even though we apply every year.
AA, TT (Combined)	4, 3, 4, 4	Reassess the County. Our tax base is stagnant, we need more tax money coming in. New development brings in added taxes.
BB	3	More should be discussed regarding the needs of the County, particularly the low attendance to this meeting, utilities (water and sewage are the answer to development), and the Mon-Fayette Expressway.
FF, II, DDD (Combined)	3, 2, 1	Dumping garbage along roads is a big problem. Penalties for dumping should be enforced. We must enforce violators. No out-of-state garbage should be accepted in Fayette County.
JJ	4, 4	Need better police departments. Lost funding in 1970's and now they are suffering because it is too costly for local governments to operate them up to standard.
KK		Chester County benefits from DEP's experimental program for septic self-contained sewage plant. Is this a possibility for Fayette County?
LL		Education improvements could be made. Schools are underfunded, we need an overhaul of our education system. Election (at large) proves too political and is not working. Go to countywide school system with one board.
OO		The quality of people in Fayette County is one of our greatest strengths.
PP		People of Fayette County need to participate more – only a handful of people tend to participate.
QQ		Need more public transportation.
SS		Upgrade Route 40 and add turning lanes.
UU	3, 1, 1	We need an assessment of our most valuable resources. Agriculture is our #1 industry or resource and it has a strong relationship with tourism.
WW		Would like to see a better highway, but not the Mon-Fayette Expressway because it is essentially a Turnpike. We do not want a toll road.
XX		We need incentives for adaptive reuse of historical structures and preservation.
YY	2	Promote our railroads and railroad development.

HRG

Letter	Priority Ranking	Ideas/Comments
ZZ		We need funding for secondary roads.
BBB		Keep riverboat gambling out of Fayette County.
CCC		Need teenage activities.
EEE		Need to backup our laws (i.e., absentee landowners, weak control, litter, etc.) with enforcement.
FFF		Pass bottle law in Pennsylvania – put on a referendum.

**FAYETTE COUNTY
REGIONAL PUBLIC INPUT MEETINGS
SUB-REGION 2
SEPTEMBER 22, 1998**

Letter	Priority Ranking	Ideas/Comments
A	5	Comprehensive plan needs to be coordinated with existing plans (e.g., Yough and Mon River Plans, Historic Guide, etc.)
B, L, M (Combined)	5, 5	Study stormwater management along rivers needs to prevent back flooding in our neighborhoods like occurred in 1996. Water and sewer are needed for any type of development. Awareness about the need for utilities should be used to educate local people to the large-scale benefits.
C, F (Combined)	5	Development of recreational trails in this area needs to look at land use along the trails to have economic development occur. Interconnection for open space and tourism will allow for movement from one site to another.
D, I (Combined)	3	Enhance education of local people to appreciate history and heritage. There is a need for hospitality training for all “communities at-large”.
E		Need to look at open spaces that could be maintained. Keep the existing farmland and develop “intercommunities”.
G, X, H, JJ (Combined)	4, 5, 2	Focus on aesthetic improvements (vandalism issues, slum landlords, litter, eye sores), anything that affects a viewshed. Code enforcement is essential. Open burning for example is not conducive to tourism, so we should develop a way to educate the public on the impacts and local benefits of tourism; but we also want to maintain the relaxed atmosphere of the area because that also attracts people. We need to do something about all of the tires that are dumped in Fayette County. It is important to clean up the County. We need to develop ways to get tires to a processing facility. The condition of our housing and other beautification issues is also important. Look at ways to raze deteriorated structures while also identifying those of historic significance to preserve them from decay and demolition.
J, K, BB (Combined)	3	Need to continue generating money for the Grist Mill Preservation because: <ul style="list-style-type: none"> - It has an associated park of 80 acres that overlooks river; - It was Washington’s original property; and - It is an opportunity to merge culture/heritage and river/recreation/tourism and trail recreation tourism. Need to create new attractions in our County. Need to market “Pittsburgh Region/Larger Region” and consider Eco-tourism and Agro-tourism. Bed and breakfasts are growing, therefore we should target the market for bed and breakfasts, trout fish, etc.
N		Need places for kids/teens to “hang-out” such as a local community center – Uniontown is too far for them to go for entertainment.
O, Z, U, V (Combined)	3, 1, 1	Improve infrastructure, especially secondary roads. Some railroads and railroad crossings are problematic due to build up and now crossings are too high in some communities (ref: Dawson/Layton). Who do we deal with this? Railroad stations at Connellsville should be relocated to a nicer location to attract rides? Is our public transportation adequate (airport)? Big companies need airports; taxi company; etc. to be attracted to Fayette County.

HRG _____

Letter	Priority Ranking	Ideas/Comments
P	4	We need to find out where our river water is going. Develop a conservation district. If water is being taken by Westmoreland County, should we not be paid?
Q	4	Overall public perception of Fayette County is a concern.
R, EE (Combined)		There is a need for more jobs. Why are young people leaving? Do we not have enough jobs or local employment? We need wages to match individual skills and be competitive with surrounding areas.
S, CC, DD (Combined)	2, 2, 1	We need to take into account education facilities to educate people for jobs. Are people preparing for new job opportunities? Need to find cheaper alternatives to post-secondary education to keep people here. Community College is a cheaper education opportunity for some residents. Penn State Fayette is a good continuing education opportunity.
T, II, GG (Combined)	1, 4	Will our housing attract new people? What do people need and want and how is Fayette County meeting that? Consider housing for “full service retirement communities” in Fayette County, not just houses. Need complexes for people 25-35 years old. Need housing for young professionals and people just starting out. There is a lack of rental units, especially condominiums and garden apartments with pools, etc.
W	4	We need to take a look at our tax base and property assessment to see if people are moving in and what to do to adapt to the market shifts.
Y	2, 1	We need joint-municipal agreements to share services (police, etc.). Small borough’s can not pay for individual police departments, so we should consider a countywide police force.
AA		Topographic constraints have led to half-developed communities. We should preserve what we have now and maintain greenland.
FF	3	We need to look at rural opportunities for elderly housing and services (e.g. public transportation to services). Suggestion: Go to Brownfield Community Center in Lower Tyrone Township to view a successful model.
HH		Why do we have six telephone books for one County? We need a countywide phone book for better service and marketing.
LL		We need to survey existing overnight facilities and the market need. Accommodations and attractions need to be conducive to the sites and have good interconnections with other sites.

**FAYETTE COUNTY
REGIONAL PUBLIC INPUT MEETINGS
SUB-REGION 3
SEPTEMBER 24, 1998**

Letter	Priority Ranking	Ideas/Comments
T1		Need for better transportation facilities.
T2		Need to monitor aging bridges.
T3	5, 4	Roads need to be updated to accommodate industry/resources (i.e., limestone used for building).
T4, S3 (Combined)	2, 5	Public transportation is needed to help aging population (social security and medical care). Ill people cannot get to local medical facilities and HMO requires them to travel.
T5		Need for better busses to serve senior citizens. Suggest along the Route 119 Corridor from Everson to Uniontown.
R1	1	Need to more actively acquire park land prior to development.
Q1		There is no shopping in the immediate vicinity (one grocery store, high prices).
Q2, E9, U4 (Combined)	5	Encourage small business growth (i.e., bed and breakfasts, contractors, and family businesses). Do not want to market retail businesses only. We want manufacturing jobs with benefits. As infrastructure comes in, big business will come in, resulting in a loss of mom-and-pop stores. We need to support the small establishments. We need a balance of small business.
Q3, N4 (Combined)	1	Enhance cultural activities and opportunities and develop new attractions. We do not have enough cultural and recreational opportunities in the cities to attract professional (i.e., doctors, lawyers, etc.).
L1	4	Need a technology corridor to keep technology in Fayette County.
L2, L3, L7 (Combined)	5, 1, 5, 2	Need to re-write the Zoning Ordinance and have staff for enforcement. We need accurate record keeping and our own zoning to control land use. Develop techniques that preserve the integrity of the Zoning Board.
L4		Do we need a Wal-Mart to get things done (i.e., water and sewer, transportation, extensions, and upgrades)?
L5		Growth will change the overall complexion of the County. Taxes will go up.
L6		We do not want to be like the suburbs of Pittsburgh.
E1	1	County tourism does a good job of promoting tourism, especially the rivers (see brochures outside of the state).
E2	4	Need affordable places for people to stay along the bike trails. Currently, most bikers are one day users.
E3	1	It is difficult to establish bed and breakfasts because Connellsville regulations are too strict. Need campgrounds, stops, etc.
E4, E7 (Combined)	3, 3, 5, 3	Need to improve job opportunities (i.e., at all levels – high tech training for youth) in order to bring people back. We are in a depressed area that needs businesses to come in. All we have in Connellsville is Anchor-Hocking, no other industry. Need County Commissioners to go and attract industry.
E5		We need an expanded tax base.
E6		Whitewater rafting is best in the nation. “Franchising” – work with well-known businesses.
E8		Would like to have Fayette-Penn do out-reach to assist local small businesses (family businesses) to remain and compete with big business.

HRG _____

**FAYETTE COUNTY
REGIONAL PUBLIC INPUT MEETINGS
SUB-REGION 3
SEPTEMBER 24, 1998**

Letter	Priority Ranking	Ideas/Comments
T1		Need for better transportation facilities.
T2		Need to monitor aging bridges.
T3	5, 4	Roads need to be updated to accommodate industry/resources (i.e., limestone used for building).
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Q3, N4 (Combined)	1	Enhance cultural activities and opportunities and develop new attractions. We do not have enough cultural and recreational opportunities in the cities to attract professional (i.e., doctors, lawyers, etc.).
L1	4	Need a technology corridor to keep technology in Fayette County.
L2, L3, L7 (Combined)	5, 1, 5, 2	Need to re-write the Zoning Ordinance and have staff for enforcement. We need accurate record keeping and our own zoning to control land use. Develop techniques that preserve the integrity of the Zoning Board.
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E3	1	It is difficult to establish bed and breakfasts because Connellsville regulations are too strict. Need campgrounds, stops, etc.
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E8		Would like to have Fayette-Penn do out-reach to assist local small businesses (family businesses) to remain and compete with big business.

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Letter	Priority Ranking	Ideas/Comments
G1		Like the positive attitude of government and business in Fayette County.
G2, S2 (Combined)	1, 4	Agency on aging is supposed to address local issues, but they say they are understaffed. We need to put an emphasis on this issue and develop it as a whole new area. We should provide education/service center for seniors, youth, and the undereducated. We also need someone to come to them (i.e., 800 number for senior citizens). They need a place where they can go to talk about problems and needs.
G3	5	Property taxes can be used for education. The School District tax is too high. Need an alternative to the school tax. Suggest: Shift from funding the School District through property taxes.
G4		Need open conversation regarding the region Township to Township.
G5, G6, H4 (Combined)	2	Agencies need to do their job. For example, HUD to enforce housing issues, and County to better enforce housing regulations. We need to encourage/attack slum landlords to remedy housing issues and provide decent housing.
G7		We should put out a grant to develop (i.e., a cultural center) and let a private business do it. Entice private enterprise to enhance/develop the area.
P1		In South Connellsville, stormwater management is an issue. Facilities cannot handle the demand and water is going into the rivers. We need all utilities, especially water and sewer, but grants are tough to get for utilities.
P2	2, 1, 4, 2	We should invest in infrastructure (i.e., roads, power, gas, sewage, bridges).
U1, N1 (Combined)	2, 4, 4	Stop Municipal Water Authority of Westmoreland County from taking water out of the Yough River. Level of water is an issue to maneuver a canoe down the river. Maintain present level of the water. Maintain, promote, and preserve cultural and historic resources and rivers (Yough). Leave water in the river, it affects all who use it.
U2	3, 2	Need to provide water/sewer to all. It should come from our tax base. This will encourage people to live here.
U3	3, 4	Everson Borough utilities are old and need to be upgraded, however grants are difficult to get especially for a small borough.
H1	3	There are lots of older places that need to be torn down. We need money to raze and upgrade older, deteriorating homes.
H2		It is cheaper to buy an old home than build a new one.
H3		Estate heirs living out of state are an issue when dealing with deteriorated housing.
C1	1	Get the news out that there are opportunities in Fayette County (i.e., industry, tourism, etc.). Market the County to regional area – Mid-Atlantic. Need to have something to offer (i.e., good infrastructure, utilities, power, low business taxes, etc.).
S1	3, 2	A large segment of our aging citizens need help with transportation, bills, and access to information. Often they do not know what they qualify for in terms of service.
S4	4	Higher education is too expensive.
S5		We need taxi service.

HRG

Letter	Priority Ranking	Ideas/Comments
ED1	5, 3	We need to improve our public schools to make sure the quality of education is the best that it can be. The education system should be evaluated by an outside firm that can provide recommendations (i.e., newspaper and make results available to public). We should look at communities that are doing it right for a model.
ED2		Make teachers accountable by basing their pay upon students test scores. Keep accountability.
N2		No one seems to know the history of Fayette County/Connellsville. We need to research, document, and publish the history. Local Historical Societies need to help. We do not know how to get grants. We need someone to help older people get grants. Hospitality training would be helpful to promote history so tourists will visit.
N3	5	Our local resources are stone, timber, oil, and water (two rivers and lots of streams). We should capitalize on our resources while having a minimal impact on the local community.

**FAYETTE COUNTY
REGIONAL PUBLIC INPUT MEETINGS
SUB-REGION 4
SEPTEMBER 29, 1998**

Letter	Priority Ranking	Ideas/Comments
A	5, 3	We need more flowers, gardens, and planted hillsides because they take your eyes away from other things like litter. Green areas promote harmony and community pride, which make a more livable community. We need lots of volunteers to help. Implement an "Adopt-a-Pot Program" by encouraging businesses to plant flowers.
B	5, 5, 2	Our challenge is economic growth and produce diverse professional employment opportunities. There are not a lot of white-collar jobs. We are exporting talent rather than importing it.
C		Continue to preserve our recreational parks and open space – it is one of our strengths. State land preservation is important. We are a playground of Pittsburgh and D.C. and need to preserve that source of income and recreational resource. Do not pave over our land like Westmoreland is going to do.
D		We need to be concerned about the "type" of development. Do not just take and develop for the sake of developing.
E	1, 3, 1, 3	We need to make sure officials look at the Comprehensive Plan when rezoning and make sure to preserve those areas that are designated as Conservation. We need to educate elected officials as to how to use the Comprehensive Plan as a planning tool. There are no "teeth" in the plan. We have to ensure that future generations of elected officials using the plan are becoming educated in the process.
F	1, 1	We must consider our neighboring municipalities. We want to encourage open meetings and communication among local governments so as not to duplicate efforts.
G	2, 2	Consider regional planning, zoning, and services regions that are similar and will impact each other. This will allow for "planning of land uses". We need cooperative action.
H	4	The County is getting the Mon-Fayette Expressway and it will hopefully bring higher wage jobs, more industrial jobs, tourism, better access, etc.
I	4	Fayette County has the nicest people, but I hear a lot of "belly-aching". We need to stop complaining and get neighbors working together and have pride in our communities.
J		We should eliminate eyesores (i.e., junkyards, etc.) through code enforcement. In order to deal with vandalism and graffiti, the courts need to be strong. How will this affect tourism and beyond the weekend visitor?
K	5	The great history in Fayette County needs to be kept alive. We need to build upon that and restore historic properties. There are really beautiful homes in our area. Homes of County millionaires. The houses are now deteriorating. We need to find ways to improve this. Allentown, for example, would condemn the dwelling and sell it for \$1.00 to a potential owner and provide tax breaks or a low interest loan to do improvements.

