

SOUTH BEAVER TOWNSHIP COMPREHENSIVE PLAN: PLANNING TODAY FOR A BETTER TOMORROW



DRAFT FOR PUBLIC DISPLAY
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EXECUTIVE SUMMARY

South Beaver Township is a small, predominantly rural community located in northwestern Beaver County that borders the State of Ohio to its west as well as the surrounding communities of Big Beaver Borough, Brighton Township, Chippewa Township, Darlington Township, and Ohioville Borough. The Township is home to about 2,700 residents that enjoy the rural and agricultural heritage of the area and the sense of community that exists within South Beaver. Township residents also enjoy the many amenities that the Township has to offer, including an overall high quality of life, low crime, ample parks and recreation resources like the Township Recreation Park and the North Country Trail, a highly rated local school system in the Blackhawk School District, and a diverse housing stock for families of all sizes and income levels.

While the community seeks to maintain its rural and agricultural heritage, there are several development opportunities that exist, primarily along the State Route 51 corridor, that are ripe for growth and development and would be advantageous sites for helping to boost the local economy and to grow the local tax base. The State Route 251 corridor is also a possible area identified for potential growth in future years.

Due to the Township's close proximity to the future Shell Ethane Cracker Plant in nearby Potter Township, South Beaver will likely experience some developmental pressure over the next decade. Township officials want to be as prepared as possible to respond to such pressures for development. These pressures will likely be a mix of residential, commercial, and industrial and may include the need for housing for employees and also for potential spin-off businesses and industries related to the Cracker Plant. The Township has embarked on the journey to update its Comprehensive Land Use Plan to address potential pending pressures for development and to better position South Beaver to grow responsibly and sustainably in the years ahead.

South Beaver's 2017 Comprehensive Plan provides various goals related to land use, housing, community facilities, parks and recreation, economic development, and transportation. Goals and objectives are listed at the end of Chapters 3 through 7. In addition, Chapter 8 provides an implementation table that lists all of the goals and objectives in one place and also provides information related to each objective in terms of the responsible parties/potential partners to help achieve them, possible funding sources, and a time-frame, i.e. ongoing, annual, short-term, medium-term, or longer-term, to achieve the goal.

Some of the specific goals highlighted throughout the 2017 Comprehensive Plan for South Beaver Township are as follows:

- Promote and encourage single-family, residential housing development in targeted housing growth areas where public utilities such as water and sewer exist or could be easily extended.
- Create adequate housing for seniors, including working with area seniors to further and better define their housing needs.

- Promote the development of multi-family housing, including market rate apartments, to further diversify the housing market and create additional housing options for current and future residents.
- Promote existing recreational resources to better connect residents to the Township's natural assets and recreational amenities, such as the Township Recreation Park, the North Country Trail, and the State Game Land.
- Continue to maintain and improve the South Beaver Recreation Park to promote both active and passive recreation.
- Explore the feasibility of constructing soccer fields in the Township for use for area youth soccer programming.
- Conduct studies and analyses to explore the feasibility of converting the former Fire Department and School Building on State Route 168 into recreational amenities for residents to enjoy, i.e. water spray park, soccer fields, etc.
- Facilitate the preservation of open space by encouraging future development in areas with adequate infrastructure and suitable topography.
- Maintain the unique, rural character of the Township by promoting residential growth in specified housing growth target areas and by promoting commercial development along the Route 51 corridor and smaller scale commercial development along Route 251/ Blackhawk Road.
- Create a Transportation Improvement Program to track where improvements are needed to roads, bridges, and other elements of the transportation network over a 10 year period as a way to better prioritize and track needs within the South Beaver community.
- Explore the feasibility of implementing potential traffic calming solutions at the dangerous intersections identified, including but not limited to the intersection of State Route 168 and State Route 251, the intersection of Grange and Old Blackhawk Roads, the intersection of State Route 168 and State Route 51, and the intersection where Sherman, Old Blackhawk, and McBride Roads meet and intersect.
- Collaborate with area authorities on necessary improvements and upgrades needed to the existing sanitary sewer lines and water service lines in South Beaver Township to ensure the safe and adequate disposal and processing of wastewater and provision of safe drinking water, including potential expansions of services along State Route 51 and State Route 251 where the Township seeks to promote economic development opportunities.
- Construct the new municipal building along Blackhawk Road/ State Route 251.
- Partner with the Blackhawk School District, the Beaver County Library System, and other appropriate organizations to ensure there are ample educational programs and services available to area youth.

- Update the Township Zoning Map to better promote economic development opportunities in the target growth areas. The two areas to focus on are the State Route 51 and 251 Corridors.
- Work with area developers, realtors, and brokers to market and promote the State Route 51 and 251 Corridors as target areas for growth and development.

CHAPTER 1 INTRODUCTION

The Planning Area: South Beaver Township

South Beaver Township, which is located in northwestern Beaver County in the Southwestern Pennsylvania region, is a predominantly rural community that provides a high quality of life to its residents and businesses. South Beaver Township has a plethora of amenities to offer, including a strong and diverse housing stock, a highly rated school district (the Blackhawk School District), many farms and State Game Lands, ample opportunities for recreation, a rural feel and character, and a strong sense of community.

Home to about 2,700 residents, South Beaver Township borders the communities of Big Beaver Borough, Brighton Township, Chippewa Township, Darlington Township, and Ohioville Borough. In addition, South Beaver also borders the neighboring state of Ohio to the west.

While the community seeks to maintain its rural and agricultural heritage, South Beaver Township also realizes the pressures of potential development, in part due to the Township's close proximity to the future Shell Ethane Cracker Plant in nearby Potter Township. The Township wants to be prepared for growth pressures associated with the need for housing for employees and for potential spin-off industries related to the Plant. As such, the Township has embarked on the journey to update its Comprehensive Land Use Plan to address potential pending pressures for development and to better position the community to grow responsibly and sustainably in the years ahead.

What is a Comprehensive Plan?

In Pennsylvania, municipalities are empowered by the Pennsylvania Municipalities Planning Code (MPC) to plan and govern development locally through both zoning ordinances and subdivision and land development ordinances. A comprehensive plan provides a blueprint for what a community wants to look like in the future and the required steps to take in order to realize that future. The MPC authorizes municipalities to prepare comprehensive plans for the purposes of promoting the safety, health, welfare, and values of the community as well as accomplishing coordinated development. A comprehensive plan guides the use of land and structures as well as the type and location of streets, public grounds, and other facilities.

A comprehensive plan is an implementable guide to goals, policies, and actions that are meant to shape the direction of a community's preservation and development. South Beaver Township's Comprehensive Plan defines the visions and aspirations of the community and also outlines a roadmap to assist the Township in making decisions about its future preservation, growth, and development. The Comprehensive Plan, once adopted, will not be a law, rule, or regulation. Rather, the goals and policies that are outlined in the Plan can prompt examination of the Township's regulatory guidelines to ensure consistency with the stated goals and actions within the Plan.

A Comprehensive Plan is typically broad in scope and examines many facets of a community, including existing physical, social, and economic conditions. Furthermore, a Comprehensive Plan is part

document but also part of a larger planning process. Having an updated Comprehensive Plan will help South Beaver Township to plan for future growth and development. Additionally, the Plan will help guide public investments in infrastructure and other projects. The Comprehensive Plan is a policy-making guide and a blueprint for municipal officials.

While preparing the plan, studies must be conducted to gain a better understanding of the current conditions within the community and the potential for growth and development. Typically, these studies include such items as a history of the community, an overview of existing land use, a review of transportation and circulation systems, an inventory of community facilities, socio-economic analyses, a review of existing natural features, population projections, and a review of the housing stock and its overall conditions.

*"A goal without a plan is just a wish."
– Antoine de Saint-Exupéry*

Factors such as changing demographics and the influence of local, regional, and even global economics, can complicate planning for the future while at the same time showing just how necessary planning is. Change is often times inevitable. As a result, communities develop Comprehensive Plans to address the changes that are eminent and to be prepared and ready for what lies ahead.

Why is South Beaver Township doing a Comprehensive Plan?

South Beaver Township is a small, tight-knit community made up of about 1,150 households. The Township is nestled in the northwestern corner of Beaver County and is located in close proximity to the Beaver County Airport. In addition, South Beaver Township is only about a 30-35 minute drive from the Pittsburgh International Airport. The proposed Shell Cracker Plant, located in nearby Potter Township, Beaver County, is only about 16 miles away.

As a result of the Township's close proximity to the Cracker Plant, Township officials anticipate pressure for growth and development. Some of this pressure will likely be for residential growth. The projected 600 permanent employees of the Plant will inevitably need housing and many may seek to reside in a community like South Beaver due to the types of amenities the community has to offer. Some companies may also choose to locate spinoff industries within the Township that are related to the gas industry. Regardless of what happens as a result of the Cracker Plant, South Beaver is in a great position to guide its future growth, preservation, and development. Township officials are preparing a plan to guide the future as well as potential public investments made to improve the community, which may include investments in the parks and recreation system, public infrastructure including the extension of the sanitary sewer system, and other municipal facilities.

South Beaver Township's Comprehensive Plan carefully balances future land use patterns, public costs, municipal revenues, natural resource protection, land preservation, civic amenities, traffic improvements, and community character in relation to one another. The integration of these resources is based on a thorough understanding of the community's capacity to support future development and an analysis of demographic, socio-economic, and physical factors. The individual components of this Plan form an integral whole that balances community needs and desires with available resources.

South Beaver Township seeks to continue to provide its residents with a high quality of life and ample opportunities for recreation. In addition, the community wants to accommodate potential growth while

at the same time balancing this growth with continued preservation of the many acres of agricultural lands and natural resources that are plentiful within the community. Through the preparation and implementation of the Comprehensive Plan, South Beaver Township can continue to be a great community to live, work, and play.

The Comprehensive Planning Process

Generally, a comprehensive planning process consists of gathering background information, defining challenges, setting goals, determining objectives, formulating action plans for implementation of the goals, and evaluating and updating the goals and actions steps.

The first phase of the comprehensive planning process in South Beaver Township included background analysis and research, field work, community outreach, and the initial Plan recommendations. The second phase included the discussion and development of the final recommendations included in the Plan, creation of the Plan document, and the overall Plan adoption process, including several public meetings and hearings.

A Steering Committee was appointed by the South Beaver Township Board of Supervisors to guide and participate in the comprehensive planning process. The Steering Committee's kickoff meeting with public officials was held on November 2nd, 2016. At this meeting, the Steering Committee participated in a visioning workshop and had a discussion about the strengths, weaknesses, opportunities, and threats of the Township. Goals for the future were also discussed. Some of the important issues identified during the November 2016 meeting include the following:

- A strong sense of community exists within the Township,
- Residents are happy with the local services provided by the Township and other local entities, including Police, Road, and Fire Departments as well as the Blackhawk School District,
- Development opportunities exist along the Rt. 51 corridor,
- Residents are proud of the rural character and heritage and want to preserve natural resources, farmlands, and open spaces;
- There is a need to expand existing recreational amenities offered to provide additional facilities to accommodate youth sports programming, and;
- There is an overall opportunity to guide growth and development in a sustainable manner so that the impact on the Township is minimal.

Gathering of background information and data collection was conducted by Lennon, Smith, Souleret Engineering, Inc. (LSSE) and additional Steering Committee meetings were held on February 1, 2017 and May 3, 2017.

Information on adoption process and additional meetings to be inserted here.

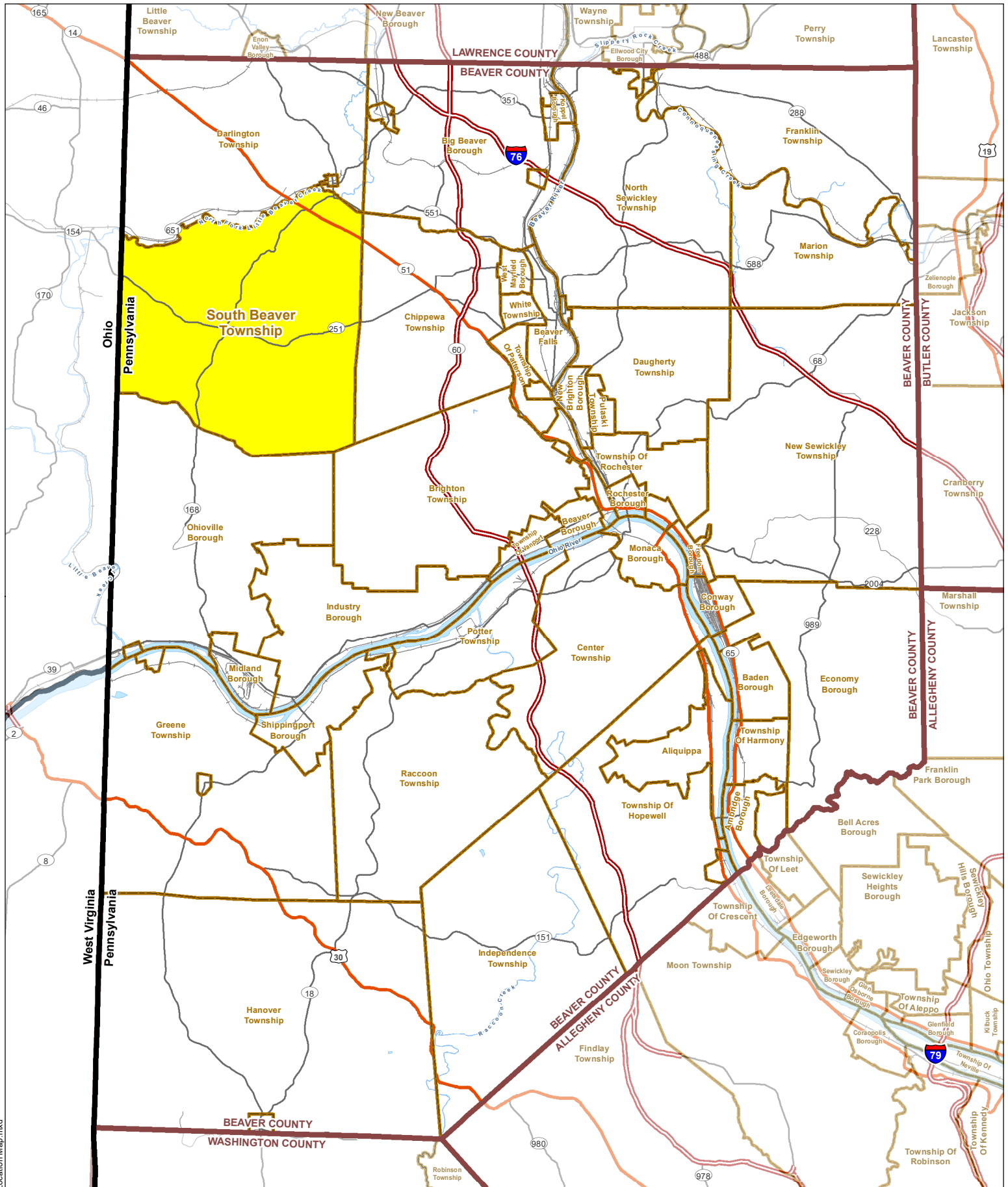
Relationships with Neighboring Municipalities & Beaver County

An important part of the comprehensive planning process is to make sure that the goals and objectives outlined in a Plan are consistent with the comprehensive land use plans of neighboring municipalities as

well as the County. Much of the existing and proposed developments in South Beaver Township are, in many cases, compatible with existing and proposed development plans in adjoining municipalities, which include Big Beaver Borough, Brighton Township, Chippewa Township, Darlington Township, and Ohioville Borough.

All neighboring municipalities, along with the Blackhawk School District, were provided a copy of the draft of the Township's Comprehensive Plan, along with the opportunity to comment on it. If instances of adjacent incompatible land uses arise and are of concern to neighboring municipalities or the School District in the future, South Beaver Township staff and officials will work with representatives of these organizations on potential solutions, such as buffering techniques that could be included in the Township's subdivision and land development ordinance and zoning ordinances.

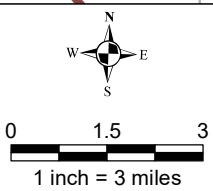
The following map, Map 1, shows the Township and its neighboring municipalities within Beaver County.





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Map 1: Location Map
South Beaver Township
 773 State Route 168
 Darlington , PA 16115

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CHAPTER 2 VISION FOR 2030

The Visioning Process

To lay the groundwork for creating a municipal consensus for the future of South Beaver Township, a visioning workshop was held with the Steering Committee and Township Officials on November 2nd, 2016. After a brief overview of the comprehensive planning process was presented, a SWOT analysis was conducted by Lennon, Smith, Souleret Engineering, Inc. (LSSE).

A SWOT analysis is a valuable tool in the comprehensive planning process and is used to identify the strengths, weaknesses, opportunities, and threats (SWOT) facing a community. To conduct the SWOT analysis, Township officials and Steering Committee members present at the meeting participated in a general, informal discussion of South Beaver Township including current conditions and where the Township is now as well as where they think it should be in the next 10-15 years and how to get there. Those present at the meeting were asked to provide their comments and perspective on South Beaver's strengths and weaknesses. In addition, participants were asked to discuss any opportunities that exist that could foster growth and development along with any potential threats that could impede such advancement or otherwise negatively impact the Township's character and quality of life. Overall, the discussion was very positive and all members present at the meeting actively participated in the dialogue.

"Vision is the art of seeing the invisible."

– Jonathan Swift

"The future belongs to those who see possibilities before they become obvious."

– John Scully

Strengths, Weaknesses, Opportunities, & Threats

Strengths are conditions or issues that make a community stand out when compared to other communities. A strength can be a physical asset like recreational trails, a program such as youth sports, or an impression or feeling like being a good place to live and raise a family. Strengths are valuable assets that should be preserved and improved upon to further enhance a community. The following were identified as strengths of South Beaver Township at the November 2nd, 2016 meeting.

STRENGTHS	Route 51 Highway Corridor
	Rural Character and Nature of the Township
	South Beaver Township Park
	Central Location - Close to Highways and the Airport
	Great Bedroom Community
	Active and Responsive Volunteer Fire Department
	Active and Responsive Police Department
	Good School District - Blackhawk School District
	Excellent Sports Programs for Area Youth - School District & Boosters
	Active Recreation Board
	Close Proximity to Heritage Valley Hospital's Beaver County Campus
	Active and Capable Road Department
	Geocaching Locations Throughout the Township
	Low Taxes
	Part of the Blackhawk Golf Course is located in the Township
	Good Sense of Community
	Good Quality of Life
	Wide Range of Housing Options / Variety in Housing Stock
	Affordable Place to Live
	Safe Place to Live - Low Crime
	North Country Trail is located in the Township
	State Gamelands are located in the Township
	Overall Active Community

Weaknesses are the opposite of strengths. A weakness represents a drawback or a short-term challenge that needs to be addressed so that it does not cause long-term problems to the existing quality of life in a community or to the overall local economy. Meeting attendees identified the following weaknesses in the Township.

WEAKNESSES	Lack of Businesses in the Township
	Need for a Better Road System
	Lack of Public Infrastructure - Water & Sanitary Sewer
	No Central Operations Building for Township Government
	Not a Very Bike-Friendly Community
	Lack of Soccer Facilities for Youth
	Tax Base (in general) Could be More Diverse
	Additional Stormwater Management Regulations Needed
	Several Dangerous Intersections in the Township:
	Rt. 168 and Rt. 51
	Rt. 168 and Rt. 251

Opportunities are longer-range, positive trends that may affect a community. Opportunities can also include positive steps that a community may follow to bring about change, improvement, preservation, and development. The following opportunities were identified in South Beaver.

OPPORTUNITIES	Rt. 51 Highway Corridor Potential for Development
	Additional Amenities at South Beaver Township Park
	Ability to Guide Future Growth in a Sustainable Manner
	Gas Drilling Should Start Up Again Soon
	Shell Cracker Plant - Only 30 Minutes Away:
	Ancillary and Spin Off Businesses Could Locate in the Township
	Potential to Grow Tax Base

Often times, something could be viewed as both an opportunity and a threat. That is very common and whether it turns out to be a true opportunity or an actual threat is ultimately up to the community to decide in how they address and react to such factors.

Threats include long-term weaknesses that could potentially jeopardize the future success of a community if they are not resolved in a timely, effective manner. The following threats were identified at the Comprehensive Plan kick-off and visioning session held with the Steering Committee.

THREATS	Shell Cracker Plant - Only 30 Minutes Away
	Gas Drilling Should Start Up Again Soon
	Not in My Back Yard (NIMBYism)
	Lack of Infrastructure, Particularly Water and Sanitary Sewer
	Increased Traffic as a Result of Growth
	Other Associated Costs with Development

Many of the strengths, weaknesses, opportunities, and threats identified will be themes that are intertwined throughout this Comprehensive Plan. The conditions, issues, and factors identified through the SWOT will be addressed through discussions regarding community facilities, transportation, economic development, and the conservation of natural resources.

From the SWOT analysis, a list of community assets and constraints were developed, as follows:

Assets

- Rt. 51 Corridor's potential for development,
- Rural character of the Township,
- Central location,
- Active Township departments and staff in all facets of government (Police, Fire, Roads, etc.),
- Good school district – Blackhawk School District,
- Strong and active local youth sports programming,
- Low taxes,
- Strong sense of community,
- High quality of life,
- Variety and affordability of housing stock,
- Low crime, and
- Ample opportunities for recreation (State Game Lands, South Beaver Township Park, North Country Trail, Blackhawk Golf Course, Geocaching, etc.).

Constraints

- Lack of businesses in the Township and the need to diversify businesses and the services and products they provide,
- Lack of infrastructure, particularly water and sanitary sewer, in areas that could accommodate future growth and development,
- Need for a better road system and increased traffic management and/or controls at problem intersections, and
- Costs associated with development.

Vision for 2030

Visioning is a process by which a community defines the future it wants. A vision involves articulating when and how things should be accomplished and believing it can be achieved. Visioning is the ability to see the end result of a planning process. In addition, a vision statement is a community's expression of its overall long-term goals and objectives. Visioning involves defining a community's purpose and core values.

