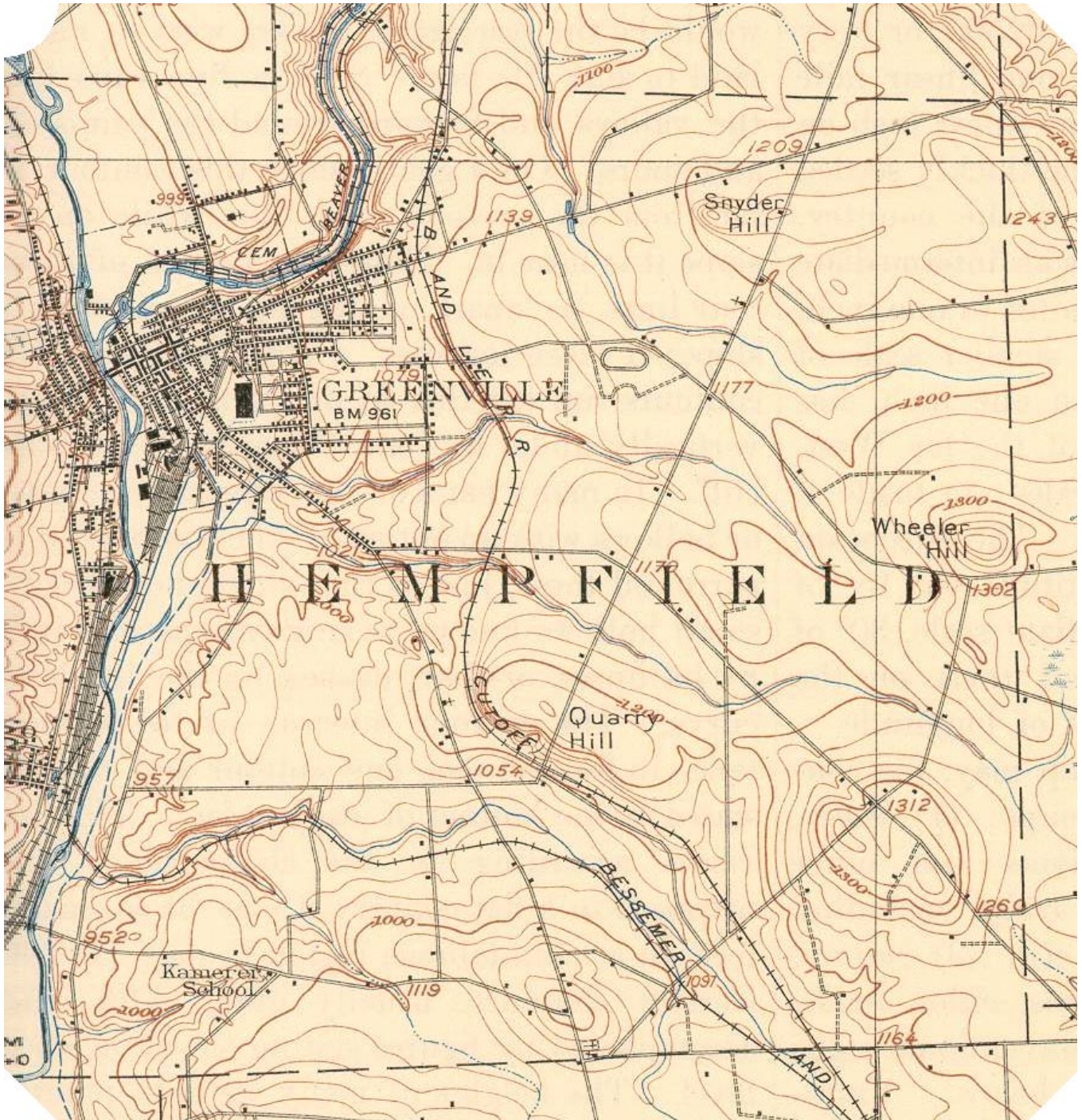


# Greenville Borough & Hempfield Township Joint Comprehensive Plan

*“Building on the past and planning together for the future”*



2004

Mackin Engineering Company, and its subconsultant Johnson, Mirmiran, and Thompson, would like to thank the Greenville Borough Council, Staff, and Planning Commission; the Hempfield Township Board of Supervisors, Staff; and Planning Commission; Mercer County Regional Planning Commission and Staff; as well as those people who volunteered their time to serve on the Greenville Borough and Hempfield Township Joint Comprehensive Plan Advisory Committee:

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In accordance with the Pennsylvania Municipalities Planning Code (MPC), Article III Section 301 (a) (1) the following have been developed as “statements of objectives of the municipality concerning its future development, including, but not limited to, the location, character and timing of future development, that may also serve as statements of community development objectives.”

### **Community Development Objectives**

- Develop innovative strategies to capitalize on the existing housing stock and available land for new residential development that will meet the special and diverse needs of both communities and to meet state mandates.
- Coordinate with County efforts to provide for an efficient and safe transportation network that allows for alternative transportation options and relieves congestion.
- Foster a regional approach to support economic development in Greenville Borough, Hempfield Township and their neighboring communities.
- Support a coordinated recreation system that will meet the changing needs of both municipalities.
- Provide public services and infrastructure in a coordinated manner to meet the diverse and changing needs of both municipalities and the surrounding region.
- Direct future growth to encourage linkages between Greenville Borough and Hempfield Township.



### **The Goal of the Comprehensive Plan**

Once adopted and implemented by the community, the comprehensive plan will encourage positive growth and sound land use policies. The Greenville Borough and Hempfield Township Joint Comprehensive Plan was developed to:

- Revitalize the economy
- Provide transportation options that reduce congestion and promote safety
- Control public expenditures and ensure efficient use of resources
- Foster a strong business and industrial environment
- Create a sense of place which is attractive to residents and visitors
- Capitalize on the natural, cultural, environmental and historic features of the community
- Promote those aspects which are unique to each community

Only with the support and commitment from the township supervisors, residents, and business and civic leaders can the Greenville Borough and Hempfield Township Joint Comprehensive Plan truly be a positive and powerful tool. The plan is a framework that outlines the strategies that should be implemented by local leaders to achieve the stated community development objectives.

### **Project Summary**

Greenville Borough and Hempfield Township in Mercer County are located approximately 60 miles north of Pittsburgh, PA. Greenville Borough is a small, densely populated municipality, which has minimal vacant land available for new development while Hempfield Township has a low population density and significant room for new development. Greenville Borough has affordable and attractive housing and an established commercial base that is strengthened by positive infill development opportunities. Hempfield Township also has quality housing that is affordable and provides a range of living options. In addition, the township has opportunities to strengthen its economic position in the region as it has available land to support a range of commercial and or industrial pursuits. Both communities have a good transportation network and the infrastructure to support development, all of which places them in the enviable position to capitalize upon the goals identified in the Joint Comprehensive Plan.

The Joint Comprehensive Plan identifies new locations for development and provides targeted areas for redevelopment and infill efforts. Recommendations for water and sewer expansion follow a logical growth boundary that addresses the need for additional housing opportunities and supports future commercial and industrial locations. These recommendations establish informal rural resource areas that serve to protect natural and agricultural resources and preserve scenic areas.

Added to the infrastructure assets, both communities have other strengths that are essential to the success of the work strategy outlined in this summary. At first glance the communities' history is the obvious asset that can be promoted for the benefit of the region. The region enjoys a heritage rich in industrial and transportation oriented pursuits and the two communities have significant opportunities to promote their historical character. Even today both communities continue to have a strong industrial presence and many fine examples of historic architecture are present. However, over the years, the presence of medical facilities and institutions of higher learning have given way to a strong educational and medical-oriented character, fostering a cultural renewal that could be instrumental in promoting the quality of life in the region.

Without a doubt, Greenville Borough and Hempfield Township's single most significant asset is the willingness to work together. Both municipalities believe in keeping the lines of communication open and over the years have established a good working relationship. It is this relationship that contributed to many of the comprehensive plan recommendations. Successful implementation of the recommendations will largely be a result of the communities instituting a multi-municipal approach for it is crucial that municipal resources be strategically targeted to achieve those goals that will benefit both communities.

The remainder of this summary will detail specific strategies that should be considered a priority or first step for the communities. Some recommendations will be easy to implement and will serve as an impetus to move towards larger more difficult tasks. Other recommendations are long-term planning activities that need to be initiated now and implemented later.

The strategies are organized to coincide with the comprehensive plan elements. A complete listing of the goals, strategies, responsible party, potential partners and funding sources is located at the end of each plan element.

### **Historic Resources and Community Character**

The joint comprehensive plan identified three goals for addressing community character, as follows:

Goals:

- Improve the visual appeal of the community
- Establish a downtown improvement plan that builds upon the existing streetscape and building façade programs
- Work with Thiel College and surrounding municipalities to develop and promote additional entertainment and cultural pursuits

Community appeal is provided largely by its visual aesthetics, which is addressed by both Work Strategies 1 and 2. Improving the overall community image was associated with the visual appeal of the communities including a focus on Greenville's downtown. The downtown area is the subject of a recently completed streetscape plan and the primary parties responsible for the implementation of the plan will be the Borough Council and the Chamber of Commerce. Four steps are suggested:

Work Strategies:

1. Implement the Streetscape Plan (0-2 Years, High Priority)
  - a. Requires follow through of a completed study – responsible parties include the Borough Council and Chamber of Commerce. This project should begin immediately.
2. Develop criteria to identify and prioritize dilapidated buildings (0-2 Years, Medium Priority)
  - a. The Pennsylvania Historic and Museum Commission provide technical assistance to organizations that want information on historic structures. Additional coordination should occur with the Mercer County Redevelopment Authority regarding renovation money or demolition projects.
3. Identify Funding Programs to support building façade improvements (0-2 Years, Medium Priority)
  - a. The Chamber should develop a spreadsheet of all potential funding sources to support rehabilitation efforts. Some sources are located in the comprehensive plan but additional avenues should be explored.
4. Establish gateways at key locations (0-2 Years Medium Priority)
  - a. The Streetscape Plan for Greenville Borough will provide many beautification concepts that both municipalities can use. The streetscape plan will identify lighting, landscaping and signing criteria, which should be consistent across the two municipalities. Gateways have been identified during the planning process (Figure 5-3 Transportation Improvements Map) and efforts to design

and construct them should begin immediately. Building on the recommendations of the streetscape plan will serve to eliminate much of the design costs.

5. Develop a business owners association for Main Street and Hadley Road (0-2 Years, High Priority)
  - a. The Chamber of Commerce can easily take the lead on this task. Currently the chamber has able staff and procedures in place to enhance the existing business owners association to encompass the additional commercial areas located outside of the existing business district.
6. Implement a downtown street cleaning program (0-2 Years, High Priority)
  - a. The Greenville Public Works department is a natural choice to complete portions of this strategy. But this should also be viewed as a volunteer opportunity. The Chamber could develop a tentative work plan and volunteer program for all business owners. By working as one, the business owners will soon have a vested interest in the look of the commercial areas.
7. Implement landscaping requirements within municipal ordinances (2-5 Years, Medium Priority)
  - a. Both governing bodies should consider landscaping requirements for commercial areas. By establishing standards such as commercial boulevards, buffer yard provisions, and parking provisions, the municipalities will have strong tools in place to guide new construction in a manner that will achieve an atmosphere that is pleasing to residents and visitors. DCED's Governor's Center for Local Government Services has more information regarding successful examples of landscaping requirements.

As both Greenville and Hempfield can be considered home to quality educational and medical institutions as well as being situated in a locale that has quick access to other recreational pursuits, it would be easy to capitalize on the existing resources. The natural entity to initiate this task is the Chamber of Commerce. Thiel College will be an important player in this work element but it should also include other recreational and entertainment providers and social organizations.

1. Complete a Market Study to identify all entertainment and cultural opportunities (0-2 Years, High Priority)
  - a. A study should be completed to inventory all social/cultural/recreational opportunities that exist in the region. This study should include item #2.
2. Identify specific programs that can be offered by the college to community residents (0-2 Years, Low Priority)
3. Develop a community arts guide (0-2 Years, Medium Priority)
  - a. This guide would serve as a marketing piece and could be available as a printed piece as well as via the website (see strategy #4)
4. Develop a web site to market entertainment and cultural opportunities (0-2 Years, High Priority)
  - a. The chamber of commerce should establish an attractive website targeted exclusively to promotion of the region and social activities.

5. Develop a marketing strategy with the Mercer County Convention and Visitors Bureau (0-2 Years, High Priority)
  - a. Marketing the region should be coordinated with the county level organization responsible for tourism. Meetings should be held to coordinate promotional efforts and to establish a coordinated approach.
6. Hold workshops semi-annually or quarterly to discuss strategic planning efforts and local projects (0-2 Years, Low Priority)
  - a. The Chamber of Commerce should organize and host meetings to educate the municipalities and organizations regarding the chamber's efforts and to provide networking opportunities.

**Parks, Recreation and Open Space**

## Goals

- Promote the recreational value of the Shenango and Little Shenango Rivers
- Maximize the utilization of existing parks and recreational facilities in the communities

## Work Strategies:

1. Identify underutilized waterfront property to provide passive recreational opportunities (0-2 Years, High Priority)
  - a. The identification of feasible locations along the rivers should be one of the first actions. This task should concentrate on providing parcel level data as to water access, land characteristics, and ownership. Criteria then would be developed that would prioritize the lots according to which locations would allow the best and highest waterfront accessibility for the public.
2. Work with Shenango Conservancy and Shenango River Watchers to develop a "canoe trail" with public boat launches available in Riverside Park near the Nature Center and one at the Kidd's Mill Covered Bridge (2-7 Years, High Priority)
  - a. This is a long-range action that should start now to establish partnerships and the initial planning effort. Although acquisition and construction of public boat launches would be several years in the making, it would be feasible to initiate specific steps to accomplish the conceptual areas and begin to apply for funding.
3. Enter into Intergovernmental Cooperation Agreements with surrounding municipalities, Greenville Area School District and Thiel College to meet regional recreational programming needs (0-2 Years, High Priority)
  - a. Greenville Borough and Hempfield Township should determine the extent to which they can work together and with other entities to provide quality recreational programming. Intergovernmental agreements provide a framework and understanding of responsibilities and accountability.
4. Work with Mercer County to access Saul Dam for fishing and improve trail to ADA standards (5-7 Years, Medium Priority)
  - a. Hempfield Township should approach the Mercer County Regional Planning Commission to investigate the feasibility of improvements to the Hempfield Township Municipal Park. The planning commission can provide technical assistance with this long range-planning task.



**Community Facilities****Goals:**

- Future water and sewer improvements will be approached from a multi-municipal planning partnership
- Promote the "College Town" as a marketing concept and work to include future improvement projects in municipal planning efforts
- Continue to provide effective and efficient public safety services to community residents

**Work Strategies:**

Many of the following work strategies are based upon multi-municipal cooperation and partnerships. It is essential that cooperative efforts begin immediately, with oversight provided by DCED and/or the Mercer County Regional Planning Commission. It is imperative that accountability be established through specific tasks and assignments.

1. Establish a joint working group to address infrastructure needs (0-1 Year, High Priority)
2. Charge the joint working group with investigating ownership options for the water and sewage systems (0-1 Year, High Priority)
  - a. Strategies 1 & 2 address infrastructure from a multi-municipal approach. The municipalities involved should include, at a minimum, Greenville Borough and Hempfield Township. Additionally, any other municipality serviced by the water or sewer infrastructure should be included.

The presence of Thiel College will not be the saving grace of the region, but it can provide an important resource that can be capitalized upon for marketing aspects and quality of life issues. At the very least, the municipalities must consider the college's needs and plans when addressing land use and service provision. The following work strategies should be considered a high priority, short-term action to be undertaken by the Borough Council, Chamber of Commerce and Township Supervisors.

1. Establish a Town/Gown Committee comprised of borough & township officials, college representatives, and citizens (0-1 Year, High Priority)
2. Charge the Town/Gown Committee with developing a marketing campaign in partnership with the Chamber of Commerce and College (0-1 Year, High Priority)
3. Charge the Town/Gown Committee with identifying projects planned by the college that will impact land use in the region. (1-3 Years, High Priority)

### **Housing**

#### Goals:

- Provide safe, affordable and attractive housing with access to community services and facilities
- Coordinate new housing development to support local and regional economic development that meets the needs of anticipated growth
- Preserve and promote the cultural and historic neighborhoods within Greenville Borough and Hempfield Township.
- Maintain and improve the quality of Greenville Borough and Hempfield Township housing and neighborhoods as a means to attract people outside of the area to the community.

#### Work Strategies:

The housing plan focuses on implementation strategies in areas such as preservation of historic neighborhoods, housing rehabilitation and new development. The strategies developed are in response to the analysis of housing trends and the capacity to meet both current and future housing needs.

1. Adopt land use regulations and development standards that allow for open space and natural resource preservation while allowing for desired development patterns (0-1 Year, High Priority)
  - a. Both municipalities should incorporate regulations that will promote conservation by design (see Chapter 6).
2. Implement land use regulations and housing/building codes that support preservation of historic structures (0-1 Year, High Priority)
  - a. The rehabilitation of historic structures restores valuable resources to productive use. Although design guidelines and code requirements often increase costs, historic building codes should be flexible and historic tax credits may improve financing prospects. As this element coincides with other goals identified in this plan—it is recommended that this step be implemented immediately.
3. Provide incentives and assistance programs for preservation of historic structures (2-5 Years, High Priority)
  - a. Specific funding sources are provided in Chapter 6 that will guide the municipalities in their effort to encourage developers to preserve historic housing.
4. Promote historic neighborhoods throughout the region (2-5 Years, Medium Priority)
5. Collaborate with residential realtors to promote housing within the region (2-5 Years, Medium Priority)

### **Transportation**

#### Goals:

- Address deficient intersections (ex. inadequate sight distance, physical constraints) that are identified within the communities
- Reduce commercial truck traffic within Greenville Borough to ensure the economic sustainability of the downtown area
- Implement a comprehensive public transportation system in the region
- Improve the existing road network

This plan element contains several long-range, high priority work strategies regarding transportation improvements. It is recommended that the municipalities' work closely with the Mercer County Regional Planning Commission to address this element, as it should be included in the Mercer County Comprehensive Plan recommendations. Included below are specific work strategies that are to be undertaken immediately.

#### Work Strategies:

1. Complete a traffic study to determine the feasibility and corresponding impacts of a bypass around Greenville Borough or alternative options to reduce commercial truck traffic (0-1 Year, High Priority)
  - a. Throughout the planning process, a high level of emphasis was placed on the congestion and disruption caused by commercial vehicular activity in the downtown business district. Prior to any re-routing of traffic, it is imperative that a thorough study be completed regarding alternative routes and potential impacts of re-directing traffic flow.
2. Identify locations where pedestrians cross high traffic areas and provide marked crossing areas and signing (0-1 Year, High Priority)
  - a. Several locations exist that experience high levels of pedestrian and vehicular conflicts. Funding for the provision of pedestrian amenities can be realized through PENNDOT, DCED, and CDBG programs.
3. Extend the pedestrian network by encouraging the construction of new sidewalks (Figure 7-3, Transportation Improvements) (0-1 Year, High Priority)
  - a. This work strategy has been identified as a priority to increase access and safety of residents. Primarily the township's responsibility, coordination should occur with Mercer County Regional Planning Commission and PENNDOT.
4. Coordinate with Mercer County Community Transit to provide public transportation services to the region focusing on high traffic corridors and population centers (0-3 Years, Medium Priority)

**Natural Resources**

## Goal:

- Promote a sustainable community by ensuring that future development meets the economic and social needs of the residents in a manner that does not destroy the productivity or health of its natural systems

## Work Strategies:

1. Conduct a review of local ordinances to ensure the compatibility of regulations with the comprehensive plan (0-1 Year, High Priority)
  - a. Both Greenville Borough and Hempfield Township will need to review their local land use controls to determine inconsistencies or conflicts with the adopted joint comprehensive plan. DCED and the Mercer County Regional Planning Commission can assist with this task.
2. Update flood plain designations - get local update to the County / FEMA (2-5 Year, Medium Priority)
  - a. Current maps designating flood plains have been questioned as to accuracy. It is recommended that a review of FEMA designations be discussed with the Mercer County Planning Commission as any revisions could have impacts on local ordinances and future development.

### **Economic Development**

#### Goals:

- Promote economic management, physical enhancement, promotion and strong public participation to increase the economic vitality of the downtown
- Encourage business owners, the Borough, the Chamber of Commerce and others to get more involved in all aspects of downtown revitalization
- Develop a market strategy to promote tourist related businesses and seasonal activities.
- Expand market opportunities in the service sector to support local economic development
- Create a redevelopment plan for abandoned industrial (brownfield sites) and abandoned or underutilized commercial sites within the Borough and Township
- Diversify the economic base for the region by stimulating growth of new and existing local businesses and by attracting industry and technology based businesses

#### Work Strategies:

This portion of the economic development plan focuses on implementation strategies in areas such as revitalization, rehabilitation and expansion and new development. The strategies developed are in response to the analysis of economic trends and capacity to meet both current and future economic demands of the community.