HRG _____

Letter	Priority Ranking	Ideas/Comments
L		We need to put teeth into our zoning ordinance. The hodge-podge is obvious: There is no rhyme or reason to development patterns, no sense of consistency. We need good code enforcement.
M	1	Fayette County history is not printed in school history books. It has been abandoned and this is a concern.
N		We need public relations for the County. There are image issues and perceptions by outsiders and insiders of Fayette County as rural and of low education. Who is George C. Marshall? Blame him for our image issues.
O	3, 3, 2, 3, 1, 5	We need to look at the feasibility of development suites for professional people, perhaps in vacant upper level floors. We need people downtown, but are concerned for Uniontown's housing stock which is old, dilapidated, and outdated due to mismanagement in the past. We need to realize that urban living is different than suburban. If we want condos and apartments, we need to consolidate lots to make larger lots. Uniontown needs to concentrate on housing for young people who are just starting out and older people who are looking for urban living. Municipal bonds could be used to develop a senior dwelling high-rise. Urban living apartments for young people should be in the range of \$60,000-480,000. Need to reuse existing utilities and facilities. There is a great need for high-rises (6 stories), private, for-sale condos for persons retiring that could be run by an association and contain landscaped yards, garages, and security. We now have problems in Uniontown, Brownsville, and Masontown with conversion of large, single-family dwellings that are beyond repair and are deteriorated. People do not have money to keep them up. We also have a problem with absentee landlords. Personal care homes could be good reuse of large older homes. We need to entice developers. What do we offer people to do after dark? Where are the variety of restaurants, state theatres, arts, and cultural events? Can we accommodate tourists as well as ourselves?
P	4	Would like to see more cooperation from 10 municipalities who have their own zoning. Uniontown Redevelopment Authority exists from CDBG – sometimes they do not talk to elected officials at Uniontown, but talk to County Redevelopment Authority. Better communication is needed.
Q		How many agencies/different groups are there within the Uniontown area? I worry that we are duplicating efforts and promoting the fragmentation of the local Community.
S		We need grant writers to assist communities in obtaining grants.
T		We need better police protection on key theatre nights. People are afraid to park in the parking garages and the smell and condition of the stairwell in the parking garage is a deterrent.
U	2, 1	We need a decent Greyhound bus station/hub for transportation and local bus transportation to get around. Money from TEA-21 has just opened. We have no taxi service.
V		I love Fayette County. I purchased an old home in Uniontown and have rehabilitated it as one of the resources that the area offers. It is sad that there are only nine people at this meeting.

HRG _____

Letter	Priority Ranking	Ideas/Comments
W	4, 2, 5, 2, 4, 2	Sewage availability is the chief complaint because it will limit growth. Taps in S. Union will not be released until they are upgraded - \$22 million – this is a problem for people on a fixed income. Uniontown needs to process combined stormwater and storm sewer.
X	4, 3, 4	The school system should be combined countywide. We should do a cost-benefit analysis. We need to improve the image of the vocational school system. It should be in the same school campus.
Y		We should eliminate elected tax corrections and have a county government collect for all municipalities. We are duplicating our effort.
Z		Today 80% of jobs require post-secondary education, not college.
AA		In discussing tourism, we forget about our airport.
BB		We need river conservation, especially to address mine run-off and subsidence.
CC		We should consider countywide stormwater management plan.
DD		Fayette County should go to HomeRule – Council/Manager form of government.
EE		Eliminate the monopoly of Helicon TV. Mostly publicize bad stuff and cannot get things done. They are performing poorly.

**FAYETTE COUNTY
REGIONAL PUBLIC INPUT MEETINGS
SUB-REGION 5
SEPTEMBER 30, 1998**

Letter	Priority Ranking	Ideas/Comments
A, B, W	3, 4, 5, 5, 3, 3	There is a need for economic development throughout the County. We need to increase job opportunities to all regions and promote job training and education to assist people in finding jobs. Too many people leave the area. Job training will allow us to grow with the community/County and will help graduates to stay in the area and not move out of state. Make it more affordable to local residents.
C	1, 2, 4	Need better promotion of Penn State Fayette Campus to get more local attention. It needs to be more affordable, like a community college, not \$360 per credit. It is the jewel of the community. Consider advertising more extensively.
D	3, 2	The area needs more statistics on revenue that is based on tourism. What are the advantages of tourism?
E	2, 5	We need public transportation to get people to work in the mountain regions (those without private transportation).
F	3, 3, 1	We need to refocus transportation concerns to improving the existing road system. People who come into the mountain region travel the worst roads in Fayette County and that's the first thing they see.
G	4	The new expressway is good for the County and our local tourism.
H	2	Would like to see more facilities move into the industrial parks. We need infrastructure/transportation roads.
I	5, 5	Must have affordable water and sewer before housing and employment opportunities can move in.
J	4	We need greater respect for property rights. For example, in Henry Clay Township plans are being developed and not reflecting ideas of the community. It is better to have no plan than a foolish plan.
K	1, 1	Need more interaction between the County and local government. Mountain region feel separate and do not fit in with the rest of the County, especially with communities that rely on County for zoning implementation and enforcement.
L		Should make better use of the airport by enlarging it to accept larger aircraft and expand business/tourism.
M	4, 3, 4	Public recreation areas are pushed as tourist attractions. We need to consider the impact on public areas and towns near them, e.g. Ohiopyle is surrounded by the state park. Why is the County not interested in solving the region's problems when they bring in money? Ohiopyle Borough has no resources to improve streets; add bike lanes; and parking on local street issue. We need to work with the state parks to correct parking areas.

Letter	Priority Ranking	Ideas/Comments
N	4	We need to mutually understand what we want. Need a collaboration of businesses, government, environment, and academic groups to work together to see the big picture. One agency can see the big picture and be successful. Each of the groups feels close to the issues. Use Penn State as a resource to bring together County citizens (e.g., Penn State could develop a unity center for economic creativity and regional development). This could be unique for Fayette Campus. Take advantage of academic resources and use it as an object to coordinate our issues and values. Work with University Park and Fayette Campus.
O		We lack a lot of cultural diversity in the County. We want more things like museums, theatres, etc.
P	2, 1, 1	Need to change County perception. Need to take more pride in what the area looks like by beautification of highways and road improvements.
Q	2, 2, 1	Preserve what we have. Don't destroy anything. Need enforcement and regulation of strip mining, logging, etc.
R		We need to break the County into smaller regions. Plans have been done that do not apply to the area.
S		The mountain region is diverse in Fayette County. The mountain region is tourism based and we need to focus on it. How can we make it better?
T	5, 3, 4	Natural resources and conservation vs. exploitation. Vast majority of County is under private ownership. Forestry, if done properly, can create wealth and jobs, while it won't be detrimental to tourism and aesthetics. We need to preserve land and set aside areas for economic development opportunities. Apply conservation technique to forestry industries. State has conservation programs, but none in Fayette County. We create spin-off business from forestry, attract business that creates the finished project, e.g. lumber, furniture, etc.
U		Tourism – some places have not lived up to their potential. Consider privatizing the amphitheater.
V	5	Look at the mountain region with a regional outlook. Why do people want to live in Fayette County? Because of the natural resources. You have access to transportation, internet, and can live and access recreational amenities (trails, rapids) – world class resources. Excellent quality of life – fishing, boating, biking, hiking, hunting, camping, etc. We have a regional connection with the expressway; people come from all over the world.
X	5	We need a medical center, grocery store, and high school in the mountain region. Small doctor offices and convenience market are linked and serve need, but may not in future. More and more people are moving in and are not used to the lack of resources. Want a state funded emergency services center.

**FAYETTE COUNTY
REGIONAL PUBLIC INPUT MEETINGS
SUB-REGION 6
OCTOBER 1, 1998**

Letter	Priority Ranking	Ideas/Comments
A, K, X (Combined)	3, 5, 5, 3, 4, 2, 5, 5, 4, 1	Point Marion has problems with the sewer plant and water system. Nicholson and German Townships are doing a Comprehensive Plan. In German Township sewage is a big issue because the existing system is not adequate. Funding help is needed in the rural area for utility expansion.
B, N (Combined)	3, 2, 2, 4, 5, 4, 1	Major problem with the Mon River due to riverbank erosion. Point Marion riverside restoration is required due to erosion. The high water washing against the bank is eroding the sewer plant.
C		Fayette County forgets about Point Marion because we are across the river. We need and deserve more recognition.
D	1	Rural nature of the area is a strength and we should preserve the rural character.
F, G (Combined)	4, 4, 5, 1, 2, 3	How do we overcome apathy? Borough leaders lack enthusiasm/elected officials in Region 6 and countywide. Attitude, education, and values are towards a "welfare state: from County on down. "Please send money" is a harmful attitude for the municipality and the County.
E	5	Region 6 is vulnerable because of the Mon-Fayette Expressway. Opportunity for Industrial Parks and residential development. Avoid mistakes of the past. We need specific zoning to focus development. We should consider our viewsheds and use creative design for development: Suggest 20-acre lots.
H		Point Marion lacks land, lacks physical space, and has an inability to incur tax base.
I	3, 1, 1	Condition of riverfront from dam to past Masontown (coal tipples, slag, direct industrial structures) needs to be improved along with watershed and economic value.
J	2, 1, 5	Fayette County is like a forgotten area of PA by Harrisburg. It is a beautiful part of the state, but projects are not innovative like those of Susquehanna River communities. Why is Fayette County lagging behind?
L, S (Combined)	5, 3, 1, 2	We need a better vision for our highway system – Route 1, 40, 199, 57, all suffer from problems like bottlenecks (South Union Township), accidents on 21, broaden upgrade 21 vision, 119 Connellsville also, 40 – too many lights, poor land use planning. Brownsville, Uniontown – "snake road", poor design M/F proposed design will not do Fayette County any good. Need better planning.
M		Process needs more coordination. Need a substantial group working to see the Comprehensive Plan through. Fay-Forward should do this.
O, Z (Combined)	2, 1, 2, 3, 3	Political power of certain areas overrides projects. For example, Westmoreland, Somerset County have more political power. Point Marion does not have the support of government. We are split into too many management groups and must find a way to expand Borough/Township land.

HRG _____

Letter	Priority Ranking	Ideas/Comments
P, Q, T	4, 3, 2, 3, 4	We need the Sheepskin Trail to develop for recreation and tourism. There are opportunities for a regional park and spur trail. There is a lack of recreation in Region 6. We need improved secondary access to link recreation areas. Mon-Fayette Expressway included no plans to access the local community. It will bypass region 6. Coordinate river corridors and recreational trails for Comprehensive Plan.
R	2, 2	Eyesore problem! Need to get rid of junk cars, rusting appliances, and better enforcement of dumping.
U	1, 1, 5	Need cooperative coordination among government layers and between municipal governments and the County.
V		We lack a voice here in Fayette County and must start with a voice that works. We need a Senator with commitment and clout.
W	4	Old coal mining communities have a high elderly turnover. New residents lack the values and moral fiber of past residents, but jobs are not there to retain young folks.
Y	3, 4	Aggregate demand idea should be explored – ref. Center for Rural PA.

**FAYETTE COUNTY COMPREHENSIVE PLAN
FOCUS GROUP MEETINGS
SEPTEMBER 22, 1998 THROUGH SEPTEMBER 29, 1998**

As part of the process of completing the Fayette County Comprehensive Plan, the County held three (3) “Focus Group Meetings”. The meetings were held for the purpose of identifying key issues, concerns, and opportunities within the County¹ related to housing, local government and other general topics.

A “Stakeholders” Focus Group Meeting, a “Local Municipal Officials” Focus Group Meeting and a “Housing Interests” Focus Group Meeting aided the County in identifying key ideas specific to each group. The date of each Focus Group Meeting and parties invited to attend are listed in Table A3-1².

Approximately forty-five (45) people participated in the Focus Group Meeting process. The Nominal Group Technique (NGT), a group facilitation process, was used to insure that all participants were afforded an equal voice in defining their ideas. Issues and ideas were identified by focusing on questions specific to each Focus Group.

The participants were led by neutral facilitators and asked to provide their views related to the questions stated above. Some sample topics were also provided but their ideas could be related to any issue they felt was important.

The NGT process consisted of the following five (5) steps:

- (Step 1) Idea Writing – each person was asked to write down their ideas on the question before the group.
- (Step 2) Idea Recording – Each person’s ideas were recorded one at a time on large sheets of paper predominately displayed in front of the group.
- (Step 3) Idea Discussion/Clarification – Each idea was then discussed and clarified. This step moved the ideas from being those of the individuals to become those of the group.
- (Step 4) Priority Idea Identification – In this step, each group member was given five (5) note cards. The group members were then asked to pick the five (5) ideas from the list before them that are most important to them and to write one (1) idea on each note card. They were then asked to rank each idea with the most important idea being number 5, and the least important idea ranked number 1.
- (Step 5) Presentation – After both groups had completed the exercise, the key ideas and findings were presented to the entire group.

¹ The “Stakeholders” Focus Group Meeting was held on the Penn State Fayette County Campus. The “Local Municipality Officials” and “Housing Interests” Focus Group Meetings were held in the County Courthouse.
² Fayette County Office of Community and economic development mailed letters to invite Focus Group attendees.

**FAYETTE COUNTY
FOCUS GROUP MEETING INFORMATION**

Focus Group	Date	Generalized List of Those Invited
Stakeholders	Tuesday, September 22, 1998	<ul style="list-style-type: none"> • Various Local Authorities • School Representatives • Local and County Planning Commission Members • Zoning Hearing Board Members • State and Local Representatives • Hospital Directors • County Commissioners
Local Municipal Officials	Thursday, September 24, 1998	<ul style="list-style-type: none"> • Municipal Officials throughout the County • County Commissioners
Housing Interests	Tuesday, September 29, 1998	<ul style="list-style-type: none"> • Redevelopment Authority of Fayette County • Housing Authority of Fayette County • Real Estate Agency Representative • Westmoreland/Fayette County Private Industry Council • Fayette County Community Action Agency • Tele Tech – the most recent • Business that has Job Opportunities • Homebuilders Association • County Commissioners

**Stakeholder Focus Group Meeting
September 22, 1998**

**FAYETTE COUNTY
STAKEHOLDERS FOCUS GROUP MEETINGS
SEPTEMBER 22, 1998**

QUESTIONS

1. What elements of the County do you like and would like to see continue in the future?
2. What regional issues need addressed?
3. What issues, needs, challenges, or opportunities do you see facing Fayette County, the local government, and the County government (now and in the future)?

Letter	Priority Ranking	Ideas/Comments
A, L, N, O, Z, FF, LL	1, 5, 5, 5, 5, 3, 3, 5	The rural scenic and historic heritage is a strength. The natural and agricultural areas have scenic value. The Comprehensive Plan must protect the natural resources, recreation. Tourism is our livelihood. We do not want to be like everyone else. We don't want urban sprawl. The scenic areas are littered with trash and numerous unstructured dumps. These areas need to be regulated and enforced on the municipal level. The expressway will bring growth. We need to set designated growth areas, particularly in Uniontown, Connellsville, Brownsville, etc. Land use overlays (such as the Youghiogheny River and the Monongahela) should be considered, as well as major transportation corridors to push development away from the interchanges and into communities. Commercial signage is too strict, need to recognize unincorporated commercial areas (e.g. need to look at little village areas).
B		Beautify the City of Uniontown, which is the County seat (i.e. people get a bad impression of the County through the City).
C, I	3, 4, 4, 4, 3, 2, 2, 1, 5	Expand infrastructure, i.e., water, sewer, gas, and secondary transportation and access routes. Where there is potable water, there is growth.
D	2, 4, 1, 4	Need coordination among all groups (e.g. economic, recreation, communities, etc.). Everyone will benefit if they work together.
E, H, AA	1, 2, 1, 3	Tourism – need to appreciate what we have (arts, culture). Need to improve collaboration with economic development on a countywide basis. There are numerous bike trails, waterway (Monongahela, Ohiopyle) walking trails, riverfront developments, ski slopes, etc. Consider marketing Fayette County to the Pittsburgh region, e.g. advertising.
F		Need to bring economic development into the County so that any development benefits the area.
G		The County has an excellent secondary education system. County should expand their four (4) year education program, e.g. Penn State expansion.
J	4, 5, 3	Need to improve public transportation for seniors, etc.
K	5, 2	County suffers from the inability to answer the questions, “Why would a corporation relocate to Fayette County?”
M	3, 4	Inexpensive cost of living for individuals and businesses.
P		Need to focus on the Fayette County Airport. It needs a lot of improvement and expansion. Tie the airport into the economy, recreation, tourism, etc.
Q	3	Crack down on slum landlords.
R		County has agricultural land preservation program.