The visioning process in comprehensive planning is important because:

- It creates a shared vision and generates public enthusiasm,
- It lets elected officials know what matters to the community,
- It results in a comprehensive plan that reflects the community's values, and
- It results in a commitment towards the implementation of the comprehensive plan.

Vision statements become the foundation for community goals, objectives, and implementation strategies found in a comprehensive plan. The South Beaver Township Planning Commission developed the following mission statement in 2016:

South Beaver Township's Vision Statement

South Beaver Township is a community that balances the preservation of its rural character with accommodation for new growth and development while maintaining and enhancing the quality of life enjoyed by its residents and businesses. South Beaver Township will achieve this vision by:

- Developing design standards that ensure that new development is carefully integrated into the semi-rural and agrarian landscape.
- Attracting low impact, sustainable businesses/industries, while maintaining our rural attributes and protecting agricultural and residential zoning areas.
- Conserving farmland, water quality, and wildlife habitat.
- Protecting natural and environmentally sensitive areas and green space.
- Allowing and planning for a variety of housing needs.
- Supporting existing businesses.
- Promoting recreation and tourism.
- Providing an economic base that creates quality employment opportunities.
- Supporting quality schools as well as diverse and continuing educational opportunities.
- Conserving the Township's natural resources as well as cultural and historical heritage.
- Creating an informed citizenry working with an open and responsive government that seeks out and integrates public input.

Goals to Achieve the Vision

The development of goals to help achieve the Township's vision is the next step in the comprehensive planning process. Goals are similar in nature to vision statements but they are more action-oriented. Goals are the steps that will be taken to help to fulfill the vision. Goals are more concise statements and they also help to explain the outcomes that a community wants to achieve through the Comprehensive Plan. Goals can still be multi-faceted and inclusive, covering multiple sectors of a local government and community.

South Beaver Township's goals are:

Increase connectivity and mobility within the Township, neighboring municipalities, and the Southwestern Pennsylvania region as a whole.

Ease the ability of residents and visitors to get around the Township, to and from their homes to other destinations such as work, school, shopping, dining, doctor appointments, etc.

Improve vehicular transportation systems by improving safety at accident-prone intersections and roadway segments and by mitigating local traffic congestion.

Through various measures such as traffic calming and access management strategies, South Beaver can mitigate accident-prone, dangerous intersections and roadways, making circulation safer for area drivers. As the number of accidents decrease at dangerous intersections, traffic congestion will be alleviated.

Leverage and promote existing recreational resources to better connect residents to the Township's natural assets and recreational amenities such as the Township Park, the North Country Trail, and the State Game Lands in the area.

For a smaller Township of roughly 2,700 people, South Beaver offers a wide array of recreational amenities to its residents. The Township should leverage and promote its existing resources and amenities that are available for residents to use and enjoy. Further, the Township should maintain, improve, and enhance these resources when possible.

Protect and preserve the Township's open spaces and agricultural areas and honor its rural heritage.

South Beaver's topography is quite typical of the Southwestern Pennsylvania region. Rolling hills, escalating slopes, and streams and waterways are located throughout the Township. While much of the agricultural farmlands are protected through the Agricultural Security Area, there remains a plethora of land that could be developed in the future. The Township needs to designate target areas for growth and development as well as target areas for conservation and preservation.

Diversify the existing tax base and sustain South Beaver as a business friendly community while maintaining the delicate balance between residential and non-residential land uses.

The Township hopes to diversify its tax base and add new businesses to its existing portfolio. With the pending construction and opening of the Shell Ethane Cracker Plant in nearby Potter Township, South Beaver will likely be looked at as an attractive place for employees of the Plant to live. The Township will also be an attractive location for potential spin-off businesses associated with the Cracker Plant and the oil and gas industry.

Encourage the development of a diversified housing stock that accommodates the existing needs and anticipated needs of both current and future residents.

South Beaver Township has two main populations to accommodate in terms of housing – the aging population and young professionals. As the population ages, the homes that are vacated by seniors will be attractive to younger families. It is important to ensure that the housing stock within the community can meet the needs of all residents, whether young, middle-aged, or seniors aged 65 and over.

Nurture opportunities for commercial, industrial, and/or multi-use developments in areas of the Township that are serviced by roads and public infrastructure or where such services can be extended to accommodate development.

Growth should be encouraged and supported by the provision and extension of public services. Given the ample amount of land available for development, the Township should begin discussions with the Brady's Run Sanitary Authority and the Beaver Falls Water Authority on the possible extensions of services to target growth areas, such as the Route 51 corridor.

Construct a centrally-located municipal building and consolidate the majority of Township services to operate out of the new, central location.

South Beaver is in the process of developing plans to build a new municipal building in a more central location of the Township. The Township's current building is located on Route 168 and the new one will be built beside the Police Department on Blackhawk Road/ Route 251.

Recommendations

Recommendations are the next level after goals and tend to be more action-oriented. Recommendations are measurable and quantifiable steps that aid in the fulfillment of goals and can help to measure the overall progress of achieving a goal.

The Action Plan, located toward the end of the Comprehensive Plan, will include the recommendations and action steps related to the goals discussed for the Vision of South Beaver for 2030.

Planning Concepts – Current & Future Land Use Maps

South Beaver's current Zoning Map separates properties in the Township into four different zoning districts. These districts are as follows:

- Agricultural Residential,
- Highway Commercial Manufacturing,
- Moderate Density Residential, and
- Neighborhood Commercial.

A large portion of the Moderate Density Residential Zoning District is located on the eastern side of South Beaver closest to its border with Chippewa Township, in areas around Elmbrook Road and Blackhawk Road. In addition, another Moderate Density Residential Zone is located in the northern area of Rt. 168/ Salem Church Road off of Rt. 51. Properties located in the Moderate Density Residential zones are characterized by a higher density than other areas of the Township that tend to be more rural.

The Highway Commercial Manufacturing Zoning District is located along the Rt. 51 corridor. The majority of this land is vacant and could be developed if public utilities were extended to the area. Thus, the current zoning will need to be evaluated to ensure it allows a mix of land uses to foster potential growth and development.

Areas along Blackhawk Road in the center of the Township make up a portion of the land that is zoned Neighborhood Commercial. In addition, an area in the Northeastern corner of South Beaver around Old Darlington Road and Georgetown Road is also zoned Neighborhood Commercial. These zones should be evaluated as well to ensure the permissible land uses are consistent with the Township's vision moving forward.

The majority of the Township is zoned Agricultural Residential. The Agricultural Residential areas are characterized by a lower density and tend to have houses on larger plots of land with higher acreage. In addition, much of the farms and agricultural lands as well as the State Game Lands are located in the Agricultural Residential District. Some of these areas may be better suited in an open space or conservation area zoning district.

The Township's future land use map is an important part of the Comprehensive Plan as it embodies the vision, goals, and objectives discussed and highlighted for the Township over the next 10-15 years. The current zoning map was evaluated by the Steering Committee at its February 1, 2017 meeting and several potential changes to the map were discussed.

Map 2, South Beaver's current land use map highlighting its current zoning districts, is located at the end of this Chapter. Map 3, which follows Map 2, highlights the Township's vision for its future land uses.

There are several recommended changes between the Current Land Use Map and the Future Land Use Map, which are discussed as follows.

Existing Zoning District – Highway Commercial Manufacturing

It is recommended that the Highway Commercial Manufacturing District be split up into two different districts to further differentiate between light industrial/manufacturing uses and retail/commercial uses.

Existing District and Purpose

Highway Commercial Manufacturing – The purpose of this district is to provide for commercial and manufacturing activities in appropriate areas of the Township with adequate access to transportation facilities and public utilities.

Suggested New Districts and Purposes

Light Industrial – The purpose of this district is to encourage the development of light industrial uses in appropriate locations where the public health, safety, and welfare of the surrounding neighborhoods is protected.

- Sample list of permitted uses: business service, car wash, convenience store, essential services, freight and truck terminal, landscaping service center – retail or wholesale, light manufacturing, mini-warehouse/self-storage, office – business and professional, outdoor recreation, research and development, service station, supply yard, vehicle repair garage, warehouse, wholesale business

Retail/ Commercial – The purpose of this district is to provide for retail, commercial, and service establishments which serve the needs of the general community and which are located in higher volume traffic corridors to allow convenient access and to minimize traffic impact on neighborhoods and local roadways.

- Sample list of permitted uses in Retail/Commercial: bank, bar, business service, car wash, convenience store, day care, food and grocery store, funeral home, landscaping service center – retail, medical clinic, hotel/motel, office – business and professional, office – medical, personal service, restaurant, retail store, service station, wholesale business, veterinary clinic

Existing Zoning District – Neighborhood Commercial

It is recommended to change the Neighborhood Commercial District to a Village Zoning District to allow for a better inter-mingling of residential uses and small scale commercial uses in this area of the Township.

Existing District and Purpose

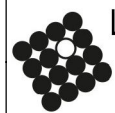
Neighborhood Commercial District – The purpose of this district is to provide for limited commercial services and activities in areas convenient to residential neighborhoods.

Suggested New District and Purpose

Village – The purpose of this district is to preserve the rural character of the Blackhawk Road area and to provide for a compatible mixture of residential and smaller scale nonresidential business and commercial uses that serve the surrounding residential neighborhoods.

- Sample list of permitted uses in Village: Single-family dwelling, town home, bank, bed and breakfast, business services, day care, office, personal services, public buildings, and restaurant

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Lennon, Smith, Souleret
Engineering, Inc.

846 4th Avenue
Coraopolis, Pennsylvania 15108
Phone: 412-264-4400
Fax: 412-264-1200
email: info@lsse.com

- State Boundary
- Municipal Boundary
- Parcels

Land Use

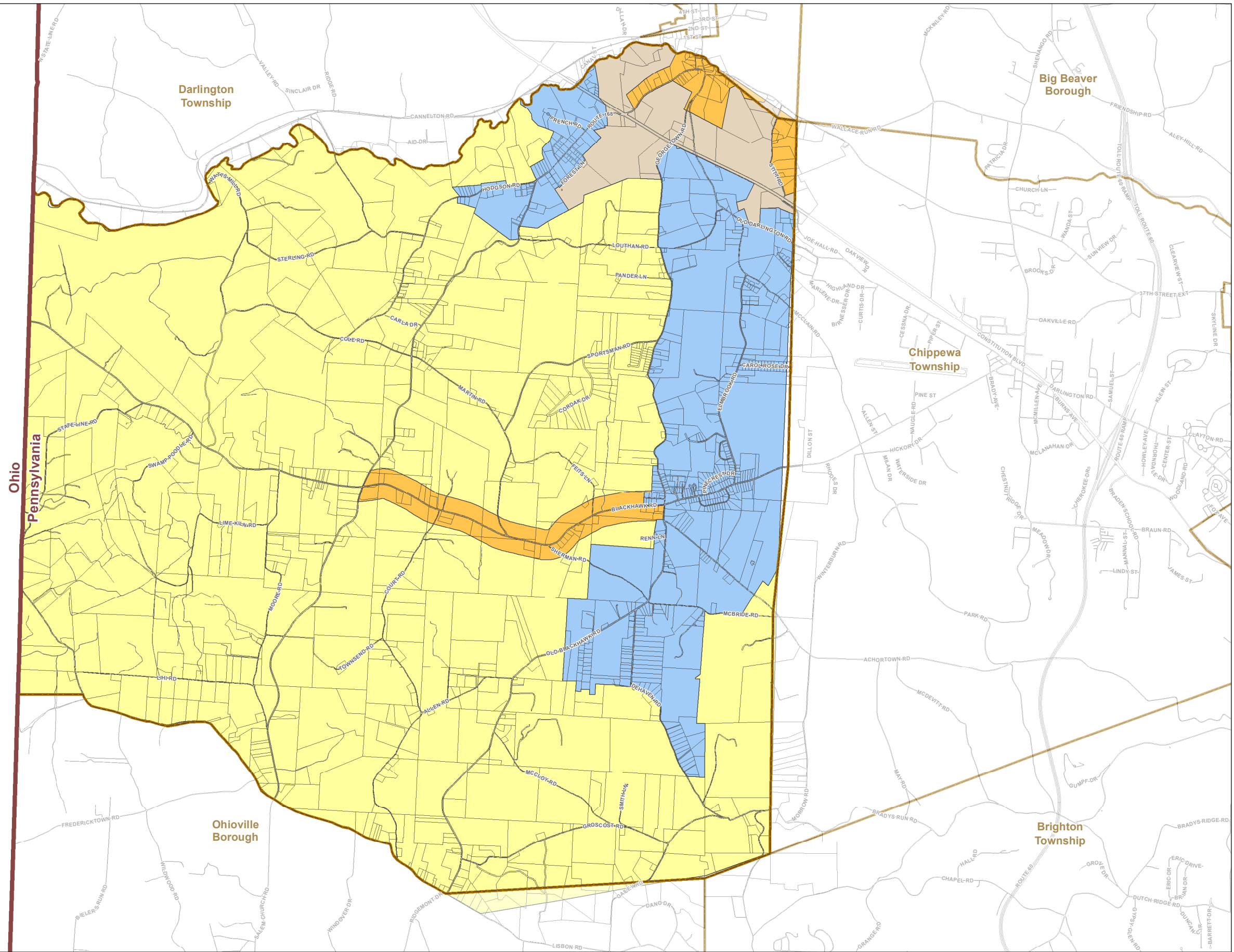
- Agricultural Residential
- Highway Commercial Manufacturing
- Moderate Denisty Residential
- Neighborhood Commercial

0 2,000 4,000 8,000

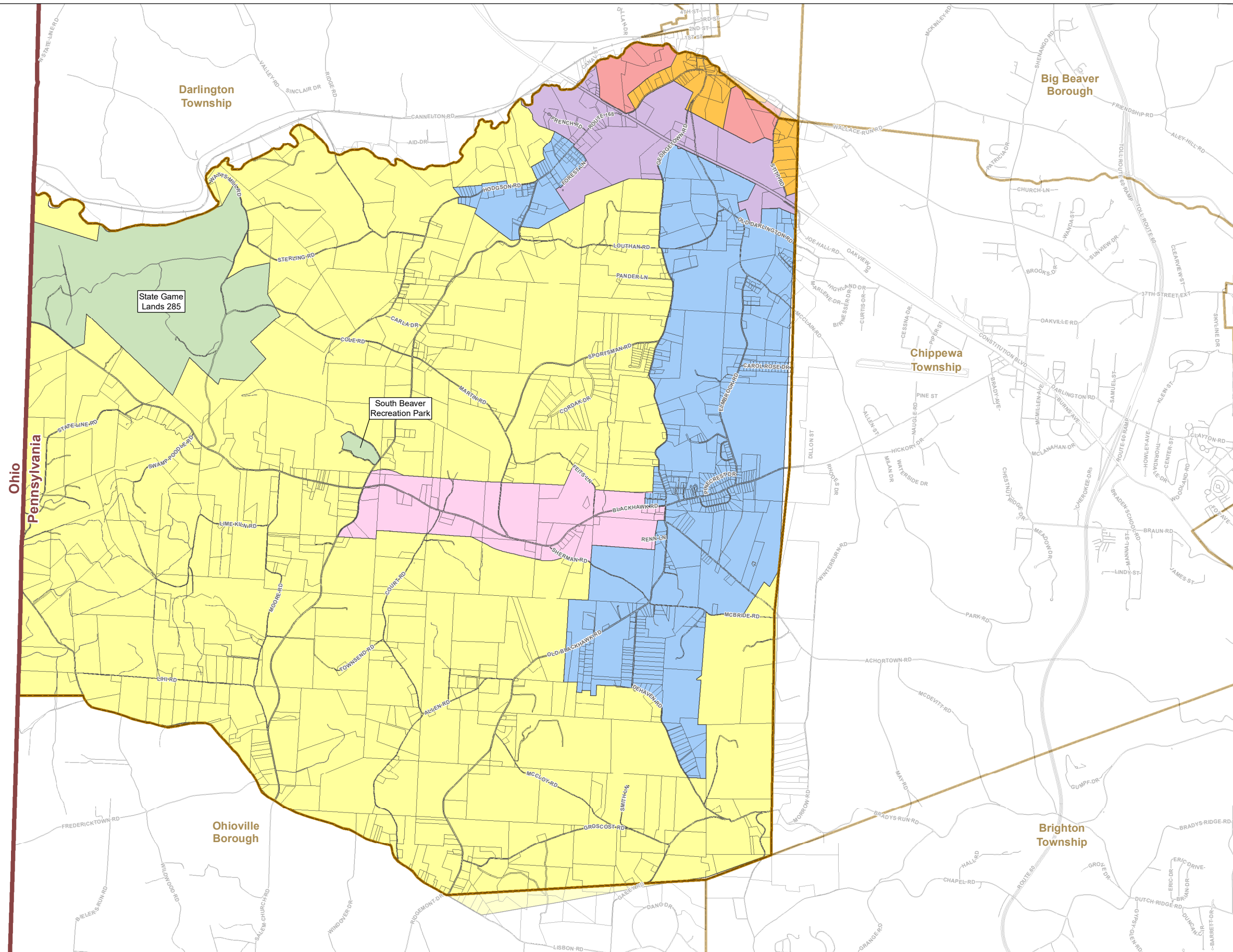
1 inch = 4,000 feet



Map 2: Current Land Use Map
South Beaver Township
773 State Route 168
Darlington , PA 16115



Path: N:\PROJ\487\GIS\Land Use\Land Use 3 Tab.mxd





Lennon, Smith, Souleret

Engineering, Inc.







846 4th Avenue

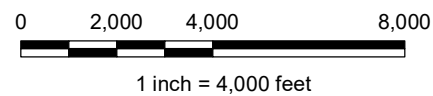
Coraopolis, Pennsylvania 15108

Phone: 412-264-4400

Fax: 412-264-1200

email: info@lsse.com

Land Use		Parks, Recreation and Open Space
	Agricultural Residential	 Light Industrial
	Moderate Denisty Residential	 Retail and Commercial
	Neighborhood Commercial	 Village District



Map 3: Future Land Use Map
South Beaver Township
773 State Route 168
Darlington , PA 16115

CHAPTER 3 BACKGROUND

Demographics

Analysis of demographic and economic trends in a community or region help to paint a picture of the present conditions, whether it be the number of housing units that exist, changes in population or number of households, housing tenure and vacancy, employment data, or median sales prices of homes that recently sold. Demographic trends help to tell us more about what is going on within a community or region.

The following section offers an analysis of current trends in South Beaver Township, its neighboring communities of Big Beaver, Brighton, Chippewa, Darlington, and Ohioville, as well as Beaver County and the State of Pennsylvania as a whole, where appropriate.

Population Trends

According to the American Community Survey (ACS) data from the United States Census, South Beaver Township had a population of just under 2,700 residents in 2014. The Township's population peaked in 2000, when the population was 2,974 residents. Over the last several years, South Beaver Township's population has remained somewhat steady, decreasing by less than 1% between 2010 and 2014. The Township experienced its biggest drop in population between 2000 and 2010.

Two neighboring communities, Brighton Township and Chippewa Township, have experienced significant population growth over the last few decades. Brighton Township's population increased from 7,489 residents in 1990 to 8,255 residents in 2014, a change of 10.2%. In addition, Chippewa Township's population increased by almost 11% between those same years, from 6,988 to 7,729 residents.

The following chart provides an overview of population trends and changes between 1990 and 2014 in Beaver County, South Beaver Township, and neighboring communities.

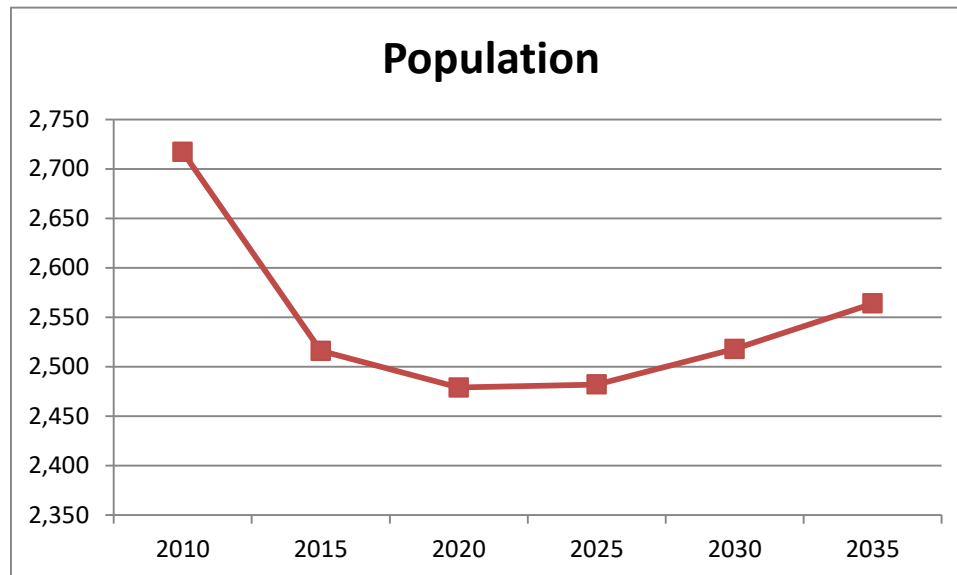
Table 1: Population Change, 1990-2014

	1990	2000	% Change 1990-2010	2010	% Change 2000-2010	2014	% Change 2010-2014
South Beaver Township	2,942	2,974	1.1%	2,717	-8.6%	2,697	-0.7%
Beaver County	186,093	181,412	-2.5%	170,539	-6.0%	170,124	-0.2%
Neighboring Municipalities							
Big Beaver Borough	2,298	2,186	-4.9%	1,970	-9.9%	2,005	1.8%
Brighton Township	7,489	8,024	7.1%	8,227	2.5%	8,255	0.3%
Chippewa Township	6,988	7,021	0.5%	7,620	8.5%	7,729	1.4%
Darlington Township	2,040	1,974	-3.2%	1,972	-0.1%	1,846	-6.4%
Ohioville Borough	3,865	3,759	-2.7%	3,533	-6.0%	3,511	-0.6%

Source: Data for 2000 from 2000 U.S. Census SF 1 Data; Data for 2010 from 2010 U.S. Census SF 1 Data; Data for 2014 from U.S. Census Bureau's 2010-2014 Five-Year ACS

Demographic projections from the Southwestern Pennsylvania Commission (SPC) suggest that by 2035, South Beaver's population will be 2,564 residents, which is approximately 6% less than it is now. The only other neighboring community whose population is projected to decline by 2035 is Ohioville Borough.