1. Identify unique assets and characteristics of Downtown Greenville that contribute to a competitive advantage (0-1 Year, High Priority)
  - a. Inventory downtown businesses and identify their needs.
  - b. Identify business opportunities in Downtown Greenville and areas adjacent to the college.
2. Establish a downtown or main street coordinator and business committee that will focus on entrepreneurship, downtown cooperation, aesthetic improvements (public and private) and promotion of downtown events and activities (0-1 Year, High Priority)
3. Identify spending characteristics and needs of the Thiel College student body (2-5 Years, Medium Priority)
4. Establish a “Greenville Area Partnership” to enhance coordination of efforts between all economic development partners and effectiveness with respect to joint marketing of development sites within both the Borough and Township (0-1 Year, High Priority)
  - a. Inventory redevelopment sites and create and maintain location profiles.
  - b. Monitor the status of KOZ/KOEZ at the state.
  - c. Invest in providing infrastructure necessary to improve the competitive advantage of brownfield sites.

### **Land Use**

#### Goals:

- Provide the ability for the municipalities to plan and regulate future development
- Plan from a multi-municipal perspective to ensure consistent development

The future land use plan is a tool that is meant to guide the way land resources are used and will provide a blueprint that directs future growth. The future land use plan becomes the foundation for updating current land use controls, such as zoning ordinances. In order to accomplish these goals, one of the first steps that should be taken is to increase communication between Greenville and Hempfield. The Pennsylvania MPC allows for intergovernmental cooperative implementation agreements for the purpose of implementing a comprehensive plan and it is outlined under Multi-municipal Comprehensive Plan Implementation, on page 1-15.

#### Work Strategies

1. Establish a partnership between Greenville Borough and Hempfield Township to open the lines of communication regarding planning efforts and to promote coordinated and uniform ordinances (0-1 Year, High Priority)
  - a. Any interaction for planning purposes should be conducted on a regular basis so that local development issues and projects can be addressed in a timely manner
2. Update the zoning ordinances for Greenville Borough and Hempfield Township to provide guidelines that reflect recommendations contained in the comprehensive plan (0-1 Year, High Priority)



### **Multi-municipal Comprehensive Plan Implementation**

The Greenville-Hempfield Joint Comprehensive Plan was prepared to meet the standards for multi-municipal cooperative comprehensive plans contained in Article XI of the Pennsylvania Municipalities Planning Code (MPC). A multi-municipal plan is more than just a plan prepared by two or more municipalities. The PA MPC gives multi-municipal plan participants special planning tools and unique authorities (see table below) not given to municipalities that prepare comprehensive plans alone.

<b>Multi-municipal comprehensive plans Unique planning tools and authorities</b>	
<b>Optional plan content</b>	<b>Legal effects</b>
<ul style="list-style-type: none"> <li>• May designate <i>growth areas</i> for 20-year development at 1+ unit per acre where public services are provided or planned for.</li> <li>• May designate <i>future growth areas</i> for longer term growth and orderly extension of services.</li> <li>• May designate <i>rural resource areas</i> for low-density, rural development where publicly-financed services are not intended.</li> <li>• May plan for the accommodation of all categories of land uses within the entire area of the plan without all uses being provided for in each municipality.</li> <li>• May plan for developments of regional significance and impact.</li> <li>• May plan for conservation of scenic and aesthetic resources in addition to natural and historic resources.</li> </ul>	<ul style="list-style-type: none"> <li>• Municipalities will be given protection from exclusionary zoning challenges if land uses are accommodated within the entire area of the plan without all uses being provided for in each municipality.</li> <li>• Municipalities will be given more favorable state decisions regarding funding requests and certain facilities permitted by the state.</li> <li>• Municipalities may share tax revenues and fees.</li> <li>• Municipalities may adopt a transfer of development rights program enabling transfer between municipalities.</li> <li>• Municipalities may adopt specific plans to guide development, in greater detail, of specific non-residential properties.</li> </ul>

#### **Implementation agreement**

The PA MPC provides that Greenville Borough and Hempfield Township may enter into an intergovernmental cooperative agreement to implement the multi-municipal comprehensive plan. While entering into such agreement is optional, the PA MPC provides that municipalities must enter into such agreement in order to legally utilize most of the above-described tools and authorities.

Such agreements are enacted by ordinance as provided for in the Pennsylvania Intergovernmental Cooperation Law. The content of such as agreement is enumerated below.

Implementation agreement content required by the PA Intergovernmental Cooperation Law

1. Conditions of the agreement.
2. Duration of the agreement.
3. Purpose and objectives of the agreement, including powers and scope of authority delegated in the agreement.
4. How the activities and actions specified in the agreement will be financed.
5. Organizational structure necessary to carry out the agreement.
6. Manner in which any property involved in the agreement will be acquired, licensed, or disposed.
7. Provisions for employee insurance and benefit contracts, if any, associated with the agreement.

Implementation agreement content required by the PA Municipalities Planning Code

1. Consistency review process to be used by participating municipalities to judge consistency of implementing actions, like zoning ordinances or capital projects, with the multi-municipal comprehensive plan.
2. Process for the review and approval of developments or regional significance and impact.
3. Roles and responsibilities of participating municipalities with respect to implementation of the multi-municipal comprehensive plan, including particularly the provision of public infrastructure and services.
4. Yearly report of implementation activities, particularly infrastructure projects undertaken and development applications and approvals.
5. Process by which the multi-municipal comprehensive plan can be amended and growth, future growth, and rural resource areas can be redefined.

A sample implementation agreement is included in Appendix X. The agreement can be modified to address more specific plan implementation activities. Also, other parties – municipal authorities and utility providers, the county, and/or county planning commission – can be added to the agreement to serve in specific roles helping implement the plan.

Many MPC-related aspects of multi-municipal plan implementation – including designation of growth, future growth, and rural resource areas, area-wide accommodation of land uses, and developments or regional impact – are discussed in more detail in the main body of this document. However, one important aspect deserves additional attention here – *consistency review process*.

### Consistency review process

A consistency review process is a required element of an implementation agreement. It ties implementing actions taken by municipalities to the comprehensive plan. As the adopted comprehensive plan is a form of partnership, in which municipalities agree on long-range regional development and how to implement it, the consistency review process is a major part of keeping the partner municipalities on the same course in implementing the agreed plan.

The consistency review process provides a means in which implementing actions can be reviewed by both partner municipalities and determined to be consistent with the goals and recommendations of the multi-municipal comprehensive plan. Implementing actions can include adoption or amendment of land use ordinances like zoning, subdivision and land development, or official map; implementation of capital projects like water or sewer system improvements; street and highway upgrades; and other publicly-funded projects like streetscape, industrial development, housing development, or parks. A joint review process is outlined below and further addressed in the sample implementation agreement included in Appendix X.

#### Basic elements of a consistency review process

- According to the PA MPC, implementing ordinances must be adopted within 2 years of plan adoption date. The primary focus will be amendment of both the Greenville and Hempfield zoning ordinances to reflect the new comprehensive plan.
- A Greenville-Hempfield joint review committee should be established to conduct consistency reviews. Both municipalities should authorize the advisory committee established for this comprehensive plan to continue and to serve as the consistency review committee.
- Definition of consistency
  - According to the PA MPC: “an agreement or correspondence between matters being compared which denotes a reasonable, rational, similar, connection or relationship.”
  - Other recommended criteria: 1) an implementing action furthers or complements, or at least does not interfere with, the goals, policies, and recommended actions and strategies contained in the comprehensive plan; 2) an implementing action is compatible with the proposed future land uses and densities and/or intensities contained in the comprehensive plan.
- A participant municipality would provide notice and information about a proposed implementing ordinance or project to the joint consistency review committee
- The committee would review the proposal and confirm consistency in writing or identify corrections needed to make the ordinance or project consistent.

**Interrelationship Statement**

It is the purpose of the comprehensive plan to ensure that the development of a community is orderly and consistent with the identified goals of the plan. In order to function properly, the plan must serve as an overriding guide for the development process. As each element of the comprehensive plan is interrelated, any changes or development of one element has an impact and effect on all the others within the community and region. It is the role of the comprehensive plan to ensure that the positive effects outweigh the negative.

The plan elements were developed to strengthen the community as a whole and recommendations were prepared in a coordinated manner so that the overall goals of the comprehensive plan can be met. After an analysis and review of existing conditions within the townships, recommendations were developed for the environmental concerns and land use. These recommendations will provide for new development opportunities while protecting natural resources and preserving historic and cultural areas.

Specific needs for services based on thorough demographic analysis and public participation has been reflected in the community facilities recommendations. These recommendations were focused to promote and improve the available facilities located and services offered within Greenville Borough and Hempfield Township, as well as those services offered on a countywide basis.

The recommendations identified for the movement of people and goods (transportation) identified specific issues and integrated regional plans to meet the goals that have been identified within the Greenville Borough and Hempfield Township Joint Comprehensive Plan. The recommendations for this element have been made with full consideration of the existing and future land-use objectives of the municipalities and Mercer County.

The recommendations addressing recreational needs in the municipalities were made with the understanding that future decisions will coincide with the existing and planned local and regional projects.

Previous planning documents and studies were thoroughly reviewed and considered when investigating existing needs and when developing recommendations for future action. These plans and ordinances included past comprehensive plans for Greenville Borough and Hempfield Township; the Recovery Plan for Greenville Borough; Greenville Borough Zoning Ordinance; Hempfield Township Zoning Ordinance; Comprehensive Park, Recreation, and Open Space Study for Greenville Borough, Hempfield Township, and West Salem Township; and Mercer County Subdivision and Land Development Ordinance.

### **Contiguous Municipalities Statement**

As per Article III, Section 301 (5) of the Pa Municipalities Planning Code, a statement has been prepared indicating the relationship of the existing and proposed development of Greenville Borough and Hempfield Township to existing and proposed plans of adjacent municipalities and to the objectives of the region as a whole.

The Greenville Borough and Hempfield Township Joint Comprehensive Plan was developed in concert with county and regional plans. Mercer County Regional Planning Commission (MCRPC) was heavily involved throughout the entire planning process to ensure that the Greenville Borough and Hempfield Township Joint Comprehensive Plan was prepared in accordance with the goals and objectives found in the Mercer County Comprehensive Plan and the comprehensive plans of the surrounding municipalities.

The plan was developed to respect surrounding land uses of the adjoining communities. It is the belief of the Greenville Borough Council and the Hempfield Township Board of Supervisors, the Greenville Borough Planning Commission and the Hempfield Township Planning Commission, as well as the Greenville Borough and Hempfield Township Joint Comprehensive Plan Advisory Committee that the goals and objectives of this plan are in concert with those of adjacent municipalities (Delaware Township, Greene Township, Otter Creek Township, Pymatuning Township, Sugar Grove Township, West Salem Township, Mercer County). The plan was submitted to each of the adjacent municipalities, Greenville Area School District and the Mercer County Regional Planning Commission. No objections to the recommendations stated in this plan were stated and the plan is to be adopted by resolution with no request for changes for the above-mentioned institutions or governments.

The Greenville Borough and Hempfield Township Joint Comprehensive Plan promotes the concepts of regional planning and intergovernmental cooperation. It is the belief of the Greenville Borough Council and the Hempfield Township Board of Supervisors, the Greenville Borough Planning Commission and the Hempfield Township Planning Commission, as well as the Greenville Borough and Hempfield Township Joint Comprehensive Plan Advisory Committee that the goals and recommendations of the plan will not have an adverse affect on other municipalities.

## **Public Participation**

A comprehensive plan is an expression of a community's desired future if it involves residents during the planning process. To achieve active participation by the residents within the project area, Mackin worked closely with the Advisory Committee to develop a strategy that would address the unique aspects of the region and the two communities. The Advisory Committee included elected officials and residents, each member providing their expertise to focus the public involvement effort towards achieving the highest level of participation and input.

The information gleaned from the various exercises, surveys, focus groups and interviews contributed to the development of the plan's goals and objectives and corresponding recommendations. The goals and objectives were then brought back to the public participated in an exercise to prioritize the goals and objectives. The following discussion provides a synopsis of the public participation methods used during the Greenville Borough and Hempfield Township Joint Comprehensive Plan development, supporting documentation can be found in the appendices.

### **Public Meetings**

Three public meetings were held during the development of the Greenville Borough and Hempfield Township Joint Comprehensive Plan. The first public meeting was held at the beginning of the project and served to introduce the project and conduct a brainstorming exercise to identify the strength, weaknesses, opportunities and threats (SWOT) of the community. Over 200 community residents, along with the Advisory Committee, attended the public meetings held on July 15 and October 21, 2003. The results of the SWOT exercise can be found in Appendix B.i.

The second public meeting was held on November 19, 2003. This meeting was conducted in an open house format, in which during the course of four hours, over 100 community residents attended. Attendees were asked to participate in a series of exercises at their leisure.

One of the exercises was a community imaging exercise, where participants were asked to rank images of existing land use within the community and from outside the region. Presented through PowerPoint, this exercise relies on the first impression evoked by a photograph. To develop the presentation, Mackin took over 200 pictures of current conditions and typical land uses present in each of the municipalities. 66 pictures were shown and titled with land use categories, such as Residential, Industry, Vacant Land and Transportation. The results from the exercise can be found in Appendix B.ii.

The second exercise was a goals prioritization exercise. Attendees were given 24 dots each and were asked to place one dot to mark their top priority, second priority, and third priority for each of the following eight elements:

1. Historic Resources
2. Recreation and Open Space



3. Community Facilities
4. Transportation
5. Housing
6. Natural Resources
7. Economic Development
8. Land Use

The results can be found in Appendix B.iii.

Once an hour, an economic development focus group discussion was held. The focus group involved a discussion of the local and regional economic development opportunities and a map of Greenville and Hempfield that identified potential opportunity sites. Participants were then asked to choose their top three priority sites from the map and list what types of development they felt were appropriate to the site. These results can be found in Appendix B.iv.

The third and final public meeting was held in May 2004.

### **Surveys**

Throughout the planning process, three different surveys were conducted. The first survey conducted was a community wide survey. Greenville and Hempfield sent more than 4,000 public surveys to community residents in a tax mailing and the surveys were also made available at the Record Argus, local churches, and on Mercer County Regional Planning Commission's website. Over 600 completed surveys were received for an estimated response rate of 15%.

A survey of the downtown businesses was developed, administered and analyzed to augment and update opinions obtained through the Greenville Borough Market Study of 1993. The surveys were mailed to each business owner in downtown Greenville. Over half were returned.

An additional survey of Thiel College students was completed to identify spending preferences and to identify possible niche markets that may be supported by the student population. Advisory Committee members distributed and collected surveys at Thiel College in October. 130 surveys were collected.

Copies of all three surveys as well as results can be found in Appendix B.v.

### **Youth-in-Planning: Greenville Area School District**

In an effort to involve the youth who live in Greenville and Hempfield, Mackin coordinated efforts with Greenville Area High School. Focus groups were held on December 16, 2003 with two Civics classes of about 30 students in each. The focus groups were designed to teach the students about land use planning and gain valuable insight into what aspects of their community the students thought most important. Students were also given the opportunity to participate in the Goals Prioritization Exercise in order to gauge the youth's perspective on what the priority goals of the community should be. 16 ranked exercises were returned. Results can be found in Appendix B.vi.

**Stakeholder/Key Person Interviews**

One-on-one interviews, either in person or via telephone, were conducted to supplement the public participation process. Over 20 interviews were conducted with community residents, business leaders, civic members, religious leaders and other key persons. Interviews consisted of a series of questions focused on the present conditions of the project area, the strengths and weaknesses of the area and the desired future. Overall, the response was supportive of the comprehensive plan process and a record was kept of all interviewees. The results from the interviews also contributed to the development of the plan's goals and objectives.

A stakeholder summary can be found in Appendix B.vii.

**Economic Development Focus Group**

Economic development was a focus of the Greenville Borough and Hempfield Township Joint Comprehensive Plan. An economic development focus group, comprised of representatives of the local development organizations, met on a regular basis throughout the planning process. This group was charged with examining the economic development of the borough and the township and develop strategies to improve the local conditions in the future.

### **Funding Implications**

Article III of the Pennsylvania Municipalities Planning Code, Section 301. (a) (4.2) requires the comprehensive plan to provide “a discussion of short- and long-range plan implementation strategies, which may include implications for capital improvements programming, new or updated development regulations, and identification of public funds potentially available.” (MPC, 2003, p 11). Throughout each section of the Greenville Borough and Hempfield Township Joint Comprehensive Plan, recommendations are provided that will achieve the goals of state initiatives and which follow sound land use practices. The plan also identifies funding sources, resources and potential partners to assist the municipalities in accomplishing the recommendations efficiently and without undue drain on the local tax base or municipal general fund. In addition, a discussion is provided here regarding the Capital Improvements Program and its implication to each municipality. To provide each municipality with an understanding of the potential cost of the recommendations, an opinion of probable costs is included at the end of this section.

The Capital Improvements Program (CIP) provides a schedule for the future provision of public capital improvements for various projects identified in this plan. Capital improvements have been identified as major, one-time expenditures by the governing body to provide for such things as public buildings, transportation improvements, sewer and water facilities, purchase of land or streetscape improvements. The projects identified for the CIP are typically financed by a debt service repaid over many years primarily from tax revenues.

The CIP is, in and of itself, a planning process that should be reviewed annually. Members of the Greenville Borough Council and Hempfield Township Board of Supervisors should have a defined financial policy that identifies the current level of debt, taxation issues, potential user and service fees, and grants and other funding sources for identified projects. The CIP should accomplish the following objectives:

- Provide a tool for which future improvement projects are to be measured
- Improve the scheduling of public improvements
- Provide assistance for future financial planning
- Provide assistance in maintaining proper debt management

The projects should follow the “General Conditions and Assumptions” and “Capital Improvement Project Justification” of the Greenville Borough and Hempfield Township Capital Improvement Program as they are considered for inclusion of municipal expenditures.

To initiate a comprehensive CIP, Greenville Borough and Hempfield Township officials should begin the following process:

- 1) Inventory existing public facilities and equipment. This includes buildings, parks and recreation areas, public works vehicles and equipment, streets and alleys, signage system, parking facilities and equipment, and water and sewer management systems. The CIP inventory should describe each element in relation to its history, present condition, usage placed upon the element and the estimated year for replacement or expansion.
- 2) Conduct a Financial Analysis of Greenville Borough and Hempfield Townships' ability to fulfill the CIP by collecting financial data for the previous 5-10 years. Project (over the next 5-10 years) what financial data will become relevant, needed or even obsolete. Complete a calculation of capital outlays required to complete needed projects. Discuss how the capital outlay may affect Greenville Borough and Hempfield Townships' tax rates.
- 3) Select and prioritize projects by evaluating the project design, need and cost. Once the projects have been listed according to priority, Greenville Borough and Hempfield Township should begin to establish a funding plan.
- 4) Once the CIP is developed, the Greenville Borough and Hempfield Townships' Planning Commissioners should thoroughly review the plan and hold a public hearing to receive residents' comments. Once this is complete, the townships should formally adopt the CIP by resolution.
- 5) Ongoing monitoring of the CIP should be completed annually to assure successful implementation.

The items identified in this section should be used as a guide for incorporating future projects into the municipalities planning efforts. While some projects identified in this section may be included in the CIP, others may be financed by private developers, user or service fees or through grant programs as well as state or federal funding programs. Based upon the recommendations in the Greenville Borough and Hempfield Township Joint Comprehensive Plan, the following projects have been identified that may need to be included in the Capital Improvement Program or which will require that the municipalities identify other funding mechanisms.