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Letter	Priority Ranking	Ideas/Comments
S		Continue our expansion of telecommunications; it could be major player in County.
T	5	Best way to accomplish the wish list is by capitalizing on the Mon-Fayette Expressway because it will bring development into the community.
U		We do not have an adequate transportation system.
V		The community needs more education on the interrelation of economic development, recreation, tourism, transportation, etc.
W	2, 3, 2, 4, 3	The government structure needs help. There is concern about whether or not the three (3) commissioner system is effective. Consider developing qualifications for holding that office.
X, JJ, KK	3, 3, 1, 1, 2	Need to encourage upscale housing developments. Existing housing stock will not bring people into the County. Target Route 51 and Route 119 in the northern section of the County (Brownsville, Route 40) for residential development. This area is easily accessible to Route I-70/79 and potentially Morgantown, W.V. (access new expressway). Housing issues are two (2) fold: (1) preservation of existing housing stock; and (2) creation of new housing stock in structured areas to best utilize the land.
Y		Reform the overall taxation structure (little relationship between tax assessment and market value).
BB, DD	1, 2, 5, 1, 2, 2	There is a concern that although good secondary education opportunities exist, we are not sending enough onto post secondary education. The types of jobs that we want to bring to the County will necessitate post secondary education. The County has a significantly low education level based upon state statistics. Need adult education opportunities to expand skill/education for workforce.
CC		Need to enhance/add wastewater facilities. Over sixty (60%) percent of the County is unserved.
EE		Need to improve some aspect of every question listed.
GG		Need to give plans that can make real decisions. Need documented and objective evident (hard data) of issues.
HH, II	5	Need an overall change in public perception (image) of Fayette County from within and from the outside.
MM		Identify and evaluate Brownfield sites/wetlands.
NN		Fayette County has lots of federal and state park land/forest/game lands. Need to identify these as a resource.
OO		County is currently working on national heritage inventory.
PP		State has "lenz on litter" – County sponsors this program as a contest.

**Local Municipal Officials Focus Group Meeting
September 24, 1998**

HRG

**FAYETTE COUNTY
LOCAL MUNICIPAL OFFICIALS FOCUS GROUP MEETINGS
SEPTEMBER 24, 1998**

QUESTIONS

1. What elements of the County do you like and would like to see continue in the future?
2. What elements of the County would you like to see change?
3. What issues, needs, ideas, challenges, or opportunities do you see facing Fayette County, the local governments, and the County government (now and in the future)?

Letter	Priority Ranking	Ideas/Comments
A	3	Tired of everything being a special exception. Streamline ordinance to allow business to come in.
B		Need to coordinate with local government/County Commissioners to know how many funds are allocated – no communication causes burden on wastewater treatment plant.
C		Local governments know the most details about development issues occurring within the County.
D	5, 3	Service our customers and consider all residents customers.
E, U	3, 1, 1	Maintain stable tax base – housing and jobs (need housing and small businesses to keep people in area). Need industry and jobs to keep the young people from moving away.
F, V, Y, Z	5, 2, 3, 5, 2, 5, 5, 5,	Need for fund of water/sewage projects and other forms of infrastructure. 119 Corridor – Bullskin Township to Westmoreland County line have no sewer. Fifty (50%) percent of the people do not have water source. Need to educate the community as to the benefit of public water/sewage. Consider using an association that is not mandatory to all to implement public sewer vs. an authority. It's all in the way you market it. Want business along the 119 Corridor.
G		Need more money to improve the local roads and bridges.
H	3, 2, 2,	Put cap on school district taxes (they have no cap).
I, M	5, 5, 4, 2	State level – townships that are non-entitlement (low budget communities) want a share of annual CDBG money. It's an unfair system to local governments that have a population of 4,000 or less. The problem is unfunded mandates from state, county, and local governments are expected to follow/jump through hoops – money = mandates (e.g. Act 537).
J	4, 4, 3, 4, 4, 4	Corridor/interchange land use controls for economic development need controls along the Corridor interchanges of the Mon-Fayette Expressway to help manage growth.
K		South Union has a strong tax base – DEP in continuously changing regulations that impact development (e.g. rejected the 537 plan four times). Governor Ridge has been no help. It's difficult to develop.
L	5	Borough of Ohiopele and Stewart Township want to promote tourism. Borough estimates only 250 people live there, but need to upkeep roads and other services to serve the more than one million tourists a year. Tourists will bring money into the County.

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Letter	Priority Ranking	Ideas/Comments
N	4, 2	Fayette City Borough is a small borough that has a difficult time maintaining city police departments to address drugs, vandalism, etc. Do not meet grant criteria for three year police grant to receive funding.
O, P, R, T, BB	3	German Township doesn't have a lot of taxes. They would like to abolish police department. The issues are taxes and the need for reassessment. Abolish school tax and put in a sales tax that will cover everyone. Current tax assessment structure discourages building of new housing. Want residential wage taxes to build the tax base. Sewer/water is the ticket to residential, commercial, and industrial development. The County lost Miller Brewing due to poor roads.
Q	3, 5	Need to stop the Pennsylvania State Education Association from running the schools.
S	2	Sandmounds don't work long-term.
W		Fayette County could be a bedroom community to Morgantown, W.V. and Pittsburgh to general an additional wage tax.
X		Sewage Authority in Dawson in existence for twenty years, but no sewers.
AA	3, 1, 2, 1, 4	Need to combine as one county school administration system. Need to make sure to offer the best education.
BB		School taxes need to be lowered (e.g. Connellsville School District).
CC		Keep industry in the Industrial Park, not in the residential areas.
DD, LL	2, 3, 4, 2, 5	County needs to improve image. Marketing of Fayette County – work in conjunction with tourist market. Develop new attractions.
EE, FF	3, 2	Number one issue in developed communities is stormwater management (e.g. Uniontown area). Need cooperative management (or less municipalities – done fairly).
GG, HH, II	1, 2, 1, 3, 4	Local government needs to communicate. Each office needs to have a fax machine, computers, etc. to better communicate with each other. Some municipalities don't even have a building to operate out of. Adjoining municipalities should be able to share (some can't afford all necessary equipment). This could be accomplished by written cooperative agreement (e.g. South Uniontown has a cooperative agreement with North and South Union Townships; e.g. Ohio and Stewart share work back and forth; e.g. EMS).
JJ	1, 4, 2	Need countywide garbage collection and a tax on garbage collection (this could help with large dumping issue). Need state legislation to improve many problems from flies.
KK	4	Need to revisit Countywide police system – area or County police authorities.
MM	2	Fayette County Agricultural Preservation Program municipal officials need to work with County to determine how much should be preserved.
NN	5	Where is our water going? If it is leaving the County, the County needs to get paid for it. Westmoreland County Water Authority is taking water out of the Yough River. They want more. Fayette County needs to take advantage of this and charge. Take this money and apply it to a conservation program.
OO		Need trees – what about our trees? Need a reforestation program. There will be no water if there are no trees.

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Letter	Priority Ranking	Ideas/Comments
PP		Need to look at a College System in County, not at \$300 per credit. Need Fayette Community College.
QQ		Taxes eased on senior citizens, based on income (e.g. small percentage of property taxes and garbage bills).
RR		Need just one phone book for County. There are now six.
SS		Less paperwork, too much red tape, too many mandates.
TT		County should have idea of historic and architectural assets and see how they fit into the current systems (e.g. not everything should be preserved; zoning to preserve (County and municipal wide) need basic education on the significance of the resources – hospitality training to recognize benefit).
UU		ADA causes elevators to be required in 2-3 story buildings. This uses up tax dollars. Why can't they just permit schedules to accommodate ADA persons on the first floor?

**Housing Focus Group Meeting
September 29, 1998**

**FAYETTE COUNTY
HOUSING INTEREST FOCUS GROUP MEETINGS
SEPTEMBER 24, 1998**

QUESTIONS

1. What issues, needs, ideas, challenges, or opportunities do you see facing Fayette County in terms of housing stock?

Letter	Priority Ranking	Ideas/Comments
A		Need more community involvement. The perception is that people do not want to get involved with the County.
B		Need to defeat the negative image of the County; people do not want to get involved, do not take a step forward, chase good people away.
C		Housing Authority vacancies need to know why and what kind – no waiting list ever for seniors. There is an estimated 10% vacancy rate.
D	4, 4, 4, 3	Need for a housing market analysis for all incomes.
E		Need to get a strategy on an individual community basis; e.g. Uniontown – need code enforcement – rental firms don't want to take care of rental units.
F	3, 2, 5	Code enforcement is an issue Countywide. In Uniontown and Connellsville, a lot of neighborhoods are turning into rental which decreases the value and upkeep goes down. Absentee landlords (absence from neighborhood, but within the County). Some homeowners renting their homes and moving out to South or North Union Township when the neighborhood changes. Currently don't have a system to compile data because there is no uniform building code that would track new additions, etc.
G		Need to find the money for stricter code enforcement. In older communities, enforcement is up to local government. There is no money/staff to enforce codes.
H	2	Need money for demolition to take down deteriorated structures.
I		Problem with the District Magistrate enforcing housing codes violations.
J	5	Foundation for new housing grants based on infrastructure. Water/sewage expansion need to happen for this to take place, e.g. freeze on taps, etc.; e.g. watch lines into rural areas need to go back to each community and put together and rank.
K		Rehabilitation/weatherization. The County has funding has funding for 125-130/year and waiting list of 600-700 applicants. Very underfunded; for rehabilitation 1100 on waiting list and with current funding can do with current 60 units per year. Need more money.
L	1	Need additional housing for elderly and other populations with special needs.
M	3	Rehabilitation for resale – biggest drawback is the down payment and closing costs. Need to find a public or private way to fund/subsidize those monies to promote homeownership and build credit (need a credit counseling program to assist people to get out of debt).
N		Most important is demographics. Where will the need be? There is money available to do what we need.

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Letter	Priority Ranking	Ideas/Comments
O		Would like to see a program that for every two low to moderate houses built an old one should be raised and cleaned up. Want to upgrade existing patches of housing. Infill housing in existing neighborhoods. There is a need for low cost housing, i.e., some mini-parks, and new modern homes under \$40,000 in areas.
P		Need to identify the need for \$100,000 to \$200,00 housing.
Q		Why is PA the second largest state for elderly population?
R	1, 4	Continue developing a GIS system with planning commission, 911, redevelopment authority, assessment office, human services. County agencies are asked for one GIS system. GIS could help identify the needs for all local communities.
S		Patch towns are a resource for housing opportunities. There is a problem with getting federal money, because they are potentially eligible for historic destination. There is a study currently being done the Pennsylvania Historic Museum Commission to develop standards that are affordable for the rehabilitation of historic properties. Relates to patch towns – old company towns, e.g. architectural standards for infill. PHMC is looking at the following patch towns – Smock, Whiteset, Star Junction, and Shouf.
T		Need activities for youth and other recreational opportunities. These help to strengthen the housing market.
U		Springwood formed a self-contained community located in North Union Township. Parallels the Penn Craft Village 1930.
V		Need to do community organizing. Ask that type of development needs to be done. Need someone, or group, to go in and work with the communities to develop ideas/needs for housing (infill, demolition, etc.).
W		Historic preservation, e.g. festival marketplace, using old structures, bring in a James Rouse project.
X		Need to create open green spaces and recreation opportunities in neighborhoods (e.g. convert vacant sites/lots into a playground, open green space, passive recreation – Lions Club in Connellsville took a vacant lot and turned it into an urban park).
Y		How many units of new housing are being built in Fayette County? Need 1,000 dwelling units per year. We should keep a statistic of how many dwelling units are being demolished, etc. We should have a raising permit to track.
Z		What happens to structures that burn down? Who is responsible for clean up? State has legislation that allows municipalities to pass an ordinance. Insurance companies require that all taxes must be paid and site be leveled and cleaned up before money can be paid to the claimant. Need to I.D. which municipalities have adopted legislation/ordinance. Also want to I.D. municipalities that have adopted BOCA Housing Code.
AA		Currently no enforced standards for housing in County. Need to address this issue. No uniform code. Power and gas companies require inspections. BOCA uniform plumbing code, fire code, fire marshals are electrical inspectors.

Letter	Priority Ranking	Ideas/Comments
BB		Fayette Street/Pennsylvania Avenue – Uniontown businesses are moving in and fixing up old houses (converting dwelling units to business) and improving/revitalizing the streets.
CC	5, 5, 2	We need reassessment.
DD		Every small town in Fayette County has vacant rooms/apartments above storefronts. Estimate 70-80% of upper level/upper floors too costly to renovate – cheaper to build new.
EE		Good things are being done on a “spot” basis – housing rehab – but need to be tied together and spread.
FF		As downtowns are redeveloped, rehabed, etc. There is a lack of parking for commercial and residential space. Need to look at parking issues for businesses and apartments. Need to look at all options.

HRG _____

Public Meeting
June 22, 1999
Stakeholder Groups
Session One Summaries

The session was advertised in the local newspaper, a press release was published, and information was also communicated via direct mail, flyers, and newsletters. A total of 48 members of the public attended the two-hour session. Nineteen separate zip codes were represented.

Participants were asked to self-select into one of 9 “stakeholders groups”. Each group was facilitated by a member of the Land Use Plan Steering Committee.

Agriculture
Economic Development *
Education and Human Services
Environment
Housing & Real Estate
Public Utilities & Infrastructure
Resource-based Industries
Tourism & Recreation
Transportation

** No participants selected Economic Development at this session.*

Participants were asked to consider the following:

1. List as many ideas as you can think of relating to opportunities, issues, problems that need to be addressed in terms of land use planning.
2. Classify each idea as a PROBLEM (something that must be solved, it is keeping us from progressing), an OPPORTUNITY (a chance to move ahead if we act), or an ISSUE (something that needs to be explored further).
3. ASSIGN A PRIORITY (#1, 2, 3) to the top three priorities on each list.

Participants were given approximately 45 minutes for the group process, at which time they were reconvened and summarized the results of their discussions for the entire group.

AGRICULTURE STAKEHOLDERS GROUP

PROBLEM:

Property rights are Priority #1
Use of Brownfields before using A-1 land for R-1, R-2, etc. or commercial industrial use (Priority #2)
Identify prime farmland areas (Priority #3)
Fair interpretation and good comprehension of *right to farm laws*
Sewage and water run off from residential areas on to farmlands

OPPORTUNITY:

To have the *GIS* available to help solve the problems identified

ISSUES:

How to *receive more dollars for farmland preservation*
How County development can facilitate agriculture development

EDUCATION and HUMAN SERVICES STAKEHOLDERS GROUP

PROBLEM:

Current *fragmentation of human services*
Ineffective planning of human services
Current *service facilities in poor physical condition*

OPPORTUNITY:

Anticipated *population increase*. Specialized services needed throughout County (i.e. police, elderly, low-income, teens, drug and alcohol, mental health, day care, recreation, transportation).
Additional Service Facilities needed in rural areas of County.
Coordinate resources in a countywide effort, based on Land Use Planning.

PROBLEM:

School Districts are too large to effectively manage.
Too much travel time for students due to the large size of School Districts. Neighborhood Schools do not exist in some areas and communities. *Additional Schools are needed* due to increased population in the County.

ISSUES:

Countywide School District
Impact of anticipated population increase.

OPPORTUNITIES:

Anticipated population increase.
More teachers will be necessary.
Additional schools may need to be built in increased population areas.

Land Use Priorities:

Additional service facilities needed in rural areas of the County.
Specialized services needed throughout the County.
Additional schools may need to be built in increased population areas.

ENVIRONMENT STAKEHOLDERS GROUP

PROBLEM: *Watershed management and preservation* is critical.

ISSUE: Need for *comprehensive water study*. Issues are quality, quantity, and support for residential and commercial development, tourism, and recreation development.

OPPORTUNITY: *National resource inventory* to be done.

HOUSING STAKEHOLDERS GROUP

PROBLEM: Inequitable real estate taxes.

OPPORTUNITY: *Reassessment* is #1 priority.

PROBLEM: Too fragmented zoning (land use planning)

OPPORTUNITY: Encourage individual municipalities to *stay with County zoning* – or at least conform their zoning to the County Land Use Plan.

PROBLEM: Too much rent-assisted housing for seniors, not enough other mix of housing.

OPPORTUNITY: Community-based agency with the respect and responsibility and authority to *advise decision-makers on need*.

PROBLEM: Perception that quality, upscale housing is not available.

ISSUE: *School district quality and cultural amenities* are the real problem.

**INFRASTRUCTURE AND PUBLIC UTILITIES
STAKEHOLDERS GROUP**

PROBLEM: Lack of regional focus and process on water and sewage planning (Priority #1).

OPPORTUNITY: Institute a *regional focus* and process for water and sewage planning.

ISSUES: Lack of regional water use plan.
Lack of regional sewage plan.
Take advantage of natural watersheds.
Take ego out of the process.
Take the politics out of the water and sewage planning and funding process.

PROBLEM: The smaller, more rural townships needs are overlooked for those of the larger, more highly populated ones.