Figure 1: Population Projections for South Beaver Township, 2010-2035



All of South Beaver's other neighboring municipalities are expected to experience population increases by the year 2035, of which the most significant increases are projected for Brighton Township and Chippewa Township. The following table provides a summary of the population projections for South Beaver and its neighboring communities.

Table 2: Population Projections, 2014-2035

	2010	2015	% Change 2010-2015	2020	% Change 2015-2020	2025	% Change 2020-2025	2030	% Change 2025-2030	2035	% Change 2025-2030
South Beaver Township	2,717	2,516	-7.4%	2,479	-1.5%	2,482	0.1%	2,518	1.5%	2,564	1.8%
Neighboring Municipalities											
Big Beaver Borough	1,970	1,961	-0.5%	1,997	1.8%	2,068	3.6%	2,106	1.8%	2,146	1.9%
Brighton Township	8,227	8,616	4.7%	8,851	2.7%	9,150	3.4%	9,461	3.4%	9,749	3.0%
Chippewa Township	7,620	7,863	3.2%	8,137	3.5%	8,471	4.1%	8,818	4.1%	9,140	3.7%
Darlington Township	1,962	2,043	4.1%	2,048	0.2%	2,078	1.5%	2,118	1.9%	2,155	1.7%
Ohioville Borough	3,533	3,458	-2.1%	3,418	-1.2%	3,423	0.1%	3,447	0.7%	3,471	0.7%

Source: Southwestern Pennsylvania Commission (SPC) Cycle 10a Forecast Data dated June 2016
http://www.spcregion.org/data_data/lib.shtml#spc

Age Distribution

The age profile of an area influences the labor supply, the demand on educational facilities, the need for certain types of social services, and the need for different housing types. Between 2010 and 2014, South Beaver Township's median age increased from 49.3 to 51.1, showing that South Beaver's

population has gotten older by about 2 years. South Beaver had the highest median age when compared to neighboring communities. The following table provides an overview of the median ages in 2010 and 2014 for South Beaver and adjacent municipalities.

Table 3: Median Age, 2010-2014

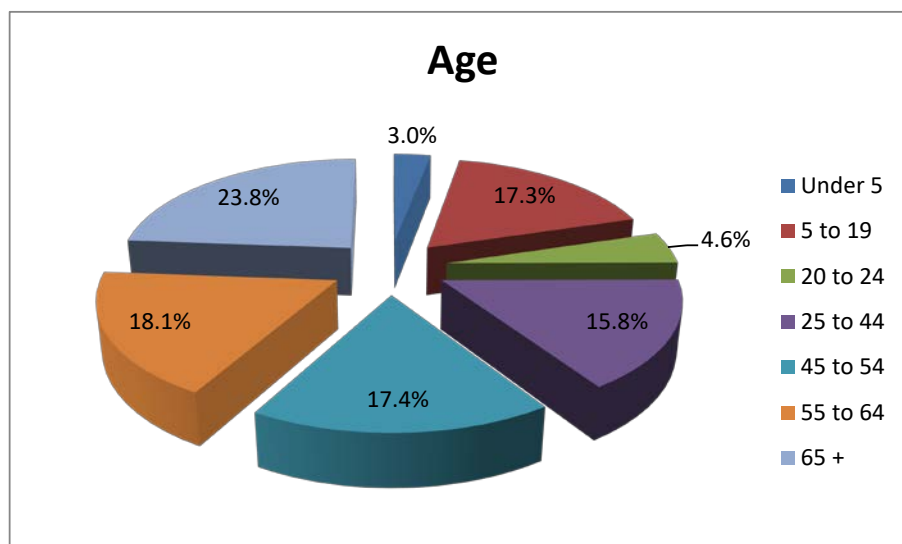
	2010	2014	% Change 2000-2010
South Beaver Township	49.3	51.1	3.7%
<i>Neighboring Municipalities</i>			
Big Beaver Borough	48.9	49.8	1.8%
Brighton Township	47.8	47.8	0.0%
Chippewa Township	46.1	47.5	3.0%
Darlington Township	46.1	48.4	5.0%
Ohioville Borough	46.1	45.7	-0.9%

Source: Data for 2010 from 2010 U.S. Census SF 1 Data; Data for 2014 from 2010-2014 Five-Year American Community Survey (ACS) Estimates

In 2014, the highest percentage of population in South Beaver was in the 65 years and over category at just over 23%. An additional 18.1% of the Township's population was between the ages of 55-64. It is important to note that many folks over age 55 tend to "age in place." This will be important when discussing housing needs and goals later within the Comprehensive Plan.

While the Township's population is aging, there still remains a high amount of families with children. The population in age groups 25-44 and 45-54 accounted for 15.8% and 17.4%, respectively, of South Beaver's population in 2014. Furthermore, persons ages 5-19 made up 17.3% of the total population. Having a high number of residents in the 25-44 and 45-54 age groups indicates that the local economy is fairly stable and has high employment participation. The following figure breaks down the population by age group in South Beaver in 2014.

Figure 2: Population by Age Distribution for South Beaver Township, 2014



Household Trends

Household type and size help to illustrate the domestic situation of a community. Higher average household size usually indicates more families with children. Communities with larger households often need to consider more family-oriented planning and educational services as well as school facilities. Larger households also require bigger homes. Additionally, children require specific social, educational, and recreational services and programs.

In South Beaver, the average household size was 2.42 in 2010, decreasing by 5.1% since 2000. By comparison, Brighton Township had the highest average household size in the area in 2010 at 2.52. All neighboring municipalities similarly experienced a decline in average household size between 2000 and 2010. The following table provides a summary of average household size in the South Beaver area in 2000 and 2010.

Table 4: Trends in Average Household Size, 2000-2010

	2000	2010	% Change 2000-2010
South Beaver Township	2.55	2.42	-5.1%
<i>Neighboring Municipalities</i>			
Big Beaver Borough	2.47	2.34	-5.3%
Brighton Township	2.63	2.52	-4.2%
Chippewa Township	2.47	2.42	-2.0%
Darlington Township	2.52	2.47	-2.0%
Ohioville Borough	2.70	2.50	-7.4%

Source: Data for 2000 from 2000 U.S. Census SF 1 Data; Data for 2010 from 2010 U.S. Census SF 1 Data

For planning purposes, particularly as they relate to housing, the number and type of households in a community is more relevant than the overall total population. Households, rather than individual people, create the demand for housing. As the following table indicates, South Beaver's household population decreased by 3.1% between 2000 and 2014, from 1,090 households to 1,056 households. The total number of households is projected to decrease another 6.4% between 2014 and 2020. By comparison, the majority of neighboring municipalities have experienced an increase in the number of households. For example, Brighton and Chippewa Townships experienced increases of 13.8% and 12.8%, respectively, in their household population between 2000 and 2014. The number of households is projected to increase in all neighboring municipalities of South Beaver between 2014 and 2020.

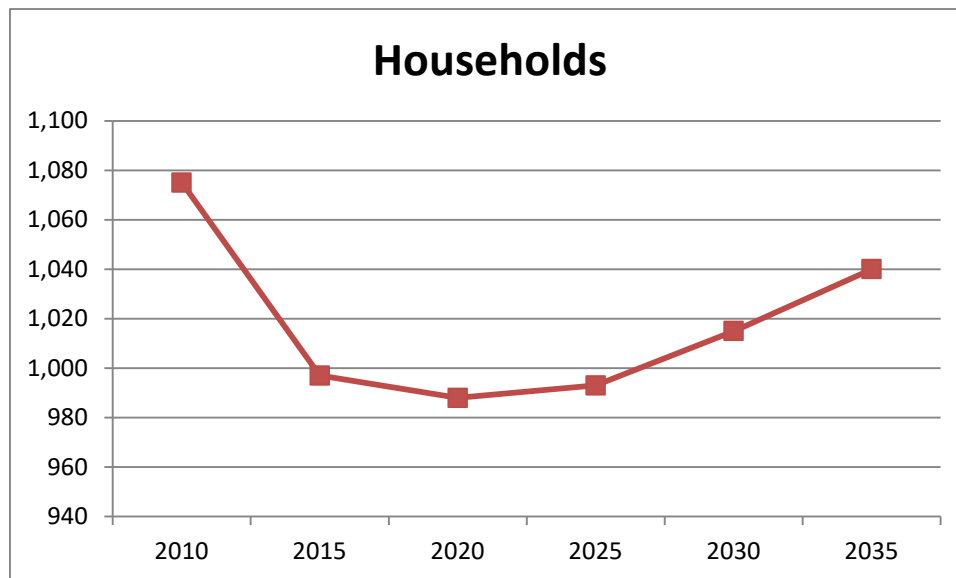
Table 5: Household Trends, 2000-2020

	2000	2014	% Change 2000-2014	2020 Projection	% Change 2014-2020
South Beaver Township	1,090	1,056	-3.1%	988	-6.4%
Beaver County	72,576	70,336	-3.1%	--	--
Pennsylvania	4,777,003	4,957,736	3.8%	--	--
Neighboring Municipalities					
Big Beaver Borough	869	822	-5.4%	859	4.5%
Brighton Township	2,783	3,168	13.8%	3,303	4.3%
Chippewa Township	2,807	3,167	12.8%	3,387	6.9%
Darlington Township	782	800	2.3%	846	5.8%
Ohioville Borough	1,371	1,366	-0.4%	1,383	1.2%

Source: Data for 2000 from 2000 U.S. Census; Data for 2014 from U.S. Census's 2010-2014 Five-Year ACS; 2020 Projections from SPC 2016 Forecast Data

SPC also provides data on household projections. The total number of households in South Beaver Township is expected to continue to decline between 2015 and 2020 but will start to increase after 2020. By 2035, South Beaver is projected to have 1,040 households. The following figure highlights the household projections for South Beaver Township from now through 2035.

Figure 3: Household Projections for South Beaver Township, 2010-2035



The following table provides additional data on household projections for South Beaver and its neighboring communities. As is shown in Table 6, much of the area is anticipated to experience overall growth in the number of households between now and 2035.

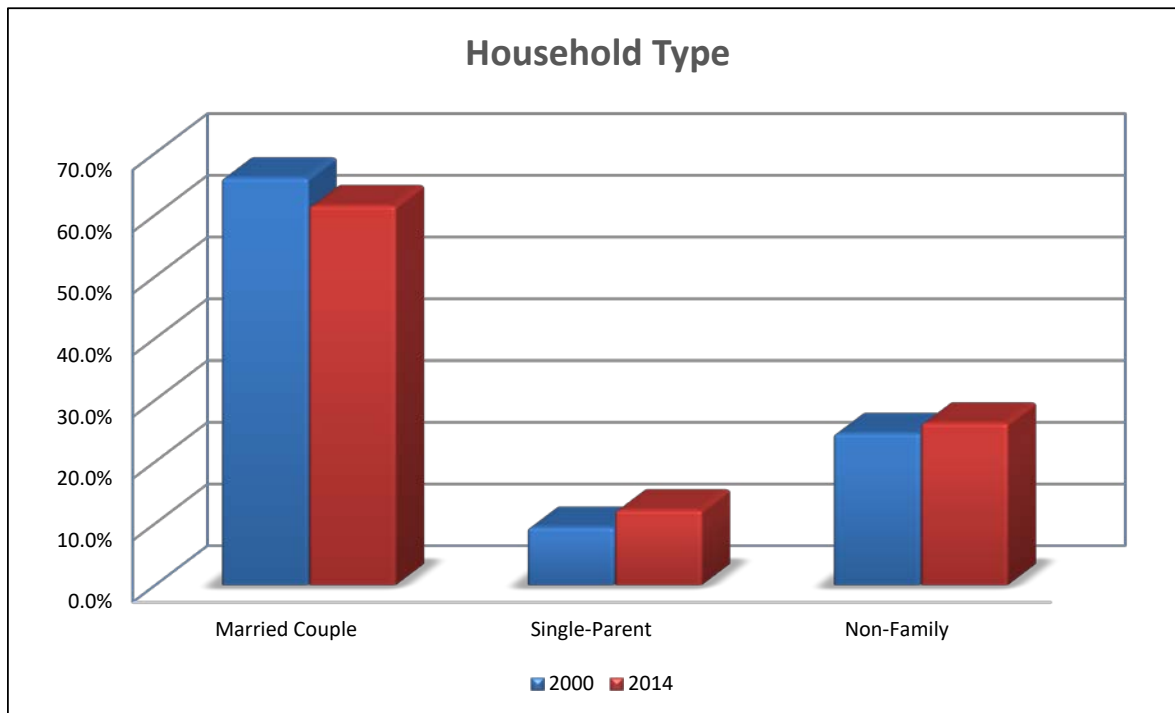
Table 6: Household Projections, 2010-2035

	2010	2015	% Change 2010-2015	2020	% Change 2015-2020	2025	% Change 2020-2025	2030	% Change 2025-2030	2035	% Change 2025-2030
South Beaver Township	1,075	997	-7.3%	988	-0.9%	993	0.5%	1,015	2.2%	1,040	2.5%
Neighboring Municipalities											
Big Beaver Borough	842	842	0.0%	859	2.0%	894	4.1%	913	2.1%	935	2.4%
Brighton Township	3,015	3,189	5.8%	3,303	3.6%	3,445	4.3%	3,594	4.3%	3,734	3.9%
Chippewa Township	3,144	3,259	3.7%	3,387	3.9%	3,542	4.6%	3,703	4.5%	3,854	4.1%
Darlington Township	791	836	5.7%	846	1.2%	864	2.1%	884	2.3%	902	2.0%
Ohioville Borough	1,389	1,378	-0.8%	1,383	0.4%	1,407	1.7%	1,438	2.2%	1,470	2.2%

Source: Southwestern Pennsylvania Commission (SPC) Cycle 10a Forecast Data dated June 2016
http://www.spcregion.org/data_data/lib.shtml#spsc

It is important to note that data and information collected by SPC for the household and population projection data was done prior to Shell Chemical making the announcement that it was moving forward with its Ethane Cracker Plant in Beaver County.

Trends in household type can also lead to changes in housing patterns as well as the future housing needs of a community. The last decade or so in the United States has been characterized by a decline in the number of married-couple families and an increase in the number of non-family and single-parent households. In 2000, married-couple families accounted for 66% of households in South Beaver. By 2014, the percentage of married-couple families decreased to 61.5% of all households in the Township. By comparison, the percentage of single-parent households increased from 9.4% to 12.2% between 2000 and 2014. The percentage of non-family households also increased in South Beaver, from 24.6% to 26.3% during the same period. The following figure shows the breakdown of household types in South Beaver Township in the years 2000 and 2014.

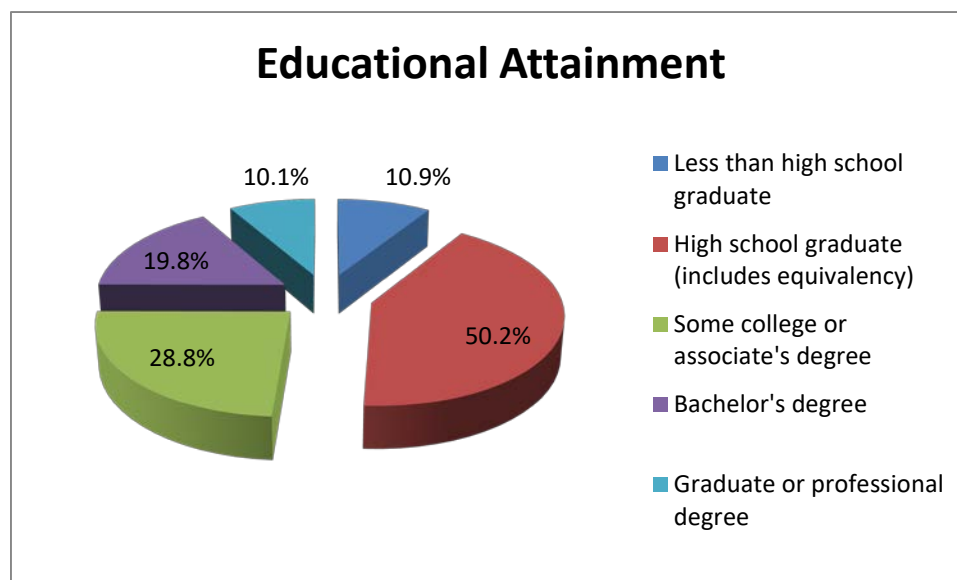
Figure 4: Household Type, 2000-2014

Education

Education plays a critical role in the economic viability of a community as businesses and industries often analyze regional demographics when searching for new locations. The level of high school and college graduates, the quality of local schools, and the presence and availability of job-readiness and training programs are all factors that are often evaluated by companies.

In South Beaver, slightly over 50% of residents 25 years of age and older had earned their high school diploma or equivalent in 2014. On the contrary, almost 11% of the Township's residents 25 years and older had not earned a high school diploma. In addition, just about 29% of South Beaver residents age 25 or older had completed at least some college courses or received an associate's degree in 2014. Another 19.8% of the 25 and older population received their bachelor's degree while 10.1% of South Beaver residents age 25 or older had a graduate or professional degree in 2014. The following figure breaks down the educational attainment levels for South Beaver Township residents aged 25 years and older in 2014.

Figure 5: Education Attainment in South Beaver Township, 2014



The following table compares the levels of educational attainment by percentage of residents age 25 or older in the State, Beaver County, and South Beaver Township. As shown in the table, educational attainment levels in South Beaver are comparable to those of the State and County.

Table 7: Highest Level of Educational Attainment, 2014

	Pennsylvania	Beaver County	South Beaver Township
Less than high school graduate	13.3%	10.2%	10.9%
High school graduate (includes equivalency)	44.4%	46.5%	50.2%
Some college or associate's degree	29.1%	34.5%	28.8%
Bachelor's degree	20.7%	17.8%	19.8%
Graduate or professional degree	13.2%	8.8%	10.1%

Source: U.S. Census Bureau's 2010-2014 Five-Year American Community Survey (ACS) Estimates

Labor, Employment, & Commutation

In 2014, the unemployment rate in South Beaver Township was 4.3%, the second lowest in the South Beaver area, behind Chippewa Township where the unemployment rate was just 2.8%. The unemployment rate in South Beaver was significantly lower than in Beaver County, where the countywide unemployment rate was 7.2% in 2014. Big Beaver Borough had the highest unemployment rate in the area, at 10.2%. The following table provides the unemployment rates in the State, County, and South Beaver area in 2014.

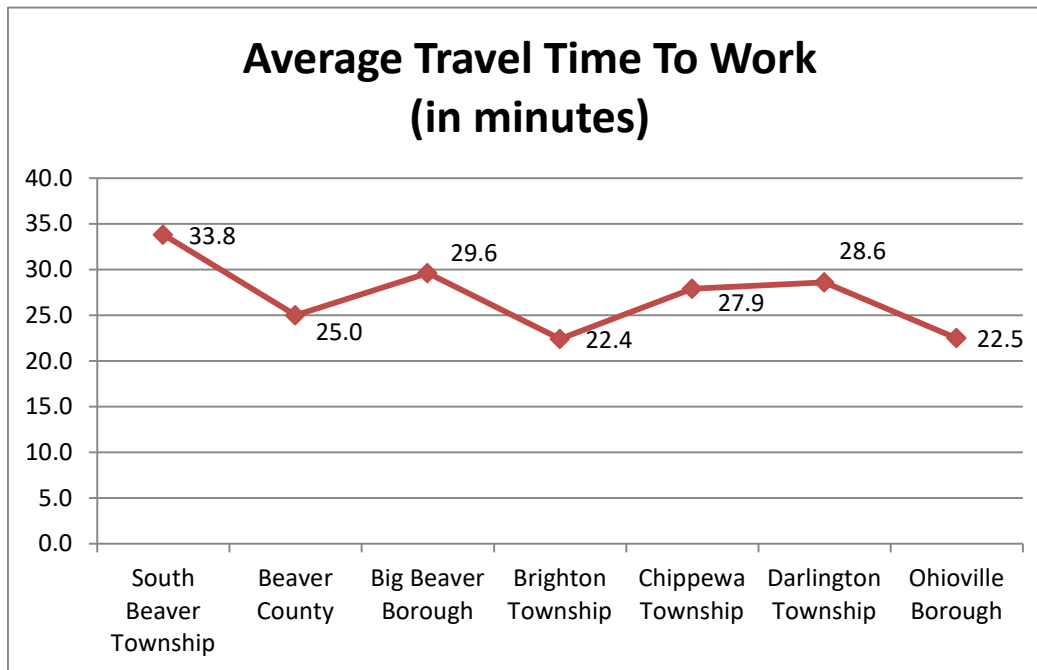
Table 8: Unemployment Rates, 2014

	Civilian Labor Force	Unemployed	% Unemployed
South Beaver Township	1,317	57	4.3%
Beaver County	86,018	6,175	7.2%
Pennsylvania	6,502,948	556,468	8.6%
Neighboring Municipalities			
Big Beaver Borough	1,002	102	10.2%
Brighton Township	4,186	241	5.8%
Chippewa Township	3,601	100	2.8%
Darlington Borough	1,005	71	7.1%
Ohioville Borough	1,870	158	8.4%

Source: U.S. Census Bureau's 2010-2014 Five-Year American Community Survey (ACS) Estimates

Commutation patterns are also important when discussing labor and employment trends. The average commute time for a South Beaver resident from their home to their place of employment was 33.8 minutes in 2014. Residents of South Beaver spend several more minutes on average traveling to work than residents of neighboring communities and residents throughout all of Beaver County. For example, the average travel time to work in Beaver County was 25 minutes in 2014. Residents of Brighton Township and Ohioville Borough had the shortest commute times to work at about 22 minutes respectively. The following figure explores the average travel times to work for residents in South Beaver and its neighboring municipalities as well as the County and State.