<b>Public Water Expansion (Time Frame: 10-15 Years)</b>							
(Figure 5-1, Infrastructure) (Linear Foot) <i>Includes fittings and hydrants every 1,000 feet</i>	<b>Measurement</b>	<b>Cost</b>	<b>Sub Total</b>	<b>10% Design Costs</b>	<b>Sub Total 2</b>	<b>10% Contingency Fee</b>	<b>Total</b>
Section A = Township line / Columbia Avenue to Methodist Road	6,653	\$50.00	\$332,650.00	\$33,265.00	\$365,915.00	\$36,591.50	\$402,506.50
Section B = Columbia Avenue / Methodist Road to PA 58 Stoneybrook Estates	8,791	\$50.00	\$439,550.00	\$43,955.00	\$483,505.00	\$48,350.50	\$531,855.50
Section C = PA 58 to Fredonia Road with an east extension to Gibson Road with a west extension to Mehadd Drive	6,726	\$50.00	\$336,300.00	\$33,630.00	\$369,930.00	\$36,993.00	\$406,923.00
Section C.i = West Extension	2,633	\$50.00	\$131,650.00	\$13,165.00	\$144,815.00	\$14,481.50	\$159,296.50
Section C.ii = East Extension	3,606	\$50.00	\$180,300.00	\$18,030.00	\$198,330.00	\$19,833.00	\$218,163.00
D = Fredonia Road to PA 358 / Hadley Road	12,139	\$50.00	\$606,950.00	\$60,695.00	\$667,645.00	\$66,764.50	\$734,409.50
<b>Total</b>	<b>34,309</b>		<b>\$1,715,450</b>	<b>\$171,545</b>	<b>\$1,886,995</b>	<b>\$188,700</b>	<b>\$2,075,695</b>

<b>Public Sewage Expansion</b>							
(Figure 5-1, Infrastructure) (Linear Foot) (Includes manholes every 400 feet)	<b>Measurement</b>	<b>Cost</b>	<b>Sub Total</b>	<b>10% Design Costs</b>	<b>Sub Total 2</b>	<b>10% Contingency Fee</b>	<b>Total</b>
Section A = Township line / Columbia to Methodist Road	6,752	\$40.00	\$270,080.00	\$27,008.00	\$297,088.00	\$29,708.80	\$326,796.80
Section B = Columbia / Methodist Road to PA 58 Stoneybrook Estates	8,236	\$40.00	\$329,440.00	\$32,944.00	\$362,384.00	\$36,238.40	\$398,622.40
Section C = PA 58 to Fredonia Road	6,411	\$40.00	\$256,440.00	\$25,644.00	\$282,084.00	\$28,208.40	\$310,292.40
Section D = Fredonia Road to Hadley Road	12,314	\$40.00	\$492,560.00	\$49,256.00	\$541,816.00	\$54,181.60	\$595,997.60
Section E = Hadley Road to Donation Road	2,290	\$40.00	\$91,600.00	\$9,160.00	\$100,760.00	\$10,076.00	\$110,836.00
<b>Total</b>	<b>36,003</b>		<b>\$1,440,120.00</b>	<b>\$144,012.00</b>	<b>\$1,584,132.00</b>	<b>\$158,413.20</b>	<b>\$1,742,545.20</b>

Sidewalk Extension							
(Square Yard) (Costs based upon 4' sidewalk with a 4" base; no excavation, at-grade construction)	Measurement	Cost	Sub Total	10% Design Costs	Sub Total 2	10% Contingency Fee	Total
Section A = Alan Ave. Extension (Greenville)	2,531	\$50.62	\$128,119.22	\$12,811.92	\$140,931.14	\$14,093.11	\$155,024.26
Section B = Donation Road Extension (Hempfield)	2,895	\$50.62	\$146,544.90	\$14,654.49	\$161,199.39	\$16,119.94	\$177,319.33
Section C = Hadley Road Extension to Quatermile Road (Hempfield)	5,164	\$50.62	\$261,401.68	\$26,140.17	\$287,541.85	\$28,754.18	\$316,296.03
Section D = Hadley Road to Walmart Drive (Hempfield)	1,951	\$51.62	\$100,710.62	\$10,071.06	\$110,781.68	\$11,078.17	\$121,859.85
<b>Total</b>	<b>12,541</b>		<b>\$636,776</b>	<b>\$63,678</b>	<b>\$700,454</b>	<b>\$70,045</b>	<b>\$770,499</b>

Traffic Study (Time Frame: 1-3 Years)							Opinion of Probable Cost
							\$25,000-\$50,000
Roadway Signing Improvements (Time Frame: 1-3 Years)							Opinion of Probable Cost
							\$5,000-\$10,000
Zoning Ordinance Update (Time Frame: 2-5 Years)							Opinion of Probable Cost
Per Zoning Ordinance							\$16,000— \$20,000
Gateway Development (Time Frame: 1-3 Years)							Opinion of Probable Cost
Per gateway							\$3,000-\$10,000 per gateway
Landscaping Planting (Time Frame: 2-5 Years)							Opinion of Probable Cost
Shade Trees							\$250 Each
Shrubs							\$50 Each



### **Funding Sources**

<b>Funding Sources &amp; Technical Assistance Support</b>		
<b>Grant</b>	<b>Contact Information</b>	<b>Description and Eligibility</b>
<b>Act 101 Host Municipality Independent Review of Waste Permits</b>	Tom Woy at 717-787-7381	This ongoing program is available to municipalities in which landfills are being proposed.
<b>Act 47 - Municipalities Financial Recovery Act</b>	Fred Redding at 1-888-223-6837 or email <a href="mailto:fredredding@state.pa.us">fredredding@state.pa.us</a>	Provides loan and grant funds to financially distressed local governments as well as technical assistance to formulate financial recovery plans.
<b>Army Corp of Engineers</b>	U.S. Army, Corps of Engineers Pittsburgh District 2032 William S. Moorhead Federal Building 1000 Liberty Avenue Pittsburgh, PA 15222-4186 PHONE: 412-395-7500 FAX: 412-644-2811	Technical and management expertise, emphasizing governmental responsibilities while working in partnership with our clients and private industry on projects that include water and land related natural resources, engineering, facility design, disaster relief, environmental restoration and management.
<b>Community Development Block Grant Program</b>	Mercer County Regional Planning Commission	Federal program, locally administered. Communities must meet a standard of 51% low to moderate-income levels.
<b>Community-based Restoration Program (CRP)</b>	U.S. Department of Commerce National Oceanic and Atmospheric Administration Office of Habitat Conservation, FHC3 1315 East-West Highway, Silver Spring, MD 20910 (301) 713-0174 <a href="mailto:chris.doley@noaa.gov">chris.doley@noaa.gov</a> or <a href="mailto:robin.brucker@noaa.gov">robin.brucker@noaa.gov</a>	Provides funds for small-scale, locally driven habitat restoration projects that foster natural resource stewardship within communities.
<b>Conservation Reserve Program (CRP)</b>	U.S. Department of Agriculture, Farm Service Agency, Conservation Reserve Program Stop 0513, Washington, DC 20250-0513 (202) 720-6221 <a href="mailto:info@fsa.usda.gov">info@fsa.usda.gov</a>	Voluntary program that offers long-term rental payments and cost-share assistance to establish long-term, resource-conserving cover on environmentally sensitive cropland or, in some cases, marginal pastureland.

<b>Department of Community and Economic Development-Community Revitalization Grant Program</b>	DCED Costumer Service-1-800-379-7448	
<b>Department of Community and Economic Development-Land Use and Technical Assistance Program</b>	DCED Costumer Service-1-800-379-7448	Creation of regional fire service areas, fire service associations or multi-municipal fire company or ambulance mergers or consolidations.
<b>Department of Conservation and Natural Resources</b>	Rivers Conservation Program Division of Conservation Partnerships 717-787-2316 <a href="http://www.dcnr.state.pa.us/rivers/riverhome">www.dcnr.state.pa.us/rivers/riverhome</a>	Funding and technical assistance to river support groups and municipalities for planning, implementation, acquisition and development
<b>Downtown Research &amp; Development Center</b>	28 West 25th St., 8th Floor New York, NY 10010 212-228-0246 Fax: 212-228-0376 <a href="http://www.downtowndevelopment.com">www.downtowndevelopment.com</a>	
<b>EMS Operating Funds (EMSOF)</b>	Division of Emergency Medical Services, Department of Health 717-787-8740	
<b>Environmental Protection Agency Superfund</b>	Superfund Hotline (800-424-9346	A federal agency that provides reimbursement program for emergency services that respond to Haz-Mat incidents.
<b>Environmental Quality Incentives Program (EQIP)</b>	U.S. Department of Agriculture Natural Resources Conservation Service P.O. Box 2890, Washington, DC 20013-9770 (202) 720-1873 Please contact by telephone or mail	Provides voluntary conservation programs for farmers and ranchers to address significant natural resource needs and objectives.
<b>Farmland Protection Program</b>	U.S. Department of Agriculture Natural Resources Conservation Service P.O. Box 2890, Washington, DC 20013-9770 (202) 720-1873 Please contact by telephone or mail	Voluntary program that helps farmers and ranchers keep their land in agriculture and prevents conversion of agricultural land to non-agricultural uses. The program provides matching funds to organizations with existing farmland protection programs that enable them to purchase easements.
<b>Federal Property Reimbursement Program</b>	United States Fire Administration, Emmitsburg, MD 1-800-238-3358	Assists local emergency organizations to determine if they are eligible for reimbursement of expenses incurred while providing services on federal property
<b>Federal Surplus Property Program</b>	1-800-235-1555	

<b>Five-Star Restoration Program</b>	U.S. Environmental Protection Agency Office of Wetlands, Oceans and Watersheds (4502F) Ariel Rios Bldg., 1200 Pennsylvania Ave., NW, Washington, DC 20460 (202) 260-8076 <a href="mailto:pai.john@epa.gov">pai.john@epa.gov</a>	Provides funds to the National Fish and Wildlife Foundation and its partners, the National Association of Counties, NOAA's Community-based Restoration Program and the Wildlife Habitat Council. These groups then make subgrants to support community-based wetland and riparian restoration projects. Competitive projects will provide long-term ecological, educational, and/or socioeconomic benefits to the people and community.
<b>Flood Mitigation Assistance Program (FMA)</b>	Federal Emergency Management Agency Mitigation Directorate 500 C Street, SW, Washington, DC 20472 (202) 646-4621 Please contact by telephone or ma	Helps states and communities identify and implement measures to reduce or eliminate the long-term risk of flood damage to homes and other structures insurable under the NFIP.
<b>Governor's Center for Local Government Services</b>	1-888-223-6837	Technical assistance and funding
<b>Information</b>	PSAB Nicole Faraguna 1-800-232-7722 X 44	PA State Association of Boroughs Offers various support services and publications regarding grants and loans.
<b>International Downtown Association</b>	1250 H. Street, NW 10th Floor Washington D.C. USA 20005 202-393-6801 Fax: 202-393-6869	
<b>International Economic Development Council</b>	734 15th St NW, Suite 900 Washington DC 2005 202-223-7800 Fax 202-223-4745	Technical Assistance, Funding and Education Opportunities to support economic development activities
<b>International Society of Arboriculture</b>	<a href="http://www.isa-arbor.org">http://www.isa-arbor.org</a>	Information to assist with landscaping/tree plantings
<b>Local Government Academy</b>	800 Allegheny Avenue, Suite 402 Pittsburgh, PA 15233 412-237-3171 Fax: 412-237-3139	Serving all of Southwestern Pennsylvania, the Local Government Academy's purpose is to promote excellence in government by providing educational opportunities to assist public officials, employees, and citizens in effectively meeting the needs of their communities. To develop in elected officials the skills needed for effective leadership and responsible policy making To develop in public employees the skills needed for professional management, supervision, and the efficient and effective delivery of

		<p>public services</p> <p>To promote, wherever possible, the concepts and methods of intergovernmental cooperation including resource sharing and coordinated planning</p> <p>The Academy seeks to achieve these objectives by working with elected officials, public employees, educational institutions and government agencies in the design and delivery of its educational programs</p>
<b>Local Government Capital Projects Loan Program</b>	Sharon Grau at 1-888-223-6837 or email <a href="mailto:sgrau@state.pa.us">sgrau@state.pa.us</a>	Provides low-interest loans for the equipment and facility needs for small local governments. Local governments with populations of 12,000 or less
<b>National Fish and Wildlife Foundation General Matching Grants</b>		Grants program that awards challenge grants to projects that (1) address priority actions promoting fish and wildlife conservation and the habitats on which they depend; (2) work proactively to involve other conservation and community interests; (3) leverage available funding; and (4) evaluate project outcomes.
<b>National Institute of Standards and Technology</b>	100 Bureau Drive, Stop 3460 Gaithersburg, MD 20899-3460. 301-975-6478	<p>NIST funds industrial and academic research in a variety of ways. Our Advanced Technology Program co-funds high-risk, high-payoff projects with industry. The Small Business Innovation Research Program funds R&amp;D proposals from small businesses. We also offer other grants to encourage work in specific fields: precision measurement, fire research, and materials science.</p> <p>Grants/awards supporting research at industry, academic, and other institutions are available on a competitive basis through several different Institute offices. For general information on NIST grants programs, contact Joyce Brigham, (301) 975-6329.</p>
<b>National Telecommunications and Information Administration, US Dept of Commerce</b>	Technology Opportunities Program, National Telecommunications and Information Administration, U.S. Department of Commerce, 1401 Constitution Avenue, NW, HCHB, Room 4096, Washington, DC 20230;	<p>As an agency of the U.S. Department of Commerce, NTIA is the Executive Branch's principal voice on domestic and international telecommunications and information technology issues. NTIA works to spur innovation, encourage competition, help create jobs and support policies that provide consumers with more choices and better quality telecommunications products and services at lower prices.</p> <p>TOP supports this mission through funding demonstrations of new telecommunications and information technology applications for the provision of "educational, health care, or public information" in the Nation's public and non-profit sectors.</p>

<b>Partners for Fish and Wildlife Program</b>	U.S. Department of the Interior, U.S. Fish and Wildlife Service Branch of Habitat Restoration, Division of Habitat Conservation 4401 North Fairfax Drive, Room 400, Arlington, VA 22203 (703) 358-2201 Please contact by telephone or mail	Provides technical and financial assistance to private landowners to restore fish and wildlife habitats on their lands.
<b>PA Humanities Council</b>	1-800-462-0442	Grants to host exhibitions or events encouraging programs on Pennsylvania traditions
<b>Pennsylvania Department of Conservation and Natural Resources</b>	Pennsylvania Department of Conservation and Natural Resources PO Box 8475 Harrisburg, PA 17105 717-787-7672	The Community Conservation Partnerships Program is a combination of several funding sources and grant programs: the Commonwealth's Keystone Recreation, Park and Conservation Fund (Key 93), the Environmental Stewardship and Watershed Protection Act (Growing Greener), and Act 68 Snowmobile and ATV Trails Fund. The Program also includes federal funding from the Land and Water Conservation Fund (LWCF) and the Recreational Trails component of the Transportation Equity Act for the Twenty-first Century (TEA-21).
<b>Pennsylvania Department of Environmental Protection</b>	Alternative Fuels Incentive Grant Program Bureau of Air Quality 717-772-3429	Grant program to fund alternative fuel oriented items
	Growing Greener: Environmental Stewardship and Watershed Protection Act 1-877-PAGREEN or <a href="http://www.dep.state.us">www.dep.state.us</a>	Funding to clean up abandoned mines, restore watersheds, and provide new and upgraded water and sewer systems
	Watershed Restoration Bureau of Abandoned Mine Reclamation 1-717-783-2267	Technical assistance for development of rehabilitation plan for watershed problems related to mine land impacts
	Source Water Protection Grant Program Bureau of Watershed Management 717-787-5259	Grants for the start-up and development of local, voluntary source water protection programs
	Nonpoint Source Pollution Control Bureau of Watershed Management 717-787-5259	Funding for projects that restore or protect impaired waters through education, monitoring or practices to control or reduce nonpoint sources of pollution

	Stream Improvement Program Bureau of Waterways Engineering 717-787-3411	State provided design and construction projects to eliminate imminent threats due to flooding and stream bank erosion
	Stormwater Management Program Bureau of Watershed Management 717-772-5661	Grants and technical assistance for planning and implementing stormwater control
	Wetlands Replacement Program Bureau of Watershed Management 717-787-6827	Funding and technical assistance for the restoration of wetlands
<b>Pennsylvania Infrastructure Investment Authority (PENNVEST)</b>	717-783-6798 <a href="http://www.penn-vest.state.pa.us">www.penn-vest.state.pa.us</a>	Provides low interest loans for the design and engineering of drinking water, wastewater and stormwater infrastructure projects
	Terri Dickow, training coordinator, PA Association of Boroughs, at 1-800-232-7722 or email <a href="mailto:tdickow@boroughs.org">tdickow@boroughs.org</a>	Provides low-interest loans and grants for new construction or for improvements to publicly or privately owned drinking water or sewage treatment facilities. Pennvest can also fund municipally owned stormwater management systems.
<b>Regional Police Assistance Grant Program</b>	Dale Frye at 1-888-223-6837 or email <a href="mailto:dalfrye@state.pa.us">dalfrye@state.pa.us</a>	Provides grants for a period of up to three years for the start-up of consolidated police departments. Any two or more municipalities that regionalize
<b>Rural Community Fire Protection</b>	DCNR: Bureau of Forestry Fire Protection 717-787-2925	
<b>Section 902 Grants</b>	PA DEP Regional Planning and Recycling Coordinators—Mercer County Solid Waste Authority @ Mercer County Regional Planning Commission	Grants for recycling program implementation. Funding is also available to all municipalities and counties for a wide spectrum of equipment, containers, and educational outreach.
<b>Section 904 Recycling Performance Grants</b>	PA DEP Regional Planning and Recycling Coordinators	Grants are awarded to provide incentives to counties and municipalities, awarding more money for more successful recycling programs.
<b>Shared Municipal Services</b>	Fred Redding at 1-888-223-6837 or email <a href="mailto:fredding@state.pa.us">fredding@state.pa.us</a>	Provides grant funds to promote cooperation among municipalities, Two or more local governments or Councils of Governments (COG's).

	Program Code Enforcement Initiative Grants Governor's Center for Local Government Services at 1-888-223-6837	To assist local governments or COG's, for the purpose of undertaking programs of inter-municipal cooperation, to defray the initial admin expenses.
<b>State Surplus Property Program 717-787-4083</b>	State Surplus Property Program	Used equipment available to local governments and volunteer fire companies
<b>State Wildlife Program (Non-Tribal)</b>	U.S. Fish and Wildlife Service (USFWS) State Wildlife Grant (SWG)	Provides grants to states, territories, and D.C. for wildlife conservation.
<b>Targeted Watershed Grants Program</b>	EPA	EPA will ask Governors and tribal leaders for nominations and select up to 20 watershed organizations to receive grants to support innovative watershed based approaches to preventing, reducing, and eliminating water pollution.
<b>The National Main Street Center of the National Trust for Historic Preservation</b>	1785 Massachusetts Avenue, N.W. Washington, DC 20036 202-588-6219 Fax: 202-588-6050 Email: <a href="mailto:mainstreet@nthp.org">mainstreet@nthp.org</a>	
<b>The National Urban League, Inc.</b>	120 Wall Street New York, NY 10005 212-558-5300 Fax: 212-344-5332	
<b>The Pennsylvania Historic and Museum Commission</b>	Rehabilitation Investment Tax Credit 1-800-201-3231 <a href="http://www.phmc.state.pa.us">www.phmc.state.pa.us</a>	Tax program that encourages private investment in rehabilitating historic properties
	Community Preservation Program 1-800-201-3231	Technical assistance with the designation of historic districts
<b>PENNDOT District 1-0</b>	County Maintenance Office PO Box 192 North and Maple St. Mercer, PA 16137 724-662-5350	
<b>US Department of Education</b>	400 Maryland Ave, SW Washington, DC 20202 800-872-5327 Fax: 202-401-0689	The U.S. Department of Education (ED) is providing about \$36 billion this year to states and school districts, primarily through formula-based grant programs, to improve elementary and secondary schools and meet the special needs of students. ED is providing about \$2.5 billion to help strengthen teaching and learning in colleges and other postsecondary institutions and about \$3.3 billion to support

		rehabilitation, research and development, statistics, and assessment.
<b>Volunteer Firefighter's Relief Associations</b>	Auditor General's Office 717-787-1308	
<b>Volunteer Loan Assistance Program (2% loan program)</b>	State Fire Commissioner's Office 1-800-670-3473	Finance new and used equipment and structures for ambulance and fire companies
<b>Water and Waste Disposal Systems for Rural Communities</b>	USDA Rural Utilities Service	Provides monies to provide basic human amenities, alleviate health hazards, and promote the orderly growth of the rural areas of the nation by meeting the need for new and improved rural water and waste disposal facilities. Funds may be used for the installation, repair, improvement, or expansion of a rural water facility including costs of distribution lines and well pumping facilities. Funds may also support the installation, repair, improvement, or expansion of a rural waste disposal facility.
<b>Water Quality Cooperative Agreements</b>	U.S. Environmental Protection Agency Office of Wastewater Management (4203) Ariel Rios Bldg., 1200 Pennsylvania Ave., NW, Washington, DC 20460 (202) 260-9545 <a href="mailto:benroth.barry@epa.gov">benroth.barry@epa.gov</a>	Provided to help states, Indian tribes, interstate agencies, and other public or nonprofit organizations develop, implement, and demonstrate innovative approaches relating to the causes, effects, extent, prevention, reduction, and elimination of water pollution.
<b>Watershed Protection and Flood Prevention Program</b>	Department of Agriculture Natural Resources Conservation Service P.O. Box 2890 Washington, DC 20013-9770 (202) 720-3534 <a href="mailto:rcollett@usda.gov">rcollett@usda.gov</a>	Provides technical and financial assistance to address water resource and related economic problems on a watershed basis.
<b>Western Pennsylvania Field Institute</b>	304 Forbes Ave, 2nd floor Pittsburgh, PA 15222 412-255-0564	The Western Pennsylvania Field Institute is a not-for-profit organization dedicated to making the outdoor recreation community a vibrant centerpiece of this region.
<b>Western Pennsylvania Watershed Protection Program</b>	John Dawes 814-669-4847	Match funding for the preservation and restoration of water resources and watersheds
<b>3M</b>	3M Corporate Headquarters 3M Center St. Paul, MN 55144-1000 1-888-364-3577	3M's national Vision Grants provide start-up funding for new academic programs that bring students and faculty together while connecting learning to the community.



## A. Community History

Greenville Borough and Hempfield Township in Mercer County are located approximately 60 miles north of Pittsburgh, PA. The community of Greenville was established in 1838 as the first incorporated borough in Mercer County. Greenville would play a dominant role in the county's development and some people thought it should be the county seat, although this title was given to Mercer Borough. Hempfield Township was established in 1856 after James Kamerer campaigned to have land annexed from Salem, West Salem, Pymatuning and Delaware Township. Both Greenville Borough and Hempfield Township's founders had ties to Westmoreland County as they hailed from Greensburg and Hempfield Township and choose to honor these roots by naming their new homes after the Westmoreland County municipalities.