OPPORTUNITY: *Develop an infrastructure plan along major corridors, interchanges, and waterways* to maximize controlled growth that will benefit the development of the County.

ISSUES: Economic Development
Residential Development
Character of land and green space

PROBLEM: Need for *alternative sewage solutions and access to funding* to provide sewage services for sparsely populated areas where traditional sewage plants are not economical.

ISSUE: How to both concurrently control and stimulate growth that will result in the most effective land use of economic development, residential development, waterway use, and preserving the character of the County.

PROBLEM: *Address needed upgrades* of older water and sewage lines and *extension of existing lines*.

OPPORTUNITY: Take advantage of the Federal Enterprise Community (FEC) and Keystone Opportunity *Zone designations*.

ISSUES: Priority funding status.
Infrastructure programs.
Compilations and ongoing updating of infrastructure information on water, sewage, roads, etc.

PROBLEM: *Correction of combined sewage outflows* in boroughs and municipalities.

ISSUE: Clean waterways.

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TOURISM AND RECREATION STAKEHOLDERS GROUP

PROBLEM: *Lack of consistency* in application of current zoning and permitting practices.

OPPORTUNITY: Develop and implement *standardized policies and procedures* to identify historical and natural resource sites to assure their protection, conservation, and wise management.

ISSUE: Outdated or nonexistent *ordinances, regulations, and policies*.
Fractionalized zoning and incompatible zoning and planning policies.
Funding to implement current regulations
Standards and criteria to identify historical properties.

PROBLEM: Lack of ability to *correct inappropriate land use*.

OPPORTUNITY: Revise current zoning policies to permit most appropriate use of land as determined by standardized policies.

ISSUE: Develop *criteria* by which property would be designated as historic, recreational, commercial, and residential.
Adopt and apply criteria consistently and universally throughout County.
Equitable relocation of non-compatible uses.
Special planning zones or districts for historic, viewshed, natural, and recreational uses.
Utilities burying lines rather than cutting trees to protect viewshed and appearance.

PROBLEM: *Unsightly structures* and properties.

OPPORTUNITY: *Create and offer incentives* for owners and municipalities to preserve and maintain historic and natural resources and areas.

ISSUES: Rights of private owner in light of public health and welfare.
Funding for incentives.
Organization and support of volunteer efforts.
Current regulations that permit “grandfathering” of unsightly and inappropriate uses of land.

OTHER PROBLEMS IDENTIFIED WERE:

- **Lack of signage standards**
(Opportunity to design standards for commercial and industrial development in main access corridors)
- **Poor road system that makes it difficult to get people into the area and to various existing attractions**
(Opportunity to improve highway and bike trail systems)
- **Lack of supportive services for tourists** (i.e. restaurants, lodging, etc.)
(Opportunity to improve infrastructure so that development can occur)
- **Lack of vision and planning for land use for tourism**
(Opportunity to expand scope of County planners and provide infrastructure, funding, and incentives so developers will consider tourism development)
- **Lack of awareness of resources**
(Opportunity to update and expand natural resource inventory. Make historic resource inventories more accessible to general public)
- **Abuse of natural resources**
(Opportunity to reclaim streams and natural habitat from current polluted status)

TRANSPORTATION STAKEHOLDERS GROUP

ROAD TRANSPORTATION

OPPORTUNITY: The *Mon-Fayette Expressway* is the single most important economic development issue of the region.

ISSUES: Careful scrutiny needs to be placed on *feeder roads and interchanges* along the Brownsville to Uniontown alignment. Planning and zoning concerns are also paramount.

PROBLEM: *Maintenance and upgrading* of major existing routes within the County, including Rts. 119, 51, 711, 40, 21, 166, 381, 281, 652, and 857.

OPPORTUNITY: An examination of *new and needed roads* needs to be done, especially for resource-based industry traffic in the mountain areas and along the Monongahela River.

RAILROAD TRANSPORTATION

PROBLEM: The improvement and *upkeep of existing lines* is critical.

OPPORTUNITY: *New access to lines* for freight and industry need to be opened (side, stations, etc.).

ISSUE: *Passenger traffic* would be a welcome addition.

AIRPORT/AIR TRANSPORTATION

PROBLEM: *A major upgrade of the existing County airport* is absolutely needed. It must be upgraded to accommodate corporate jets. *A new, larger airport facility* at another location should be explored in depth.

OPPORTUNITY: The airport should offer *more recreational flying and skydiving*.

WATER – RIVER/LAKE – TRANSPORTATION

OPPORTUNITY: *A new comprehensive study of river industries* should be undertaken (past, present, and future potential). River taxis also present an opportunity for business and community development.

PROBLEM: *Marinas, ports, docks, and wharves* need to be fostered and upgraded in order to take advantage of river transportation and travel opportunities.

HRG

HIKE-BIKE TRAILS

OPPORTUNITY:

The major trails of the area (Yough, Sheepskin, Redstone, Brown's Run, and "S&M") are cost-effective, connect communities, are use friendly, and bring in much-needed dollars to the small business economy of the area. *New trails* need to be earmarked and explored. *Business development along trails* should be encouraged and fostered.

PROBLEM:

Upkeep of existing trails is mandatory. This should be included in comprehensive planning.

OTHER ISSUES DISCUSSES CONCERNING TRANSPORTATION:

A better use of brownfield areas as well as unused or unusable agricultural land should be critical, especially those parcels nearest to major transportation arteries. Possible uses for these could be transportation hubs for several forms of transport.

Interchanges on major highways should be protected and developed intelligently through sound planning procedures and common sense policies.

The possibility of an all-encompassing Port Authority should be given consideration.

Issues concerning avenues and vehicles for mass transit (bus lines, taxi companies, jitney services, etc.) must be further examined and implemented.

ADDITIONAL COMMENTS

Participants were given the opportunity to submit comments in writing at the end of the session. The following were received:

- *The need for group housing should be discussed in the plan and reasonable provision for such uses needs to be included in zoning proposals.*
- *With the push on for economic development and industrial parks, the County needs to develop design standards and landscaping standards for industrial builds and areas. Example: Metal sheds have been and are being built along Rt. 51, Star Junction, and Franklin Park that are eyesores. We have enough old junkyards in the County without creating new “junk”. A good example of aesthetically pleasing developing is at Rt. 51 and Upper Middletown.*
- *After all of this is in place and we actually have a plan, will the zoning hearing board still be in place as it is, or will it be configured in a different way? Are there other types of zoning boards that might work better?*

**COMMENTS FROM THE JUNE 22nd PUBLIC MEETING
PUBLIC SERVICE BUILDING**

These comments are to be included in the Comprehensive Land Use Plan.

1. TRANSPORTATION: The Fayette County Airport Authority should be changed to the Fayette County Prot. Authority to encompass the other forms of transportation.
2. LAND USE PLANNING: Felt that the subregions that were used in the initial regional public meetings for the plans should be considered in all planning because each area was divided by demographics and other features. This would make for more orderly and complimentary developing the County.
3. HOUSING: Habitat for Humanity plans to build 200 homes per year. Seems to be unrealistic.
4. HOUSING: Raise the taxes of the “cancerous” homes, which would eliminate many; hence, you can build them into a \$30-\$40,000 range of new homes.
5. The comprehensive plan use plan should have a section to be able to update on a regular basis and this should somehow be merged with the Strategic Plan.
6. TOURISM: This effort in the County is a joke because we don’t have real “tourism” directors involved on issues. We need them to broaden the tourism in the County.
7. MUNICIPAL GOVERNMENT: Merge of the smaller municipalities with the larger bordering ones to have better productivity and services to the residents. Intergovernmental cooperation is needed to solve political concept and show the benefit of merging.
8. GOVERNMENT: Should Authorities exist unilaterally? The County Housing Authority has a \$22 million budget when the County has only a \$12 million budget.

KEY POINTS FROM PUBLIC MEETINGS HELD IN 1998

These are the comments that were given at the six regional meetings that were held.

Key Ideas Countywide:

1. Need for greater zoning, building, property maintenance and general nuisance code enforcement.
2. Limited or inadequate infrastructure to serve existing or new growth.
3. Few housing choices for young and senior citizens.
4. Improve public school system – consolidate.
5. Expand job opportunities and work force.
6. Capitalize on tourism without negatively imparting historical and natural resources.
7. Enhance cooperation between all levels of government.

Ideas from Regional Meetings:

1. Conservation along the rivers.
2. Riverfront development.
3. Brownfield development needs to preserve green space.
4. Expand rails-to-trails program.
5. Mon-Fayette Expressway controlled in terms of development along the proposed interchanges.
6. Let industry remain in industrial parks.
7. Lack of public parks.
8. Reassessment of property.
9. Need public transportation.
10. Stormwater management – study of.
11. What housing will attract new people?
12. Joint-municipal agreements to share services.
13. Survey existing overnight facility and market the need.
14. Encourage small business growth.

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15. Rewrite zoning ordinance and enforcement of.
16. Need to assist small business and not just larger ones.
17. Need to address problems of aging and to hear the needs of them.
18. Money needed to upgrade or raze older homes.
19. Capitalize on local resources while having minimal impact on community.
20. Need for more green area.
21. Challenge is economic growth and produce diverse professional employment.
22. Don't take development just to have . . . concern on the type of development.
23. Educate on how to use the comprehensive plan when completed.
24. Consider neighboring municipalities – communication is needed.
25. Consideration of regional planning.
26. Eliminate eyesores – junkyards for example.
27. Need of public relations in the County.
28. Cooperation with ten municipalities that handle their own zoning – better communication.
29. Penn State needs to be more affordable – like a community college.
30. Public transportation is needed in the whole County.
31. Improve existing roadways.
32. Need to be careful when planning because of diversity in County.
33. Medical center, grocery store, etc. in mountain region.
34. Region 6 needs to be looked at closely because of the Mon-Fayette – has been neglected in the past.
35. Upgrading of major highways is a need.

RESOURCE BASED INDUSTRIES

Problems

1. In place resource development
- recognizing that natural resources need to be developed where they are located
2. Unrealistic regulations
3. Too many governments with regulations
4. Conflicting, different and multiple regulations
5. Uninformed officials administering regulations
6. Complicated and lengthy permit process

Opportunities

1. More efficient development of natural resources
2. Creation of more usable land
3. Uniform municipal regulations on a countywide basis
4. More efficient post development land use
5. Creation of more wildlife habitat and creation of more wildlife

Issues

1. How do we get multiple, competing governments to:
 - a. work together
 - b. adopt uniform regulations
 - c. streamline and reduce regulations
2. How do we get the public to recognize the need for in place resource development?
- recognize that resources must be developed where they are located
3. How do we get the public to recognize the value of the creation of more usable land?

PUBLIC PARTICIPATION PROCESS

1. Steering Committee – approximately 15 people

Representatives of the major sectors of the County community (business, government, planning and redevelopment, major economic and community development agencies).

The Steering Committee is responsible for overseeing the comprehensive land use planning project. The Committee monitors project performance and outcomes, timeliness, and quality. The Steering Committee will also create and oversee the public participation process for the project.

The Director of the County’s Office of Community and Economic Development chairs the Steering Committee and reports to the County Commissioners.

STEERING COMMITTEE MEMBERS

As of March, 1999

1. Thomas Frankhouser – Supervisor
2. Mike Krajovic – FayPenn Economic Development Council
3. Wayland Smith – redevelopment Authority of Fayette County
4. Jim Hercik – Assessment Office
5. George Tanner – PennDOT District 12-0
6. Denny Barclay – Housing Authority of Fayette County
7. Brent Robinson – Supervisor
8. Stephanie King – Redevelopment Authority City of Uniontown
9. Ralph Wombaker – Redevelopment Authority City of Connellsville
10. Joe Pfohl – Mining Industries
11. Scott Nicholson – Timber Industries
12. Susan Montgomery – Central Fayette Chamber of Business and Industry
13. Dick Oglevee – Private Industries
14. Lloyd Kendall – Planning Commission
15. Scott Pollack – Planning Commission
16. Frank LaCava – Conservation District
17. Edward Rinkhoff, Jr. – Agricultural Land Preservation Board

Please Note the County has not received names for the borough representatives

Christopher Sepesy, Executive Director
Tammy Shell, Chief Planner – Project Manager
Commissioner Vincent Vicities
Commissioner Sean Cavanagh
Commissioner Harry Albert

2. Stakeholders' Groups – These groups provide the majority of focused public input and comment as elements of the plan are created. Participants will be invited from the following stakeholders:
 - Fayette Forward Steering Committee/Action Teams – Economic Development, Infrastructure, Tourism, Environment
 - Chambers of Commerce and Fay Penn members – business and manufacturing, banking and finance, retail-wholesale, telecommunications
 - Township supervisors and municipal officials (Borough Association)
 - Commercial and Residential Real Estate, Builder's Association
 - Natural resources groups
 - History and heritage groups
 - Agriculture
 - Transportation
 - Parks and recreation
 - Housing
 - Public utilities
 - Extractive industries (mining, timber, oil, and gas)
 - Education
 - Human services

3. General Public – any interested citizens

The public at large will be invited to interact with the stakeholders groups via telephone, written input, and attendance at meetings. They will be kept informed of discussions via television, press coverage, and radio.

PUBLIC PARTICIPATION PROCESS

The Steering Committee will develop and implement a process that insures an opportunity for broad community participation in envisioning future land use scenarios and engaging in open dialog regarding preferred development goals and objectives. Information from this community participation process will be provided to planners and decision-makers. Throughout this process, areas of community consensus will be sought.

1. HRG has held introductory “public input” meetings for “focus groups” and the general public. These served to provide generalized, formative information regarding community concerns.
2. The Stakeholders' Groups will be identified by the Steering Committee and invitations to participate in the next input session will be sent.
3. The first public participation session of 1999 will involve education and awareness, including:
 - a. A review of the purpose and goals of the Comprehensive Land Use Plan.
 - b. The benefits and impacts to the County, its constituent townships and municipalities, businesses, and individual residents.
 - c. A demonstration of a GIS system and examples of the expected deliverables of the planning process – e.g. maps, overlays, a sample plan document.

HRG

- d. A review of the comments and concerns of the public sessions held by HRG in late 1998.
- e. A review of the County's Strategic Plan and the initiatives related to Land Use Planning.
- f. Open discussion of issues and questions raised by this information.
- g. An invitation to participate in the ongoing project participation process.

This session will be televised to the community at large and the press will be invited. There will be ground rules for discussion.

- 4. Ongoing Stakeholder Focus Group discussions will be convened **as elements of the plan are researched**, to review and provide input and comment about **specific** land uses. These groups will also be asked to participate in discussions of future land use goals with respect to plan development. The number of groups and focus topics will parallel the major segments of the Plan research. Each will be facilitated by a member of the Steering Committee.

Sessions will be televised to the community at large and feedback invited. The product of these focus groups will be considered in the drafting of the final plan recommendations and strategies.

- 5. General Public Sessions: "Drafts" of the plan will be shared with the general public and comments will be solicited before the plan is finalized and presented to the Commissioners.

Additional notes:

- 1. The Stakeholders' Groups will be convened simultaneously in large group sessions, with breakout sessions built in for each focus group area.
- 2. Methods used by "sustainable communities" projects will be explored for possible use in these sessions. This is in keeping with the Enterprise Community process and with initiatives in the strategic plan which call for sustainable community benchmarking.
- 3. Three stakeholder focus group sessions will be held (with the possibility of a fourth session) during the project. At least one general public session will be held in addition to the televised information programs.
- 4. The Steering Committee will take responsibility for providing compiled information to the HRG project team in a format mutually agreed-upon.