Figure 6: Average Travel Time to Work, 2014



The U.S. Census Bureau's American Community Survey (ACS) estimates provide additional employment information for South Beaver residents and the industries in which they are employed. According to the 2010-2014 ACS estimates, just over 22% of Township residents worked in the education, health care, and social assistance services industry. Another 14.4% worked in the retail trade industry. In addition, approximately 13% of the civilian employed population in South Beaver worked in the manufacturing industry in 2014 while another 11% worked in the transportation, warehousing, and utilities industry. The following table provides a breakdown of employment by industry in South Beaver, Beaver County, and the State of Pennsylvania in 2014.

Table 9: Employment by Industry, 2014

	Pennsylvania	Beaver County	South Beaver Township
Agriculture, forestry, fishing, hunting, and mining	1.4%	0.8%	0.4%
Construction	5.7%	5.4%	8.7%
Manufacturing	12.2%	12.1%	12.7%
Wholesale trade	2.8%	2.8%	1.4%
Retail trade	11.8%	12.5%	14.4%
Transportation, warehousing, and utilities	5.1%	9.4%	11.0%
Information	1.7%	1.2%	1.0%
Finance and insurance, real estate, rental and leasing	6.4%	6.2%	2.1%
Professional, scientific, and management; administrative and waste management services	9.8%	9.4%	9.6%
Education, health care, and social assistance services	26.0%	24.5%	22.2%
Arts, entertainment, and recreation; accommodation and food services	8.3%	7.8%	7.3%
Public administration	4.1%	3.0%	3.8%
Other services	4.7%	4.9%	5.4%
Total Civilian Employed Population (16 years and over)	5,946,480	79,843	1,260

Source: U.S. Census Bureau's 2010-2014 Five-Year American Community Survey (ACS) Estimates

Income Levels & Poverty

Households with a sufficient disposable income for purchasing goods and services are vital to the economic vitality of a community. The amount of local spending can affect both the type and the amount of products and services that are available in a locality.

In 2014, the median household income for South Beaver Township residents was \$58,071. This represented an inflation-adjusted decrease of 5% from the 2010 median income. By comparison, median household income levels also decreased in Chippewa Township and Ohioville Borough during the same period. Thus, income levels in South Beaver, Chippewa, and Ohioville are not keeping up with inflation. On the contrary, median household income levels have increased over 20% in Big Beaver Borough and 18% in Darlington Township. The following table provides an overview of trends in median household income from 2010 to 2014 in South Beaver, the County, and neighboring municipalities.

Table 10: Trends in Median Household Income, 2010-2014

	2010 Income		2014 Income	Adjusted Change
	Actual	Adjusted to 2014 Dollars*	Actual	
South Beaver Township	\$56,310	\$61,134	\$58,071	-5.0%
Beaver County	\$46,190	\$50,147	\$50,242	0.2%
<i>Neighboring Municipalities</i>				
Big Beaver Borough	\$45,700	\$49,615	\$59,583	20.1%
Brighton Township	\$61,094	\$66,328	\$72,188	8.8%
Chippewa Township	\$55,289	\$60,025	\$56,046	-6.6%
Darlington Township	\$39,063	\$42,409	\$50,086	18.1%
Ohioville Borough	\$50,786	\$55,137	\$52,713	-4.4%

**Note: 2010 values were adjusted for inflation using the BLS CPI Inflation Calculator*

Source: Data for 2010 from U.S. Census Bureau's 2006-2010 Five Year ACS; Data for 2014 from U.S. Census Bureau's 2010-2014 Five-Year ACS

The poverty rate in South Beaver Township is extremely low when compared to the poverty rate in the State and County. In 2014, 2.8% of South Beaver residents were living at or below the poverty rate. By comparison, the poverty rate was 12.1% in Beaver County and 13.5% throughout the State. Given the somewhat high levels of educational attainment, lower unemployment rates, and higher-than-average median income, it is not surprising that the poverty level is so much lower in South Beaver Township.

Demographics – Conclusions

The demographic analysis of South Beaver Township provides several important conclusions related to planning and development. These implications help to form the goals and objectives outlined throughout the Comprehensive Plan to assist the Township in achieving its long-term vision. Based on the demographic analysis, the following conclusions can be made:

- South Beaver Township's current population of about 2,700 residents is projected to decline slightly between now and 2020 but will start to rebound and begin to increase again by 2025.
- Household characteristics are changing in South Beaver and across the entire County and State. There continue to be less married-couple family households and more single-parent and non-family households.
- South Beaver's age distribution is quite diverse. The population in the Township is made up of several people aged 65 and over that will likely decide to stay in South Beaver and "age in place." On the contrary, there are still an ample amount of households with school-age children living in the Township. These demographic groups require different types of housing options. Working with potential developers to provide seniors with adequate housing choice is critical.
- South Beaver is home to a well-educated population and boasts a healthy median household income and a very low poverty rate. It would be advantageous for the Township to pursue

economic development initiatives, when and where appropriate, that can continue to provide additional employment opportunities for residents to work within the greater Township area.

Housing

Analysis of housing trends provides an overview of the housing dynamics in a community. Many planning and development needs become evident through a review of the Township's housing trends and characteristics, including the various types of housing units, the percentage of renter vs. owner occupied housing units, the number of vacant homes, as well as housing costs, including median housing values and median gross rents.

Housing trends also indicate growth or decline within a community. Housing markets where new construction activity is high and continuous means that the locale is marketable as a desirable place to live. A decline in the number of housing units may indicate a concurrent loss of population and the need for an active demolition program to eliminate vacant and deteriorated units.

Housing Type

The housing stock in South Beaver Township is comprised primarily of single-family homes. Approximately 84% of the Township's housing units consisted of either one-unit detached single-family homes (81.7%) or one-unit attached single-family units, such as a townhouse or a duplex (2.2%). Mobile homes were the next most common housing type and accounted for 15.6% of South Beaver's housing stock in 2014. Lastly, there were five (5) total housing units that had somewhere between 5-9 units within them and these housing units account for only 0.4% of the Township's total housing stock.

The following table provides an overview of the different housing types in South Beaver Township, Beaver County, and the State. In comparison to housing types throughout the County, the Township had a significantly higher amount of mobile homes while it had a lower amount of apartment-style buildings with 50 or more units. In addition, South Beaver had a higher percentage of single-family homes within its housing stock.

There are several mobile home communities within the Township, as is evident by the high number of mobile homes located in South Beaver. These communities include Bradshaw's Mobile Home Park located off of Blackhawk Road, Cole's Mobile Home Park on Carla Drive, Elmbrook Country Court and Elmbrook Estates I and II on Elmbrook Road, and Pinehurst Estates off of Route 51.

The lack of apartment-style housing in South Beaver will need to be addressed as the Township's aging population may look to downsize their homes and seek independent living or assisted living arrangements. In addition, potential employees of the nearby Shell Cracker Plant may also be in need of apartment style living in the future.

Table 11: Units in Structure, 2014

	Pennsylvania	Beaver County	South Beaver Township
One-Unit Detached (Single-Family Home)	57.1%	73.7%	81.7%
One-Unit Attached (Townhome, Duplex, etc.)	18.3%	4.6%	2.2%
2-4 Units	8.8%	8.3%	0.0%
5-9 Units	3.3%	3.2%	0.4%
10-19 Units	2.5%	1.6%	0.0%
20-49 Units	2.0%	1.8%	0.0%
50 or More Units	3.7%	1.9%	0.0%
Mobile Homes	4.1%	4.9%	15.6%
Boat, RV, Van, etc.	0.0%	0.0%	0.0%
TOTAL	100%	100%	100%

Source: U.S. Census Bureau's 2010-2014 Five-Year American Community Survey (ACS) Estimates

Building & Zoning Permits Issued

Between 2014 and 2016, a total of 71 building and zoning permits were issued in South Beaver Township. In 2014, there were 29 permits issued. Of the permits issued in 2014, 27.5% were for single-family homes, including four (4) single-family detached units, one (1) duplex, and three (3) mobile homes. The majority of the remaining permits issued were for residential related home improvements such as garages, additions, sheds, pools, and carports.

Of the 22 total permits issued in 2015, four (4) of the permits, or 18.1%, were for single-family homes, including one (1) single-family detached unit, one (1) duplex, and two (2) mobile homes. In addition, one (1) permit was issued for a commercial pole building. Like the previous year, the majority of the remaining permits issued were related to residential home improvement projects including decks, garages, and also a pavilion.

In 2016, a total of 20 building and zoning permits were issued in South Beaver Township. Of these, four (4) permits, or 20%, were for mobile homes. Additionally, one (1) permit was issued for a commercial addition. There were also three (3) permits issued for no-impact home based businesses in 2016. As in previous years, the rest of the permits issued were related to home improvements like decks, garages, sheds, carports, and additions. There was also one permit issued for a residential horse structure.

From 2014-2015, there were five (5) total permits issued related to the oil and gas industry. Three (3) of the permits were for Utica Gas Services and the other two (2) were for Mark West Liberty Bluestone. With the pending construction of the Shell Cracker Plant in nearby Potter Township, it is likely the number of oil and gas related permits will start to increase within the next few years.

The following table provides an overview of the distribution of building and zoning permits issued in South Beaver Township between 2014 and 2016.

Table 12: Building & Zoning Permits Issued, 2014-2016

Type of Building & Zoning Permit Issued	Number of Permits Issued	Percent of Total
2014		
Single Family Homes	4	13.8%
Residential Duplex	1	3.4%
Mobile Homes	3	10.3%
Residential Garage/ Pole Building	8	27.6%
Residential Attached Garage	1	3.4%
Residential Shed	1	3.4%
Residential Carport	1	3.4%
Residential Swimming Pools/ Hot Tubs	1	3.4%
Residential Additions	4	13.8%
Zoning Permits	1	3.4%
Demolition Permits	1	3.4%
Utica Gas Services	1	3.4%
Mark West Liberty Bluestone	2	6.9%
Total	29	100.0%
2015		
Single Family Homes	1	4.5%
Residential Duplex	1	4.5%
Mobile Homes	2	9.1%
Residential Decks	1	4.5%
Residential Decks with Roofs	3	13.6%
Residential Garage/ Pole Building	3	13.6%
Residential Attached Garage	1	4.5%
Residential Carport	3	13.6%
Residential Additions	2	9.1%
Residential Pavilion	1	4.5%
Communication Antennas	1	4.5%
Commercial Pole Building	1	4.5%
Utica Gas Services	2	9.1%
Total	22	100.0%
2016		
Mobile Homes	4	20.0%
Residential Decks with Roofs	2	10.0%
Residential Garage/ Pole Building	2	10.0%
Residential Horse Structure	1	5.0%
Residential Shed	2	10.0%
Residential Carport	2	10.0%
Residential Additions	1	5.0%
Commercial Additions	1	5.0%
Zoning Permits	1	5.0%
No-Impact Home-Based Business	3	15.0%
Demolition Permits	1	5.0%
Total	20	100.0%

Source: South Beaver Township

Housing Units

The number of housing units in South Beaver Township has remained relatively steady over the last 15 years. In 2014, there were a total of 1,127 housing units in the Township, which was a one percent (1%) decrease from 2000 and a 2.4% decrease from 2010, when there were 1,155 housing units in South Beaver. By comparison, the number of housing units increased more rapidly in neighboring Brighton and Chippewa Townships. Between 2000 and 2014, the number of housing units in Brighton Township and Chippewa Township increased by 16% and 14%, respectively. In Beaver County, the number of housing units remained steady, increasing by approximately 1% between 2000 and 2014. The following table provides a summary of the number of housing units in South Beaver Township, neighboring communities, and Beaver County in 2000, 2010, and 2014.

Table 13: Trends in Housing Units, 2000-2014

	2000	2010	% Change 2000-2010	2014	% Change 2010-2014
South Beaver Township	1,139	1,155	1.4%	1,127	-2.4%
Beaver County	77,765	78,211	0.6%	78,340	0.2%
Neighboring Municipalities					
Big Beaver Borough	869	895	3.0%	914	2.1%
Brighton Township	2,875	3,145	9.4%	3,353	6.6%
Chippewa Township	2,933	3,336	13.7%	3,345	0.3%
Darlington Township	847	870	2.7%	872	0.2%
Ohioville Borough	1,439	1,507	4.7%	1,510	0.2%

Source: Data for 2000 from 2000 U.S. Census SF 1 Data; Data for 2010 from 2010 U.S. Census SF 1 Data; Data for 2014 from U.S. Census Bureau's 2010-2014 Five-Year ACS

A structure's age is used to determine the amount of time a unit has been in the housing inventory. Older housing requires continual maintenance whereas newer housing typically does not. Approximately 28.3% of South Beaver Township's housing stock was built in 1990 or later. Specifically, 18.8% of the Township's housing units were built between 1990 and 1999 while 8.8% were built between 2000 and 2009. Just less than one percent (1%), or 0.8%, were built in 2010 or later. Over 48% of homes in the Township were built prior to 1970. In addition, 23.5% of the housing stock was built between 1970 and 1990. The Township's housing stock is younger than the housing stock throughout Beaver County and the State. For example, 68.2% of the County's housing stock was built prior to 1970 while just 13.4% was built in 1990 or after. In addition, almost 60% of the State's housing units were built prior to 1970 compared to just over 18% that were built in 1990 or beyond. The following table highlights the age of housing units in South Beaver Township, Beaver County, and the State of Pennsylvania in 2014.

Table 14: Year Structure Built, 2014

	Pennsylvania	Beaver County	South Beaver Township
Built 2010 or later	0.6%	0.6%	0.7%
Built 2000 to 2009	8.4%	5.4%	8.8%
Built 1990 to 1999	9.4%	7.4%	18.8%
Built 1980 to 1989	9.7%	5.9%	8.5%
Built 1970 to 1979	12.7%	12.5%	15.0%
Built 1960 to 1969	10.2%	11.2%	8.1%
Built 1950 to 1959	13.8%	19.8%	15.3%
Built 1940 to 1949	8.2%	12.1%	10.3%
Built 1939 or earlier	26.9%	25.1%	14.6%
TOTAL	100%	100%	100%

Source: U.S. Census Bureau's 2010-2014 Five-Year American Community Survey (ACS) Estimates

Housing Tenure & Vacancy

In 2014, 92.1% of the occupied housing units in South Beaver were owner-occupied. Owner occupancy rates in South Beaver were significantly higher than rates across both the County and the State. The remaining 7.9% of units were renter-occupied in the Township in 2014. By comparison, almost 73% of the occupied housing units in Beaver County were owner-occupied in 2014 while the State had an owner occupancy rate of 69.5%.

Vacancy rates were lower in South Beaver Township when compared to both the County and State. South Beaver had a vacancy rate of just 6.3% in 2014, as 71 of the 1,127 housing units were vacant. By comparison, the County had a vacancy rate of 10.2% while the State's was 11.1% in the same year. The following table provides information on vacancy and occupancy for South Beaver Township, Beaver County, and the State.

Table 15: Housing Occupancy & Tenure, 2014

	Total Housing Units	% Vacant	Occupied Units	% Owner-Occupied	% Renter-Occupied
South Beaver Township	1,127	6.3%	1,056	92.1%	7.9%
Beaver County	78,340	10.2%	70,336	72.8%	27.2%
Pennsylvania	5,578,393	11.1%	4,957,736	69.5%	30.5%

Source: U.S. Census Bureau's 2010-2014 Five-Year American Community Survey (ACS) Estimates

Housing Costs

Housing costs help to determine the health of a local real estate market as well as the overall affordability within a community. In 2010, the median housing value in South Beaver was \$154,382, after adjusting for inflation. By 2014, the median housing value in the Township had increased 3.3% to \$159,500. The median housing value in South Beaver is higher than most of its neighboring municipalities, with the exception of Brighton Township where the median housing value was almost \$171,000 in 2014. In addition, South Beaver's median housing value is significantly higher than Beaver County's median housing value of \$117,300. Between 2010 and 2014, median housing values decreased 3.9% throughout the County.

Rental housing costs are also an important part of determining housing affordability in a community. Median gross rent decreased almost 4% in South Beaver Township between 2010 and 2014, after adjusting for inflation. In 2010, the median gross rent in South Beaver was \$590 per month. By 2014, median gross rent decreased to \$567 monthly. By comparison, median gross rent across Beaver County remained stable between 2010 and 2014, increasing by 1.3% from \$634 to \$642 per month. Median gross rent in South Beaver was significantly lower than the median gross rent in all neighboring municipalities. Brighton Township had the highest rental costs in the area, with a median gross rent of \$833 in 2014, which was \$266 more than what it monthly rental costs in South Beaver. The following table provides a summary of housing costs in South Beaver, the County, and other area municipalities in 2010 and 2014.

Table 16: Trends in Housing Value & Costs, 2010-2014

	2010		2014		% Change Gross Rent	% Change Housing Value
	Median Gross Rent*	Median Housing Value*	Median Gross Rent	Median Housing Value		
South Beaver Township	\$590	\$154,382	\$567	\$159,500	-3.9%	3.3%
Beaver County	\$634	\$122,029	\$642	\$117,300	1.3%	-3.9%
<i>Neighboring Municipalities</i>						
Big Beaver Borough	\$786	\$111,281	\$729	\$106,200	-7.3%	-4.6%
Brighton Township	\$685	\$178,918	\$833	\$170,900	21.6%	-4.5%
Chippewa Township	\$806	\$172,512	\$754	\$156,400	-6.5%	-9.3%
Darlington Township	\$570	\$104,550	\$675	\$104,300	18.4%	-0.2%
Ohioville Borough	\$699	\$125,286	\$647	\$114,600	-7.4%	-8.5%

**Note: 2010 values were adjusted for inflation using the BLS CPI Inflation Calculator to 2014 values*

Source: 2010 Data: U.S. Census Bureau's 2006-2010 Five-Year American Community Survey (ACS) Estimates; 2014 Data is from 2010-2014 ACS Estimates

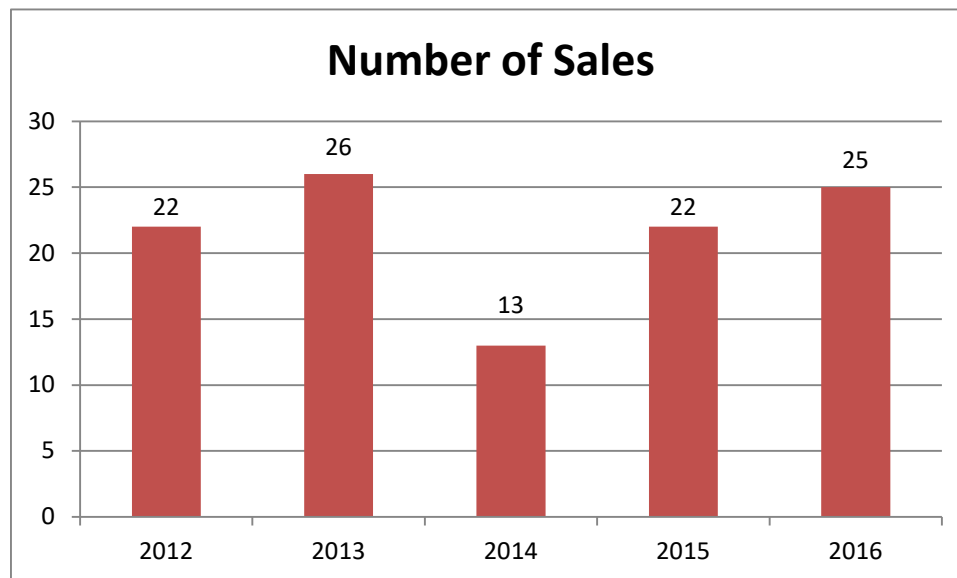
Current Housing Trends & the Local Real Estate Market

South Beaver Township is a desirable place to live due to the vast array of recreational opportunities it offers, its rural character, its sense of community, and its location within the local Blackhawk School District. The Pennsylvania Multiple Listing Service, or MLS, is used by Realtors to search, list, and sell

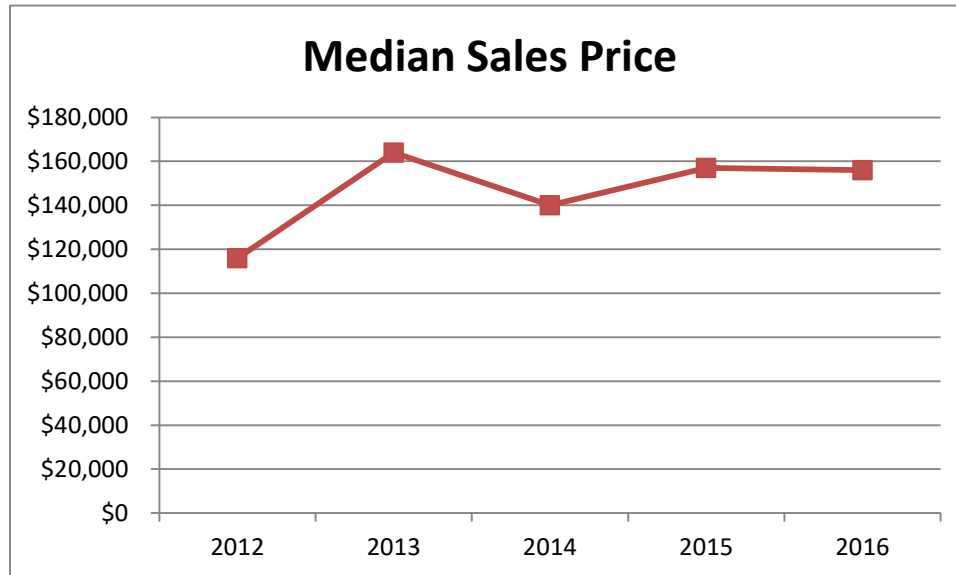
real estate. The MLS is essentially a database of properties for sale with fields of information and data on each property that is currently on the market.