Early settlement of the region was made difficult by the presence of American Indians who, until the early 1800's, persisted in maintaining their claim to the land. The first white settlers often faced bands of hostile warriors and conflicts were numerous and deadly. It was during 1800 that Mercer County was formed from Allegheny County. Similar to other counties, following the Revolutionary War, veterans received land in lieu of financial reimbursement for their service. Although no record exists of any veterans actually claiming land, Donation Road in Greenville remains a testament to the act.



Figure 2:1 1907 USGS Shenango Quad 1

Regional history relates a heritage of industrial dominance and transportation with strong roots in the railroad industry. With the building of the Beaver to Erie Canal (locally known as the Erie Extension Canal) in 1844, Greenville was situated on a major transportation corridor between Pittsburgh and Erie, PA. The canal system transported large amounts of iron ore and other industrial goods to and from Pittsburgh and Erie. The canal system was vital to the economy of the Greenville region and it was primarily this event that spurred development and growth in the area. The canal would be the single most important transportation route until the later



Figure 2:2 Erie Extension Canal

building of the Atlantic and Great Western Railroad in the mid 1880's.

Canal traffic began declining once the railroad was constructed in 1864, connecting Pittsburgh to Erie. The rail system quickly outpaced the canal and the canal closed in 1871. Soon the Shenango and Allegheny Railroad (later Bessemer and Lake Erie Railroad) was built along the Erie Extension itself. The strong rail system lent well to the corresponding growth of manufacturing in the area. Between 1869 and the early 1900's, numerous industrial companies settled in the region to capitalize on the efficient transportation network provided by the rail lines.

With this rapid growth came increased interest in educational pursuits and Thiel College was relocated to Greenville in 1871. This educational institution was founded in 1866 in Monaca, PA but moved to Greenville to capitalize on the community's location and growth brought about by the rail network. The college, associated with the Evangelical Lutheran Church in America, remains a significant influence in the region today.

Not only was the region known for its industrial dominance and significant educational facility, but it was also recognized as the center for social pursuits such as theatre and opera. Once again, the rail lines facilitated the development of the entertainment industry as production companies could readily access Greenville. Until the Laird Opera House closed in 1924, famous persons of the day were frequent visitors and included such notables as Harry Houdini, Lillian Russell and Buffalo Bill Cody.

Early in its history, the region could claim a free press. Today's Record-Argus can be traced back to the Weekly Express established in 1848. Today the Record-Argus is privately owned and circulates to over 5,500 readers.

The region has many claims to fame, including being the birthplace of two United States Governors; William Bigler, Pennsylvania Governor circa 1850's; and, John Bigler, California Governor. The brothers held office at the same time—a first in United States history.

Similar to other areas in Pennsylvania, the Greenville Region saw a down turn in its economic prosperity in the 1980's. In 1982 Bessemer and Lake Erie Railroad Company began to relocate its operations from Greenville to Monroeville. The mighty railroad and industrial heritage was fading, compounded by the closing of CB&I Company, Westinghouse Electric's plant, and the Niagara Therapy Manufacturing Company. Trinity Industries took control of the Greenville Steel Car operations following cutbacks on operations during the early to mid 1980's. But by the end of the 1990's, Trinity Industries had also begun to scale back operations and by 2000 the Trinity owned Greenville Rail Car Division was closed.

Today, the region maintains a strong industrial flavor and many fine examples of historic architecture are present. With the continued presence of Thiel College and the University of Pittsburgh Medical Center (UPMC), the region now has a strong education and medical-oriented character. These institutions are fostering a cultural renewal and could be instrumental in promoting the quality of life in the region.

## **B. Analysis**

### **HISTORIC RESOURCES**

The history of Greenville Borough and Hempfield Township region is rich and should be celebrated. With its canal and rail heritage, the two communities have two significant opportunities to promote the historical character of the municipality. Both industries are represented by the presence of the existing Canal Museum and the Greenville Railroad Park and Museum.

The Canal Museum in Greenville showcases the canal era and the Erie Extension Canal. Located in downtown Greenville, the Canal Museum has a full-size replica of a canal boat, canal artifacts, and a working model of a canal lock. The Railroad Park and Museum also located in Greenville Borough houses the only remaining largest steam engine ever built. The railroad museum also is home to a 1913 Empire Car, built in Greenville and currently owned by the Greenville Area Historical Society. The museum is also home to a tribute to Stefan Banic who patented a parachute prototype that was used by Air Force soldiers in World War I.

The Greenville Historical Society is a well-organized and respected historical society that is active in preserving the historical character of the region. The society has numerous information and artifacts relating to the canal and rail eras. In addition, the society catalogues the growth of modern industry in the region and promotes several walking and lectures of local history. The Greenville Historical Society could be of great benefit to further promote the historical legacy of the borough and township. Elected officials should give consideration to partnering with the society to catalogue and preserve historic documents, photos, and structures, and hosting community events.

Established in 1978, the Historical Society has recently moved into the historic Waugh House located at 23 West Main Street, and actively serves the community from this location. The house is a Federal style structure built in 1826 that is listed on the National Register of Historic Properties. The house was purchased in the early 1990s from the First National Bank of PA. The structure was renovated to the specifications required for a museum while maintaining its historical integrity and now houses nine rooms of artifacts moved from the previous location of Thiel College Campus.

Located in the Greenville and Hempfield area are the following structures and historic districts that are identified on the National Register Listed Eligible Properties (Online: Source: <http://www.nationalregisterofhistoricplaces.com/PA/Mercer/state.html>).

#### **Greenville Borough:**

Greenville Commercial Historic District

Centered on Main, Canal and Clinton Sts., Greenville

Period of significance: 1850-1874, 1875-1899, 1900-1924, 1925-1949, 1950-1974

Waugh, Alexander P. and James S., House  
23 W. Main St., Greenville

Period of significance: 1825-1849

**Hempfield Township:**

Kidd's Mills Covered Bridge Historic District

5 mi. S of Greenville off PA 58, in Pymatuning Township

Period of significance: 1850-1874

Quaker Bridge

LR 43135 over Little Shenango River

Period of significance: 1875-1899

New Hamburg Historical Area

7 mi. S of Greenville off PA 58 in Delaware Township

Period of significance: 1825-1849

The municipalities have the opportunity to capitalize on their shared heritage by developing events that honor past events and industries. By promoting events that celebrate their heritage, the municipalities could realize an increased the recognition of the region. Coupling with the historical society, the museums, Thiel College and local industries, including the Record-Argus, the municipalities could develop an annual event that could draw visitors and celebrate the region.

After the adoption of the Comprehensive Plan, the municipalities should begin to identify all historic or cultural resources that should be preserved. The next step is to incorporate preservation tools such as a historic zoning overlay district to protect and preserve these important community features (see Section 605 (2) (vi) of the PA MPC). Funding is available to non-profit organizations and local governments for historic preservation, structural rehabilitation, and restoration of historic properties. Grants from the Pennsylvania Historical and Museum Commission are awarded on a competitive basis and can be used for identification, evaluation, and preservation planning initiative at the local government or regional level.

Located in or near Greenville Borough and Hempfield Township are several locations that should be considered as contributing to the historical character of the region and efforts should be made to promote these locations to attract visitors to the area. One such location is Camp Roland. Two Hempfield Township Citizens donated 8 ½ acres to the Kiwanis Club for use as a Girl Scout Camp. The land, donated by David and Helen Rowland, and is located off of Methodist Road.

The Bigler Cemetery is located next to where the Old Salem Presbyterian Church stood on PA Rt. 58, south of Greenville.



Camp Roland (Mackin, 2003)



Bigler Cemetery (Mackin, 2003)

The Bigler Cemetery contains the remains of soldiers from the Revolutionary War, the War of 1812, and the American Civil War. The Old Salem Church was the location for the first Sunday school held in Mercer County.

To protect the region's architectural heritage, historic preservation provisions should be incorporated into the zoning ordinance and building codes as authorized by the Pennsylvania Municipalities Planning Code. Ordinances focused on demolition, historic zoning overlays, zoning bonuses for the preservation of specific resources and protection of such features as scenic areas and historic sites could be particularly effective for Greenville Borough. Once local controls are incorporated into the zoning ordinance, the municipality will have more say in the community's balance of preservation and development.

The Secretary of the Interior's Standards for Rehabilitation were established to guide the rehabilitation of historic properties for contemporary use. They have become the nationally accepted standards for such projects and should be adopted as a basis for its review of projects. These Standards are, by necessity, general.

The Standards for Rehabilitation:

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Although the Pennsylvania Historical Museum Commission formally recognizes several structures in the region, many other structures offer fine examples of period architecture. Many homes built before or around the turn of the 20<sup>th</sup> Century exist and are in fine condition. These homes and businesses serve to impart a sense of character and elected officials would be wise to use these structures as the basis for future streetscape planning.

### **COMMUNITY CHARACTER**

Community appeal is provided largely by its visual aesthetics. Several things are important to a positive community image, such as well-kept properties, streets free of litter, mature tree-lined streets, and landscaping at key points and entryways. Landscaping at an entry point into a municipality imparts a sense of arrival or departure along roadways, railroad crossings, river access points or trails. These visual gateways can serve to increase awareness of the community and promote the municipality to visitors as well as enhance community appeal for residents.

Gateways play a vital role in the initial perception of a community and can be tied into the local history, businesses, and community events. Gateways should include a thematic design in which such aspects, as signage and landscaping should be attractive but not overpowering and developed with consideration to maintenance and the overall features of the community.

#### *Future Access Locations and Opportunities:*

The river and railroad provide natural access points. Consideration should be given to establishing public access to the river and developing these areas in such a way as to offer an attractive vantage point when viewed from the river. The region can then capitalize on the traffic that is generated through recreational river use.

Gateways at railroad crossing would serve to minimize the intrusion of tracks into a community's visual landscape. Beautification efforts must adhere to safety regulations and constraints, but there is much that can be done to offset the dramatic effect that railroads can have on the visual appeal of a community.

As the project area sits along key roadways that experience significant amounts of traffic, there are numerous opportunities to capitalize on the opportunity to increase awareness of the municipalities by improving visual appeal.

Areas have been identified as key locations for the development of gateways to welcome residents and visitors into the community. These locations are identified on Figure 7-3: Transportation Improvements. The Greenville Area School District should be viewed as a collective community and gateways should be established at the following locations:

- Intersection of Baker Road and Hadley Road
- Williamson Road at the Hempfield Township boundary
- Jamestown Road at the Hempfield Township boundary
- Vernon Road

- Clarskville Street
- Intersection of Mercer Road and St. Glory Road
- Hadley Road near Quartermile Road

Greenville and Hempfield will need to identify the potential property owners and begin negotiations in order to begin gateway development. There are numerous gateway designs to choose from and the cost of gateway development will depend upon the design chosen. Funding for gateways can be acquired through grants, such as transportation enhancement grants, community block grants, or by partnering with local community organizations or through private donations.

Shade trees and landscaping along roadways, sidewalks and public spaces provides residents and visitors a pleasing atmosphere. The communities should strive to support volunteer groups who can assist in planting and maintenance efforts. One such group is the SPIGOT (Show Pride in Greenville our Town) organization that has been offering volunteer services for over 20 years. The biology department at Thiel College may be willing to partner in this endeavor.

Greenville Borough and Hempfield Township have a wealth of opportunities in place to capitalize upon their heritage. The tools are available for municipal officials to take the action needed to foster community character and promote the borough. As these steps are taken, the communities will see benefits both socially as community pride increases and economically (with increased property values and an infusion of spending by visitors).

**HISTORY AND CHARACTER IMPLEMENTATION MATRIX****GOAL: Improve the visual appeal of the community**

<b>Strategies</b>	<b>Responsible Party</b>	<b>Potential Partners</b>	<b>Funding Sources</b>
Develop beautification strategies that will create an identity for the community	Greenville Borough Council & Hempfield Township Supervisors	Mercer County Conservation District, Greenville Area Chamber of Commerce, Greenville Museum Alliance, Greenville Area School District	PA Department of Transportation, Pennsylvania Historic and Museum Commission, Local Social & Civic Groups, Western PA Conservancy,
Establish gateways at key locations (identified on the Transportation Improvements Map) to welcome visitors to the community	Greenville Borough Council & Hempfield Township Supervisors	Mercer County Regional Planning Commission, Greenville Borough and Hempfield Township Joint Comprehensive Plan Advisory Committee, Governing Bodies, Greenville Planning Commission, Hempfield Township Planning Commission	Community Revitalization (DCED), CDBG/DCED, Sustainable Development Challenge Grants (US EPA), Special Economic Development and Adjustment Assistance Grants (US Dept. of Commerce)
Develop a business owners association for Main Street and Hadley Road	Chamber of Commerce	Greenville Area Chamber of Commerce, Local Businesses, Service Corps of Retired Executives SCORE	International Economic Development Council, The National Main Street Center of the National Trust for Historic Preservation, Downtown Research & Development Center, The National Urban League, Inc., International Downtown Association
Replace deteriorated awnings and streetscape furniture	Local business owners		CDBG, Mercer County Regional Planning Commission
Implement a downtown street cleaning program	Greenville Borough Council		Municipal budgets, local donations, corporate sponsorships
Implement landscaping requirements within municipal ordinances	Greenville Borough Council & Hempfield Township Supervisors	Real Estate Agencies, Local Developers, Landscape Companies, Comprehensive Plan Advisory Committee, RDM	DCED, CDBG
Plant shade trees and easily maintained landscaping elements in the downtown and along Hadley Road	Greenville Borough Council & Hempfield Township Supervisors	Greenville Business & Professional Women, Greenville Lions, Kiwanis of Greenville, Moose Club, American Legion Post 140, Fraternal Order of Eagles, Eureka Lodge, Veterans of Foreign Wars, Lions Club, Knights of Columbus, Northwest Pennsylvania Cooperation Council, The Good Shepard, Greenville Area Ministerial Association	International Society of Arboriculture



HISTORY AND CHARACTER IMPLEMENTATION MATRIX			
GOAL: Work with Thiel College and surrounding municipalities to develop and promote additional entertainment and cultural pursuits			
Strategies	Responsible Party	Potential Partners	Funding Sources
Complete a Market Study to identify all entertainment and cultural opportunities	Chamber of Commerce	Thiel College, Chamber, DCED	International Economic Development Council, The National Main Street Center of the National Trust for Historic Preservation, Downtown Research & Development Center, The National Urban League, Inc., International Downtown Association
Develop a community arts guide	Chamber of Commerce	Thiel College, Chamber, Greenville Business & Professional Women, Greenville Lions, Kiwanis of Greenville, Moose Club, American Legion Post 140, Fraternal Order of Eagles, Eureka Lodge, Veterans of Foreign Wars, Lions Club, Knights of Columbus, Northwest Pennsylvania Cooperation Council, The Good Sheperd, Greenville Area Ministerial Association, Greenville Area School District, Greenville Symphony	Thiel College, Municipal Budget, private and corporate sponsorships/donations
Identify specific programs that can be offered by the college to community residents	Thiel College & Chamber of Commerce	Chamber, Greenville Area School District	Thiel College
Develop a marketing strategy with the Mercer Co. Convention and Visitors Bureau	Chamber of Commerce	Mercer County Convention and Visitors Bureau	International Economic Development Council, The National Main Street Center of the National Trust for Historic Preservation, Downtown Research & Development Center, The National Urban League, Inc., International Downtown Association
Develop a web site to market entertainment and cultural opportunities	Chamber of Commerce	Thiel College, Convention & Visitors Bureau, Chamber, Greenville Museum Alliance, Greenville Area School District	Technology Opportunities Program, National Telecommunications and Information Administration (U.S. Dept. of Commerce)
Hold workshops semi-annually or quarterly to discuss strategic planning efforts and local projects	Chamber of Commerce	Thiel College, Chamber, Downtown Group,	N/A

**HISTORY AND CHARACTER IMPLEMENTATION MATRIX****GOAL: Establish a downtown improvement plan that builds upon the existing streetscape and building façade programs**

<b>Strategies</b>	<b>Responsible Party</b>	<b>Potential Partners</b>	<b>Funding Sources</b>
Implement the streetscape plan	Greenville Borough & Chamber of Commerce	Local businesses, Chamber, Greenville Business & Professional Women, Greenville Lions, Kiwanis of Greenville, Moose Club, American Legion Post 140, Fraternal Order of Eagles, Eureka Lodge, Veterans of Foreign Wars, Lions Club, Knights of Columbus, Northwest Pennsylvania Cooperation Council, The Good Sheperd, Greenville Area Ministerial Association	CDBG, Mercer County Regional Planning Commission
Establish gateways at key locations (identified on the Transportation Improvements Map)	Greenville Borough & Chamber of Commerce		Pennsylvania Historic and Museum Commission, Local Social & Civic Groups, Western PA Conservancy, Greenville Area Historical Society
Identify funding programs to support building façade improvements	Greenville Borough & Chamber of Commerce	DCED, Greenville Area School District	PA Department of Transportation, Pennsylvania Historic and Museum Commission, Local Social & Civic Groups, Western PA Conservancy, Community Revitalization (DCED), CDBG/DCED, Sustainable Development Challenge Grants (US EPA), Special Economic Development and Adjustment Assistance Grants (US Dept. of Commerce)
Develop criteria to identify and prioritize dilapidated buildings for renovation or demolition	Greenville Borough & Chamber of Commerce	Local businesses, DCED	

Understanding the socio-economic structure of Greenville Borough and Hempfield Township is essential for elected officials who want to properly plan for the future needs and demands of its residents. It is extremely important to look at the history of the region to examine the trends that have occurred over time and project those which are expected to occur in the future. For instance, the number of individuals in a specific age group will provide an indication of the demand for certain services and facilities. A community with a higher amount of elderly citizens may require more healthcare related services and community programs focusing on home maintenance. In contrast, a community with a large concentration of children within the zero-to-4 age bracket should place an emphasis on recreation and childcare needs.

This section will examine the socio-economics and demographics of the Greater Greenville Area, which includes Greenville Borough and Hempfield Township as well as the surrounding municipalities, the county and state. The surrounding municipalities that were included as a part of the Study Area are: Delaware Township, Fredonia Borough, Greene Township, Jamestown Borough, Otter Creek Township, Pymatuning Township, Sugar Grove Township, and West Salem Township.

Data for this section was compiled from the US Census Bureau and the Mercer County Regional Planning Commission (MCRPC). The data is used to determine the amount of people who are living in a given area along with the social and economic characteristics that they share. This data is used for many things including the determination of government representation, funding levels for housing and transportation projects, and the location of emergency and social services providers.

## A. Existing Conditions

### Population

In terms of land area, boroughs and townships often differ significantly. Boroughs tend to be smaller, whereas townships tend to be much larger than their borough counterparts. In comparing Greenville Borough to the other boroughs in the Study Area, Greenville is the largest at 1.9 square miles, which is more than twice the size of Fredonia and Jamestown Boroughs. At 14.1 square miles, Hempfield Township is one of the smaller Townships in the Study Area.

Population density is an important factor, as it helps determine where residents are concentrated and where services and facilities will be the most effective. Greenville Borough is by far the densest municipality in the Study Area at 3,357.9 persons per square mile.

**Table 3-1: LAND AREA & POPULATION DENSITY**

<b>Municipality</b>	<b>Land Area (square miles)</b>	<b>Population Density</b>
<i>Greenville Borough</i>	1.9	3,357.9
<i>Hempfield Township</i>	14.1	284.0
<b>Delaware Township</b>	32.5	66.4
<b>Fredonia Borough</b>	0.4	1,630.0
<b>Greene Township</b>	21.9	52.6
<b>Jamestown Borough</b>	0.8	795.0
<b>Otter Creek Township</b>	11.8	51.8
<b>Pymatuning Township</b>	16.5	229.2
<b>Sugar Grove Township</b>	12.3	73.9
<b>West Salem Township</b>	37.0	96.4

Source: US 2000 Census

Hempfield Township, at 284 persons per square mile, is the densest township.