STAKEHOLDER GROUPS

Invitations will be sent to the following groups urging their members' participation:

- Economic Development and Business:
 - Fayette Forward Economic Development Action Team
 - Fay Penn Economic Development Council
 - Fayette Industrial Fund
 - Chambers of Commerce – Connellsville, Brownsville, Uniontown Republic
 - Pennsylvania Builders' Association

- Public Infrastructure and Utilities
 - Fayette Forward Infrastructure Action Team
 - Sewage Authorities
 - Water Authorities
 - Utilities
 - Telephone
 - Electricity
 - Water
 - Gas
 - Cable
 - Cellular

- Tourism and Recreation
 - Fayette Forward Tourism Action Team
 - Fay Penn Economic Development Council
 - Chambers of Commerce
 - Laurel Highlands Visitors' Bureau
 - National Road Heritage Park
 - Brownsville Area Revitalization Corp. (BARC)
 - Local and State Park offices
 - DCNR
 - Regional Trails Corp.
 - Whitewater Rafting Companies
 - Campground Owners
 - B&B Owners
 - Lodging
 - Restaurants

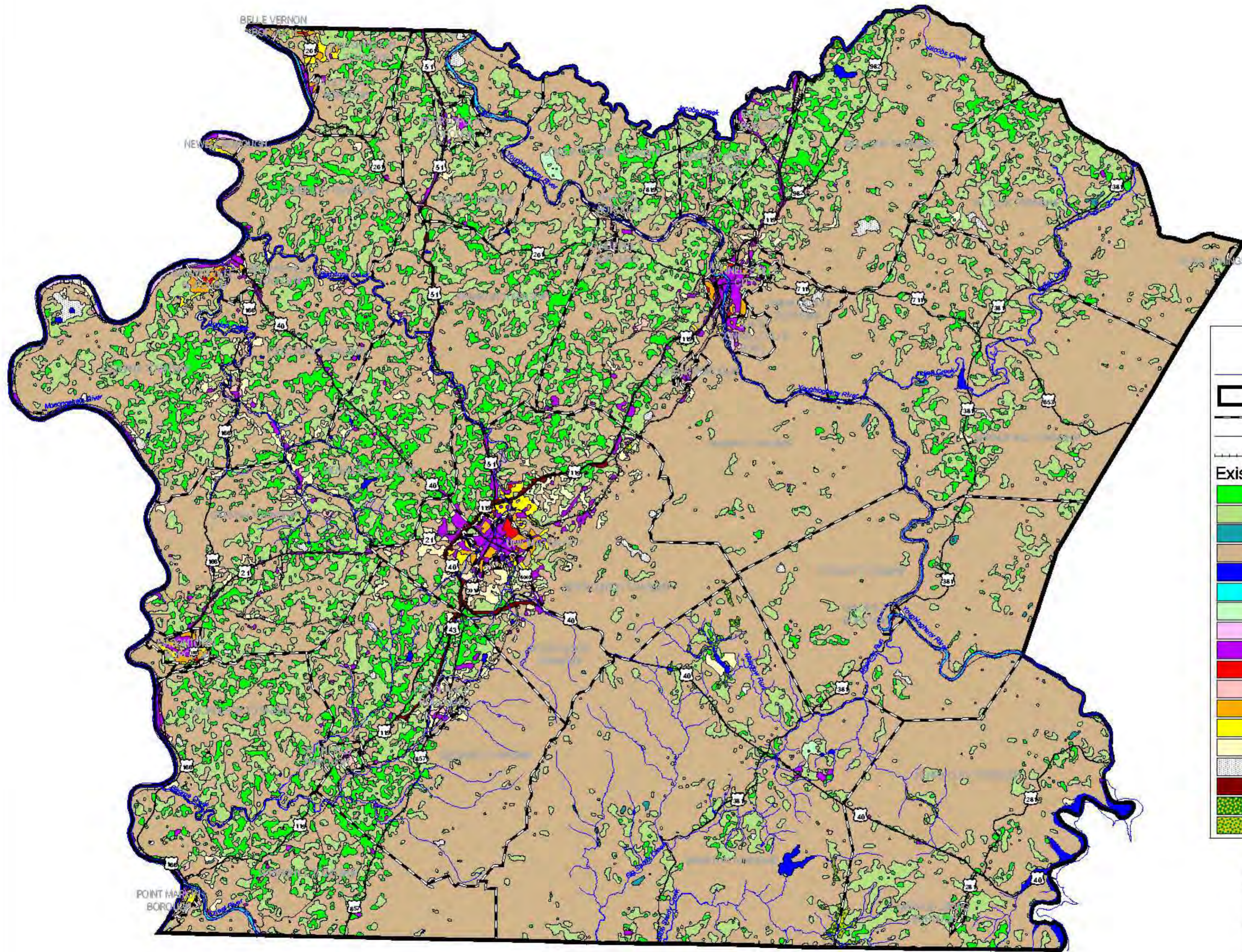
- History and Heritage Groups
 - Historical Societies
 - Heritage Tourism Attractions
 - BARC

HRG

- Extractive Industries (mining, timber, oil, and gas)

- Education and Human Services
 - School Boards
 - School District Administrators
 - Business-Education Partnership
 - Fayette County Human Services
 - Human Service Agency
 - Fayette County Community Action Agency

Fayette County



Legend

- Major Streams
- County
- Municipal Boundaries
- Major Roads
- Railroads
- Existing Land Uses**
- Agri - Cropland
- Agri - Pasture & Open
- Forest - Coniferous
- Forest - Deciduous
- Hydro - Lakes, Ponds or Streams
- Hydro - River
- Maintained Grass
- Non Resid - Industrial
- Non Resid - Mixed Use
- Resid - High Density - Urban
- Resid - High Density - Rural
- Resid - Med Density - Urban
- Resid - Low Density - Urban
- Resid - Low Density - Rural
- Strip Mines or Disturbed
- Transportation
- Wetland - Forested
- Wetland - Non Forested



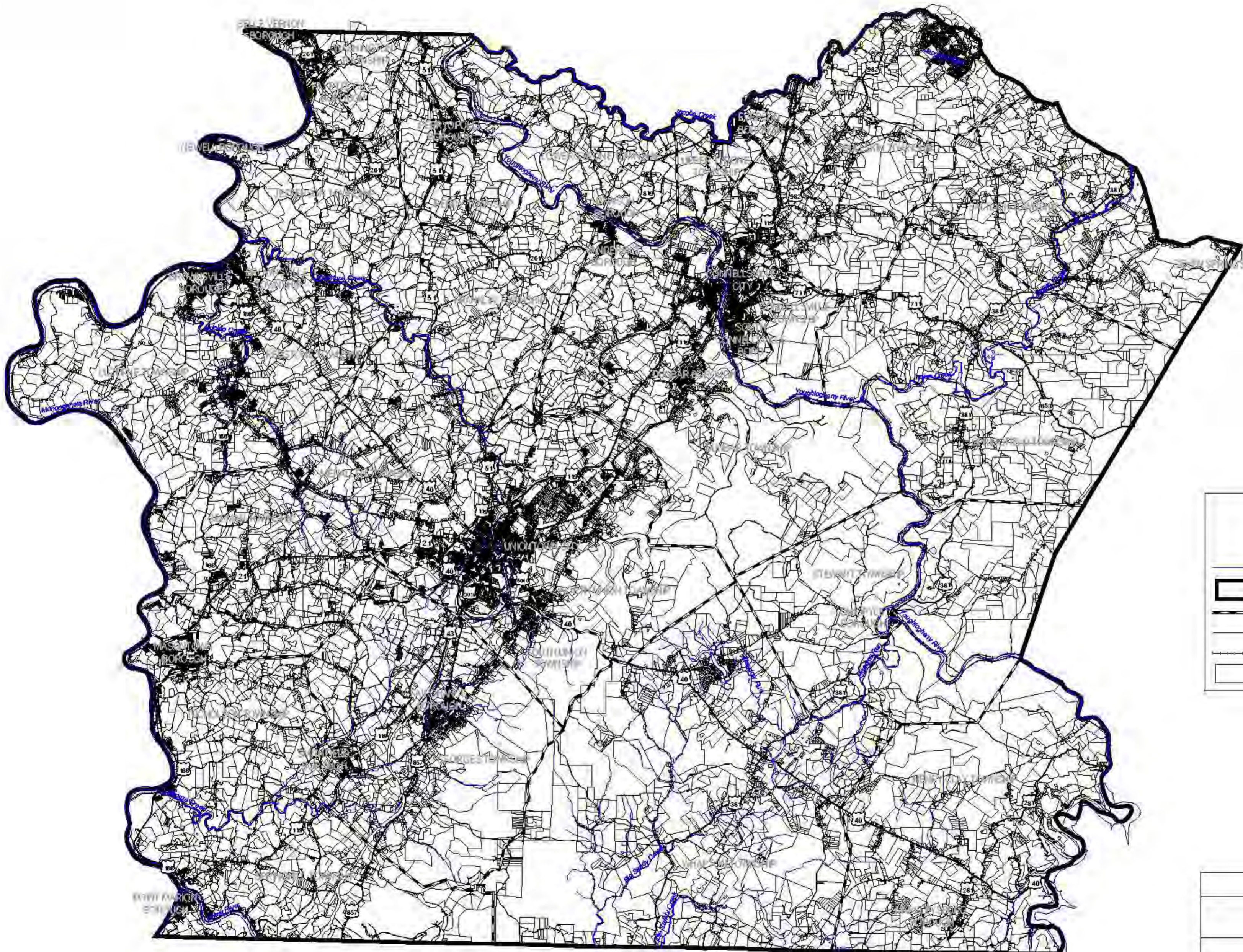
Map

Fayette County Comprehensive Plan
for
Fayette County, Pennsylvania

Existing Land Uses

HRG Engineering & Related Services
Herbert, Rowland & Grubic, Inc.
296 Executive Drive, Cranberry Township, PA 16006

Fayette County



Legend

-  Major Streams
-  County
-  Municipal Boundaries
-  Major Roads
-  Railroads
-  Parcels

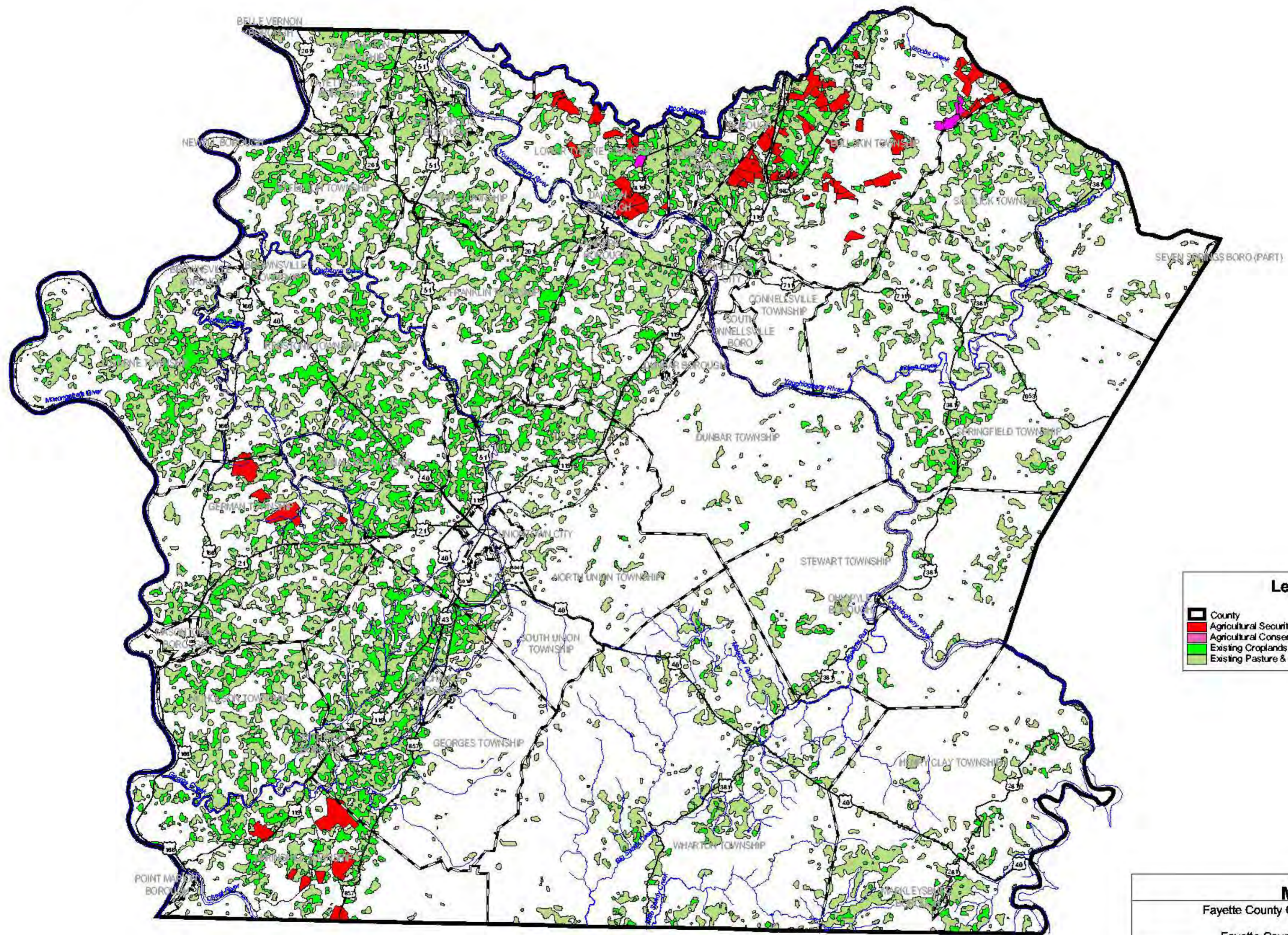


Map
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County Parcels

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Fayette County



Legend

- County
- Agricultural Security Areas
- Agricultural Conservation Easements
- Existing Croplands
- Existing Pasture & Open Space

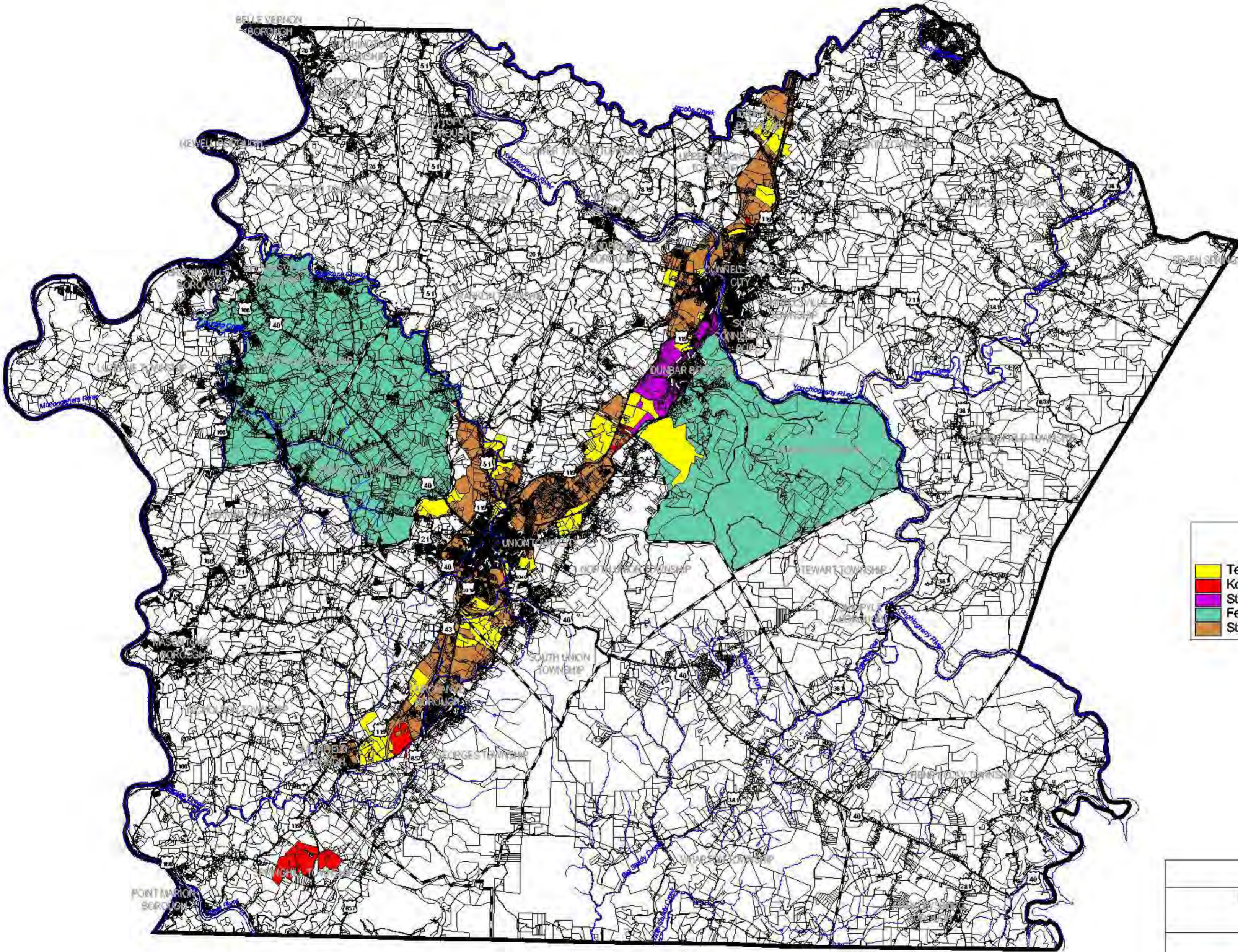


Map
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Agricultural Areas

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Legend

- Tentative Industrial Sites
- Koz Sites
- State and Federal Enterprise Zone
- Federal Enterprise Zone
- State Enterprise Zone