The real estate market in South Beaver Township has remained stable over the last five years, only experiencing a decrease in both the number of sales and in median sales price in 2014 before bouncing back in 2015 and 2016. Specifically, between 2012-2016, the average annual number of home sales in South Beaver was 21.6. The highest number of sales was 26 in 2013, followed by 25 total home sales in 2016. In 2014, South Beaver saw its lowest number of sales, at just 13, during the five year period for which statistics were provided. The following figure provides a summary of the number of home sales in South Beaver between 2012 and 2016.

Figure 7: Number of Home Sales in South Beaver Township, 2012-2016



The average median sales price in the Township between 2012 and 2016 was \$146,580. While 2013 had the lowest number of sales, the highest sales price was recorded in 2013 at \$163,950. Last year, in 2016, the median sales price in South Beaver Township was \$156,000. The following figure provides a summary of the number of sales and median sales price in South Beaver between 2012 and 2016.

Figure 8: Median Sales Price in South Beaver Township, 2012-2016

Local Housing Stock

The majority of the housing stock in South Beaver Township is rural residential, as most of the homes are situated on larger plots of land with several acres. However, there are a few areas with a more “neighborhood” type of feel within the community, such as the one pictured below along Pinecrest Drive. One of the more recent residential developments in South Beaver is the Blackhawk Hill Condominiums, which are located on Elisa Drive off of Blackhawk Road.



Overall, the housing stock is in great condition and is a mix of various styles of single-family homes, including two-story homes, ranch homes, and condominiums as well as mobile home communities. A collage of photos of some of the homes and residential areas in South Beaver is on the following page.



Housing – Conclusions & Goals for the Future

South Beaver Township remains a desirable and affordable place to live and raise a family within Beaver County. The Township's housing stock is comprised primarily of single-family homes, including a large portion of mobile homes. The majority of the occupied housing stock, 92.1%, is owner-occupied. In addition, South Beaver has a low vacancy rate, just 6.3% in 2014. The housing stock, overall, is also in relatively good condition.

Based on anecdotal evidence, there is a need for additional housing for seniors in the South Beaver community. Much of South Beaver's senior citizen population has lived in the Township for a significant amount of time, if not their entire lives, as many were born and raised here or in a nearby community. Most seniors living in the Township are content and want to stay in South Beaver and age in place. Everything they need, including grocery stores, doctor's offices, and access to other essential goods and services are available either in the Township or just minutes away in neighboring communities. Within the next 5-10 years, many seniors may opt to sell their homes and downsize from a single-family home into a smaller apartment unit or a condominium. Apartments or condos require less maintenance and upkeep. There will likely be an increased need in the years ahead for senior housing within the community, particularly as the older population continues to age and as the next generation starts to retire. This type of housing should be affordable to the many seniors that live on a fixed income. Moreover, housing for seniors should be promoted as a viable use for the Rt. 51 corridor, where the Township also wants to target retail and commercial development. The Township should work with area housing developers that are interested in building senior housing, including various types of senior housing such as independent living apartments, assisted living facilities, and even nursing homes. They should also work with the aging senior population to specify their housing needs.

As discussed throughout this Comprehensive Plan, the development of the Shell Chemical Ethane Cracker Plant in nearby Potter Township will likely put pressure for development on the Township. This pressure will be mostly residential but may also include spin off industries and supporting businesses related to the Cracker Plant. It is estimated there will be about 6,000 jobs provided during construction of the Plant and then about 600 permanent full-time jobs when the Plant is open and in operation. Many construction workers as well as the full-time permanent employees will seek housing options nearby the Plant. South Beaver officials must be prepared on where potential new housing growth should be targeted within the Township's borders to accommodate for future housing needs.

South Beaver's overall housing goal is to continue to provide a high quality of life for its residents. The Township also seeks to further diversify its housing stock to provide a mix of housing choices for all household types and income levels. More specifically, housing related objectives are as follows:

- Promote and encourage single-family, residential housing development in targeted housing growth areas where public utilities such as water and sewer exist or could be easily extended. The designated target area for single-family housing growth is in the eastern part of the Township along parts of Blackhawk Road, Elmbrook Road, and Georgetown Road. In addition, the land around the Blackhawk Golf Course that is vacant could be a potential location for new single-family units.
- Create adequate housing for seniors. The Rt. 51 corridor, which is currently vacant, is a great potential location for multi-family housing apartments as well as housing for seniors. Locating this type of housing along main roadways is a benefit to the potential residents. This strategy

also compliments the Township's plans for retail and commercial development along part of the Rt. 51 corridor, as apartments and senior living facilities mix well with those uses.

- Work with area seniors to further define their specific housing needs. Coordinate and host a public meeting to gather input from them on the topic. The Township could also create a survey for them to fill out.
- Promote the development of multi-family housing, including market rate apartments, to further diversify the housing market and create additional housing options for current and future residents.
- Provide guidance to potential developers seeking to construct housing in the Township and work with them through the subdivision and land development review and approval process.

The following map provides an overview of targeted housing growth areas in South Beaver Township.

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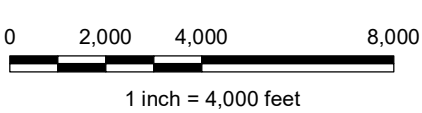
email: info@lsse.com

- 

State Boundary
- 

Municipal Boundary
- 

Parcels



Map 4: Housing Target Areas Map

South Beaver Township

773 State Route 168

Darlington , PA 16115

CHAPTER 4 PARKS, RECREATION, & OPEN SPACE

Parks, Recreation, & Open Space Facilities

Parks and recreational resources add vitality to a community and enhance the overall quality of life. They provide opportunities for improving the physical health of residents and also promote social interaction that strengthens the sense of community among residents of all ages. Open space (i.e. woodlands, farms, wetlands, etc.) helps to establish a community's character and sets it apart from other municipalities. This is certainly the case in South Beaver Township, as South Beaver boasts a rural and agricultural heritage that remains quite present today. Preserving open space to retain the Township's current character is an important component of this Comprehensive Plan.

Enhancing and improving quality of life can improve property values within a community and makes an area more attractive to prospective residents and businesses. Therefore, maintaining and enhancing the Township's recreational resources, parks, and open space is essential to ensuring a healthy and vibrant South Beaver for many years to come.

There is a plethora of recreational amenities in South Beaver Township, including Township-owned facilities like the South Beaver Recreation Park on Rt. 168 and State-owned facilities like the State Game Lands Number 285. The Township is also home to a portion of the North Country Trail, which is owned and managed by the North Country Trail Association. The Trail is a huge asset to the community and also attracts people from around the region to the Township.

In addition to preserving and enhancing parks and recreation resources, the preservation of area farmland is also important in South Beaver Township. The Township's Agricultural Security Area (ASA), a method of farmland protection, has over 75 parcels and 2,600 acres of farmlands in it.

The following section provides a summary of the parks and recreation amenities, including open space, preservation areas, and programming for area youth.

South Beaver Recreation Park

South Beaver Recreation Park is located on State Route 168 and contains approximately 20 total acres. Originally, the Park was set up to accommodate area youth baseball and softball leagues. Since its inception, the Township has made many improvements to the Park, including the construction of a concession stand and the addition of a playground, two picnic pavilions, and a walking trail.

There are a total of four ball fields at the Park. These ball fields are utilized by various local youth leagues for sports programming throughout the year. In addition to the ball fields, the two picnic pavilions can be reserved by area residents for parties and gatherings. The playground at the Park is fairly new and has two slides, a climbing wall, swings, three sky wheels, and a small teeter-totter.

The walking and bicycling trail is the newest addition to the Park and spans about 0.38 miles. If one continues the trail loop through the parking lot, it is about 0.7 total miles. The following collage of photos highlights the South Beaver Township Recreation Park.



State Game Land 285

State Game Land 285 is located in the northwestern corner of South Beaver Township and features a wide array of habitats and supports an impressive birds list. This area totals about 2,840 acres and extends into neighboring Darlington Township. State Route 251 lies to the south of the game land while State Route 168 and State Route 51 lay to the east.

The State Game Commission currently maintains nine public parking areas on State Game Land 285. In addition, there are almost 13 miles of administrative roads and several designated routes for horseback riding and mountain biking. The majority of roads in the Game Land, with the exception of one road, are closed year-round to motor vehicles and access is controlled with signage and locked gates. The multiple-gated roads and trails are used for management activities and for the operation of the numerous gas wells, electric, and gas-line rights-of-way. These areas provide for a very nice atmosphere for hiking, biking, bird watching, and other similar forms of outdoor activities.

The North Country National Scenic Trail is located in the southern section of the Game Land. At one point in time there was a rifle range on the Game Land, but it was closed in 2009 and the State has no plans to reopen the range.

There are ample opportunities for hunting and fishing in State Game Land 285. Hunting available include white-tailed deer, turkey, ruffed grouse, rabbit, and squirrel. Waterfowl hunting, primarily for wood ducks, mallards, and other dabbling ducks occurs in the Game Land along Little Beaver Creek, associated tributaries, and small wetlands. Furtaking opportunities include beaver, mink, raccoon, coyote, and fox. The State stocks ring-necked pheasants where suitable habitat exists within the Game Land. North Fork Little Beaver Creek is an approved trout stream and provides for fishing opportunities.



The North Country National Scenic Trail

The North Country National Scenic Trail is America's largest footpath and stretches 4,600 miles from North Dakota to New York. The North Country Trail leaves Allegheny State Park in New York and enters Pennsylvania through the Allegheny National Forest. The Trail travels along the scenic shoreline of the Allegheny Reservoir and through the Heart's Content and Tionesta scenic areas as well as Cooks State Forest before it arrives along the Clarion River. From the Clarion River, the Trail continues out of state lands and into private lands along the Toby Creek watershed. The Trail also travels through Moraine State Park, where hikers can get a view of Lake Arthur, and onto McConnell's Mill State Park, eventually ending up in the Borough of Wampum on the banks of the Beaver River. The section of the Trail known as the Wampum Chapter is in Beaver and Lawrence Counties in Western Pennsylvania.

The Wampum Chapter of the Trail, part of which is located in South Beaver Township, is rich in industrial history and provides amazing opportunities for hiking, biking, and photography. The part of the Trail

that runs through South Beaver Township and State Game Land 285 is known to be moderately challenging. Blue marks called "blazes" are painted on trees to clearly identify the Trail.



The North Country Trail's emblem (pictured above) is an eight-sided yellow star on a blue background. Several sign markers for the Trail are located throughout South Beaver Township. One marker stands along Blackhawk Road (also known as State Route 251) and is just a stone's throw from the Ohio line. The sign marks the entrance to a moderately challenging 4.1-mile stretch of the Trail that travels through the woods of State Game Land 285, climbing the top of Booth Hill and a grassy, shale-covered former strip mine offering a panoramic vista with barely a building in sight.

Advancing eastward, the Trail crosses rural Watts Mill Road to embark on another moderately challenging 2.5-mile stretch of wooded splendor that hugs a hillside high above the North Fork of Little Beaver Creek where a beaver dam can be spotted. In the springtime, a splash of color is provided by an abundance of flowers, predominantly white trillium. In rainy seasons, a 5-foot high rock formation turns into a waterfall.

The North Country Trail was federally designated by Congress as a National Scenic Trail in 1980. The North Country Trail relies heavily on volunteers for maintenance and upkeep of the Trail and for fostering the continued development of the Trail, as some portions remain unfinished. In the areas where the Trail is not finished, the trail continues on local roads. However, a person could walk a seven-state journey entirely on the North Country Trail if they used the local roads where needed.

Agricultural Security Areas (ASAs)

Agricultural Security Areas, also known as ASAs, are a tool for strengthening and protecting quality farmlands from the urbanization of rural areas. The ASA program in Pennsylvania is administered by the Department of Agriculture, specifically the Bureau of Farmland Preservation.

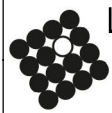
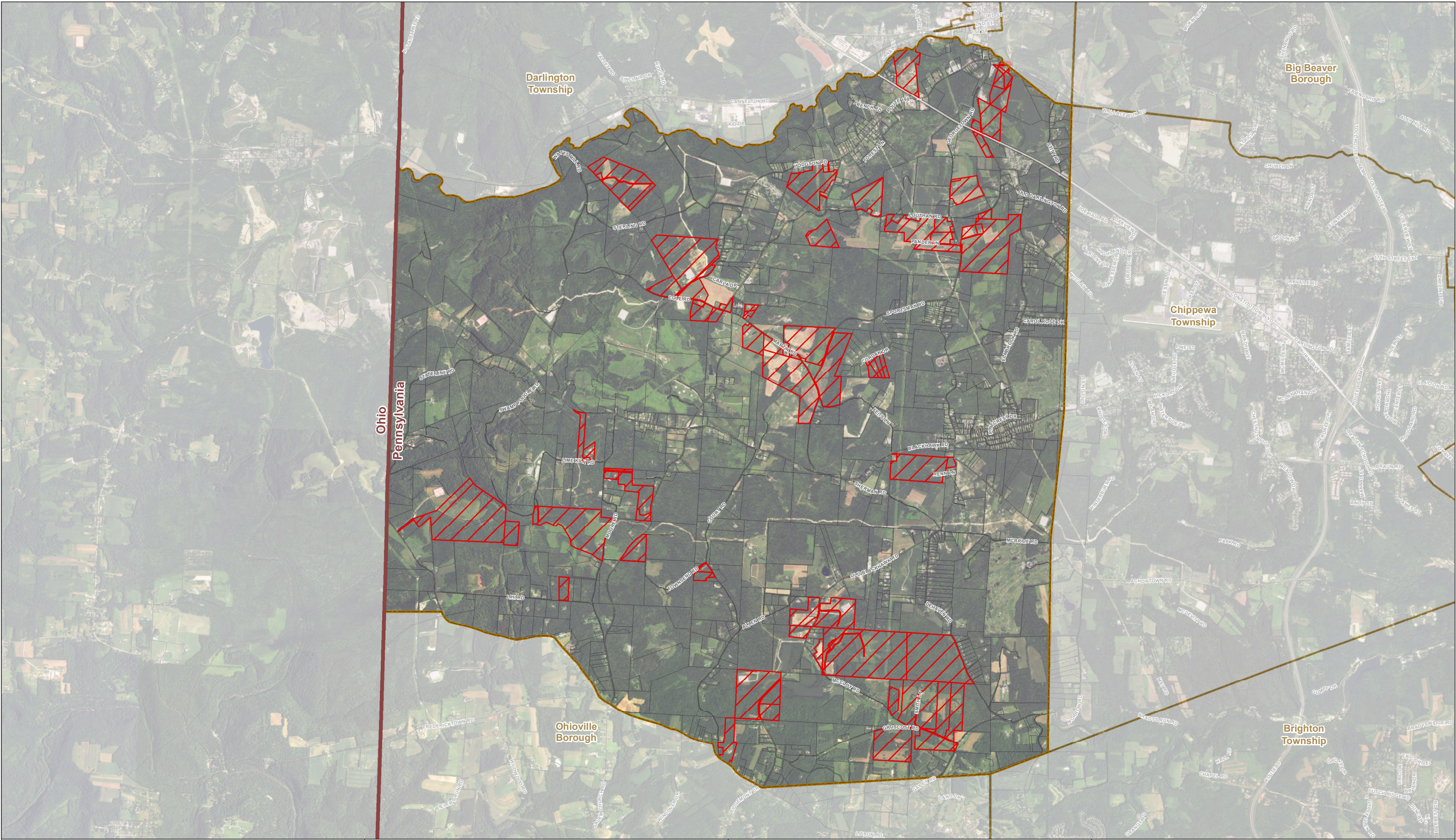
ASAs are intended to promote more permanent and viable farming operations over the long term by strengthening the farming community's sense of security in land use and the right to farm. ASAs are created by local municipalities in cooperation with individual landowners who agree to collectively place

at least 250 acres in an agricultural security area. ASAs are reviewed every seven (7) years but new parcels of land can be added to an established ASA at any time. Properties must meet several criteria in order to be eligible. The criteria are as follows:

- Farm parcels must be at least 10 acres in size. If a parcel is less than 10 acres, it must be contiguous to another parcel that is in the ASA or produces a yearly gross income of at least \$2,000 from the agricultural production of crops, livestock, and/or livestock products.
- The property must consist of viable agricultural land. Croplands, pastures, and woodlands can be included in an ASA.
- At least 50% of the land must be in Soil Capability Classes I-IV, as defined by the United States Department of Agriculture's Natural Resources Conservation Survey (NRCS) Soil Survey.
- The property must be located in a zoning district that permits agricultural uses.

There are many benefits associated with being in an ASA. For example, participation in an ASA provides landowners with extra protection against local nuisance ordinances related to farming and agricultural activities. In addition, it provides oversight in certain cases of eminent domain. Participation in an ASA is also a prerequisite for applying for an agricultural conservation easement with the State of Pennsylvania. The Agricultural Conservation Easement Program is a statewide program with the purpose of conserving and protecting agricultural lands through the purchase of development easement rights.

South Beaver Township's ASA was established in 1995. Properties have been added continuously over the past two decades with the last round of additions occurring in 2014. There are 76 parcels of land in the Township's ASA and approximately 2,623 acres. Properties within South Beaver's ASA are scattered throughout the Township. The following map provides details on the properties located in the Township's ASA.



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- State Boundary
- Municipal Boundary
- ASA Land Owner
- Parcels

0 2,000 4,000 8,000
1 inch = 4,000 feet



Local Youth Programming

There is an ample amount of youth recreational programs offered through the Blackhawk School District, the South Beaver Baseball Boosters, and the Blackhawk Area Youth Baseball Association, to name a few local organizations.

The Blackhawk Area Youth Baseball Association (BAYBA) was founded in 1973 with a mission to provide a safe, instructional, and fun environment for the children of the Blackhawk School District. BAYBA offers baseball programs for area youth ages 5 to 14. From rookie programs for kids ages 5-8 to minors for ages 9-10, little league for ages 11-12, and the pony league for ages 13-14, there is a wide range of leagues offered for all age groups to enjoy baseball and master their skills before playing at a more competitive level, such as high school. BAYBA uses the fields at the South Beaver Recreation Park for its spring league, among other fields located in the Blackhawk area.

The South Beaver Baseball Boosters also provide a baseball league for youth in the South Beaver Area. In addition to baseball, there are organizations that offer youth soccer programs as well, including the Blackhawk Area Soccer Association (BASA). BASA has two levels of soccer for youth, an in-house recreational program as well as more competitive travel teams for the older athletes. The in-house recreational program has several levels depending on age and is split up into the following age groups: under 6, under 8, under 10, and under 12.

While South Beaver has several baseball fields available at the Township Recreation Park, there are no recreational soccer fields located in the Township. A potential need for recreational soccer fields was identified through the comprehensive planning process, particularly since the sport continues to gain popularity. To be able to better serve youth in the area, South Beaver should look for potential locations within the Township where soccer fields could be constructed.

One potential location mentioned for potential new parks and/or recreation facilities was the old Fire Department and School Building located along State Route 168. In addition, another potential location identified by the Steering Committee for new recreation facilities is across from the existing Township Recreation Park on Rt. 168, just across Brush Creek.



The expansion of recreation facilities is important to the Township as they want to continue to provide a wide range of parks and recreation opportunities to both residents and visitors.

Blackhawk Golf Course

The Blackhawk Golf Course is located on State Route 251 and is a wonderful asset to have in the Township. Black Hawk Golf Course offers 36-holes of beautiful, championship golf that provide a fair but challenging test of golf for players of all levels. The courses are designed to be player-friendly while still offering a good challenge to the lower handicap players. The Golf Course offers leagues and other social programs and activities for residents of the area to enjoy. Pictures of the Black Hawk Golf Course are located on the following page.



Parks, Recreation, & Open Space – Conclusions & Goals for the Future

A plethora of recreation and park amenities can be found throughout South Beaver Township. From hiking, biking, or horseback riding in the State Game Land to playing baseball at the Township Recreation Park to walking or biking the North Country Trail, there is an activity to fit every interest.

The Township Recreation Park located along State Route 168 has several baseball fields, a walking and biking trail, a playground, and pavilions that can be rented by residents for parties and cookouts. There is also an abundance of open space and farmland throughout South Beaver. Much of this land is part of the Township's Agricultural Security Area (ASA). There are over 2,600 acres in South Beaver's ASA. ASAs are used to help preserve and protect farmland and open space, which is a very important ideal for residents of South Beaver Township.

Various types of youth programming, primarily geared around sports such as soccer and baseball, are plentiful in the area. These programs are offered to a variety of age groups and are organized by several organizations, including the Blackhawk Area Youth Baseball Association (BAYBA) and the Blackhawk Area Soccer Association (BASA).

Overall, there are endless opportunities for parks, recreation, and leisure in South Beaver Township. While the Township itself has baseball fields, a trail, pavilions, and a playground at its Township Recreation Park, Township officials want to continue to provide ample opportunities for recreation to its residents. The creation of additional park and recreation facilities is one of the Township's top priorities for the years ahead. Map 6, located at the end of this Chapter, highlights the various parks, recreation, and open space amenities found in South Beaver.

The following goals and objectives are proposed to address South Beaver Township's parks, recreation, and open space needs.

Maintain, improve, and utilize existing parks and recreation resources to enhance the quality of life for South Beaver Township residents.

- Promote existing recreational resources to better connect residents to the Township's natural assets and recreational amenities, such as the Township Recreation Park, the North Country Trail, and the State Game Land.
- Continue to maintain and improve the South Beaver Recreation Park to promote both active and passive recreation.
- Replace and update playground equipment and other facilities as needed at the Township Recreation Park.
- Pursue private and public sector funding for park and recreation improvements and maintenance.