**Chart 3-1: Population Breakdown of Study Area, 2000**

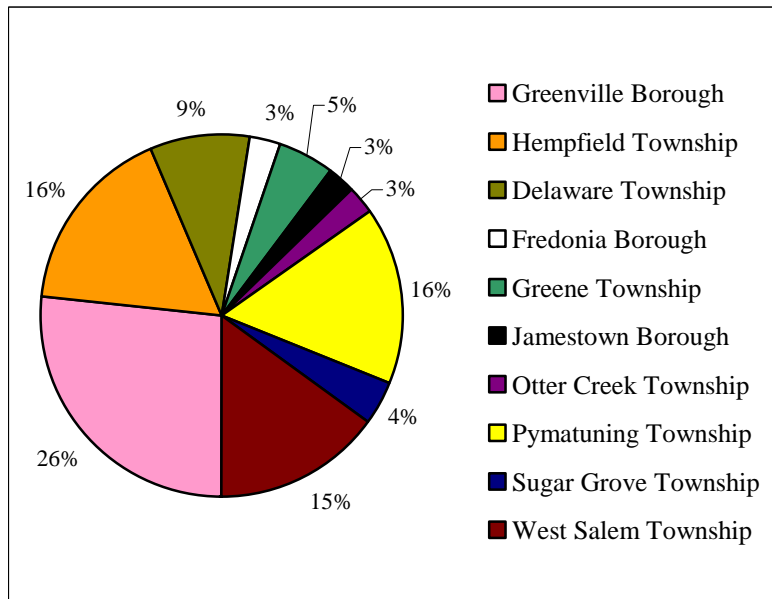
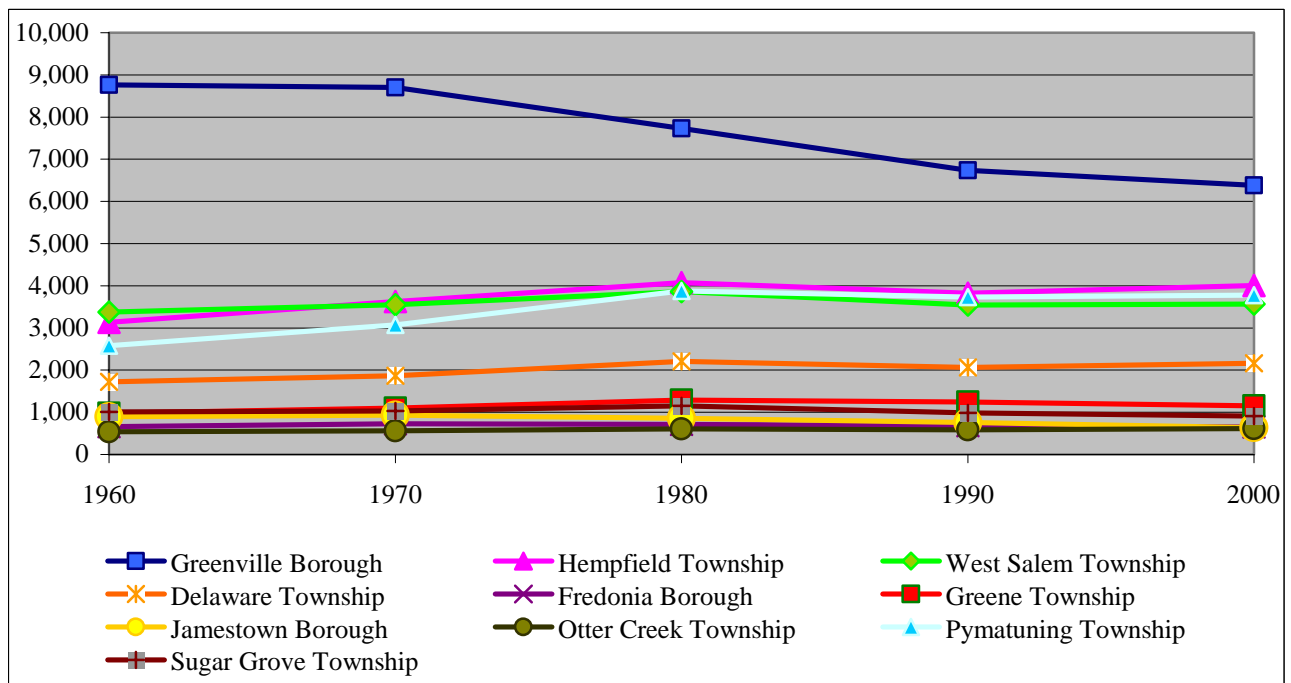


Chart 3-1 depicts the population breakdown of the Study Area. Greenville Borough contains 26% of the market share of population within the Study Area and Hempfield Township is second, with 16% of the population. Combined with Pymatuning Township and West Salem Township, these four municipalities comprise almost three quarters of the entire population in the Study Area.

It is important to take a look at the past and identify trends that have taken place in order to plan for the future of a community. Chart 3-2 depicts the population trends for Greenville and Hempfield between 1960 and 2000. As is shown, Greenville Borough had a population peak in 1950 and has been in a steady decline since. Conversely, Hempfield Township grew steadily between 1950 and 1980, and has been somewhat stagnant since.

**Chart 3-2: Population Trends 1920-2020**



The Greater Greenville Area, in terms of population gains versus losses over the last 30 years, varies by municipality. The three boroughs and Sugar Grove Township have all lost population while the other townships have gained population. The Commonwealth of Pennsylvania has grown 4.1 percent while Mercer County has lost 5.4 percent of its population. Jamestown Borough and Greenville Borough have suffered the largest losses, at 32.1 and 26.7 percent.

With a few exceptions, the largest population changes occurred between 1970 and 1980. The municipalities were gaining or losing population at a rapid rate, which for many of the communities in the Study Area, has since slowed down. Pymatuning Township has experienced the largest amount of growth over the 30-year period at 23.1 percent, and most of that growth (26.3%) occurred between 1970 and 1980.

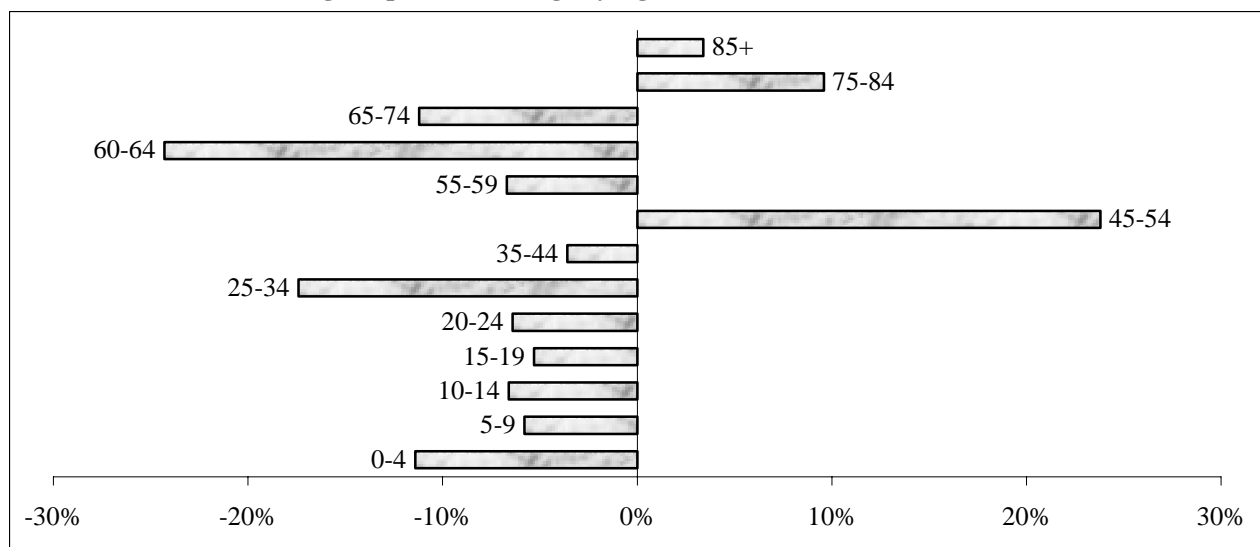
Table 3-2 shows the population for the Greater Greenville Area between 1970 and 2000, as well as the percentage change over each decade.

<b>Table 3-2: POPULATION of GREATER GREENVILLE AREA 1970-2000</b>					
	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>% Change 1970-2000</b>
<b>Greenville Boro</b>	8,704	7,730	6,734	6,380	<b>-26.7%</b>
	-	(-11.2%)	(-12.9%)	(-5.3%)	
<b>Hempfield Twp</b>	3,628	4,078	3,826	4,004	<b>10.4%</b>
	-	(+12.4%)	(-6.2%)	(+4.7%)	
<b>Delaware Twp</b>	1,863	2,205	2,064	2,159	<b>15.9%</b>
	-	(+18.4%)	(-6.4%)	(+4.6%)	
<b>Fredonia Boro</b>	731	712	683	652	<b>-10.8%</b>
	-	(-2.6%)	(-4.1%)	(-4.5%)	
<b>Greene Twp</b>	1,099	1,292	1,247	1,153	<b>4.9%</b>
	-	(+17.6%)	(-3.5%)	(-7.5%)	
<b>Jamestown Boro</b>	937	854	761	636	<b>-32.1%</b>
	-	(-8.9%)	(-10.9%)	(-16.4%)	
<b>Otter Creek Twp</b>	565	605	583	611	<b>8.1%</b>
	-	(+7.1%)	(-3.6%)	(+4.8%)	
<b>Pymatuning Twp</b>	3,073	3,880	3,736	3,782	<b>23.1%</b>
	-	(+26.3%)	(-3.7%)	(+1.2%)	
<b>Sugar Grove Twp</b>	1,029	1,153	987	909	<b>-11.7%</b>
	-	(+12.1%)	(-14.4%)	(-7.9%)	
<b>West Salem Twp</b>	3,551	3,862	3,547	3,565	<b>0.4%</b>
	-	(+8.8%)	(-8.2%)	(+0.5%)	
<b>Mercer County</b>	127,125	128,299	121,003	120,293	<b>-5.4%</b>
	-	(+0.9%)	(-5.7%)	(-0.6%)	
<b>Pennsylvania</b>	11,793,909	11,864,720	11,881,846	12,281,054	<b>4.1%</b>
	-	(+0.6%)	(+0.7%)	(+3.4%)	

Source: US 2000 Census

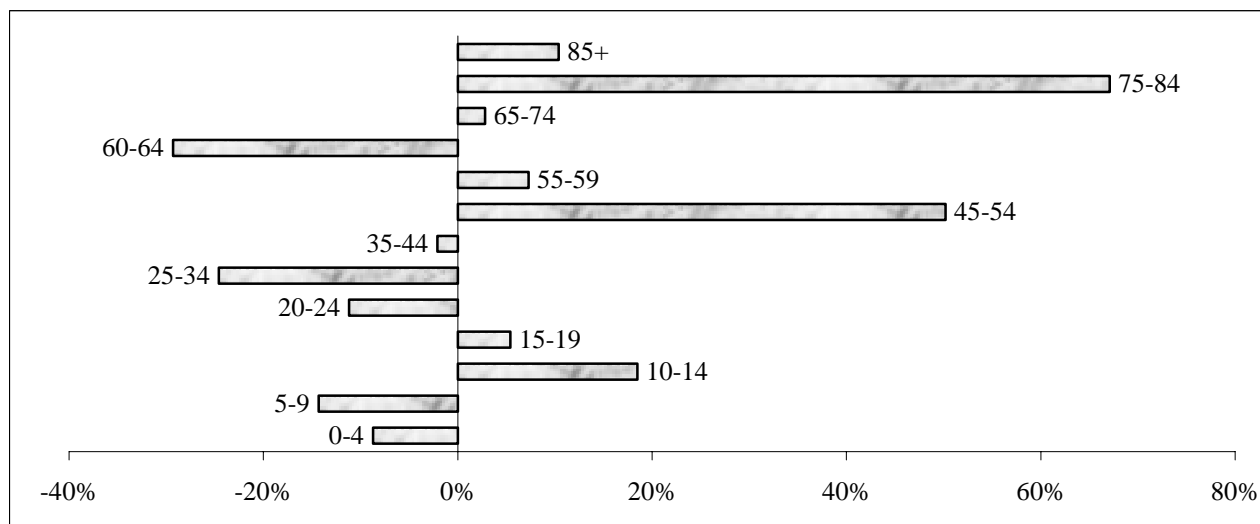
The facilities and services needed within a community and region are dependent upon the age of the population they serve. Charts 3-3 and 3-4 highlight the age groups that experienced the largest population losses over the last decade. Greenville has losses in nearly every age group, but its highest population losses occur in the age brackets 60-74 (-35.5%), 25-34 (-17.4%), and 0-4 (-11.4%). This shows that the borough is losing a significant amount of its senior and elderly population as well as its younger population. The only age groups that are growing are 45-54, and 75 and older.

**Chart 3-3: Greenville Borough Population Change by Age, 1990-2000**



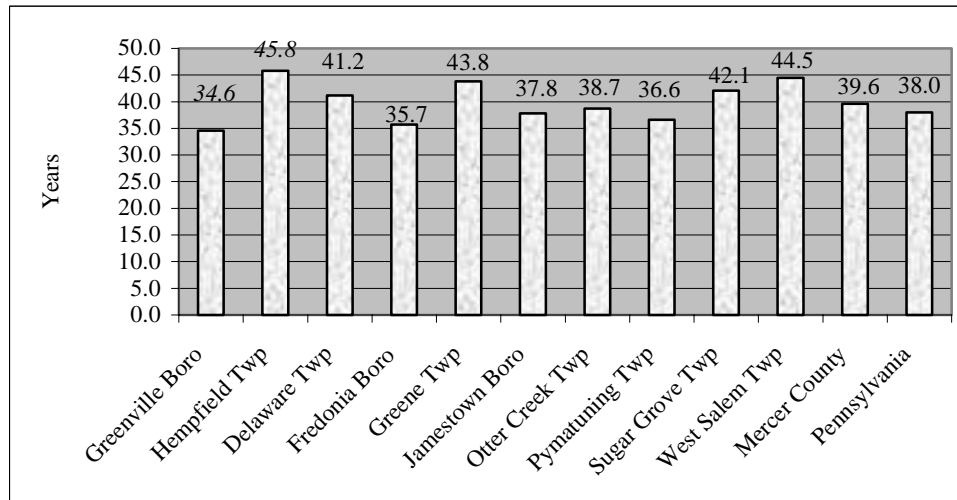
Hempfield Township is experiencing similar population losses as Greenville in the age groups of 0-4 (-8.7%), 25-34 (-24.6%), and 60-64 (-29.3%). Hempfield is also losing population between the ages of 5-9 and 20-24. The growth that it has seen over the past decade has been contained mainly between the ages of 45-54 and 75-84.

**Chart 3-4: Hempfield Township Population Change by Age, 1990-2000**



Similar to the differing changes in population within the Study Area, the median age varies drastically between municipalities. Greenville Borough has the youngest population in the Study Area, with a median age of 34, the youngest in the Study Area. Conversely, Hempfield Township has the oldest population, with a median age of 45.8.

**Chart 3-5: Median Age**



Other demographic factors examined in the Greater Greenville Area include the racial composition of the population and the male to female ratio.

Throughout the region, there is little racial diversity. Greenville Borough's population is 96.3 percent white, which is the lowest percentage in the Study Area. The other municipalities are all at least 98 percent white. Table 3-3 depicts the racial composition of the Study Area.

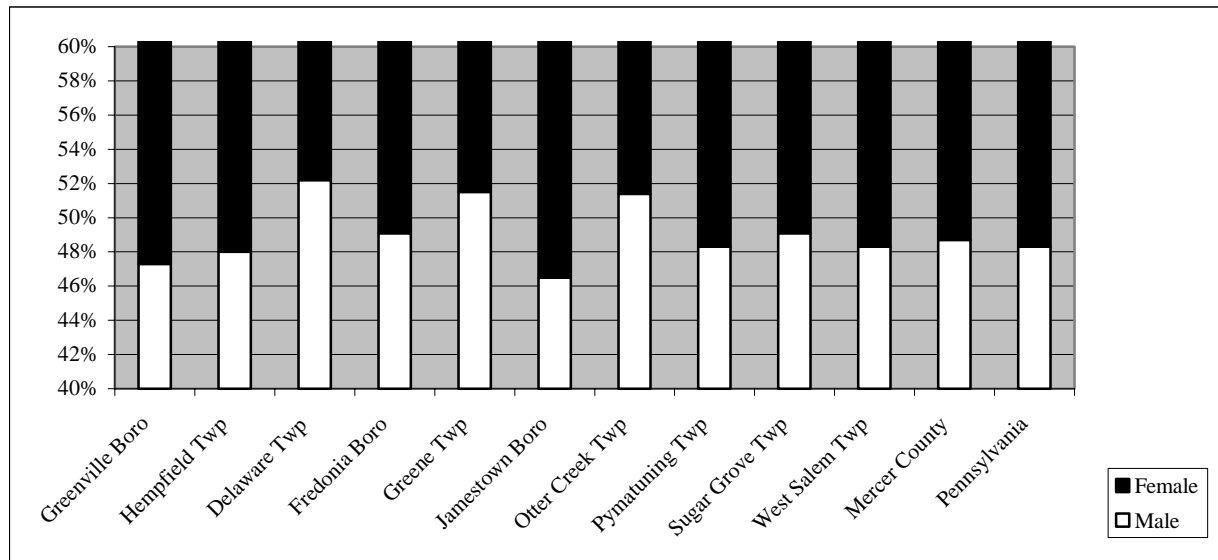
**Table 3-3: % POPULATION BY RACE**

	<i>Greenville Boro</i>	<i>Hempfield Twp</i>	<i>Delaware Twp</i>	<i>Fredonia Boro</i>	<i>Greene Twp</i>	<i>Jamestown Boro</i>	<i>Otter Creek Twp</i>	<i>Pymatuning Twp</i>	<i>Sugar Grove Twp</i>	<i>West Salem Twp</i>
<b>White</b>	96.3%	98.7%	99.0%	99.7%	98.9%	99.5%	97.9%	98.3%	97.8%	98.9%
<b>Black or African-</b>	1.8%	0.3%	0.1%	---	---	---	1.1%	0.6%	0.3%	0.3%
<b>American Indian</b>	0.1%	0.1%	0.1%	---	---	---	---	0.1%	0.7%	0.1%
<b>Asian</b>	0.8%	0.5%	0.1%	0.2%	0.4%	---	0.2%	0.2%	0.2%	0.1%
<b>Hispanic</b>	0.5%	0.4%	0.3%	0.3%	0.1%	---	0.3%	0.7%	0.8%	0.4%
<b>Other</b>	0.2%	0.0%	0.2%	---	---	---	---	0.2%	0.3%	0.0%

Source: US 2000 Census

In looking at the male to female ratio within the Study Area, there are no significant differences. The municipalities range all fall in the range between 46 and 52 percent male and 48 and 54 percent female. Jamestown and Greenville have the lowest percentages of males while Delaware, Greene and Otter Creek have the highest percentages male.

**Chart 3-6: Population by Sex**



Population projections have been calculated for the Greater Greenville Area by the Mercer County Regional Planning Commission. The future projected populations were calculated by using a cohort survival projection method, which takes into account the actual populations for the years 1980, 1990, and 2000, population retention rates, and birth rates. The projections were calculated by using survival rates (from the PA Department of Health- Vital Statistics) for each age cohort, while subtracting out a rate of net outmigration from that figure. Three projections are listed for each municipality. They are provided for development of alternate projections (low, mid, high).

The low projection (#1) represents a continuation of past trends, with considerable net outmigration (more people moving out of the area than moving in), particularly in the post-high school and post-college ages, resulting from occasions of economic decline in the past 20+ years. The likely projection (#2) assumes a better but not yet thriving economy with slight net-outmigration, increased student enrollment at Thiel College, and net immigration among senior citizens due to suitable housing and care facilities in the area. The high projection (#3) assumes an economic rebound with a stable, thriving economy, slight net-outmigration in the young adult ages, increased enrollment at Thiel College, and some net immigration in both the middle adult and older adult ages as the area is attractive to families and seniors.

The most likely projection is the middle projection (#2). It suggests that Greenville Borough will grow in population between 2000 and 2010. The growth will be attributable to increased enrollment and student population at Thiel College. Thiel is amidst an expansion program that aims to increase enrollment to 1,300 to 1,500 students and increase student housing by mid-



decade. Greenville's non-student population will likely decline, but not so much as to offset the Thiel growth. Projection #2 suggests that Hempfield Township population will remain relatively stable. The actual number of people is expected to decline slightly, but this will be attributable more to a decline in the average size of households, not in a decline in the number of households. Not much change is projected in the remaining municipalities in the Greenville-Hempfield region. The projections can be found in Table 3-4.

<b>Table 3-4: POPULATION PROJECTIONS</b>				<b>#1 - Low</b>		<b>#2 - Likely</b>		<b>#3 - High</b>	
	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2010</b>	<b>2020</b>	<b>2010</b>	<b>2020</b>
Greenville Borough	7,730	6,734	6,380	6,150	5,646	6,580	6,300	6,900	6,750
Hempfield Township	4,078	3,826	4,004	3,895	3,704	3,950	3,850	4,050	4,050
Delaware Township	2,205	2,064	2,159	2,081	1,959	2,200	2,150	2,250	2,250
Fredonia Borough	712	683	652	590	525	630	600	660	630
Greene Township	1,292	1,247	1,153	1,095	993	1,180	1,160	1,220	1,200
Jamestown Borough	854	761	636	567	495	610	580	630	600
Otter Creek Township	605	583	611	588	564	620	640	630	660
Pymatuning Township	3,880	3,736	3,782	3,528	3,203	3,770	3,600	3,840	3,840
Sugar Grove Township	1,153	987	909	798	682	880	800	910	910
West Salem Township	3,862	3,547	3,565	3,437	3,240	3,550	3,450	3,600	3,600
Greenville Region	26,371	24,168	23,851	22,461	20,643	24,031	23,336	24,644	24,582

Source: MCRPC, 2003

One important factor that influences the demographic makeup of the area is Thiel College. Thiel is located in Greenville Borough near the border with Hempfield Township and it affects both municipalities by its presence. Student populations are counted by the U. S. Census Bureau in the municipality in which they are housed while at school, but have not the same economic impact or demands for public services as year-long residents.