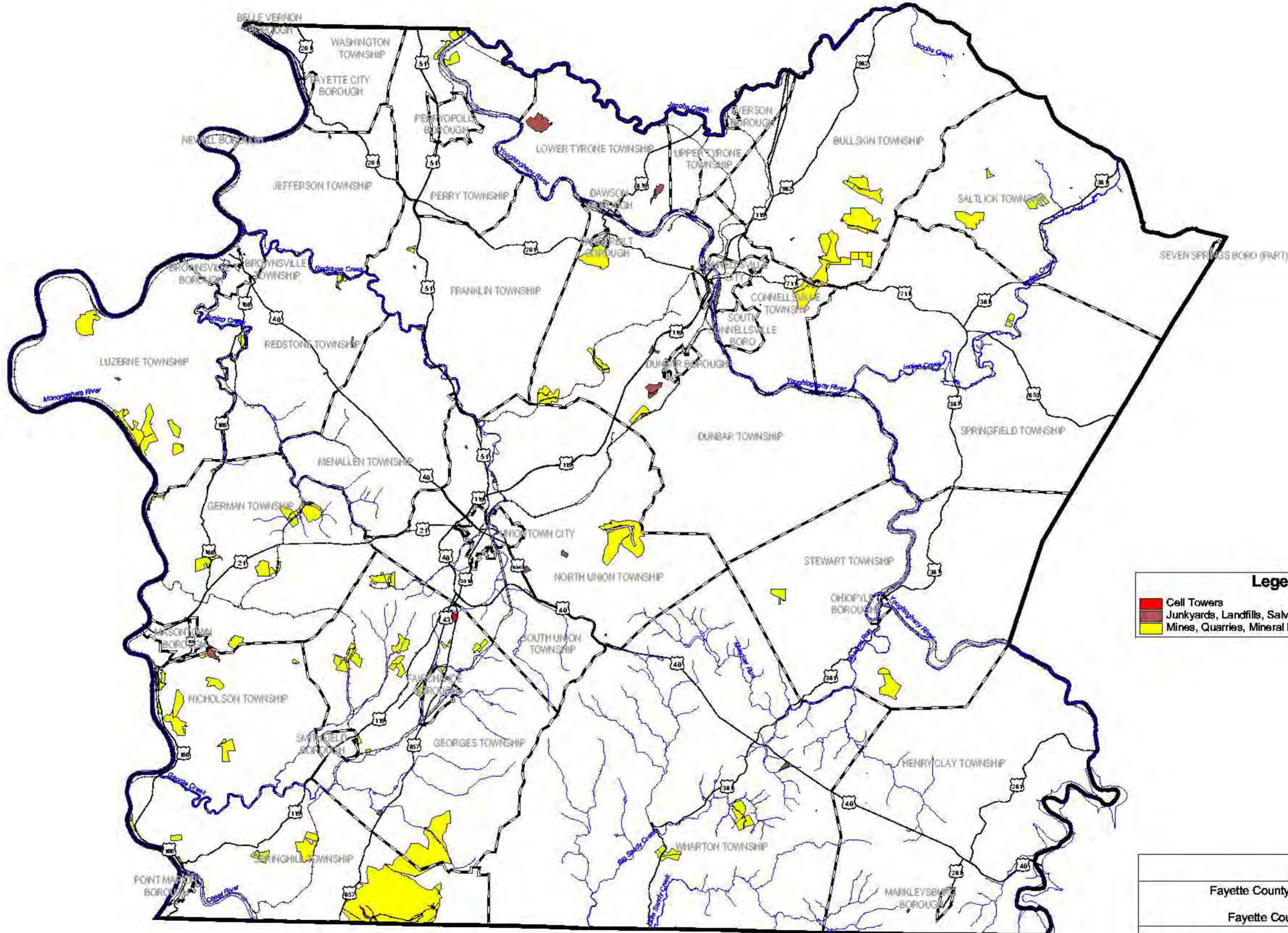
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Map
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Enterprise Zones

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Legend

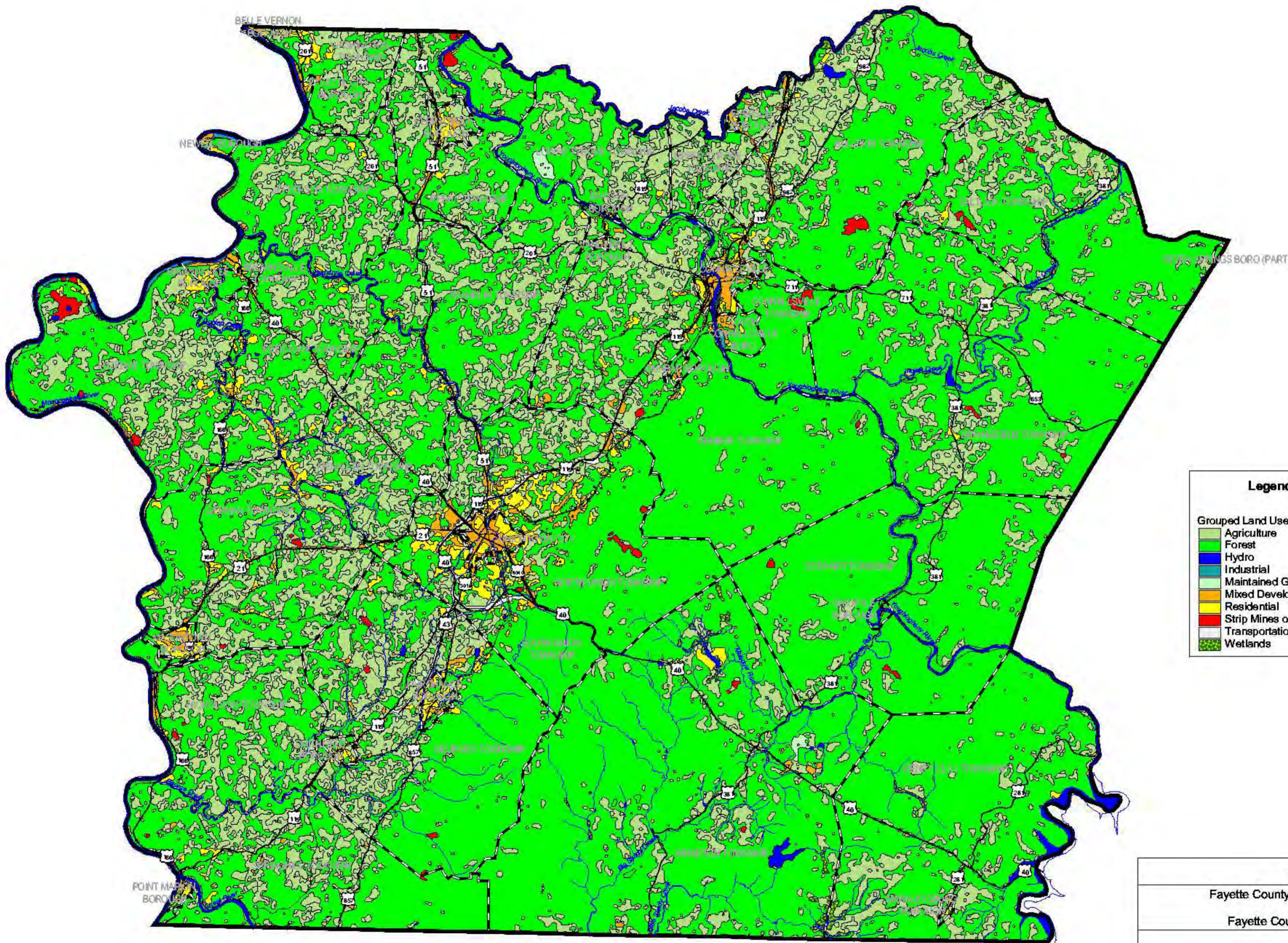
- Cell Towers
- Junkyards, Landfills, Salvage Yards, Auto Wreckers
- Mines, Quarries, Mineral Properties

Map
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Extraneous Land Uses

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Fayette County



Legend

Grouped Land Uses

- Agriculture
- Forest
- Hydro
- Industrial
- Maintained Grass
- Mixed Development
- Residential
- Strip Mines or Disturbed
- Transportation
- Wetlands

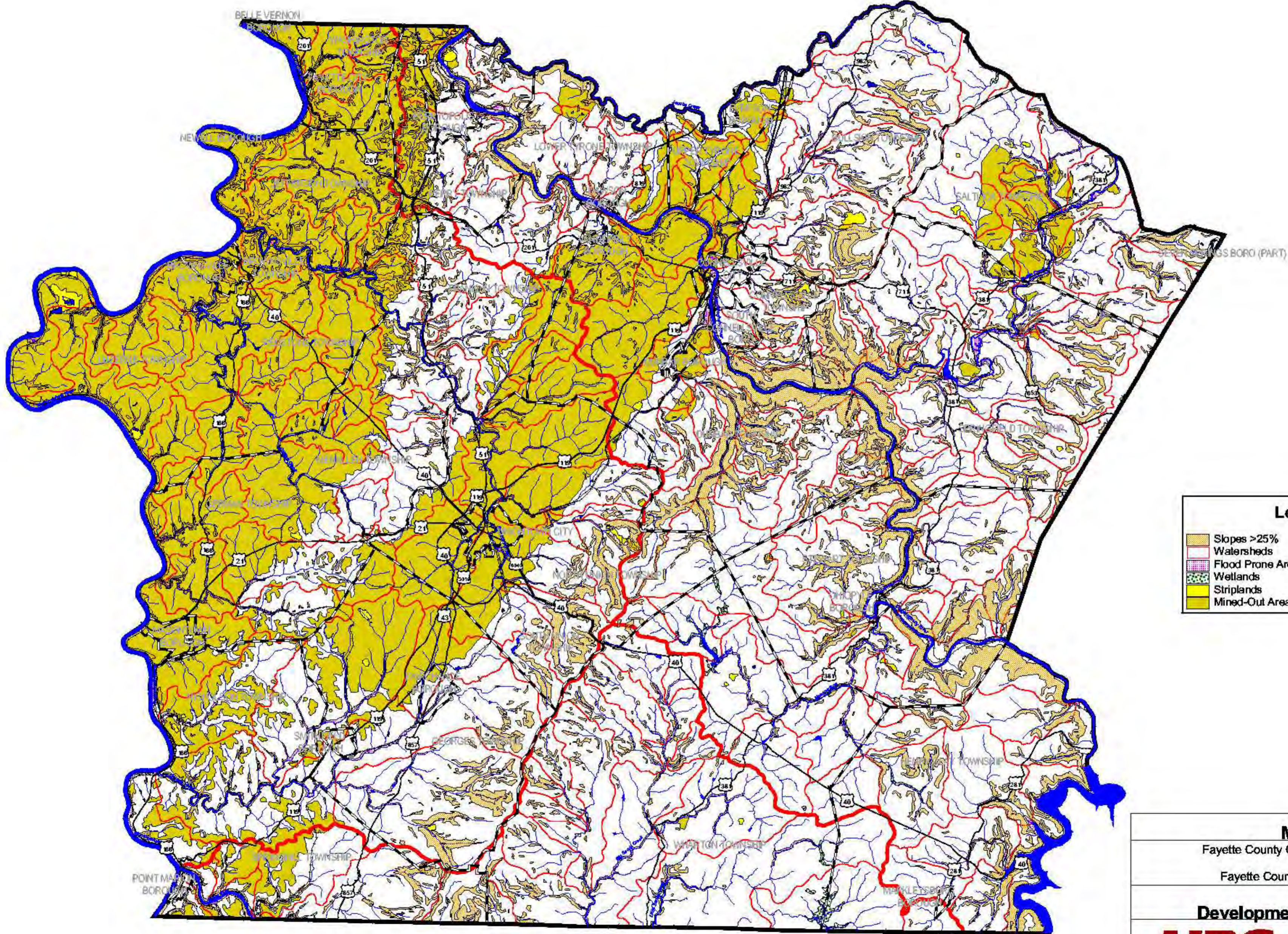


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Grouped Land Uses

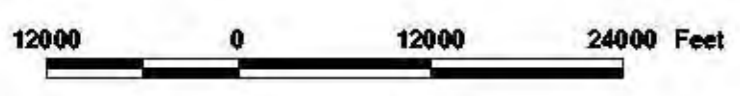
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Legend

- Slopes >25%
- Watersheds
- Flood Prone Areas
- Wetlands
- Striplands
- Mined-Out Areas

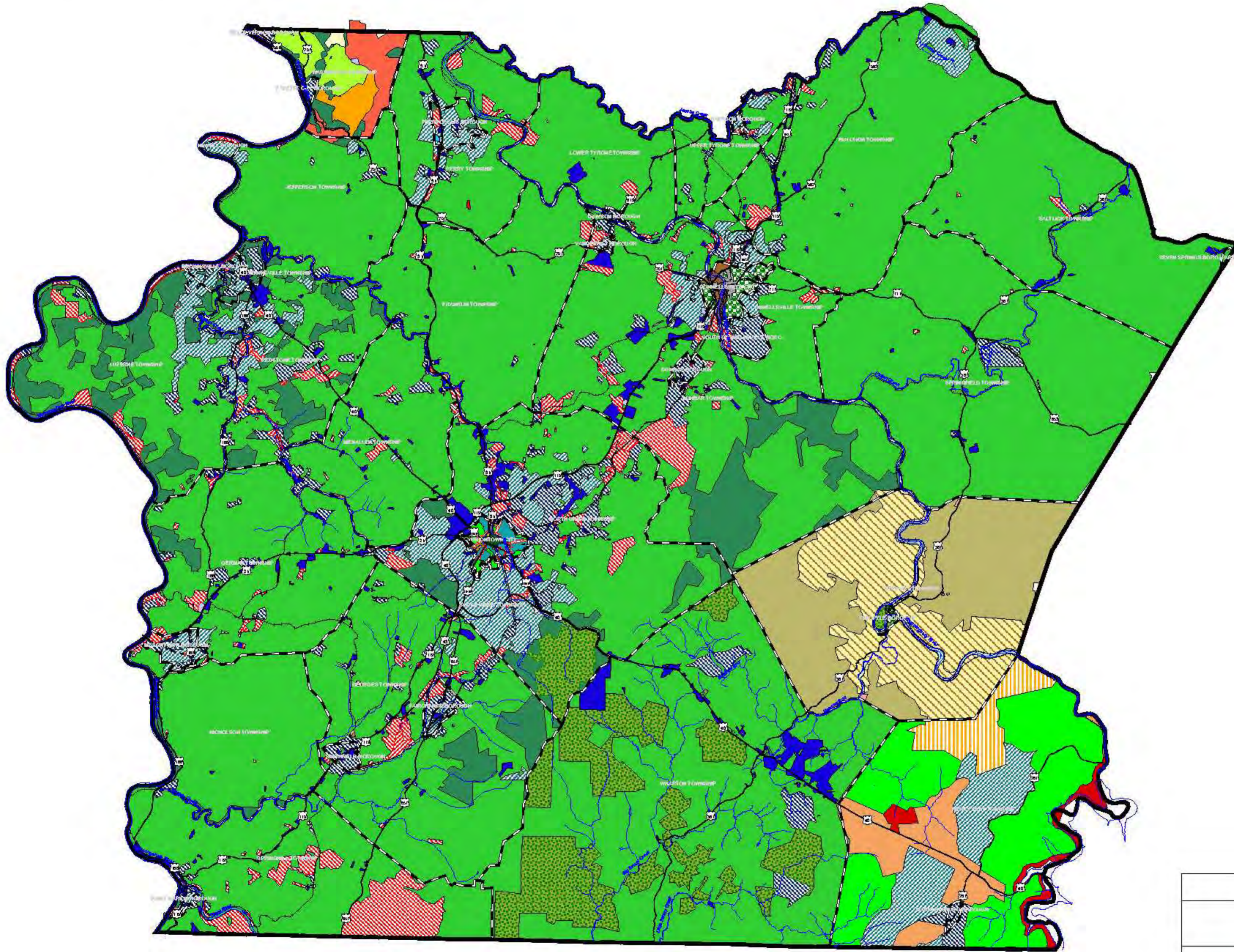


Map
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Development Limitations

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Fayette County



Legend

Zoning Districts

- AG-F
- BU
- CN
- Floodplain
- A
- A-1
- AR-1
- AR-2
- AR-3
- B
- B-1
- B-2
- C-1
- CF
- CM
- Commercial
- GB
- I
- I-1
- Industrial
- LB
- M-1
- M-2
- MU
- Park
- R-1
- R-2
- R-3
- R-A
- Residential
- Unzoned