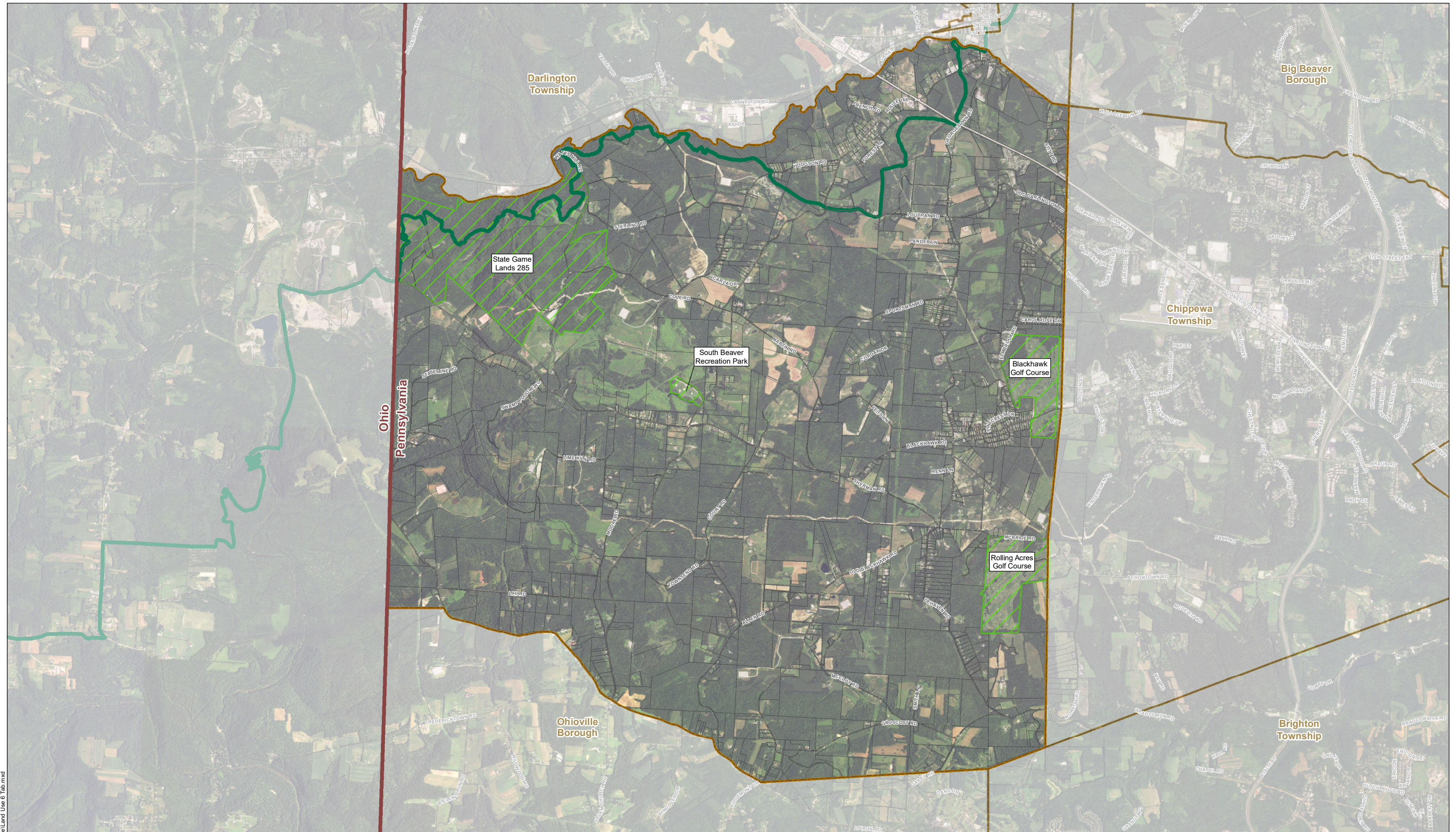
Improve the quality of life for South Beaver residents by increasing and expanding the Township's recreational resources and opportunities.

- Explore the feasibility of constructing soccer fields in the Township for use for area youth soccer programming.
- Conduct studies and analyses to explore the feasibility of converting the former Fire Department and School Building on State Route 168 into recreational amenities for residents to enjoy, i.e. water spray park, soccer fields, etc.
- Continue to work with the School District, BASA, and BAYBA to provide area youth with the programming and facilities needed to explore sports such as baseball and soccer.
- Pursue private and public sector funding for potential parks and recreation programming, maintenance, and/or construction of new facilities.
- Solicit and obtain funding through a variety of sources, including Beaver County, the State Department of Conservation and Natural Resources (DCNR), the State Department of Community and Economic Development (DCED), and area foundations to support local parks and recreation efforts.

Preserve open space and farmland to maintain South Beaver's rural character and heritage.

- Facilitate the preservation of open space by encouraging future development in areas with adequate infrastructure and suitable topography.
- Continue to add properties to the Township's Agricultural Security Area to preserve an increased amount of farmland and open space in the Township and work with property owners willing to do so.
- Maintain the unique, rural character of the Township by promoting residential growth in specified housing growth target areas and by promoting commercial development along the Route 51 corridor and smaller scale commercial development along Route 251/ Blackhawk Road.

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Lennon, Smith, Souleret

Engineering, Inc.






846 4th Avenue

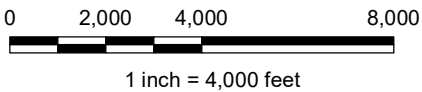
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-  State Boundary
-  Municipal Boundary
-  Parcels
-  Parks, Recreation & Open Space
-  North Country Trail



Map 6: Parks, Recreation and Open Space Map
South Beaver Township
773 State Route 168
Darlington , PA 16115

CHAPTER 5 TRANSPORTATION

Overview

Regional, municipal, and individual land use decisions are strongly influenced by existing or proposed transportation systems. Concurrently, land use decisions affect traffic circulation patterns as well as traffic flow within the overall transportation system. Existing and proposed development areas should be considered when transportation system improvements are planned. In turn, future growth should not result in development patterns that may adversely impact existing and proposed transportation systems.

Transportation Planning

The Southwestern Pennsylvania Commission (SPC) is responsible for planning and prioritizing transportation plans and projects in the ten-county Southwestern Pennsylvania region. More specifically, SPC plans and prioritizes state and federal transportation funds that come to the region. The SPC does not plan, program, or prioritize local projects that are not state or federally funded or projects that are not part of the federal aid system. The SPC and the Pennsylvania Department of Transportation (PennDOT) direct all of the counties in the region, including Beaver County, in a transportation planning process that is designed to foster a cohesive transportation network throughout southwestern PA. Beaver County is a planning partner in the transportation planning process and shares information with its municipalities on how they can participate in the process and submit projects to be included in the regional plan.

Overall, SPC's process is designed to produce a set of prioritized multi-modal projects throughout the region, including highway, bridge, public transit, pedestrian, bicycle, freight, and intelligent transportation systems (ITS) projects known as the Transportation Improvement Program, or TIP. The TIP covers a four-year period (updated on a two-year cycle) and identifies all projects slated for advancement during that time frame. Municipalities in the region are responsible for submitting their proposed projects to the SPC during a call-for-projects time period at the beginning of the TIP development process. Beaver County submits its own projects concerning County-owned facilities and roadways for inclusion in the TIP. However, the County can also partner with area municipalities and PennDOT in identifying and evaluating potential projects before they are submitted to the SPC for funding consideration.

Getting a project listed on the TIP is a key first step in working towards a project's actual implementation and completion. Currently, there are a handful of projects in South Beaver and the surrounding area that are on listed on SPC's 2017-2020 TIP, including two projects located in South Beaver Township, one involving the removal of a bridge on Watts Mill Road and another involving the reconstruction of a bridge along State Route 168, just south of the South Beaver Township Park. The following table provides the full listing of projects in the area that are on the 2017-2020 TIP.

Table 17: 2017-2020 TIP Projects in South Beaver & the Surrounding Area

Municipality	Improvement Type	Title	Funds Programmed to Project
South Beaver Township	Bridge Reconstruction	PA 168 Salem Church Road	\$550,000
South Beaver Township	Bridge Removal	Watts Mill Road Bridge	\$600,000
Brighton Township	Bridge Reconstruction	Dutch Ridge Road Bridge/I-376	\$6,350,000
Chippewa Township	Bridge Reconstruction	Brady's Run Road Bridge II	\$2,700,000
Chippewa Township	Bridge Reconstruction	Brady Run	\$625,000
Darlington Township	Bridge Reconstruction	New Gallilie ov North Fork Ck	\$1,250,000
Ohioville Borough	Bridge Reconstruction	Westwood/ Upper Dry Run	\$800,000

Source: SPC's 2017-2020 Transportation Improvement Program

Transportation System

An efficient transportation system moves people and goods within and across an area safely and efficiently through a variety of modes. South Beaver Township's transportation system includes roads, bridges, state highways, and trails. Modes of transportation include motor vehicles, buses, and bicycles. Walking is another mode of transportation but is less common in South Beaver due to the lack of sidewalks throughout the Township.

Roads

Highways and roadways are classified according to their function and the type of service they provide. The functional classification system serves as both a guideline for planning and a means for determining funding for maintenance and upgrades. The following table provides the functional class breakdown and the definition for each class.

Table 18: Highway Functional Classes

Functional System	Services Provided
Arterial	Provides the highest level of service at the greatest speed for the longest uninterrupted distance, with some degree of access control. This class of roadways includes interstates, expressways, and freeways.
Collector	Provides a less highly developed level of service at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials.
Local	Consists of all roads not defined as arterials or collectors and primarily provides access to land with little or no through movement.

Source: AASHTO Green Book

South Beaver's road system is a vital element in connecting the community to area job centers and businesses and stores throughout the region. Since vehicular traffic is the main existing and projected mode of transportation, the road system will continue to be the basis of transportation throughout South Beaver Township.

The roadway system in South Beaver is comprised of a mix of road types and classifications, including arterial roads, collector roads, and local roads. The functional classification of roads reflects how they fit into the larger overall transportation network. This includes whether a roadway serves residents traveling within an area or serves motorists traveling through an area.

Arterial Roads

Arterial roadways primarily serve both through traffic and regional traffic on roads designed for increased mobility. Arterials are typically separated into roads that are part of the interstate system and other arterials. Interstate highways, other freeways, and expressways consist of all presently designated freeway routes meeting the Interstate geometric and construction standards for future traffic. According to the PennDOT map located on the following page, there are no roadways in South Beaver that meet the Interstate highway criteria.

Other arterials consist of limited access freeways, multi-lane highways, and other important highways that supplement the Interstate system. Other arterial roadways connect principal urbanized areas, cities, and industrial centers. In South Beaver Township, State Route 51 falls into the category of other principal arterial roadways.

Collector Roads

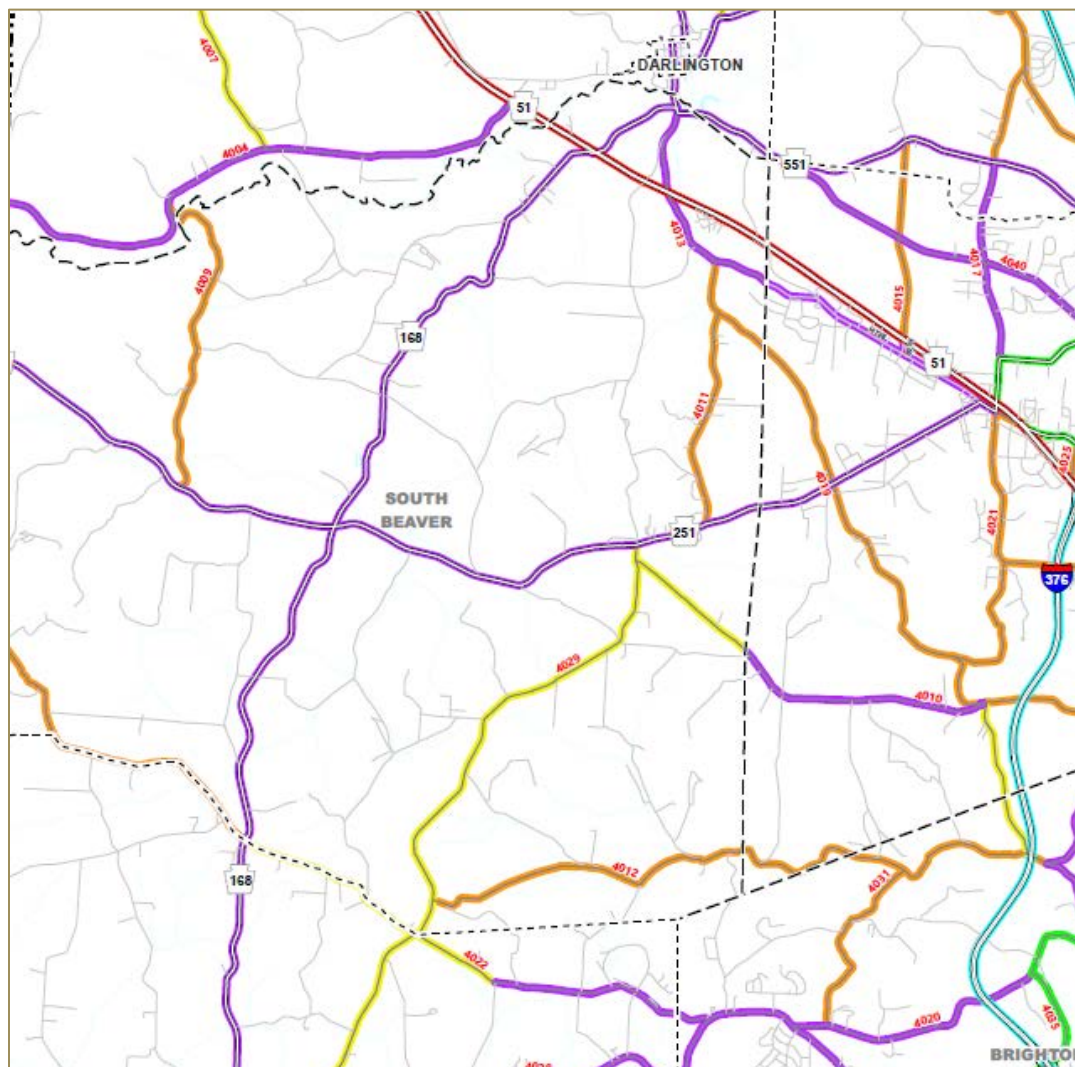
Collector roadways provide land access service and traffic circulation within residential neighborhoods, commercial and industrial areas, and downtown city centers. Furthermore, collectors connect local roads and streets with arterials. Collectors provide less mobility than arterial roads and at lower speeds and shorter distances. Urban collector roadways in South Beaver include State Route 168 and State Route 251, or Blackhawk Road. There are also rural minor collector roads in the Township, including Old Blackhawk Road and Achortown Road.

Local Roads

Local roads and streets provide a high level of access to abutting land but offer limited mobility. Local roadways include Elmbrook Road, Watts Mill Road, Groscost Road, and Lisbon Road.

The following map provides a snapshot of the roadway system in South Beaver Township and the surrounding area.

Map 7: Road Classification Map, South Beaver Area

**Legend**

- STATE
- COUNTY
- CITY or BORO
- TOWNSHIP
- INTERSTATE HIGHWAYS
- OTHER FREEWAYS AND EXPRESSWAYS
- OTHER PRINCIPAL ARTERIAL HIGHWAYS
- MINOR ARTERIALS
- URBAN COLLECTOR OR RURAL MAJOR COLLECTOR
- RURAL MINOR COLLECTOR
- LOCAL ROADS
- 2010 SMALL URBAN BOUNDARY
- 2010 LARGE URBAN BOUNDARY

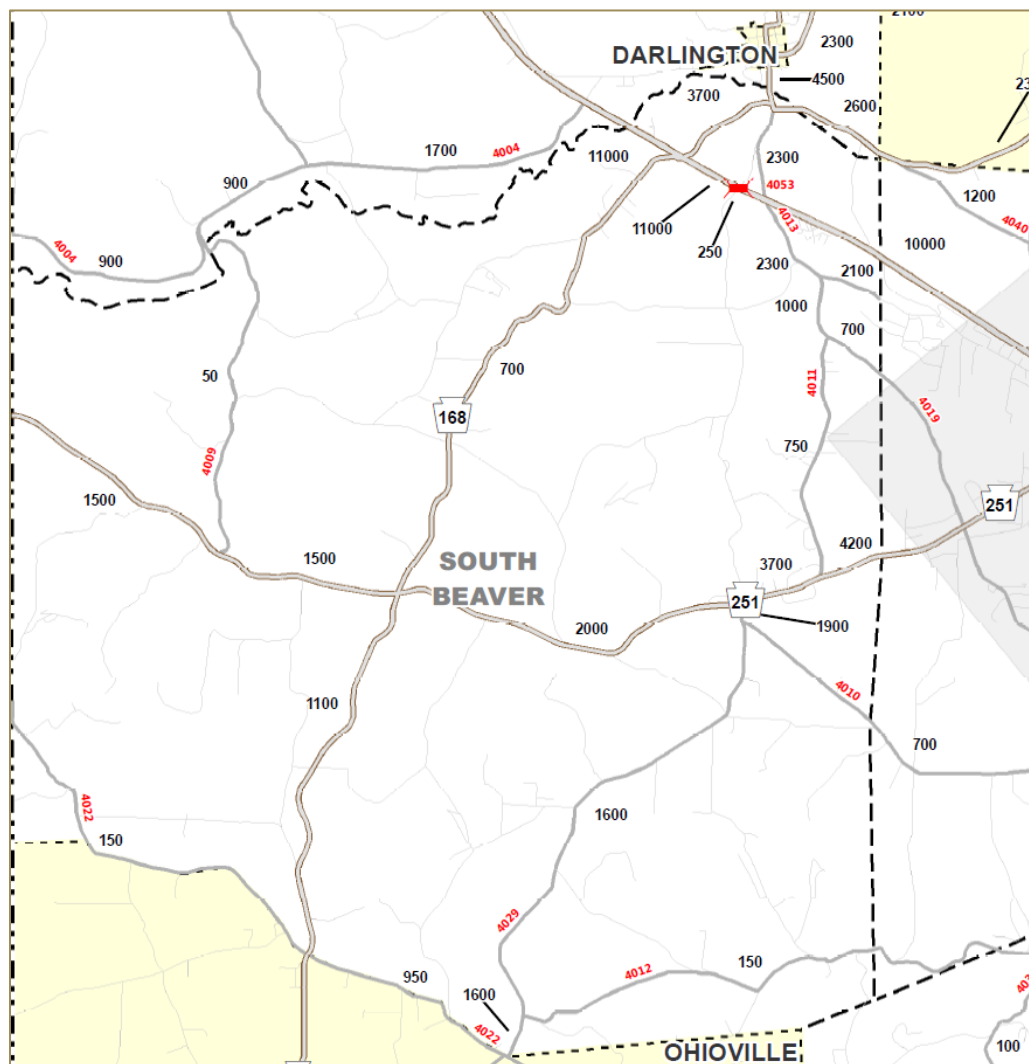
Source: <http://www.penndot.gov/ProjectAndPrograms/Planning/TrafficInformation/Pages/County-Functional-Class-Maps.aspx>

Traffic Volume

Annual Average Daily Traffic (AADT) is a measure used primarily in transportation planning and engineering. AADT is the total volume of vehicle traffic on a highway or roadway for a year, divided by 365, or the number of days in a year. It is a useful and simple measurement of how busy roads get. AADT counts are available from PennDOT.

The following map illustrates PennDOT traffic counts throughout South Beaver Township. It is no surprise that State Route 51 is the most heavily traveled with 11,000 vehicles per day on the portion of the arterial roadway in South Beaver. Blackhawk Road, or State Route 251, experienced daily traffic of between 1,500-4,200 vehicles depending on the location and specific segment of the road. State Route 168 experiences between 700-1,100 vehicles traveled, again depending on which segment of the road. Elmbrook Road, a local roadway, experiences 750 vehicles per day while Old Blackhawk Road, a collector roadway, has an AADT of 1,600 vehicles.

Map 8: Average Annual Daily Traffic Counts, South Beaver Area



Source: <http://www.penndot.gov/ProjectAndPrograms/Planning/Maps/Pages/Traffic-Volume.aspx>

Commuter Data

Approximately 83% of South Beaver Township residents drove alone to work in 2014, which was almost identical to the rate throughout Beaver County, where 83.5% of residents in the County drove alone to work. Statewide, about 77% of residents drove alone to work in 2014.

Carpooling rates are similar throughout South Beaver Township, Beaver County, and across Pennsylvania. In 2014, across the board, almost 9% of residents in all three areas carpooled to work.

Slightly over 3% of Township residents worked from home in 2014. This rate is comparable to the rate of folks throughout Beaver County working from home, where 2.8% of residents worked remotely. Statewide, 4% of the workforce worked from home in 2014.

Zero workers in South Beaver Township used public transportation to get to work, which is likely due to the lack of public transportation services available within the Township and surrounding communities. In Pennsylvania, 5.5% of employees took public transportation to work, which include light rail and/or buses. In Beaver County, only 1.4% of workers used public transportation to get to and from their place of employment.

The following table provides an overview of the means of transportation to work for the workforce in South Beaver, Beaver County, and across the State.