Table 3-5 shows Thiel student enrollment and campus-housed students, as counted by the U. S. Census, in recent years. Between 1980 and 1990, student enrollment decreased by almost 200 students which contributed to Greenville's large population loss of 12 percent over that time period. Enrollment is increasing since 2000, contributing as discussed earlier to projected population growth in Greenville Borough.

<b>Table 3-5: Thiel Students 1980-2000</b>			
	<b>1980</b>	<b>1990</b>	<b>2000</b>
Enrolled	929	744	787
On-campus	881	637	640

Source: MCRPC, 2003

### Education

Educational attainment refers to the level of education completed in terms of the highest level of schooling or highest degree obtained. The education level of a population identifies the employment opportunities and needs of a community. Table 3-6 depicts the educational attainment for the Greater Greenville Area below.

**Table 3-6: Educational Attainment- Greater Greenville Area (% of Population 25 Years and Older)**

	<i>Greenville Borough</i>	<i>Hempfield Township</i>	<i>Delaware Township</i>	<i>Fredonia Borough</i>	<i>Greene Township</i>	<i>Jamestown Borough</i>	<i>Otter Creek Township</i>	<i>Pymatuning Township</i>	<i>Sugar Grove Township</i>	<i>West Salem Township</i>	<i>Mercer County</i>	<i>Pennsylvania</i>
Less than 9 <sup>th</sup> grade	3.5	3.9	3.6	3.3	4.9	2.4	3.8	3.7	4.5	5.4	4.9	5.5
9 <sup>th</sup> -12 <sup>th</sup> grade, no diploma	14.7	10.2	7.3	14.8	9.2	15.6	12.8	11.6	15.5	13.5	12.2	12.6
H.S. Graduate (includes GED)	40.4	47.8	61.1	52.4	54.7	47.4	53.9	53.1	52.8	54.6	45.2	38.1
Some College, no degree	18.6	14.0	11.8	15.6	14.2	17.3	10.6	11.4	13.5	12.1	15.1	15.5
Associate Degree	5.9	4.5	4.4	4.1	4.9	6.4	5.4	6.8	3.7	3.4	5.4	5.9
Bachelor's Degree	10.2	12.3	9.0	6.7	6.3	5.9	7.6	10.5	7.4	8.5	11.3	14.0
Graduate or Professional	6.7	7.3	2.8	3.1	5.8	5.0	5.9	2.8	2.6	2.5	6.0	8.4
<b>H.S. Graduate or higher</b>	<b>81.8</b>	<b>85.9</b>	<b>89.2</b>	<b>81.8</b>	<b>85.9</b>	<b>82.0</b>	<b>83.5</b>	<b>84.7</b>	<b>80.0</b>	<b>81.1</b>	<b>82.9</b>	<b>81.9</b>
<b>Bachelor's degree or higher</b>	<b>16.9</b>	<b>19.6</b>	<b>11.8</b>	<b>9.8</b>	<b>12.2</b>	<b>10.9</b>	<b>13.5</b>	<b>13.3</b>	<b>10.1</b>	<b>11.0</b>	<b>17.3</b>	<b>22.4</b>

Source: US 2000 Census

All of the municipalities in the Study Area are comparable in respect to the percentage of the population with a high school diploma or higher, with over 80 percent in each, similar to that found in Mercer County and Pennsylvania. Delaware Township is the highest, at 89.2 percent, while Sugar Grove Township is the lowest, at 80.0 percent. Greenville and Hempfield fall in between, at 81.8 percent and 85.9 percent respectively.

In respect to the percentage of residents with a bachelor's degree or higher, Greenville and Hempfield have the highest percentages of the Study Area, at 16.9 percent in Greenville and 19.6 percent in Hempfield. Fredonia Borough has the lowest percentage at 9.8 while the other municipalities fall somewhere between this figure and Otter Creek Township at 13.5 percent. On a County level, Greenville and Hempfield compare well, however all municipalities and Mercer County as a whole have lower percentages than does Pennsylvania. Hempfield has the closest percentage to the state, although it is still almost three percent lower.

A comparison of the local high schools examined actual enrollment for grades 9 through 12 for the school year of 2001-2002, projected enrollment for 2006-2007 and 2011-2012, percentage of low-income students, percentage of college-bound students, and percentage of post-secondary.

Within the Study Area, there are four (4) high schools. The Greenville Area High School is comprised of students who live in Greenville Borough, Hempfield Township, and Sugar Grove Township. Reynolds High School is comprised of students from West Salem Township, Pymatuning Township, Delaware Township, and Fredonia Borough. Jamestown Area High School is comprised of students from Jamestown Borough, and Greene Township. Commodore Perry High School includes students from Otter Creek Township. Table 3-7 depicts the high school comparison.

**Table 3-7: High School Comparison for Greater Greenville Area**

	<i>Greenville Area H.S.</i>	<b>Reynolds H.S.</b>	<b>Jamestown Area H.S.</b>	<b>Commodore Perry H.S.</b>	<b>Pennsylvania Public Schools</b>
<b>Actual Enrollment (2001-02)</b>	539	475	229	242	861,830
<b>Projected Enrollment (2007-08)</b>	533	502	263	227	N/A
<b>Projected Enrollment (2012-13)</b>	502	427	252	167	N/A
<b>% of Students Low-Income (2001-02)</b>	29.0%	37.6%	32.7%	22.0%	30.9%
<b>Dropout Rate (2000-01)</b>	2.2%	0.9%	0.6%	0.6%	2.2%
<b>Total College Bound (2000-01)</b>	68.0%	54.3%	63.3%	51.8%	70.3%
<b>Total Post- Secondary Bound (2000-01)</b>	72.0%	60.5%	67.3%	58.9%	73.3%

Source: Pennsylvania Department of Education

Greenville Area High School is the largest high school in the Study Area, with 539 students in grades 9 through 12. Reynolds High School is the next closest in size, while Jamestown Area High School and Commodore Perry High School are much smaller. Greenville Area and Commodore Perry are projected to decrease in enrollment through 2013. Reynolds and Jamestown are both projected to increase enrollment through 2008, but then decrease enrollment by 2013.

Reynolds High School has the highest percentage of low-income students in the Study Area, which is significantly higher than that of Pennsylvania. Greenville Area's percentage of low-income students is comparable to Jamestown Area and Pennsylvania. Only Commodore Perry has a significantly lower percentage of low-income students than the Commonwealth. In comparing the dropout rates between high schools, Greenville Area has the highest at 2.2 percent, which is level with the state, while the other three high schools having less than one percent. However, Greenville Area has the highest percentage in the Study Area of students who are either college or post-secondary bound. Greenville Area is on par with the state's percentages, whereas Reynolds and Commodore Perry are lagging behind.

### Employment

The types of jobs of those employed; the industries employing the population; and the commuting patterns all play important and integral roles in the region's economic future. Employment statistics were determined from the civilian labor force, 16 years and over, who provided information on occupations, employment status, and travel characteristics.

Table 3.8 denotes the employment in the region by job type, including the percentage employed in professional or management occupations, service occupations; sales and office occupations; farming, fishing, and forestry; construction, extraction, and maintenance; and production, transportation, and material moving occupations.

<b>Table 3-8: Employment by Job Type</b>						
<b>OCCUPATION</b>						
	<b>Management, Professional, and Related</b>	<b>Service Occupations</b>	<b>Sales and Office</b>	<b>Farming, Fishing, and Forestry</b>	<b>Construction, Extraction, and Maintenance</b>	<b>Production, Transportation, and Material Moving</b>
<b>Greenville Borough</b>	27.9%	17.6%	27.1%	0.2%	5.6%	21.5%
<b>Hempfield Township</b>	34.0%	15.8%	24.0%	----	8.8%	17.3%
<b>Delaware Township</b>	23.4%	13.4%	24.4%	1.3%	10.1%	27.4%
<b>Fredonia Borough</b>	15.5%	19.9%	23.1%	0.9%	8.2%	32.3%
<b>Greene Township</b>	28.1%	15.6%	19.3%	1.5%	9.0%	26.5%
<b>Jamestown Borough</b>	22.2%	16.3%	25.6%	---	10.7%	25.2%
<b>Otter Creek Township</b>	23.5%	14.6%	16.4%	0.7%	9.7%	35.1%
<b>Pymatuning Township</b>	23.0%	19.7%	21.2%	0.5%	8.6%	27.1%
<b>Sugar Grove Township</b>	16.2%	24.3%	24.3%	0.5%	11.0%	23.8%
<b>West Salem Township</b>	21.3%	14.5%	22.5%	---	10.0%	31.7%
<b>Mercer County</b>	27.6%	17.3%	25.3%	0.6%	8.2%	21.0%
<b>Pennsylvania</b>	32.6%	14.8%	27.0%	0.5%	8.9%	16.3%

Source: US 2000 Census

Hempfield Township is the leader in the Greater Greenville Area in terms of employment in management, professional, and related occupations, a figure higher than both Mercer County and the Commonwealth of Pennsylvania. Sugar Grove Township leads the region in service occupations, which is significantly higher than the other municipalities, the county and the Commonwealth. Greenville Borough has the highest percentage of employment in sales and office jobs, which is on par with both the county and the Commonwealth.

Across the board, the Study Area has a very small percentage of its population employed in farming, fishing, and forestry. Greenville Borough has a lower percentage of its population employed in construction, extraction and maintenance than its counterparts in the Study Area. The Greater Greenville Area as a whole and Mercer County have higher percentages employed in production, transportation, and material moving occupations than does the Commonwealth.

An important component of a region's demographics is the employment diversity that exists within that region. Employment diversity is important to the economic stability of a

municipality and region. As experienced in the past, communities tied closely to a single industry are subject to economic challenges if that industry were to fall on difficult times. Table 3-9 breaks down employment by sector.

Table 3-9: % Employment by Sector												
	INDUSTRY											
	Agriculture, Forestry, Fishing and Mining	Construction	Manufacturing	Wholesale / Retail Trade	Transportation and Warehousing	Information	Finance, Insurance, and Real Estate	Professional, Scientific, Management	Educational, Health and Social Services	Arts, Entertainment, and Recreation	Public Administration	Other Services
<b>Greenville Borough</b>	0.5%	3.9%	19.5%	16.2%	4.5%	0.9%	3.9%	3.6%	30.8%	7.6%	2.7%	5.8%
<b>Hempfield Township</b>	----	4.8%	21.8%	14.1%	5.2%	1.7%	3.4%	3.9%	32.6%	4.9%	3.2%	4.4%
<b>Delaware Township</b>	3.9%	6.6%	28.0%	17.1%	7.0%	1.2%	2.4%	3.3%	20.1%	3.9%	3.0%	3.4%
<b>Fredonia Borough</b>	0.9%	8.2%	20.3%	25.6%	5.7%	---	0.6%	8.2%	17.4%	7.6%	2.2%	3.2%
<b>Greene Township</b>	1.9%	6.4%	26.3%	15.8%	5.3%	0.9%	2.6%	3.2%	22.3%	8.4%	3.0%	3.9%
<b>Jamestown Borough</b>	---	7.4%	31.9%	16.3%	7.4%	---	---	3.3%	23.0%	5.6%	1.5%	3.7%
<b>Otter Creek Township</b>	1.5%	7.8%	28.4%	14.5%	7.8%	---	1.9%	3.0%	23.1%	4.9%	3.7%	3.4%
<b>Pymatuning Township</b>	1.0%	4.7%	23.7%	15.0%	7.1%	1.4%	6.2%	5.6%	22.1%	5.8%	4.6%	2.9%
<b>Sugar Grove Township</b>	1.4%	4.3%	21.4%	16.7%	8.8%	---	4.3%	2.1%	22.1%	8.3%	5.5%	5.0%
<b>West Salem Township</b>	1.3%	7.8%	26.3%	15.5%	6.7%	1.2%	2.6%	6.3%	17.3%	5.0%	4.0%	5.9%
<b>Mercer County</b>	1.6%	5.1%	20.1%	17.2%	5.0%	1.6%	4.2%	4.7%	23.7%	7.7%	4.2%	5.0%
<b>Pennsylvania</b>	1.3%	6.0%	16.0%	15.7%	5.4%	2.6%	6.6%	8.5%	21.9%	7.0%	4.2%	4.8%

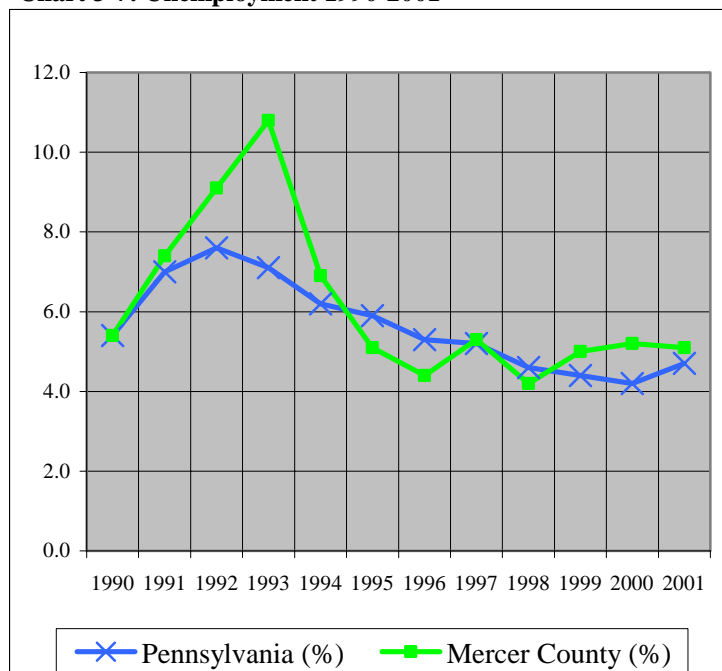
Source: US 2000 Census

In looking at Greenville Borough, the categories with the highest percentages are Educational, Health and Social Services; Manufacturing; and Wholesale / Retail Trade. Those three sectors employ roughly 66 percent of the entire population, while the other nine sectors employ the remaining 34 percent. Similarly, Hempfield Township has the same three categories for its highest percentages, Educational, Health and Social Services; Manufacturing; and Wholesale / Retail Trade. While these sectors employ the largest percentages throughout the Study Area, Mercer county, and Pennsylvania, Greenville and Hempfield stand out with significantly higher percentages employed in Educational, Health and Social Services.

Perhaps the sector that is most different between the Greater Greenville Area, Mercer County and Pennsylvania is the Professional, Scientific, and Management sector. Approximately 8.5 percent of the population in the Commonwealth of Pennsylvania is employed in this sector, compared to only 4.7 percent in Mercer County, and an average of 4.3 percent for the Greater Greenville Area. Similar comparisons hold true for the Information sector and the Finance, Insurance, and Real Estate sector. The Commonwealth figures for these sectors are almost twice that of Mercer County and the Greater Greenville Area.

Unemployment is an ever-changing variable that can become out-dated quickly. The Pennsylvania Department of Labor and Industry tracks unemployment rates over time, however they do not track them at the municipal level. Chart 3-7 provides an overview of unemployment trends for Mercer County and the Commonwealth of Pennsylvania for the years between 1990 and 2001. Pennsylvania's unemployment rate has been on a steady decline since 1992, although there was a small increase between 2000 and 2001. Mercer County's unemployment rate reached its peak in 1993 during this time period, of 10.2 percent. Between 1996 and 1999, it varied between 5.2 and 4.2 before leveling off near 5.0 in 1999.

Chart 3-7: Unemployment 1990-2001



Mercer County is part of the Youngstown-Warren-Boardman (OH-PA) Metropolitan Statistical Area (MSA) along with Mahoning and Trumbull Counties in Ohio. The central cities in the MSA are Youngstown, Warren and Boardman, all in Ohio. Table 3-10 displays where residents of Greenville Borough and Hempfield Township work.

Table 3-10: Place of Work

	Greenville Borough		Hempfield Township	
Total:	2,788		1,759	
	#	%	#	%
Worked in Pennsylvania:	2,674	95.9	1,690	96.0
Worked in Mercer County	2,487	89.2	1,576	89.6
Worked outside Mercer County	187	6.7	114	6.5
Worked outside Pennsylvania	114	4.1	69	3.9
Worked in MSA of residence:	2,487	89.2	1,576	89.6
Central city	109	4.4	74	4.7
Remainder of this MSA	2,378	95.6	1,502	95.3
Worked outside MSA of residence:	301	10.8	183	10.4
Worked in a different MSA:	158	5.7	96	5.5
Central city	16	10.1	30	31.3
Remainder of different MSA	142	89.9	66	68.9
Worked outside any MSA	143	5.1	87	4.9

Source: US 2000 Census

Almost 90% of residents who live Greenville and Hempfield work in Mercer County. Of those who do not work in Mercer County, 6.7% work in another county in Pennsylvania while 4.1% work outside of Pennsylvania.

Although the numbers are not available for Hempfield Township, according to the 2000 Census, under 40% of Greenville Borough residents work within the borough while over 60% work outside of the borough. This figure has dropped dramatically from 1990, where over half of all Greenville residents, 55.6%, worked in the borough.

**Table 3-11: Residents Working in Greenville Borough**

Greenville Workers:	2,788	100%
Worked in borough	1,037	37.2%
Worked outside borough	1,751	62.8%

Source: US 2000 Census

As shown in Table 3-12, the mean travel time to work is significantly lower in Greenville Borough and Hempfield Township than in the rest of the Study Area. These travel times are similar to that of Mercer County, although significantly shorter than the statewide average of 25.2 minutes.

**Table 3-12: Commute to Work**

	<i>Greenville Borough</i>	<i>Hempfield Township</i>	<i>Delaware Township</i>	<i>Fredonia Borough</i>	<i>Greene Township</i>	<i>Jamestown Borough</i>	<i>Otter Creek Township</i>	<i>Pymatuning Township</i>	<i>Sugar Grove Township</i>	<i>West Salem Township</i>	<i>Mercer County</i>	<i>Pennsylvania</i>
<b>Mean Travel Time (minutes)</b>	15.9	16.8	26.3	20.8	22.9	20.8	21.6	21.6	20.8	22.3	19.6	25.2

Source: US 2000 Census

### **Income**

Income statistics were compiled for the project area and included median family, household, and per capita income, income type by household, and the poverty level of a community. Household income includes the total income of all members of the household over the age of 15. As many households consist of one person, the median household income is usually lower than the family household income. Dividing the total income distribution into two equal parts, whereby the median is the middle number, derives median income. Table 3-13 shows the 1990 and 2000 median family and household incomes for the Study Area, Mercer County, and Pennsylvania.

**Table 3-13: Income Statistics for the Greater Greenville Area**

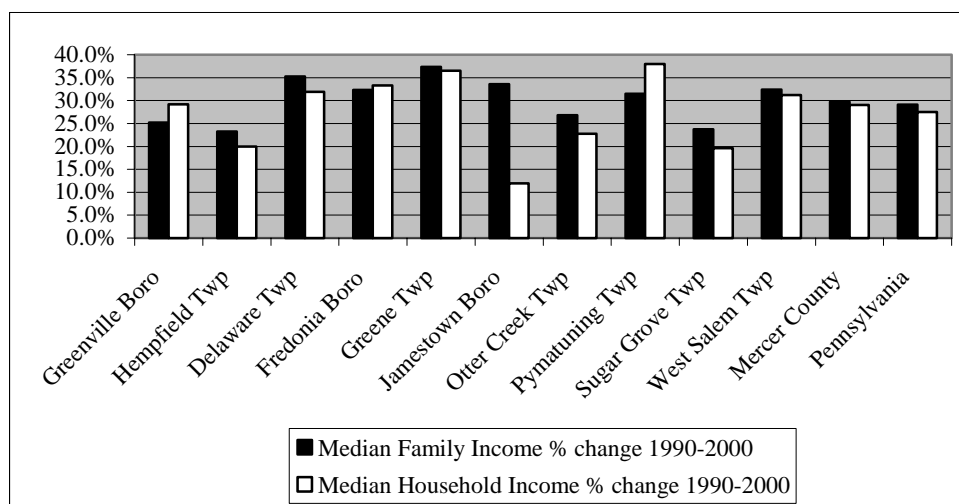
	Median Family Income- 1990	Median Family Income- 2000	Median Household Income-1990	Median Household Income- 2000
<b>Greenville Borough</b>	\$29,063	\$38,869	\$22,121	\$31,250
<b>Hempfield Township</b>	\$36,078	\$47,008	\$30,723	\$38,396
<b>Delaware Township</b>	\$30,871	\$47,656	\$28,750	\$42,240
<b>Fredonia Borough</b>	\$26,818	\$39,643	\$25,288	\$37,917
<b>Greene Township</b>	\$27,260	\$43,500	\$25,161	\$39,625
<b>Jamestown Borough</b>	\$26,563	\$40,000	\$23,750	\$26,979
<b>Otter Creek Township</b>	\$30,469	\$41,625	\$29,091	\$37,656
<b>Pymatuning Township</b>	\$25,689	\$37,500	\$20,500	\$33,048
<b>Sugar Grove Township</b>	\$31,450	\$41,250	\$28,947	\$36,010
<b>West Salem Township</b>	\$30,226	\$44,706	\$26,477	\$38,480
<b>Mercer County</b>	\$29,347	\$41,776	\$24,599	\$34,666
<b>Pennsylvania</b>	\$34,856	\$49,184	\$29,069	\$40,106

Source: US 2000 Census

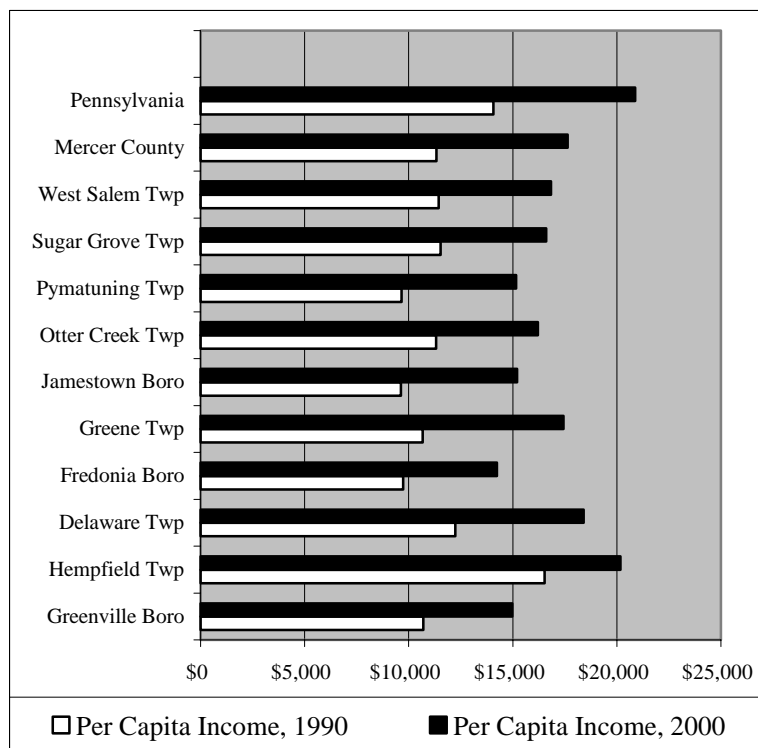
Income levels have increased across the board for both families and households in the Greater Greenville Area, Mercer County, and Pennsylvania between 1990 and 2000.