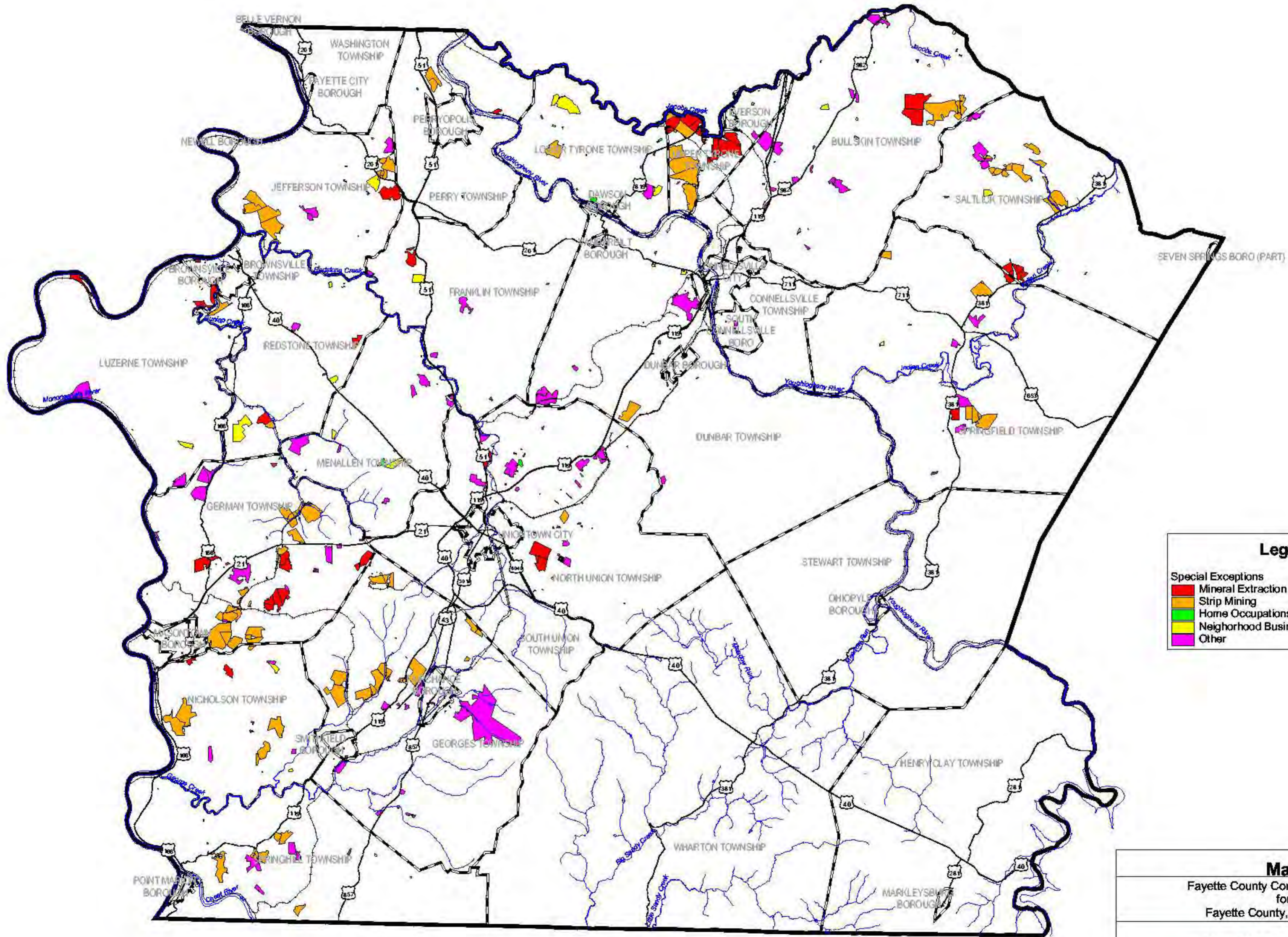


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Zoning Districts

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Fayette County



Legend

Special Exceptions

- Mineral Extraction
- Strip Mining
- Home Occupations
- Neighborhood Business
- Other

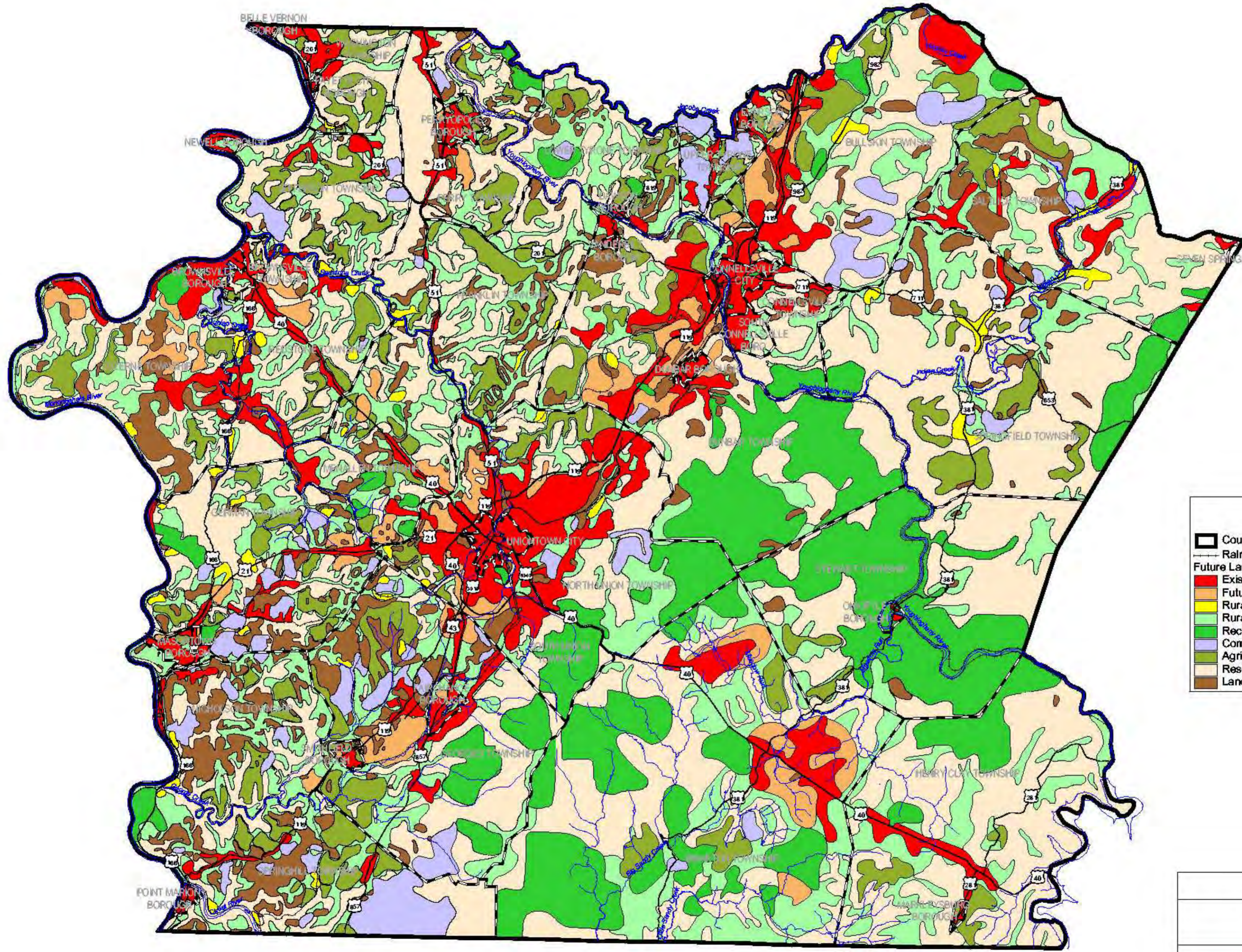


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Special Exceptions

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290 Executive Drive, Cranberry Township, PA 16006

Fayette County



Legend

- County
- Railroad
- Future Landuse Areas**
- Existing Built Area
- Future Growth Area
- Rural Village
- Rural Conservation Area
- Recreation/Cultural Resource Conservation Area
- Commercial Conservation Area
- Agricultural Conservation Area
- Resource Preservation Area
- Land Reclamation Area



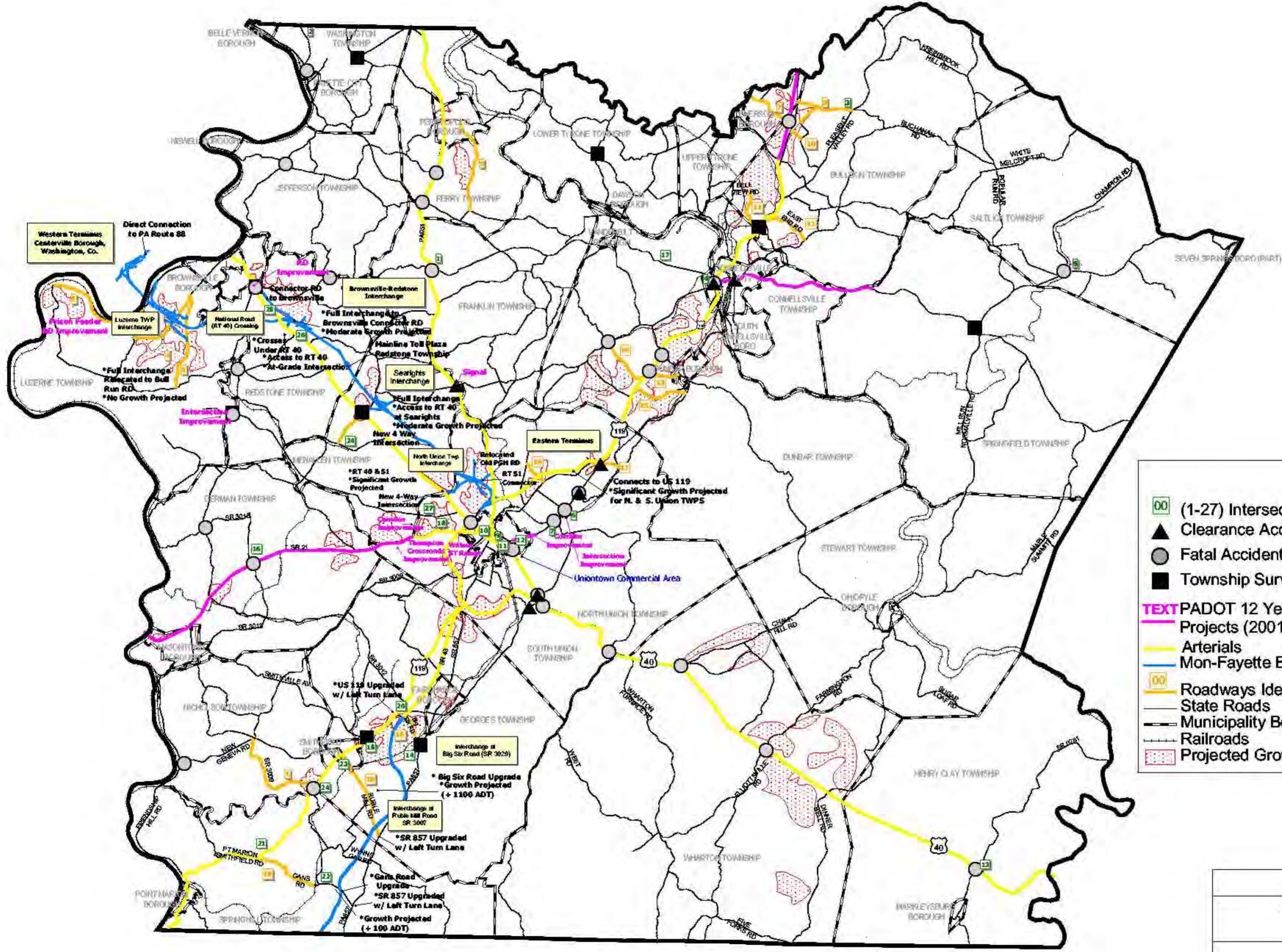
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Future Land Use Areas

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Fayette County



Legend

- 00 (1-27) Intersections Identified for Further Study
- ▲ Clearance Accidents
- Fatal Accidents (91-95 PADOT)
- Township Surveys
- TEXT** PADOT 12 Year Transportation Program Projects (2001-2004) & Proposed Projects
- Arterials
- Mon-Fayette Expressway
- 00 Roadways Identified for Further Study
- State Roads
- Municipality Boundaries
- Railroads
- ▨ Projected Growth Areas



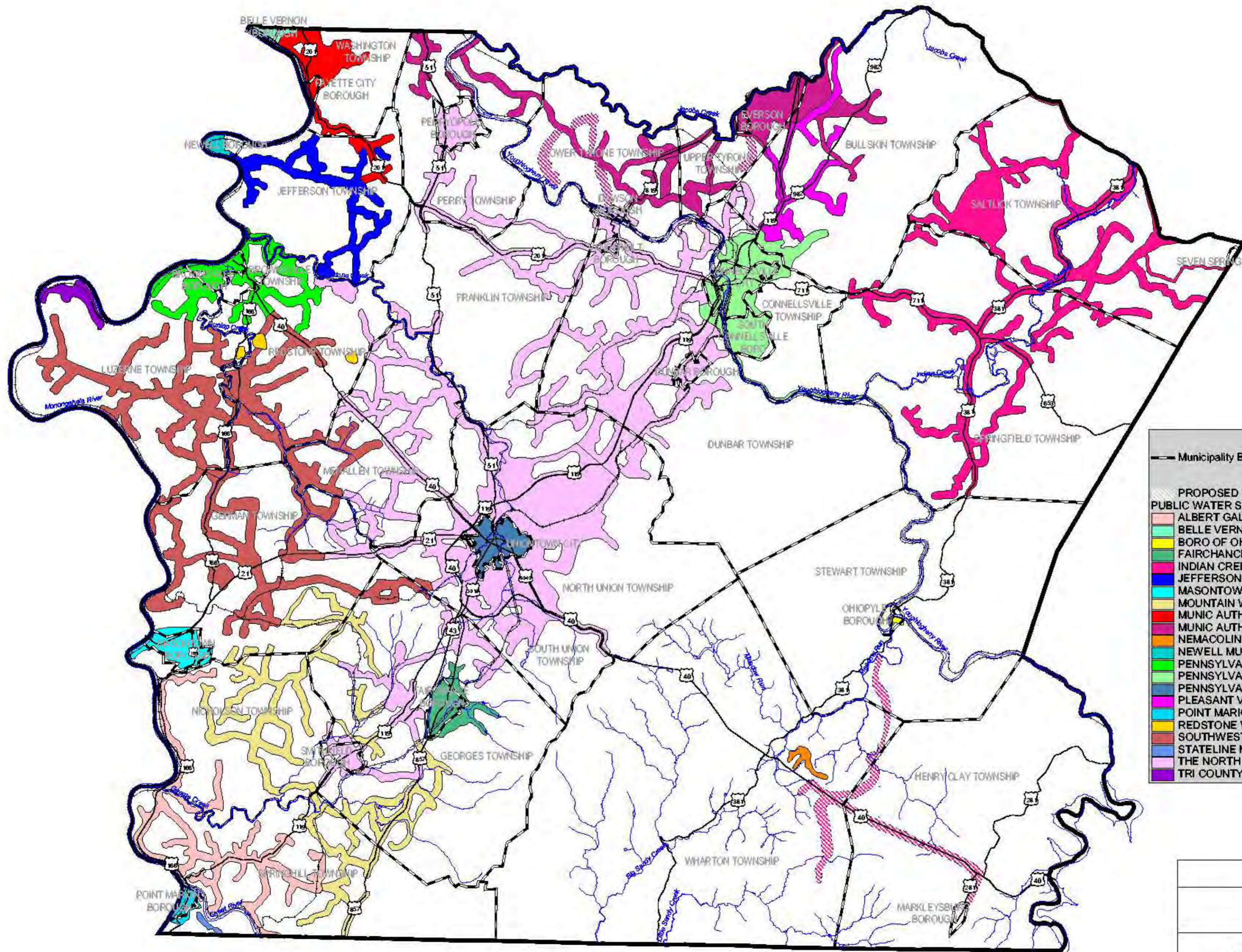
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Transportation