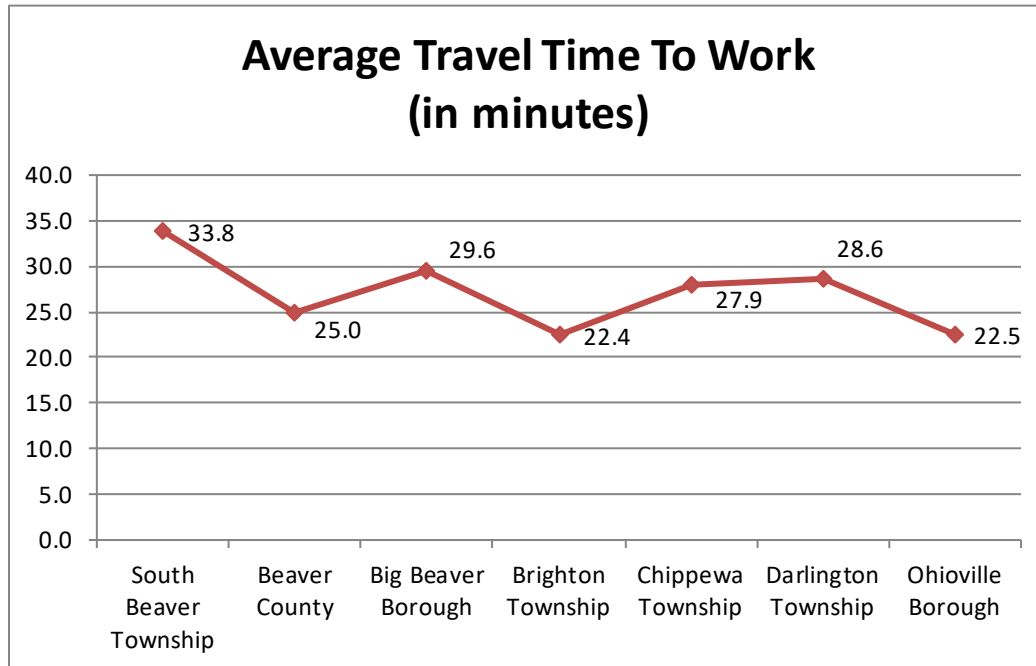
Table 19: Means of Transportation to Work, 2014

	Pennsylvania	Beaver County	South Beaver Township
Drove Vehicle Alone	76.6%	83.5%	83.0%
Carpooled	8.8%	8.6%	8.8%
Public Transportation	5.5%	1.4%	0.0%
Walked	3.9%	2.8%	2.9%
Taxi, Motorcycle, Bike, or Other Means	1.3%	1.0%	2.2%
Worked at Home	3.9%	2.8%	3.1%
TOTAL	100.0%	100.0%	100.0%

Source: U.S. Census Bureau's 2010-2014 Five-Year American Community Survey (ACS) Estimates

In 2014, the average travel time to work for a South Beaver resident was 33.8 minutes. This is almost 9 minutes more than the average travel time to work in Beaver County of 25 minutes. By comparison in neighboring municipalities, residents of Ohioville Borough and Brighton Township had the shortest commute times to work, at about 22.5 minutes. Out of all the localities studied, South Beaver residents spent the longest amount of time traveling to work. The following figure highlights the commute times for employees in South Beaver Township, Beaver County, and neighboring municipalities.

Figure 9: Average Commute Time to Work, 2014



Among South Beaver residents, 33.4% had a commute time ranging between 15 to 29 minutes. In addition, just over 25% of Township workers had a commute ranging between 30 minutes and 44 minutes. Another 15.6% of commuters in South Beaver enjoyed a commute of 15 minutes or less. Around 3% of Township residents worked from home and thus did not have a commute.

Almost 19% of Township residents experienced a commute time of between 45 minutes to 59 minutes in 2014. This was significantly higher than in Beaver County and across the State. The following table provides a summary of the travel times to work in South Beaver Township, Beaver County, and the State of Pennsylvania.

Table 20: Travel Time to Work, 2014

	Less than 15 minutes	15 to 29 minutes	30 to 44 minutes	45 to 59 minutes	60 to 89 minutes	90 minutes or more	Worked at home
South Beaver Township	15.6%	33.4%	25.1%	18.8%	5.4%	1.7%	3.2%
Beaver County	28.6%	36.3%	20.3%	7.9%	5.1%	1.7%	2.9%
Pennsylvania	27.9%	35.5%	19.8%	8.3%	5.8%	2.7%	4.1%

Source: U.S. Census Bureau's 2010-2014 Five-Year American Community Survey (ACS) Estimates

Local Road Conditions

Roads in South Beaver Township that are not under State or Beaver County jurisdiction are maintained by the Township. Road construction and maintenance is a line item in the annual municipal budget and the amount allocated to it tends to vary from year to year. The condition of the roads throughout South Beaver also varies, but most roads are in good condition and are well-maintained.

Map 9, the Road Ownership and Maintenance Map, is located on the following page and highlights road ownership throughout the Township.

Roads owned and maintained by the Township include but are not limited to Allen Road, McCloy Road, Moore Road, McBride Road, Court Road, Pinecrest Drive, Sterling Road, Sportsman Road, Hodgson Road, Louthan Road, Cole Road, Georgetown Road, Stitt Road, Swamp Poodle Road, DeHaven Road, Gailey Road, Darlington Road, Sherman Road, Martin Road, and State Line Road.

By comparison, roads that are owned and maintained by the State and PennDOT include but are not limited to Route 51, Route 168/ Salem Church Road, Watts Mill Road, Route 251/ Blackhawk Road, Old Blackhawk Road, Elmbrook Road, Achortown Road, McClain Road, Lisbon Road, Groscost Road, and Old Darlington Road.






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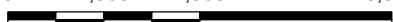


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email: info@lsse.com

-  State Boundary
-  Municipal Boundary
-  Parcels
- Road Ownership**
-  Municipal
-  State

0 2,000 4,000 8,000

1 inch = 4,000 feet



Map 9: Road Ownership and Maintenance Map

South Beaver Township
773 State Route 168
Darlington , PA 16115

In 2017, South Beaver Township plans to do a complete repair of Martin Road and Sportsman Road. Over the past five years, several roads have been repaired, including the following: Cole Road, Hodgson Road, French Road, Brush Run Drive, Moore Road, Limekiln Road, Townsend Road, Lihi Road, Court Road, Allen Road, McCloy Road, Gailey Road, Dehaven Road, McBride Road, Bradshaw Street, Arrowhead Drive, Pinecrest Drive, and Carolrose Drive.

To plan for each subsequent year ahead, the Township typically meets with the Township Engineer to conduct a Township-wide road tour to determine what roads will be repaired or repaved the following year. The Township's road crew also does routine maintenance to roads as needed throughout the year. South Beaver officials should look to establish a more detailed and long-term plan concerning road maintenance and repair, even a simple spreadsheet with a listing of roads in need of repairs. This will better document current and future needs as well as projects completed.

Since vehicular traffic is the primary present and anticipated future mode of transportation in South Beaver, the community must continue to work with the State and County to maintain and improve the Township's network of roadways.

Several dangerous intersections were identified during the comprehensive planning process. These intersections include the intersection of State Route 168 and State Route 251 as well as the intersection of State Route 168 and State Route 51, which was noted as particularly unsafe as it has been the location of several accidents over last decade. Another problem intersection in the Township is where Sherman, Old Blackhawk, and McBride Roads meet and intersect. Some of the private driveways along Blackhawk Road also present challenges for drivers. The intersection of Grange Road and Old Blackhawk Road was also identified as a challenging and unsafe intersection. South Beaver officials should look into possible traffic calming techniques to install for the various dangerous intersections throughout the Township.

Below are a few pictures of some of the unsafe intersections that were identified during the comprehensive planning process. The picture below is of the intersection of State Route 168 and State Route 251.



The intersection of Sherman, Old Blackhawk, and McBride Roads is pictured below.



A picture of the intersection of State Route 51 and State Route 168 is below.



Bridges

Maintaining bridges in a structurally sound condition prevents the need to close them or post them with weight limits. Posted and closed bridges limit access and can necessitate detours, resulting in inconveniences for motorists traveling within and through an area. Posted and closed bridges also pose public safety concerns by increasing the amount of time emergency vehicles take to get to their destinations. Regular maintenance, rehabilitation, and replacement are needed to ensure that bridges continue to serve their vital function within South Beaver's transportation system.

SPC's current TIP includes two bridge projects in South Beaver. One project involves the reconstruction of a bridge on State Route 168, Salem Church Road. The other bridge project involves the removal of a bridge on Watts Mill Road. A bridge identified as in need of repairs during the comprehensive planning process is the Swampoodle Road bridge over Brush Run.

South Beaver Township should collaborate with PennDOT and Beaver County to identify other necessary bridge maintenance, rehabilitation, and replacement projects. The Township should also work with State and County entities to secure federal, state, and county funds for ongoing maintenance and upgrading of bridges in the Township.

Public Transit

The Beaver County Transit Authority (BCTA) provides public transportation services throughout Beaver County, including portions of neighboring Chippewa and Brighton Townships. There are no public transit routes that go directly to or through South Beaver Township. For communities like South Beaver, BCTA does offer the Demand and Response Transit (DART) service, which is a door-to-door, advanced reservation, shared ride system. It is operated in both urban and rural areas of the County. Service is available to persons who do not live within 1/4 to 3/4 mile of regular BCTA fixed route buses, and to persons with specialized transportation needs.

Urban portions of Beaver County are served by DART Monday through Saturday, while trips to and from rural portions of Beaver County can be made Mondays, Wednesdays, and Fridays. Through DART, there is no restriction on trip purpose and no type of trip is given priority over another. The daily routes and schedules of service vary each day in response to the demand expressed for service to and from certain points. Trips must be scheduled by advanced reservation only. Specifically, all DART trips must be scheduled by 1:00 PM the working day before a desired trip. Trip reservations, however, will be scheduled up to one week in advance.

In regard to fixed routes in the South Beaver area, the nearest service is in neighboring Chippewa Township. Route 1 has stops at the Walmart, Giant Eagle, and Dunham's along State Route 51 in Chippewa. Route 1 goes from Chippewa to the City of Pittsburgh via State Route 65 and Ohio River Boulevard, with stops in Beaver Falls, New Brighton, Rochester, Freedom, Economy, Baden, Ambridge, and Sewickley along the way. In addition, Route 4, which is the 376 Express, goes from Chippewa to Center to Pittsburgh with a lower amount stops along the way. There is also a fixed route, Route 11, available in nearby Brighton Township for South Beaver residents to utilize. BCTA Route 11 starts in Rochester, with stops in Beaver and Brighton, before arriving in Vanport.

BCTA operates a fleet of approximately 23 buses and vehicles through its fixed route system and has another 24 buses and vehicles that are dedicated to DART. BCTA also offers reduced fare programs. Senior citizens who are 65 years of age or older can ride for free on all of the fixed route services. In addition, people with disabilities receive half off fare on all BCTA fixed route services.

Transportation – Conclusions & Goals for the Future

Transportation plays a critical role in the development of an area. As such, the maintenance and improvements made to South Beaver's transportation system must accommodate both the current and future needs of the Township.

South Beaver Township's transportation system is composed primarily of roads and bridges. Due to the rural nature of the community, sidewalks and other pedestrian paths are very limited. The existing transportation network within South Beaver meets the majority of the needs of today's residents and workforce. However, to ensure that South Beaver remains an attractive place within Beaver County to live, work, and play, the Township should explore ways to continue to improve the conditions of roads and bridges and to meet the needs of residents both now and in the future. The Township should continue to work with PennDOT and Beaver County on any needed improvement or replacement projects on any roads and bridges owned by the State and Beaver County.

The following goals and objectives are proposed to maintain an integrated transportation system and to enhance the existing system to meet the needs of current and future South Beaver Township residents.

Maintain, improve, and enhance the existing transportation network in South Beaver Township.

- Establish a more comprehensive system for identifying, prioritizing, and implementing road and bridge improvement projects in the Township.
- Maintain cooperation and collaboration with Beaver County, PennDOT, SPC, and other agencies to identify and implement needed improvements to roads, bridges, and other elements of the existing transportation system.
- Develop support and consensus among local, county, state, and federal officials and legislators to lobby for additional funding for transportation projects to ensure prompt completion of local TIP projects.

Develop a transportation network to meet the future needs of South Beaver Township residents.

- Continue to work with Beaver County, PennDOT, SPC, and other transportation partners to identify, prioritize, and implement improvements to the transportation network.
- Create a Transportation Improvement Program to track where improvements are needed to roads, bridges, and other elements of the transportation network over a 10 year period as a way to better prioritize and track needs within the South Beaver community.

Ensure a smooth and efficient flow of traffic throughout the Township.

- Provide a vehicular traffic flow that allows drivers to navigate throughout the Township easily and efficiently.
- If necessary, re-time traffic signals and/or upgrade traffic signal equipment to improve flows at certain intersections.
- Explore the feasibility of implementing potential traffic calming solutions at the dangerous intersections identified, including but not limited to the intersection of State Route 168 and State Route 251, the intersection of Grange and Old Blackhawk Roads, the intersection of State Route 168 and State Route 51, and the intersection where Sherman, Old Blackhawk, and McBride Roads meet and intersect.

CHAPTER 6 COMMUNITY FACILITIES & SERVICES

Overview

The purpose of this section of the Comprehensive Plan is to identify the various community facilities and services that South Beaver Township offers to its residents. This includes police, fire, and emergency services as well as recreational facilities and other general community facilities that serve the public including sewer and water.

Community facilities generally include amenities such as municipal and county buildings, community centers, private clubs, places of worship, schools, health and wellness institutions, and organizations used for social, recreational, and educational purposes. Water and sanitary sewer services also fall under the category of community facilities and services. Whether public or private, community facilities provide vitality to a community and contribute to the overall quality of life.

If community facilities are lacking or unequally distributed, an area can become less attractive for potential investors and residents. Developers acknowledge that land and building values increase when there are adequate and attractive community facilities and services available to residents and businesses. Increased investment in individually-owned properties as well as community facilities and public infrastructure often leads to an overall expansion of the local tax base.

Map 10, the Community Facilities Map, is located at the end of this Chapter.

Libraries

The Beaver County Library System was founded in 1971 and currently has nine public libraries, two branches, and a Bookmobile that offers books, audio and visual media, programs, activities, and services to residents and visitors of Beaver County.

The Chippewa Branch Library of the Beaver County Library System is the closest library for South Beaver residents to use and is located only minutes away in neighboring Chippewa Township. The Chippewa Branch offers various activities, discussion groups, and reading programs for all ages. Some children's programs offered in Chippewa include story time for preschoolers, which includes stories, songs, and crafts. Other activities include the Duplo Club, through which kids learn how to build with blocks. The Chippewa Branch also has a STEAM Club, which focuses on various activities related to science, technology, engineering, arts, and mathematics. There are also programs available at the library for teenagers, including knitting classes, chess club, and anime club. Teens may have to travel to the larger libraries in the area to utilize these programs, such as the Beaver Falls location.



Municipal Buildings

The current South Beaver Township Municipal Building is located along State Route 168. This building has a small office area for the Township Secretary as well as garages and storage space for the Road Department. The Township's Police Department is housed in a separate facility which is located along Blackhawk Road, or State Route 251. The current South Beaver Municipal Building is pictured below.



The Township plans to build a new municipal building on Blackhawk Road/ State Route 251, next to the current Township Police Department Building, within the next year. A picture of the Police Department and the space where the new municipal building will be built is shown below.



A rendering of the proposed new municipal building is shown on the following page. The new building will be two levels. One level will be dedicated to the administrative offices and the other level will be for the Police Department.



Once the new building is constructed and in full operation, the Township will need to make a decision on what they are going to do with the old Municipal Building on State Route 168 as well as the Police Department building on State Route 251. The Township's options would be to sell the buildings that are not in use or keep them and reuse them in some other way, whether for storage or garage space, additional offices, and/or for recreational purposes.

Airports

The closest airport to South Beaver Township is the Beaver County Airport. The Beaver County Airport is a county-owned public airport that is located three (3) miles northwest of Beaver Falls. The Airport covers about 228 acres and has one asphalt runway. For a 12-month period ending July 20, 2016, the Beaver County Airport experienced an average of 172 aircraft operations per day. In addition, about 126 aircraft are based on the field, including 110 single-engine planes, 12 multi-engine planes, and four (4) jet planes.

South Beaver Township is also located close to the Pittsburgh International Airport (PIT), which is certainly a great asset to have so close by the Township. PIT is a world-class facility that accommodates more than eight (8) million passengers annually on 15 carriers. During the past two years, PIT has increased its nonstop destinations by 80% to include 68 markets. The total distance from South Beaver to the Pittsburgh International Airport is about 30 miles or about 30-35 minutes. The drive to PIT is simple and the route travels down the Beaver Valley Expressway, also known as Route 376.

Blackhawk School District

The Blackhawk School District (BSD) encompasses the communities of Chippewa Township, Darlington Borough, Darlington Township, Enon Valley Borough (Lawrence County), Patterson Heights, Patterson

Township, South Beaver Township, and West Mayfield Borough. Over 17,000 people live in the 65 square miles of the District.

According to the Blackhawk School District's website, the District has a large athletic program that boasts a total of 38 teams for boys and girls in Grades 7-12. Over the years, Blackhawk athletes have captured 155 sectional titles, 31 WPIAL (regional) titles, and 7 PIAA (state) championships.

The Blackhawk School District's school facilities include two primary schools (Kindergarten through Second Grade), one Intermediate School (Grades 3 through 5), one Middle School (Grades 6 through 8), and one High School (Grades 9 through 12). Blackhawk High School is located just outside South Beaver Township in neighboring Chippewa Township. Pictures of Blackhawk High School and some of its athletic facilities are below.



BSD estimates that about 500 of its 2,411 students are from South Beaver. The School District is always striving to make improvements, both in terms of academics and also with its various facilities it offers to

students. The Blackhawk School District will construct a new stadium located at Blackhawk High School, which is set to open in the Fall of 2017. In addition, the School District recently updated the softball field located at the High School and also fenced in the playground area at Patterson Primary School. The School's Board of Directors work tirelessly to improve Blackhawk and to move the District of 300 employees forward.

BSD's total enrollment as of May 23, 2017 was 2,411 students. Of those students, 758 were Blackhawk High School students, 715 were enrolled in Highland Middle School, 393 were enrolled in the Intermediate School, and 502 were in Primary School, either at Patterson or Northwestern. Table 21 below provides more details on the enrollment data for the Blackhawk School District.

Table 21: Blackhawk School District Enrollment by Grade per School, May 2017

Patterson Primary School	
Grade	Number of Students
K	82
1	66
2	75
Total	223
Northwestern Primary School	
Grade	Number of Students
K	91
1	86
2	102
Total	279
Blackhawk Intermediate School	
Grade	Number of Students
3	185
4	208
Total	393
Highland Middle School	
Grade	Number of Students
5	172
6	174
7	177
8	192
Total	715
Blackhawk High School	
Grade	Number of Students
9	188
10	164
11	223
12	183
Total	758
Outside Placement Students	43
Total Enrollment	2,411

Source: Blackhawk School District

Data on enrollment projections is provided to school districts throughout Pennsylvania by the State Department of Education. Table 22 provides a summary of select years for which enrollment projections were given from 2011 up until 2026. Overall, the Blackhawk School District's enrollment projection data shows a large increase in the elementary-aged students. By the 2025-2026 school year, there will be 1,268 students in grades K through 5. The number of middle school students is projected to decline by almost 8% while the number of high school students will remain stable, increasing by less than one percent (1%).

Table 22: Enrollment Projections for the Blackhawk School District

Grade Level	2011-2012	2018-2019	2025-2026	% Change 2011-2026
Kindergarten-Grade 5	1,017	1,082	1,268	24.7%
Grades 6-8	625	580	576	-7.8%
Grades 9-12	817	744	821	0.5%
TOTAL	2,459	2,406	2,665	8.4%

Source: Blackhawk School District; PA Department of Education

Sewer & Water

The Brady's Run Sanitary Authority (BRSA) provides waste water conveyance and treatment services for several municipalities, including South Beaver Township, Patterson Township, Brighton Township, and Big Beaver Borough. BRSA also provides service to the Beaver County Airport and Brady's Run Park, which is located two miles north of Beaver.

According to its website, BRSA's current service area consists of approximately 23 square miles with nearly 100 miles of collection and conveyance sewer lines and 3,500 manholes. The system is also supported by eight (8) pump stations located throughout the service area. BRSA customers include residences, commercial sites, government facilities, and schools, totaling nearly 3,500 accounts.

BRSA's treatment plant, located along State Route 51 in Chippewa Township, has gone through two major renovations since its initial construction in 1968. Originally designed to handle 1.00 million gallons a day of wastewater, the plant now has the design capacity to handle 2.13 million gallons per day. Currently, a million gallons of wastewater is treated per day, on average, which generates 4,000 gallons of sludge for processing.

The Beaver Falls Municipal Authority (BFMA) serves South Beaver Township along with 22 other communities, including the City of Beaver Falls, the Boroughs of Big Beaver, Conway, Eastvale, East Rochester, Fallston, Freedom, Homewood, New Brighton, Patterson Heights, Rochester, Bridgewater, West Mayfield, and Zelienople and the Townships of Chippewa, Daugherty, New Sewickley, North Sewickley, Patterson, Pulaski, Rochester, and White. BFMA is dedicated to ensuring water reliability for the communities it serves. Furthermore, BFMA focuses on sound planning and appropriate investment in its water supply, regional delivery infrastructure, as well as emergency preparedness.

BFMA's system serves approximately 60 square miles or over 10% of the land area of Beaver County, and approximately 50,000 people, or nearly 25-30% of the County's population.

The potential expansion of the sewer and water services and facilities in the area is a critical factor in the future development of South Beaver Township, particularly for the vacant and undeveloped land along State Route 51 and for the areas along Blackhawk Road/ State Route 251 where smaller-scale, more neighborhood-oriented development could occur.

Preliminary discussions have occurred between staff and officials from South Beaver Township, BRSA, and BFMA regarding the potential expansion of water and sewer facilities. One thought for the extension of the water lines was to continue the water line up State Route 168 to get to State Route 51. The expansion of sewer services could go the same way.

Moving forward, it will be critical for the Township to continue to have discussions with officials from BRSA and BFMA regarding the expansion of sewer and water to unserved areas of South Beaver. Having access to public infrastructure like sewer and water makes potential vacant lots and sites much more marketable and will help to encourage development in the State Route 51 and State Route 251 corridors.

Community Services

The following is a profile of some of the community services offered in South Beaver Township.

South Beaver Township Police Department

South Beaver Township has its own police department, which has a total of nine (9) police officers, including four (4) full-time officers, including the Police Chief and a Lieutenant, and five (5) part-time officers. The mission of the South Beaver Police Department is to provide professional, courteous, and prompt police services to all people while vigorously, but fairly, enforcing the law.