It is important to note the percentage change in income levels between 1990 and 2000 to compare real income net increases. Chart 3-7 graphically displays the percentage change in median family and median household income for the Study Area between 1990 and 2000.

Although income levels are higher in Hempfield Township than Greenville Borough, the actual increase since 1990 is lower in Hempfield than in Greenville.

**Chart 3-7: Median Family and Household Income: Percentage Change (1990-2000)**

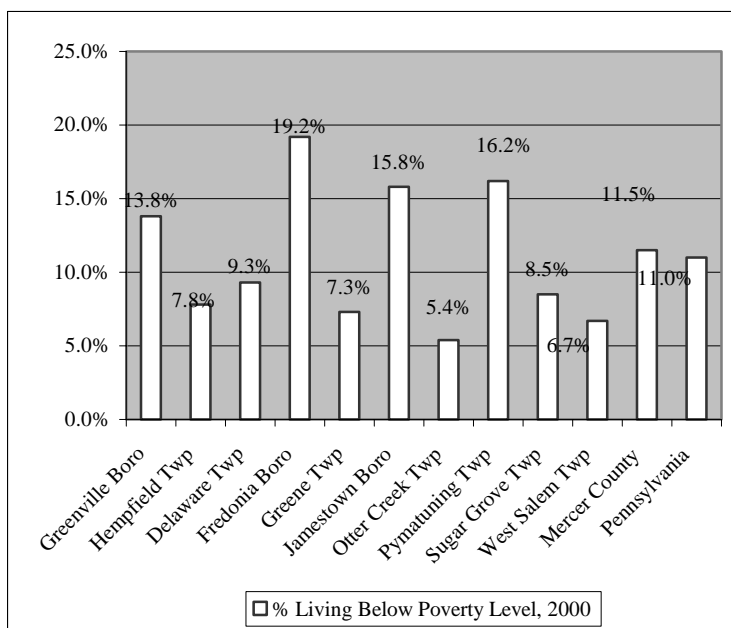


**Chart 3-8: Per Capita Income, 1990-2000**

In terms of per capita income, Hempfield Township has the highest among the municipalities that comprise the Greater Greenville Area. With the exception of Hempfield, per capita income for the Study Area is significantly lower than that of Pennsylvania, although similar to that of Mercer County. Chart 3-8 shows per capita income for 1990 and 2000.

**Chart 3-9: Percentage of Individuals Living Below Poverty Level**

The poverty level is based upon the US Department of Agriculture's determination that one third of income is spent on food and the basis for the food cost is from a Department of Agricultural economy food plan. For the 2000 Census, the poverty level was determined at \$8,350/annually for persons who were 18 and over, and resided in the Contiguous United States and the poverty threshold for a family of four persons was \$17,603. Chart 3-9 graphs the percentage of individuals living below the poverty level in 2000. These figures vary significantly throughout the Study Area. The three boroughs and Pymatuning Township have the highest levels. The remaining townships are well below those levels, as well as being lower than that of Mercer County and Pennsylvania.



## **B. Analysis of Existing Conditions**

Greenville Borough is a small, densely populated municipality, which has little room for new development. Future development should be concentrated on infill development and the redevelopment of underutilized or abandoned sites. The fact that townships with available land surround Greenville suggests that new development will occur in these locations, outside of the borough's boundary.

Hempfield Township is the most densely populated township in the Study Area and its population has been increasing over the last 30 years. This trend suggests that elected officials will need to prepare for an increased demand for municipally provided services. As such, officials are strongly encouraged to identify growth areas and identify to what level they have infrastructure in place to accommodate this growth and predict where future expansions are most likely to occur.

The growth occurring in Hempfield coupled with the significant increase in the population sector of persons 75 to 84 years of age could result in an increased demand for senior services in the future. This trend also suggests that the community could see a growth in home sales in as the older population relinquishes home ownership. While the almost ten percent increase in persons between the ages of 75-84 did not compare to Hempfield, Greenville officials need to be aware that they too may experience an increased need for medical support and assisted living facilities/elderly housing.

Since 1990, both Greenville and Hempfield have experienced an increase in persons between the ages of 45 to 54. Hempfield Township had a 50 percent growth in this category, which was double that of Greenville Borough. This sector typically represents those persons who contribute significantly to the tax base in regards to income producing per capita tax revenues and home ownership.

Greenville and Hempfield both share similar population losses in the age group of persons 25-34. As this age group typically includes those persons starting families and raising young children, it would be expected to see a corresponding drop in school enrollments for young children. This trend is reflected in the decrease of the age group 5-9 and the school enrollment projections for Greenville Area High School. Another interesting similarity is the percent loss of persons 60 to 64 years of age. Both communities have lost almost 30 percent of this age group over the last ten years.

Based upon the population trends over the last ten years and the projections developed by Mercer County, Greenville is identified as having the potential to see a small growth in total population over by 2010, but is expected to slightly decrease by 2020. The population of Greenville will most likely fluctuate as a result of the enrollment of Thiel College. During this same time frame, Hempfield Township is expected to experience a very slight decline in population.

As may be expected, the presence of Thiel College is reflected in several demographic characteristics of Greenville and Hempfield. The on-campus student body contributes directly to the median age of Greenville being the lowest in the Study Area. As well, the corresponding rate

of persons in the two municipalities who have a Bachelor's or Graduate Degree can be a result from faculty who reside in either Greenville or Hempfield. This coupled with a significant medical presence in the community, is reflected directly in the percent of persons employed in the Education, Health and Social Services sector. Greenville and Hempfield have by far the highest percent of persons employed in this category.

While unemployment rates for the county have stayed level over the past four to five years, it is known that major changes have occurred in the Study Area due to the closing of Trinity Industries and other major employers. This is particularly important to the Study Area communities because as there are fewer jobs available in Greenville Borough and the Greater Greenville Area, residents will be forced to look outside the region for employment. Trends over the past 10 years have already shown the number of Greenville residents who work within Greenville Borough to have shrank by almost 30%.

The income analysis portrays a region that has kept pace with county trends, although for the most part has not matched those experienced by the state. Hempfield Township and Delaware Township have experienced increase in both Median Family and Household Income that surpasses that of the county average although they remain below that of Pennsylvania's. These figures suggest that the region is capable of supporting higher quality of life amenities and are contributing to the municipal tax base in a significant fashion.

Recreational services are an outlet for youth and adults to expend energy in addition to providing a positive atmosphere for residents to interact with each other. The availability of recreation facilities lends to the quality of life within a community and families typically prefer to reside within a municipality that has an extensive recreation system.

### **A. Existing Conditions**

In 1997, Greenville Borough, in cooperation with the Greenville Area Leisure Services Association (GALSA), a Comprehensive Recreation, Park and Open Space Plan was completed to identify future needs regarding recreation services for Greenville Borough, Hempfield Township, and West Salem Township. Although this plan was never officially adopted by the borough, it contains an overview and an inventory of parks and recreation facilities and services. The plan also contains recommendations for all three municipalities as well as GALSA regarding facilities, programming, financing, and administration. The plan is further addressed under the Analysis of Existing Conditions where appropriate.

#### Greenville Recreation Center

Greenville Borough's first municipal recreation effort was the purchase of the USO building at Riverside Park following WWII. The USO building provided services to over 800,000 soldiers and remains a significant component of the municipal park system. This building is currently being used as the Greenville Recreation Center.

Located at 45 Alan Avenue in Riverside Park, the Rec Center provides numerous recreational programs throughout the year ranging from ballroom dance lessons to adult basketball / volleyball to youth basketball to hosting elementary and junior high dances. The Greenville Recreation Center is also home to the Greenville Area Leisure Services Association.



*Greenville Recreation Center (Mackin, 2003)*

### Greenville Area Leisure Services Association (GALSA)

In 1948, Greenville Borough, Greenville Area School District and the United Way of Northern Mercer County came together and created the Greenville Community Association by resolution. In 1978 the Association changed its name to the Greenville Area Leisure Services Association (GALSA). GALSA is an agency of Greenville Borough that provides recreation programming for Greenville Borough, surrounding municipalities, and to manage the parks in the area. GALSA services five school districts: Greenville Area, Commodore Perry, Reynolds, Lakeview, and Jamestown, as well as St. Michaels.

GALSA is funded through contributions made by the three primary sources, Greenville Borough, Greenville Area School District, and the United Way, as well as revenues generated from user-fees, fundraisers, and contributions from outside sources.

GALSA staff consists of three office people, an executive director, a program director, and an office manager, along with a full-time maintenance worker. During the summer months, between 70 and 80 part-time maintenance workers are employed to assist with park maintenance. GALSA is overseen by a Board, which is comprised of two Borough Council members, six community residents, and the borough manager.

Affiliated organizations with GALSA are the Greenville Area Youth Soccer Association, the Greenville Memorial Swimming Pool, the Greenville Area Ladies Softball, the Greenville Area Community Theatre, the Canal Museum, the Greenville Area Church Co-ed Softball, and Kid's Korner Day Care.

Kid's Korner Day Care is a program sponsored by GALSA and is open to children between ages 0 and 12. Children of the ages 0-5 are cared for at the First Baptist Church while children between 6-12 years are cared for at the Rec Center.

### Riverside Park

Riverside Park is a 90-acre park located in downtown Greenville on land that was donated to the borough by the several prominent Greenville families during the mid-1940s. There are many recreational amenities and facilities located within the park that include the following:

- Amphitheatre
- Nature Center
- Walking Trail
- Multi-use field
- Cooper Field
- Pavilions (open and closed)
- Tennis Courts
- Basketball Courts
- Volleyball Nets
- Horseshoe Pits



*Riverside Park (Mackin, 2003)*

- Variety of Playground Equipment for All Ages

Pavilions and fields are available for residents to rent out for all occasions.

Other facilities located in Riverside Park include the Greenville Recreation Center and the Greenville Memorial Swimming Pool. The Greenville Recreation Center was built as a USO building and was bought by the borough after World War II.

As a component of the Comprehensive Recreation, Park and Open Space Plan for Greenville Borough, a Riverside Park Swimming Pool Feasibility Study and Sketch Master Plan were also developed. Some of the recommendations include:



*Riverside Park Amphitheatre (Mackin, 2003)*

### **Greenville Memorial Swimming Pool**

The Greenville Memorial Swimming Pool is located in Riverside Park. The pool is affiliated with GALSA but is run by a separate board of directors. The pool was open in 2003 from June 7<sup>th</sup> until August 17<sup>th</sup> from 1:00 p.m. – 6:00 p.m. daily. On Mondays, Wednesdays, and Fridays between July 7<sup>th</sup> and August 1<sup>st</sup>, the hours were extended until 8:00 p.m. Additional evening hours depended on the weather.



*Greenville Memorial Swimming Pool (Mackin, 2003)*

The pool is available to rent for all occasions on Tuesdays, Thursdays, and Saturday and Sunday evenings at a starting rate of \$40 / hour. Season passes are also available. The pool also offers Red Cross Swimming Lessons, Lifeguarding Red Cross Certifications, and a host of other community events during the course of the season.

**Greenville Area Sports Complex**

The Greenville Area Sports Complex is located on East Jamestown Road in West Salem Township. When Paschek Associates was commissioned to complete the comprehensive parks, recreation and open space plan in 1997, they were also hired to complete a Greenville Area Leisure Services Association Sports Complex Master Site Development Plan. In 2000, Greenville Borough received a grant from Pennsylvania Department of Conservation and Natural Resources (DCNR) and constructed the \$1.8 million sports complex. The sports complex is an outdoor facility built on property that is leased by the borough from St. Paul's (a retirement center) for \$1 / 50 years.



*Greenville Area Sports Complex (Mackin, 2003)*

The Sports Complex covers 42 acres and includes approximately four soccer fields, three softball / baseball fields, a 1.2-mile fitness trail, concession stand, pavilions, picnic benches / tables, indoor restrooms, and other amenities.

**York Street Play Lot** – is a small, 1/2 acre play lot located on York Street in a residential neighborhood near the Trinity site. The lot has playground equipment suitable for younger children. Signage is present indicating the park name and hours of operation. There are sidewalks and fences that border the lot and provide a buffer from the street and traffic.

**Central Park** – is approximately one acre and located on Main Street and South Penn Avenues in downtown Greenville Borough. The park is mostly open space with an honor roll. Park benches are present for residents.



*York Street Play Lot (Mackin, 2003)*



**Prairie Park** – is a small, one-acre park located at the intersection of College and Main Street in Greenville Borough.

Other parks / parklets located in Greenville Borough include Riverview Park and Diamond Park. These areas are owned by Greenville Borough and maintained by GALSA.

### **Hempfield Township Municipal Park**

Hempfield Township Municipal Park is the only municipally owned park or recreation area in Hempfield Township. The park is located at the corner of Fredonia Road and St. Glory Road in the township. It is a 150-acre park that includes:

- Tennis Courts
- Basketball Court
- Variety of Playground Equipment for All Ages
- Three Outdoor Pavilions

Hempfield Township maintenance personnel maintain the park.



*Hempfield Township Municipal Park (Hempfield Twp, 2005)*



**Greenville Area School District**

There are numerous recreational facilities owned by Greenville Area School District that are located at each school facility.

- ⇒ East Side Elementary—facilities include an all purpose room, a playground and a playing field. All facilities at this school have limited use.
- ⇒ Hempfield Elementary School—facilities include an all purpose gymnasium, a playground, and a ball field. GALSA uses the gymnasium and ball field.
- ⇒ Greenville High School—facilities include a gymnasium, auxiliary gymnasium, soccer field, weight room, track and field, outdoor basketball court, and tennis courts. The outdoor facilities are open to the public and there is limited access to the indoor facilities.

**Thiel College**

Thiel College owns and operates a few recreational facilities on their campus in Greenville Borough. Facilities include a baseball field, tennis courts, gymnasium, and a multi-purpose field. Thiel College works cooperatively with GALSA in sharing fields and services. Prior to the closing of Thiel's indoor pool, the college and GALSA exchanged uses of the ball fields at Riverside Park for swimming lessons at the pool. The Master Plan for Thiel College contains recommendations to construct an indoor and outdoor sports complex. The Master Plan is summarized in Section 5—Community Amenities, of this plan.

**Golf Courses**

Pine Hill Golf Course – located at 263 Leech Road, Pine Hill is a public golf course. Pine Hill was founded in 1967 and is an 18-hole course open from April to September.

Greenville Country Club – located at 365 Mercer Road, Greenville Country Club is a private facility that has an 18-hole course, which is open year round.

## B. Analysis of Existing Conditions

Recreation is an issue that is typically very important for communities and Greenville Borough and Hempfield Township are no exceptions. Recreation sites were evaluated using the assessment tool shown in Appendix II. Each site was observed through field views conducted during the planning process. Recreation sites and equipment were then rated as being in good, fair or poor condition (sites in poor condition should be examined by municipal officials who can then place these sites on a priority list for state and federal funding for repair or replacement of equipment).

The following analysis reflects the information gathered during field views and from the responses received during the public participation process.

Riverside Park – A spacious park covering 90 acres in Greenville Borough. Ample parking is available and signage is present at the entrance indicating hours. This park has many recreational amenities that range in condition from good to fair. Playground equipment needs regular maintenance such as fresh coats of paint and replacement of missing or broken parts. The tennis courts are in need of major repair – the courts are cracked, allowing weeds to grow on the playing surface. Basketball courts need new hoops and nets. The amphitheatre is in good condition.

This park has been identified through public participation as being underutilized. It is recommended that Greenville Borough and Hempfield Township develop a stronger partnership to promote this park.

During the planning process, park representatives noted their concern with the safety of pedestrians and the speed of vehicular traffic. Currently, the park has employed a traffic calming measure of speed bumps, which are raised areas of roadway designed to slow traffic.

In Pennsylvania, Liquid Fuels funds may be used for traffic calming measures listed in PennDOT's *Publication 383*, "Pennsylvania's Traffic Calming Handbook", January 2001, provided that a Traffic Calming Study and Approval Process, as described in Chapter 4 of *Publication 383*, has been followed.

A speed hump is a raised surface above the existing roadway grade that is approximately three (3) to four (4) inches in height and between twelve (12) and twenty (20) feet in length. An independent speed hump is designed to reduce speeds by fifteen (15) to twenty (20) miles per hour. A series of speed humps could reduce speeds up to thirty (30) miles per hour. The installation of speed humps can cost approximately \$1,500 to \$3,500.

Raised crosswalks are similar to speed humps in that they are designed to raise pedestrians between three (3) to six (6) inches above the existing roadway grade. Raised crosswalks can reduce speeds by approximately six (6) miles per hour. The installation of raised crosswalks can cost approximately \$2,000 to \$10,000.

A combination of both speed humps and raised crosswalks along the service road into Riverside Park should reduce speeds and improve pedestrian safety throughout the park..

**Greenville Recreation Center** – Located in Riverside Park, the Rec Center building is in sound condition and is handicapped accessible. Parking is adequate. The Rec Center provides a variety of ongoing recreational programs for all ages and has a semi-annual newsletter that identifies these programs. The center also provides indoor recreation facilities such as a basketball court for community residents.

**Greenville Memorial Pool** – The pool is host to a variety of community activities, including swimming lessons, and works cooperatively with Thiel College. It is recommended that Greenville Borough along with GALSA continue to implement the recommendations contained in the 1997 *Greenville Memorial Swimming Pool Feasibility Study*. No major improvements have been made to the pool since the study's completion, although a local contractor has donated time and materials to fabricate a new filter tank. The Borough has no funds available nor are any applications in progress to fund such a project.

**Greenville Area Sports Complex** – Located in West Salem Township, the sports complex is somewhat removed from both Greenville and Hempfield residents. Although the complex can be easily viewed from Jamestown Road / PA Route 18, the sign present that has the name of the facility and hours of operation is too close to the road for easy viewing while driving. As the complex is only three years old, fields and equipment are in excellent condition. Indoor restroom facilities are present, however due to construction and plumbing problems there is no running water. Numerous port-a-johns are present. There are plans to install bleachers at the soccer fields and plant trees along the roads and trail throughout the 42-acre complex. A pedestrian / bicycle path connecting the complex to areas in Hempfield and Greenville, such as Thiel College and the central business district in Greenville, would provide residents more access to the complex.

**York Street Play Lot** –The play lot has playground equipment suitable for younger children and is in good condition. Signage is present indicating the park name and hours of operation. On street parking is available nearby and the park is located in a residential neighborhood for children to walk / bike to.

**Central Park** –park is mostly open space with an honor roll. Park benches are present for residents. The park is in good condition and needs only continued maintenance.

**Prairie Park** – The park is in good condition and needs only continued maintenance.

**Hempfield Township Municipal Park** – As the only municipally owned park in Hempfield Township, the park provides a large selection of recreation facilities and equipment to suit residents of all ages. Roads throughout the park are in excellent condition and there is ample parking available. While the tennis courts are in good condition with nets present, the basketball court is in poor condition with a gravel surface and no nets on the hoops. Three outdoor pavilions are available and in excellent condition, having been recently painted. There is only one sign for the park, located on St. Glory Street and although it indicates the hours of operation,

it is in poor condition and difficult to read. Playground equipment is somewhat dated and is in need of fresh coat of paint.