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Herbert, Rowland & Grubic, Inc.
290 Executive Drive, Cranberry Township, PA 15066

Fayette County



Legend

- Municipality Boundaries
- PROPOSED WATER SERVICE AREAS
- PUBLIC WATER SERVICE AREAS
- ALBERT GALLATIN MUNIC AUTH
- BELLE VERNON BORO MUNIC AUTH
- BORO OF OHIOPLYE WATER AND SEWAGE
- FAIRCHANCE BORO MUNIC AUTH
- INDIAN CREEK VALLEY WATER AUTH
- JEFFERSON TWP AUTH
- MASONTOWN BORO
- MOUNTAIN WATER ASSOC
- MUNIC AUTH OF WASHINGTON TWP
- MUNIC AUTH OF WESTMORELAND COUNTY
- NEMACOLIN WOODLANDS RESORT WATER SYSTEM
- NEWELL MUNIC AUTH
- PENNSYLVANIA AMERICAN WATER BROWNSVILLE DISTRICT
- PENNSYLVANIA AMERICAN WATER CONNELLSVILLE DISTRICT
- PENNSYLVANIA AMERICAN WATER UNIONTOWN DISTRICT
- PLEASANT VALLEY WATER AUTH
- POINT MARION BORO WATER AUTH
- REDSTONE WATER CO INC
- SOUTHWESTERN PENNSYLVANIA WATER AUTH
- STATELINE MUNIC SERVICES AUTH
- THE NORTH FAYETTE COUNTY MUNIC AUTH
- TRI COUNTY JOINT MUNIC AUTH

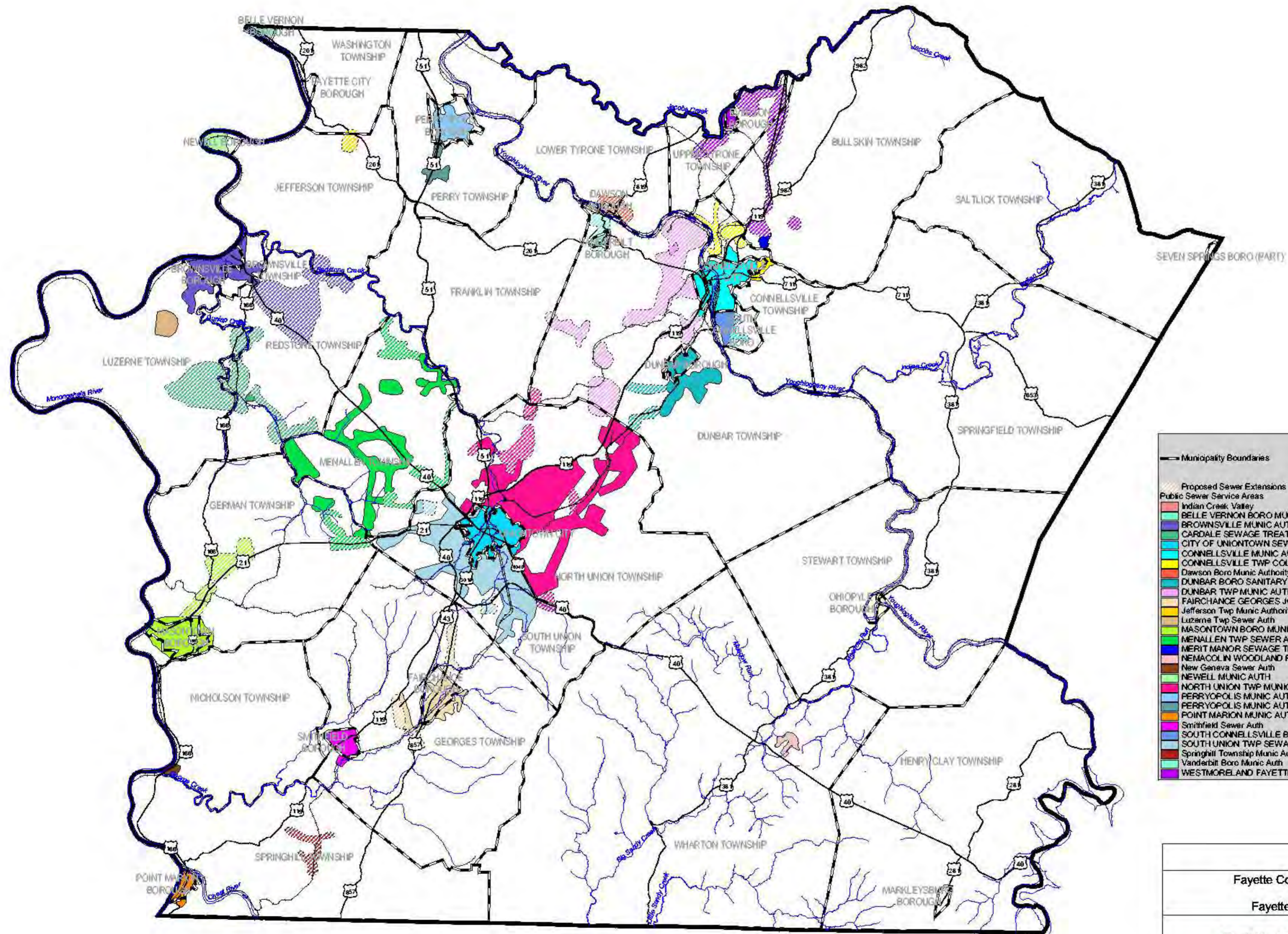


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 Fayette County Comprehensive Plan
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Public Water Service Areas

HRG Engineering & Related Services
 Herbert, Rowland & Grubic, Inc.
 290 Executive Drive, Cranberry Township, PA 16006

Fayette County



Legend

- Municipality Boundaries
- Proposed Sewer Extensions
- Public Sewer Service Areas
 - Indian Creek Valley
 - BELLE VERNON BORO MUNIC AUTH
 - BROWNSVILLE MUNIC AUTH
 - CARDALE SEWAGE TREATMENT PLANT AND COLLECT SYSTEM
 - CITY OF UNIONTOWN SEWAGE SYSTEM
 - CONNELLSVILLE MUNIC AUTH SEWG TRTMT PLNT COLL SYS
 - CONNELLSVILLE TWP COLLECTION SYSTEM
 - Dawson Boro Munic Authority
 - DUNBAR BORO SANITARY AUTH
 - DUNBAR TWP MUNIC AUTH
 - FAIRCHANCE GEORGES JOINT MUNIC SEWAGE AUTH
 - Jefferson Twp Munic Authority
 - Luzerne Twp Sewer Auth
 - MASONTOWN BORO MUNIC AUTH
 - MENALLEN TWP SEWER AUTH
 - MERIT MANOR SEWAGE TREATMENT AND COLLECTION SYSTEM
 - NEMACOLIN WOODLAND RESORT SEWER SYSTEM
 - New Geneva Sewer Auth
 - NEWELL MUNIC AUTH
 - NORTH UNION TWP MUNIC AUTH
 - PERRYOPOLIS MUNIC AUTH
 - PERRYOPOLIS MUNIC AUTH STAR JUNCT PROJECT
 - POINT MARION MUNIC AUTH
 - Smithfield Sewer Auth
 - SOUTH CONNELLSVILLE BORO COLLECTION SYSTEM
 - SOUTH UNION TWP SEWAGE AUTH
 - Springhill Township Munic Auth
 - Vanderbilt Boro Munic Auth
 - WESTMORELAND FAYETTE MUNIC AUTH

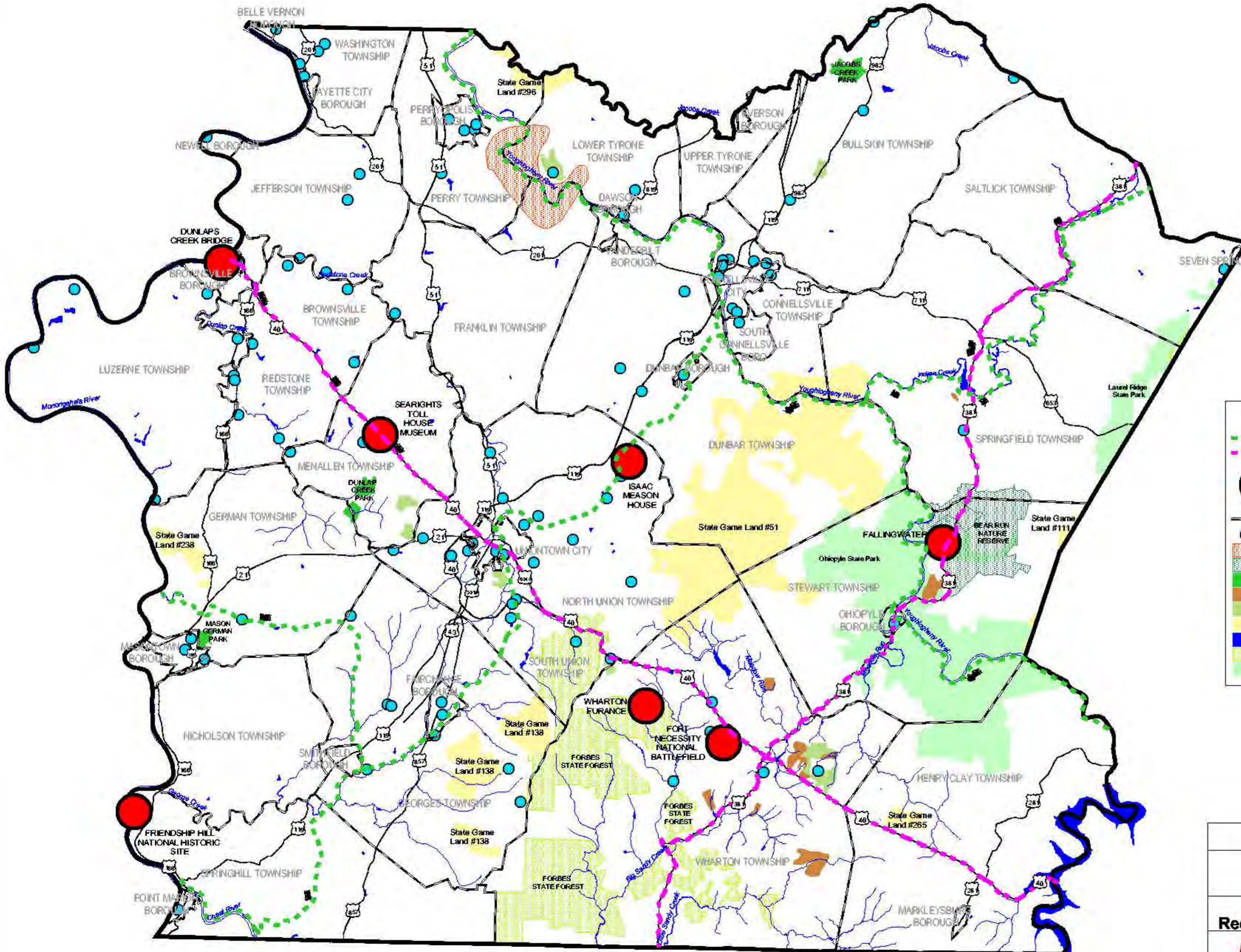


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Public Sewer Service Areas

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290 Executive Drive, Cranberry Township, PA 16006

Fayette County



Legend

- Trails
- Scenic Byways
- Sites of Local Significance
- Municipal Boundaries
- Local Recreation Facilities
- Potential Area for New County Park Facility
- Naure Reserves
- County Parks
- Campgrounds
- Golf Courses
- PA State Game Lands
- Ponds and Lakes
- State Forest
- State Parks



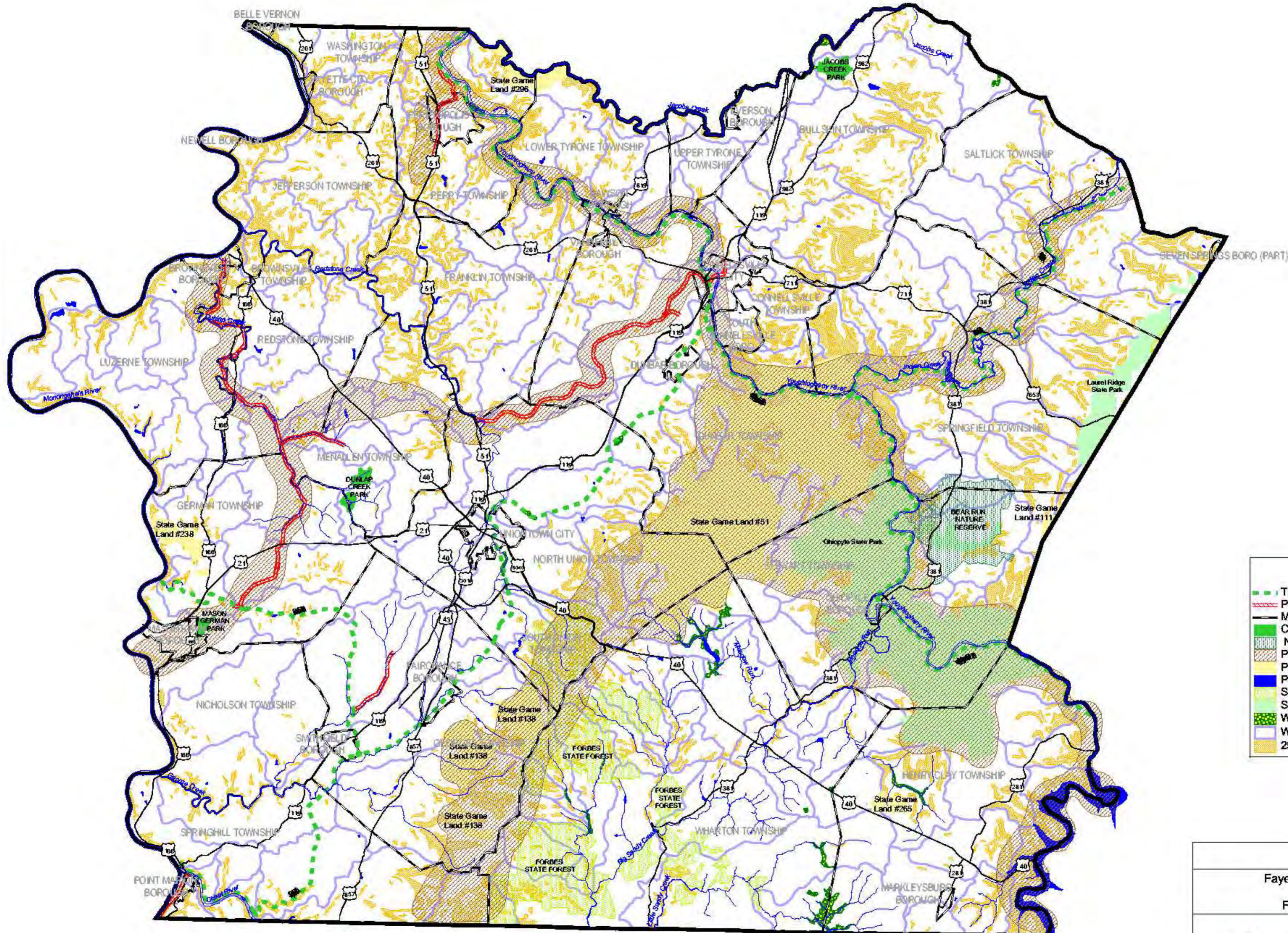
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Recreation Facilities Inventory & Analysis

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Herbert, Rowland & Grubic, Inc.
230 Executive Drive, Cranberry Township, PA 15066

Fayette County



Legend

- Trails
- Potential Rails to Trails Opportunities
- Municipality Boundaries
- County Parks
- Nature Reserves
- Potential Greenways
- PA State Game Lands
- Ponds and Lakes
- State Forest
- State Parks
- Wetlands
- Watershed Boundaries
- 25% or Greater Slope



Map
 Fayette County Comprehensive Plan
 for
 Fayette County, Pennsylvania

Greenways and Open Spaces

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