The South Beaver Township Police Department values the friendly, small-town atmosphere of the community and strives to preserve and enhance that lifestyle in the community by placing a high priority on providing community oriented police services in a fair and professional manner. In addition to the Township, the South Beaver Police Department also provides services to Darlington Borough.

As mentioned previously in this Chapter, the Police Department is currently housed in its own facility on Blackhawk Road/ State Route 251.

In 2016, the Township Police Department responded to 1,496 incidents, which included 81 accidents and 78 arrests. The Police Department has responded to 596 incidents thus far in 2017, including 25 accidents, 25 warnings, and 15 arrests.

Overall, South Beaver is described by residents as being a very safe place to live, work, and play. Crime rates are low and the Police Department has a dedicated and accomplished staff of officers and personnel that are committed to protecting residents and improving the overall quality of life in the community.

South Beaver Volunteer Fire Department (SBVFD)

The South Beaver Volunteer Fire Department has provided fire protection services to the residents of South Beaver Township since it was established in 1947. The Fire Department's coverage area is about 30.1 square miles. The Fire Department operates out of two stations (both located on State Route 168) and utilizes two (2) engines, one (1) tanker, two (2) brush/ wildland units, and one (1) QRS vehicle. SBVFD is an all-volunteer department with approximately 35 members.

In 2016, the Volunteer Fire Department responded to 248 total calls, including 130 medical, 43 mutual aid, 9 trees down, 8 brush fires, 15 fire alarms, 6 service calls, 25 motor vehicle accidents, 2 structure fires, 3 gas leaks, 4 wires down, one landing zone, one odor investigation, and one carbon monoxide alarm. In January through April 2017, the Township Volunteer Fire Department responded to 66 calls, including 33 medical, 12 mutual aid, 4 motor vehicle accidents, 4 structure fires, 8 trees down, 4 fire alarms, and 1 brush fire.

Pictures of the two fire stations are below.



Emergency Medical Services (EMS)

Medic Rescue is the provider of emergency medical services (EMS) serving the communities of Beaver County. Medic Rescue was established in October 1978 when County Ambulance Service closed its doors. Medic Rescue's main station is located in Bridgewater. The Bridgewater station is home to the organization's administrative offices and dispatch center and also has a crew room. Medic Rescue handles over 90% of all emergency calls in Beaver County and serves 52 communities.

Medic Rescue provides several services to residents of South Beaver Township and the other communities which it serves, including emergency ambulance service, non-emergency transports, and a wheelchair van. Non-emergency transports include transports between medical facilities. The wheelchair van service is a basic curbside transportation service. The Medic Rescue Dispatch Center was updated in 1991 with a computer-aided dispatch system designed to decrease the time it takes an ambulance to respond to a call. Additionally, in 1994, Medic Rescue instituted Systems Status Management, which involves the positioning of ambulances and crews throughout the County in an effort to cut emergency response times.

Parks & Recreation

The South Beaver Township Park provides Township residents with ample opportunities for recreation and has four baseball fields, a playground, two pavilions, and a walking and bicycling trail. The park sits on about 20 acres.

The Township has a Parks and Recreation Board that coordinates several events throughout the year. The Recreation Board has a total of seven (7) members who are appointed by the South Beaver Township Board of Supervisors for a term of 5 years each. Some events that have been coordinated by the Recreation Board in the past include Breakfast or Skating with Santa, Breakfast with the Easter Bunny, Community Day, Bowling outings, Adult Night, and Back to School swimming.

For 2017, the following events are either complete or are tentatively planned: February – Bowling, March – Breakfast with Easter Bunny, April – Adult Night, June – Block Party, August – Back to School Swimming, September – Adult Night, October – Costume Bowling, and December – Skating with Santa. The Block Party and Community Day are two events that typically offer a wide range of activities, including music, games, bounce houses and inflatables, emergency vehicle tours, and food vendors. The Block Party held on June 9, 2017 also offered a movie at dark with popcorn, an adult pie baking contest, and a children's sweets bake off. Below are several pictures from the June 2017 Block Party.



Road Department

South Beaver Township's Road Department is responsible for the maintenance, repair, and upkeep of all roads that are owned by the Township throughout the community, including winter maintenance. The Township's Road Department has a Road Master along with one (1) full-time road department employee, two (2) part-time employees, and one (1) grass mower. The grass mower cuts the grass at all Township-owned properties. In addition, the Road Department does the water testing at the South Beaver Township Park and will make necessary repairs when needed to buildings and facilities within the Park.

Each year, the Road Department conducts a road tour with the members of the Township Board of Supervisors as well as the Township Engineer to review and assess road conditions and to determine what roads will get paved that year.

The Road Department typically will seal, pave, chip and seal, perform full depth reclamation, and/or perform other maintenance and repairs on Township-owned roadways. Roads that have been sealed and/or paved over the last several years include Hodgson Road, Court Road, Limekiln Road, Lihi Road, Georgetown Road, Lapeer Drive, Bradshaw Street, Arrowhead Drive, Pinecrest Drive, and Carolrose Drive. Roads that have received full-depth reclamation and were also seals include Cole Road, Brush Run Drive, Moore Road, Townsend Road, McCloy Road, Gailey Road, Dehaven Road, McBride Road, Sherman Road, Martin Road, Sportsman Road, and Louthan Road. Martin Road and Sportsman Road were just sealed in 2017 as part of a full-depth reclamation project.

Conclusions & Goals for the Future

Overall, South Beaver Township provides a high level of services to Township residents through its Police, Fire, and Road departments as well as the Parks and Recreation Board, particularly given the Township's smaller size. The local school district, the Blackhawk School District, also provides a high level of education services and youth programming for area students enrolled in Kindergarten through 12th Grade. The well-respected, quality schools, the high level of community services and facilities offered, and the Township's rural character will continue to make South Beaver an attractive place to live, work, and play for years to come.

While the Township offers a wide range of services, Township officials and staff should continue to look to expand the various services it offers. In addition, the Township should continue its partnerships with area service providers such as the Brady's Run Sanitary Authority and the Beaver Falls Municipal Authority to plan accordingly for future development in the Township and the extension of utilities to foster such growth.

The following goals and objectives are proposed regarding South Beaver Township's community services and facilities.

Continue to provide for the safe conveyance and treatment of wastewater within South Beaver Township and to provide safe, potable water to residents and businesses throughout the Township.

- Collaborate with the Brady's Run Sanitary Authority on necessary improvements and upgrades needed to the existing sanitary sewer lines in South Beaver Township to ensure the safe and adequate disposal and processing of wastewater, including potential expansions of services along State Route 51 and State Route 251 where the Township seeks to promote economic development opportunities.
- Coordinate with the Beaver Falls Municipal Authority as needed to plan for potential upgrades and the replacement of water distribution pipes throughout the Township, including potential expansions of services along State Route 51 and State Route 251 where the Township seeks to promote economic development opportunities.

Enhance and upgrade public facilities owned and operated by the Township.

- Construct the new municipal building along Blackhawk Road/ State Route 251.
- Maintain and upgrade the South Beaver Township Recreation Park as needed.
- Create a reuse plan for any unused Township-owned buildings and facilities as new buildings are constructed and become occupied.

Continue to enhance the safety, welfare, and quality of life of the South Beaver community to encourage existing residents to remain in South Beaver while also attracting new residents and businesses to move into the Township.

- Support the efforts of the Police Department to provide adequate police coverage in the area and to upgrade equipment, vehicles, and services as needed.
- Support the efforts of the Volunteer Fire Department to provide adequate fire protection, including updates to equipment, vehicles, and fire stations as needed.





Continue to provide a high level of municipal services that encourages collaboration and planning to reach future goals.

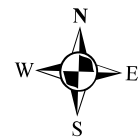
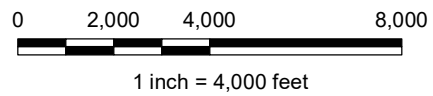
- Partner with the Blackhawk School District, the Beaver County Library System, and other appropriate organizations to ensure there are ample educational programs and services available to area youth.
- Develop a multi-year Capital Improvement Plan (CIP) that provides a formal framework to accomplish outlined goals. This should be updated somewhat regularly depending on changes in funding and overall needs of the Township.

Path: N:\PROJ\487\GIS\Land Use\Land Use 10 Tab.mxd



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Fax: 412-264-1200
email: info@lsse.com

-  State Boundary
-  Municipal Boundary
-  Parcels
-  Community Facilities



Map 10: Community Facilities Map
South Beaver Township
773 State Route 168
Darlington , PA 16115

CHAPTER 8 CONCLUSIONS & IMPLEMENTATION

Conclusions

South Beaver Township, a predominantly rural community located in northwestern Beaver County, provides its residents and business owners with a high quality of life and is a great place to live, work, and play. South Beaver has a plethora of amenities to offer, including a strong and diverse housing stock, a highly rated school district (the Blackhawk School District), many farms and State Game Lands, ample opportunities for recreation, a rural feel and character, and a strong sense of community.

While continued preservation of area farms and vacant lands is a top priority for the Township, there is ample land remaining that could be developed. The Township has identified several target areas for economic and commercial development, including the State Route 51 Corridor and the Blackhawk Road Corridor. Township officials hope to target commercial development in these two areas. In addition to commercial development, future residential development would be best suited in the eastern portion of the Township where water and sewer services are already available.

With the pending construction and future operations of the Shell Oil Ethane Cracker Plant in nearby Potter Township, there will likely be pressure for growth and development in areas like South Beaver. Furthermore, there will be a need for housing for employees of the Plant, both temporary employees that are in the area during construction and also permanent employees there for the long-term. Plant employees, whether transient or permanent, will need somewhere to live. In addition to pressure for residential growth, there may be some pressure for potential development of spin off companies and industries locating in the area. South Beaver should be prepared to welcome residential, commercial, and industrial growth as a result of the Shell Cracker Plant.

One of the major constraints in South Beaver's two target economic development areas is the lack of public utilities available, particularly water and sanitary sewer service. The extension of these utilities is a top priority for the Township. Other top priorities include

Implementation

Implementation of the recommendations in the comprehensive plan for South Beaver Township will require the cooperation and collaboration of many public and private sector entities, including area developers, the business community, South Beaver's Board of Supervisors, Township staff, Beaver County, Brady's Run Sanitary Authority, and Beaver Falls Municipal Authority, among others. In terms of implementing the recommendations that are outlined throughout this comprehensive plan, South Beaver Township will need to consider a phasing plan with short-term, middle-term, and long-term goals. Short-term recommendations should generally be completed within one to three years; mid-term recommendations within four to seven years; and long-term recommendations should be completed within eight to 10 years.

An implementation table outlining the goals and objectives for land use, housing, historic, cultural, and natural resources, community facilities, transportation, economic development, parks, recreation, and

open space as well as energy conservation are included in the Implementation table that is located on the following page.

Table 23: Implementation Table

Recommendation	Responsible Entity/ Possible Partners	Possible Funding Sources	Estimated Cost	Schedule
Housing				
Goal: Continue to provide a high quality of life and a mix of housing choices for all types of households and income levels.				
Objectives:				
1. Promote and encourage single-family, residential housing development in targeted housing growth areas where public utilities such as water and sewer exist or could be easily extended.	Township Staff & Board of Supervisors; Township Engineer; Beaver Falls Municipal Authority; Brady's Run Sanitary Authority	N/A	N/A	On-going
2. Create adequate housing for seniors.	Township Staff & Board of Supervisors; Area developers, realtors, and brokers	N/A	N/A	On-going
3. Work with area seniors to further define their specific housing needs. Coordinate and host a public meeting to gather input from them on the topic. The Township could also create a survey for them to fill out.	Township Staff & Board of Supervisors	N/A	N/A	Short-term; 2017-2018
4. Promote the development of multi-family housing, including market rate apartments, to further diversify the housing market and create additional housing options for current and future residents.	Township Staff & Board of Supervisors; Area developers, realtors, and brokers	N/A	N/A	On-going
5. Provide guidance to potential developers seeking to construct housing in the Township and work with them through the subdivision and land development review and approval process.	Township Staff & Board of Supervisors; Township Engineer; Township Solicitor	N/A	N/A	On-going; as-needed
Parks, Recreation, & Open Space				
Goal: Maintain, improve, and utilize existing parks and recreation resources to enhance the quality of life for South Beaver Township residents.				
Objectives:				
1. Promote existing recreational resources to better connect residents to the Township's natural assets and recreational amenities, such as the Township Recreation Park, the North Country Trail, and the State Game Land.	Township Staff & Board of Supervisors; Township Parks and Recreation Board	N/A	N/A	On-going
2. Continue to maintain and improve the South Beaver Recreation Park to promote both active and passive recreation.	Township Staff & Board of Supervisors	Bonds; General Funds	Case-by-Case Basis	On-going; as-needed
3. Replace and update playground equipment and other facilities as needed at the Township Recreation Park.	Township Staff & Board of Supervisors	Bonds; General Funds	Case-by-Case Basis	On-going, as-needed
4. Pursue private and public sector funding for park and recreation improvements and maintenance.	Township Staff & Board of Supervisors	Local Foundations; DCNR; DCED; Beaver County	Case-by-Case Basis	On-going, as-needed
Goal: Improve the quality of life for South Beaver residents by increasing or expanding recreational resources and opportunities.				
Objectives:				
1. Explore the feasibility of constructing soccer fields in the Township for use for area youth soccer programming.	Township Staff & Board of Supervisors; Township Engineer	N/A	N/A	Medium-term; 2019-2021
2. Conduct studies and analyses to explore the feasibility of converting the former Fire Department and School Building on State Route 168 into recreational amenities for residents to enjoy, i.e. water spray park, soccer fields, etc.	Township Staff & Board of Supervisors; Township Engineer	General Funds & Revenues	Case-by-Case Basis; \$5,000-\$15,000 for studies	Medium-term; 2019-2021

Table 23: Implementation Table

Recommendation	Responsible Entity/ Possible Partners	Possible Funding Sources	Estimated Cost	Schedule
3. Continue to work with the School District, BASA, and BAYBA to provide area youth with the programming and facilities needed to explore sports such as baseball and soccer.	Township Staff & Board of Supervisors; Township Parks and Recreation Board; Township Engineer; BSD; BASA; BAYBA	N/A	N/A	On-going
4. Pursue private and public sector funding for potential parks and recreation programming, maintenance, and/or construction of new facilities.	Township Staff & Board of Supervisors	N/A	N/A	On-going; as-needed
5. Solicit and obtain funding through a variety of sources, including Beaver County, the State Department of Conservation and Natural Resources (DCNR), the State Department of Community and Economic Development (DCED), and area foundations to support local parks and recreation efforts.	Township Staff & Board of Supervisors	N/A	N/A	On-going; as-needed
Goal: Preserve open space and farmland to maintain South Beaver's rural character and heritage.				
Objectives:				
1. Facilitate the preservation of open space by encouraging future development in areas with adequate infrastructure and suitable topography.	Township Staff & Board of Supervisors	N/A	N/A	On-going
2. Continue to add properties to the Township's Agricultural Security Area to preserve an increased amount of farmland and open space in the Township and work with property owners willing to do so.	Township Staff & Board of Supervisors	N/A	N/A	On-going
3. Maintain the unique, rural character of the Township by promoting residential growth in specified housing growth target areas and by promoting commercial development along the Route 51 corridor and smaller scale commercial development along Route 251/ Blackhawk Road.	Township Staff & Board of Supervisors	N/A	N/A	On-going
Transportation				
Goal: Maintain, improve, and enhance the existing transportation network in South Beaver Township.				
Objectives:				
1. Establish a more comprehensive system for identifying, prioritizing, and implementing road and bridge improvement projects in the Township.	Township Staff & Board of Supervisors; Township Engineer	N/A	N/A	On-going
2. Maintain cooperation and collaboration with Beaver County, PennDOT, SPC, and other agencies to identify and implement needed improvements to roads, bridges, and other elements of the existing transportation system.	Township Staff & Board of Supervisors; PennDOT; SPC; Beaver County	N/A	N/A	On-going
3. Develop support and consensus among local, county, state, and federal officials and legislators to lobby for additional funding for transportation projects to ensure prompt completion of local TIP projects.	Township Staff & Board of Supervisors; area politicians	N/A	N/A	On-going
Goal: Develop a transportation network to meet the future needs of South Beaver Township residents.				
Objectives:				
1. Continue to work with Beaver County, PennDOT, SPC, and other transportation partners to identify, prioritize, and implement improvements to the transportation network.	Township Staff & Board of Supervisors; PennDOT; SPC; Beaver County	N/A	N/A	On-going
2. Create a Transportation Improvement Program to track where improvements are needed to roads, bridges, and other elements of the transportation network over a 10 year period as a way to better prioritize and track needs within the South Beaver community.	Township Staff & Board of Supervisors; Township Engineer	N/A	N/A	On-going

Table 23: Implementation Table

Recommendation	Responsible Entity/ Possible Partners	Possible Funding Sources	Estimated Cost	Schedule
Goal: Ensure a smooth and efficient flow of traffic throughout the Township.				
Objectives:				
1. Provide a vehicular traffic flow that allows drivers to navigate throughout the Township easily and efficiently.	Township Staff & Board of Supervisors; Township Traffic Engineer; PennDOT; Beaver County	N/A	N/A	On-going
2. If necessary, re-time traffic signals and/or upgrade traffic signal equipment to improve flows at certain intersections.	Township Staff & Board of Supervisors; Township Traffic Engineer; PennDOT	N/A	N/A	On-going; as-needed
3. Explore the feasibility of implementing potential traffic calming solutions at the dangerous intersections identified, including but not limited to the intersection of State Route 168 and State Route 251, the intersection of Grange and Old Blackhawk Roads, the intersection of State Route 168 and State Route 51, and the intersection where Sherman, Old Blackhawk, and McBride Roads meet and intersect.	Township Staff & Board of Supervisors; Township Traffic Engineer; PennDOT	Various PennDOT Grant Programs; SPC	N/A	On-going
Community Facilities & Services				
Community Facilities				
Goal: Continue to provide for the safe conveyance and treatment of wastewater within South Beaver Township and to provide safe, potable water to residents and businesses throughout the Township.				
Objectives:				
1. Collaborate with the Brady's Run Sanitary Authority on necessary improvements and upgrades needed to the existing sanitary sewer lines in South Beaver Township to ensure the safe and adequate disposal and processing of wastewater, including potential expansions of services along State Route 51 and State Route 251 where the Township seeks to promote economic development opportunities.	Township Staff & Board of Supervisors, BRSA	BRSA	Project-by-Project Basis	On-going, as-needed
2. Coordinate with the Beaver Falls Municipal Authority as needed to plan for potential upgrades and the replacement of water distribution pipes throughout the Township, including potential expansions of services along State Route 51 and State Route 251 where the Township seeks to promote economic development opportunities.	Township Staff & Board of Supervisors; BFMA	BFMA	Project-by-Project Basis	On-going, as-needed
Goal: Enhance and upgrade public facilities owned and operated by the Township.				
Objectives:				
1. Construct the new municipal building along Blackhawk Road/ State Route 251.	Township Staff; Township Engineer; General Contractors	Bonds; General Funds	\$600,000	Short-term; 2017-2018
2. Maintain and upgrade the South Beaver Township Recreation Park as needed.	Township Staff	Bonds; General Funds	Project-by-Project Basis	On-going; as-needed
3. Create a reuse plan for any unused Township-owned buildings and facilities as new buildings are constructed and become occupied.	Township Staff & Board of Supervisors; Township Engineer	Bonds; General Funds	Project-by-Project Basis	On-going; as-needed
Community Services				
Goal: Continue to enhance the safety, welfare, and quality of life of the South Beaver community to encourage existing residents to remain in South Beaver while also attracting new residents and businesses to move into the Township.				

Table 23: Implementation Table

Recommendation	Responsible Entity/ Possible Partners	Possible Funding Sources	Estimated Cost	Schedule
Objectives:				
1. Support the efforts of the Police Department to provide adequate police coverage in the area and to upgrade equipment, vehicles, and services as needed.	Township Staff & Board of Supervisors; Police Department	General Funds; Grant Programs; Donations from area businesses	Case-by-Case Basis	On-going
2. Support the efforts of the Volunteer Fire Department to provide adequate fire protection, including updates to equipment, vehicles, and fire stations as needed.	Township Staff & Board of Supervisors; SBTVFD	Township General Funds & Revenues; Grant Programs; Donations from area residents and businesses	Case-by-Case Basis	On-going
Goal: Continue to provide a high level of municipal services that encourages collaboration and planning to reach future goals.				
Objectives:				
1. Partner with the Blackhawk School District, the Beaver County Library System, and other appropriate organizations to ensure there are ample educational programs and services available to area youth.	Township Staff & Board of Supervisors; BSD; BCLS; other area youth organizations	N/A	N/A	On-going
2. Develop a multi-year Capital Improvement Plan (CIP) that provides a formal framework to accomplish outlined goals. This should be updated somewhat regularly depending on changes in funding and overall needs of the Township.	Township Staff & Board of Supervisors	N/A	N/A	Medium-term; 2019-2021
Economic Development				
Goal: Promote the State Route 51 and State Route 251/ Blackhawk Road Corridors at target areas for economic development and growth.				
Objectives:				
1. Work with the Beaver Falls Municipal Authority and the Brady's Run Sanitary Authority to extend water and sanitary sewer lines to the target development areas.	Township Staff & Board of Supervisors; Township Engineer; BRSA; BFMA	BRSA; BFMA	Project-by-Project Basis	On-going
2. Update the Township Zoning Map to better promote economic development opportunities in the target growth areas. The two areas to focus on are the State Route 51 and 251 Corridors.	Township Staff & Board of Supervisors; Township Planning Commission; Township Solicitor	N/A	N/A	Short-term; 2017-2018
3. Work with area developers, realtors, and brokers to market and promote the State Route 51 and 251 Corridors as target areas for growth and development.	Township Staff & Board of Supervisors; Area developers, realtors, and brokers	N/A	N/A	On-going