Hempfield Township has contracted Winslow Engineering, Inc. to complete a site development plan for the following park improvements:

- Construction of handicapped accessible sidewalks that will connect the existing parking lot to the pavilion and the restroom facilities
- Upgrade the existing restroom facilities at to ADA standards
- Replace some of the existing playground equipment a new play structure and swing
- Remaining playground equipment will be modified to provide safety surfacing in designated fall zones.

It is recommended that township officials place another sign along Methodist Road to direct people to the park and update the existing sign at the main park entrance on St. Glory Road.

Greenville Area School District – The track is open to public use and is readily used by residents. Greenville High School wellness committee teamed with school administration and acquired a fitness grant worth \$218,000 to construct a new fitness center in the high school. The fitness center will include two treadmills, one elliptical, two recumbent bikes, one upright bike, 18 universal weight training machines, and 12 steel steppers.

A this time, the School District is in the fifth year of their funding agreement with GALSA. There is no indication that they will continue to fund the association in the future, which leaves the future of GALSA uncertain.

Thiel College – GALSA works cooperatively with Thiel College in the sharing of facilities and services. It is recommended that both entities pursue additional areas where they can share facilities and services to eliminate any duplication and employ potential cost saving measures.

### **GALSA**

Greenville Area Leisure Sports Association (GALSA) is an agency of Greenville Borough. The structure is somewhat ambiguous, with some employees working directly for the borough and some working for GALSA. GALSA may lose not only funding from the school district, but also United Way. Through interviews with GALSA, the association would like to become an Authority of the borough so that it will be a separate entity from the borough but would retain governmental immunity.

One of the issues facing GALSA is that it provides recreational amenities and programs for not only the borough, but also the surrounding townships. Due to the funding it receives from United Way, it must provide these services to the surrounding areas but it does not receive any funding from the municipalities outside of the borough. It is estimated that park usage is 40% Greenville Borough residents, 40% Hempfield Township residents, and 10% surrounding townships. The Recovery Plan for the Borough of Greenville addresses this issue in more detail and recommends that GALSA seek funding from these municipalities.

Numerous associations are affiliated with GALSA as stated earlier. In addition to these organizations, GALSA would like to create a men's softball league. GALSA currently manages many of these associations' funds but does not oversee other activities.

GALSA indicated that speeding in Riverside Park is a problem. They would like to see more police presence throughout the park and the other parks in the borough to help reduce speeding and vandalism. GALSA installed speed bumps on the entrance road to Riverside Park, however this has not lessened the speeding. Due to the presence of the speed bumps, the borough cannot receive liquid fuel tax for the road and the Street Department cannot maintain it.

Another area that GALSA would like to improve is grant writing and funding. Until recently, GALSA used to employ a grant writer whose job was to seek and obtain funding for the recreational facilities and programming maintained by GALSA. The position has been vacated and remaining GALSA employees are now responsible. Due to large workloads, this is a difficult task and many areas are neglected due to lack of funding. A solution to this problem could be utilizing Thiel students as interns who would fill the position.

Although the Greenville Area Comprehensive Recreation, Park and Open Space Plan was never adopted, the Borough and GALSA have been trying to follow the plan recommendations. Borough Council is currently deliberating on the restructuring of the GALSA board, which was a high priority in the Plan. GALSA continues to develop new partnerships with a variety of community organizations and neighboring townships. GALSA also is continually improving its program activities to target activities for all ages. In the spring of 2004 the Borough relinquished the maintenance responsibilities to GALSA who will be doing all park maintenance under contract with the Borough. A tiered fee schedule has been adopted and user fees are based on the amount of support given to GALSA from the users home municipality..

### **Trails**

A trail feasibility study was completed in May 2001 for Greenville Borough. The study recommended a two-phase project, with phase one being the corridor from Main street along the abandoned rail bed on the West side of the Shenango River to the southern property line of the existing nature trail and across the river on the existing pedestrian bridge. The trail would then link the park to Thiel College. During the process of the study, property ownership issues were found and the consultant recommended that Phase two be completed first. Phase two begins at Riverside Park and follows the nature trail then meets up with the abandon rail bed. The trail follows the rail bed along the West side of the Shenango River to Porter Road near the Porter Road Bridge. The study then recommended a pedestrian walkway along Porter Road a short distance to connect with the new 42-Acre Sports Complex. The Borough has a DCNR rail trail grant in hand for this project. The total project cost was identified at \$224,000 with a grant of \$112,000 from DCNR.

It is recommended that the borough, continue to pursue trail development in conjunction with surrounding municipalities.

### PARKS & RECREATION IMPLEMENTATION MATRIX

**GOAL: Promote the recreational value of the Shenango and Little Shenango Rivers**

Strategies	Responsible Party	Potential Partners	Funding Sources
Work with Shenango Conservancy and Shenango River Watchers to develop a "canoe trail" with public boat launches available in Riverside Park near the Nature Center and one at the Kidd's Mill Covered Bridge.	Greenville Borough Council & Hempfield Township Supervisors	Local trail organizations, GALSA, Thiel College	Rivers Conservation Program (DCNR), Western Pennsylvania Field Institute
Identify underutilized waterfront property to provide passive recreational opportunities	Greenville Borough Council & Hempfield Township Supervisors	St Paul Homes, Thiel College, Mercer County Conservation District, Mercer County Regional Planning Commission, Shenango River Watch	

**GOAL: Maximize the utilization of existing parks and recreational facilities in the communities**

Increase the use of Riverside Park by holding community events at the amphitheatre	GALSA	Thiel, GACT, Greenville Orchestra, Greenville High School, Thiel College Arts	PA Humanities Council,
Implement thematic signing for all recreational facilities	Greenville Borough Council & Hempfield Township Supervisors	GALSA, GASD	DCNR, municipal budgets
Finish the construction and renovation of the Greenville Area Sports Complex	Greenville Borough, GALSA	Surrounding municipalities, local sports organizations	DCNR, municipal budgets, CDBG
Implement the 2002 Recovery Plan recommendations regarding parks and recreation	Greenville Borough	Surrounding municipalities, local sports organizations, GALSA, GASD, Mercer County Regional Planning Commission	
Implement recommendations from the trail feasibility study to link existing parks/facilities to population centers	Greenville Borough Council & Hempfield Township Supervisors	Rails to trails organizations, local trail groups, surrounding municipalities, local sports organizations, GALSA, GASD, Mercer County Regional Planning Commission	PENNDOT (Transportation Enhancement Funds)

**PARKS & RECREATION IMPLEMENTATION MATRIX****GOAL: Maximize the utilization of existing parks and recreational facilities in the communities (*continued*)**

<b>Strategies</b>	<b>Responsible Party</b>	<b>Potential Partners</b>	<b>Funding Sources</b>
Involve all age groups in recreation planning to identify needed programs and facilities	GALSA	Senior centers, Greenville Area School District, local social & civic organizations	DCNR, Local Government Academy, DCED
Enter into Intergovernmental Cooperation Agreements with surrounding municipalities, Greenville Area School District and Thiel College to meet regional recreational programming needs	Greenville Borough Council & Hempfield Township Supervisors	Governor's Center for Local Government Services, Mercer County Regional Planning Commission	DCED, DCNR
Develop a parks equipment repair and replacement plan	Greenville Borough Council & Hempfield Township		CDBG, DCNR, DCED
Work with Mercer County to access Saul Dam for fishing and improve trail to ADA standards	Hempfield Township	Mercer County FEMA, Mercer County Conservation District, DCNR, Local Boy Scout/Girl Scout Organizations	DCNR
Increase the summer concert series held at Central Park	Greenville Borough	Greenville Area Theatre Company, surrounding municipalities, Thiel College	Western Pennsylvania Field Institute

Community facilities and services are the backbone of a community and are often one of the measures used to assess its quality of life and livability. The ability for a community to provide desired facilities and services will ultimately impact its potential for growth in the future. Proper planning enables a community or region to eliminate additional and unnecessary costs that typically come from reactionary responses due to an unforeseen long-term demand or failure to improve and maintain the current facilities and services.

The provision for facilities and services normally requires capital investments by the community that are funded through municipal budgets (local tax base) or through the implementation of user fees. Communities must consider whether it is more cost effective to provide the services themselves or have private providers do this on a contractual basis. Some of the advantages of utilizing public agencies are their ability to secure long-term financing for projects and their capability of planning for contingencies. Therefore, the type, quality and quantity of facilities and services being provided by the community or region is most often a compromise of the resident's ability or interest in paying for it. Once it has been determined by a community or region to provide a particular facility or service, it is important to consider where they are provided in relation to the current and future development they are intended to serve.

In order to identify the future needs of the community, an inventory and analysis of the community facilities and services being provided was conducted and is found in this section of the comprehensive plan.

## **A. Existing Conditions**

### **Administration:**

The Commonwealth of Pennsylvania presently has many forms of municipal governments that are responsible for the day-to-day activities within their respective borders. These forms of government include counties, cities, townships boroughs and home rule municipalities and their responsibilities include the provision of public safety/emergency services, garbage collection, sewage collection/treatment, repair and maintenance of local roads (including snow removal), code enforcement and local planning and zoning.

The municipality of Greenville operates under the Borough Council governmental structure. A dominant council that maintains broad powers in order to implement policy characterizes this form of government. The mayor in this government is considered a "weak executive" who oversees the daily operations of the police department. Greenville Borough Council is comprised of seven councilpersons and a mayor. Borough Council meets on the second Tuesday of every month at 6:30 PM in the municipal building. The municipal building is located at 125 Main Street in Greenville and is open to the public for regular business hours Monday through Friday between 8:00 AM and 4:30



Greenville Municipal Building (Mackin Photo, 2003)



PM. The borough maintains a manager, Public Works Department, Police Department, Fire Department, and Zoning / Code Enforcement Office. In 2003, the borough operated on a budget of \$3,182,373.89 with a debt service of \$461,629.00.

In 2002, Borough Council requested that the Pennsylvania Department of Community and Economic Development (DCED) recognize Greenville as a distressed municipality under the Municipalities Financial Recovery Act, Act 47 of 1987, as amended. On May 8, 2002, the Secretary of DCED declared Greenville to be a financially distressed municipality. As a result, Resource Development and Management, Inc. was appointed Greenville's Act 47 Coordinator and a Recovery Plan for the Borough of Greenville was developed.

Hempfield Township operates under the Board of Supervisors governmental structure. The Board of Supervisors is comprised of three elected officials who oversee the daily operations of the township. Hempfield Township Board of Supervisors meets on the first Tuesday of every month at 7:30 PM in the municipal building. The municipal building is located at 278 South Mercer Street in Hempfield Township and is open to the public for regular business hours Monday through Friday between 8:30 AM and 4:30 PM. The township maintains a Street Department, Police Department, Volunteer Fire Department, and Zoning Office. In 2003, the township operated a budget of \$1,229,118.00.

**Water:**

The Greenville Municipal Water Authority provides water service to approximately 3,300 customers in Greenville Borough, Hempfield Township, and West Salem Township. Their offices are located at 44 Clinton Street and their plant is located at 45 South Water Street in Greenville Borough. Staff includes three office employees, four plant employees, and four distribution employees. The Authority has a service capacity of 2.0 million gallons per day (MGD) filtration plant with a tap in fee of \$1,050.00 and a \$2.9 million debt service. The average cost to consumers is approximately \$65 / bi-monthly, which does not include sewage costs.

Plans for expansion of water lines in Hempfield Township are in the design stage for areas along Eighth Avenue, Donation Road, and Mehadd Avenue. Other plans include accepting bids to have the water tower painted, upgrading the main lines around Thiel College, and the continual upgrades of lines for fire protection and the treatment plant.

**Sewage:**

The Greenville Sanitary Authority provides sewage service to 3,419 residential and 318 commercial customers in Greenville Borough, Hempfield Township, and West Salem Township. The office is located in the Greenville Borough municipal building, the plant is located at 183 Hamburg Road in Hempfield Township and staff includes five full-time employees. There is a \$1200 sewer capacity replacement fee and a \$300 tap in fee. The Authority has a debt service of \$33,847 / month. Sewage cost to the consumer is based upon the added sewage cost of 70 percent of the total water consumption for each household, which averages to a total of 110.50 / bi-monthly for water and sewage service.

There are no plans to expand the treatment plant and there is a slow expansion of service area in both Hempfield and West Salem Townships. Future rehabilitation of the collection system will be needed.

Although the Authority provides service to Hempfield Township, the Hempfield Township Municipal Authority owns the sewer lines in the township and performs the needed repairs to those lines. The Hempfield Township Municipal Authority office is located at 278 South Mercer Street in Hempfield Township. The Hempfield Municipal Authority serves approximately 1019 customers and there is a \$1700 tap in fee per EDU (\$1200 Greenville; \$500 Hempfield).

There are no current plans to expand services in Hempfield Township; the Authority expands only as developers require. Future improvements include investigating the elimination of pump station and on-going infiltration and inflow (I & I) monitoring and repairs as necessary.

**Refuse:**

Tri-County Industries is the sole garbage hauler for Greenville Borough and provides services to a portion of Hempfield Township. Refuse is collected curbside Monday through Friday for residential areas in Greenville, Monday through Saturday for commercial areas in Greenville, and twice a week in Hempfield Township. Monthly charges are \$9 / month in Greenville Borough and \$12 / month in Hempfield Township.

**Recycling:**

Recycling services for Greenville Borough are also provided by Tri-County Industries. There is mandatory curbside recycling throughout the borough. Costs are included in the monthly garbage bill. Items that are recycled include newspapers, glass, cans, and plastic.

There is no mandatory recycling program in Hempfield Township. A drop-off center is located at the Wal-Mart on Hadley Road in the township 24 hours / day, 7 days / week. This service is provided through Mercer County.

**Public Works:**

The Greenville Borough Public Works Department is responsible for the planning and directing the operations, construction and maintenance of borough owned: streets (30.9 miles), curbs (50 miles), sidewalks (one mile), storm sewers (35 miles), parking lots (11), traffic signals, signs, buildings, equipment, facilities and properties owned by the borough, including the airport. In addition to providing winter maintenance and sweeping of borough streets, the department has a contract with the Commonwealth of Pennsylvania to provide these services on the state routes within the borough. The department was recently reduced from 11 full-time maintenance persons to six full-time staff, including the Superintendent, and part-time help varies according to season and budget constraints. The department does not have a plan for acquiring new equipment or a road maintenance plan in place. The Greenville Public Works Department works closely with Hempfield Township, West Salem Township and Greene Township in the trade of equipment and provision of services.

Hempfield Township has a maintenance crew that provides general maintenance for all township roads, curbs, signs, buildings, equipment, facilities and properties owned by the township,

including the Hempfield Township Municipal Park. All 27.53 miles of township roads are paved and the township also provides winter maintenance their roads. Although no plan is in place for acquiring new equipment, they do have a road maintenance plan that includes resealing one-third of all township roads every year. Table 5-1 lists all equipment owned by both of the Public Works Departments.

**Table 5-1: Public Works Department Equipment**

<b>Greenville Borough</b>		<b>Hempfield Township</b>	
1986	C20 Custom Del Pickup #8	1977	International Bucket Truck
1999	F350XL Pickup #2	1986	Ford F-350 4x4 Pickup Truck with Snow Plow and Ash Spreader
1989	Ford Super Duty Dump Truck #4	1962	Galion 303 Powered Road Grader
1999	Ford 550 Super Dump Truck #3	1987	Massey Ferguson MF50E Tractor with Front End Loader, Side Mounted Flail Mower, Rear Mounted Flail Mower and Rotary Ditcher
1994	Ford F350 Pickup #1	1989	Chausse 170 Gallon Tar Kettle Model TPS 170
1995	Ford F Series Dump Truck #6	1992	LeeBoy 300T Roller with Transport Package
1994	Tympco 600 R72 Street Sweeper #7	1992	Woods 2855-D 18 H.P Mow-N-Machine (pivotal mower)
1994	John Deere Rear Sweeper Engine	1995	Chevrolet K31003 4x4 One Ton Dump Truck with Galion 150 USD Dump Body, Western 9' Snow Plow with Elkin Auger Spinner Spreader
1992	Ford 710 Leaf Loader #E8	1996	Ford F-250 HD 4x4 Pickup Truck with Western UP-80 Snow Plow and Hiway Hyd-Spreader
1992	Wood Chuck Wood Chipper #E7	1996	Gravely Promaster 400 4x4 Tractor with Out Front 72" Mower Deck
1991	Case 580K Backhoe #E1	1998	John Deere 310SE with Backhoe and Front End Loader with Wain Roy Swinger Coupler and Wain Roay 24" and 48" Buckets
2001	Stile FS85 Brush Cutter	1999	Navistar 4x2 Cab and Chassis w/Mark II Dump Body by Henderson
1999	Ford 710 Leaf Loader #E9	1999	Stihl TS760 Asphalt and Concrete Cutting Machine
1990	Mauldin Road Roller #E5	1999	Troy Built 34343 33" Cut Walk-Behind Mower
1995	Highway Super P Salt Spreader	2000	Grasshopper Mower 52" Cut
1999	#2 Truck Fisher 8' Snow Plow		
1999	#3 Truck Fisher 9' Snow Plow		
1999	Bobcat 873 Skid Loader		
1999	Troy Built Snow Blower		
1984	Diamond 8' Snow Plow		
2002	24" Cold Planer for Bobcat		
2003	GMC C8C042 Dump Truck #5		

**Code Enforcement & Zoning:**

To ensure that growth and development occurs in an orderly manner, both the borough and the township have adopted land use controls including a zoning ordinance and subdivision and land development ordinance (SALDO). The Greenville Borough Zoning Ordinance was adopted in 1998 and most recently amended in 2000. The borough has nine zoning classifications including three residential districts, one residential / medical district that incorporates uses related to the hospital and other medical facilities, one commercial / residential district, one central business district, one light manufacturing district, one industrial district, and a public institutional district that incorporates uses related to the university. These zoning districts are described in more detail in Chapter 9 of this plan.

The Greenville Borough Zoning and Code Enforcement Office is responsible for building permits, inspections of construction sites, review of site and construction plans, inspection of rental properties, licensing of landlords, and enforcement of all building and zoning ordinances. Staffing for the Greenville Code Enforcement Office includes a full-time Code Enforcement and Zoning Officer and a part-time Code Enforcement and Zoning Officer.

Through interviews with the Greenville code enforcement office, the most common complaints received are regarding property maintenance issues, such as trash, high grass, abandoned vehicles, etc. The bulk of the officers' time is spent on these issues and not enough time is spent on building preventative upkeep issues. Interior repairs are common tenant complaints. Another problem is the amount of absentee homeowners and landlords. The officers can issue fines however if no one is found, no one can be taken to court to correct the problem. Enforcing codes along municipal boundaries has been cited as an issue, due to the lack of consistent codes across municipal boundaries.

The Hempfield Township Zoning Ordinance was adopted in August of 2001 and most recently amended in 2002. The township is divided into six (6) zoning districts: rural residential and agricultural, single family residential, multi-family residential, commercial, industrial, and a mixed use zone. These zoning districts are described in more detail in Chapter 9 of this plan.

Hempfield Township employs a part-time Zoning Officer, whose hours vary according to need, and contracts with a private entity to provide code enforcement. The Hempfield Township Zoning Hearing Board has approximately four to five hearings per year or as needed. The majority of zoning issues that are presented to the Zoning Hearing Board are special exceptions. The general nature of the zoning applications are for new garages, porches, fences, signs and for new housing. Almost all are granted and the few that were not were for variances. Through interviews with the zoning officer, the residents for the most part are satisfied with the zoning ordinance and understand the need for it. The officer doesn't receive very many complaints and there are no land use conflicts with Greenville Borough and the surrounding townships do not have any zoning in place.

As required by the Pennsylvania Municipalities Planning Code (MPC), both Greenville Borough Council and Hempfield Board of Supervisors have appointed Zoning Hearing Boards to ensure that the application and administration of the zoning ordinances are fair and equitable. The boards also preside over hearings involving appeals of the zoning officers' decisions, the

granting of variances for certain hardships imposed by the ordinances, and applications for special exceptions.

Greenville Borough and Hempfield Township also have Planning Commissions, comprised of five to seven members who are appointed by the respective governing body. The Planning Commissions' responsibilities are to oversee the development of the Comprehensive Plan as well as assume the responsibilities of those prescribed for Planning Agencies found in Article II of the MPC.

#### **Police:**

Both Greenville Borough and Hempfield Township provide their own full-time police departments. The Greenville / West Salem Police Department is located in the municipal building at 125 Main Street in Greenville Borough. Their service area is approximately 44 square miles, which includes Greenville Borough and West Salem Township. Greenville provides 24-hour police protection to West Salem Township for an annual contract fee. The department operated on an annual budget of \$601,000 in 2002, which is approximately 18% of the total budget. Staff consists of 11 full-time officers, 3 part-time officers, and a full-time secretary. Salaries range from \$10.38 / hour for part-time officer to \$20.68 for full-time officer.

The Greenville / West Salem Police Department works cooperatively with the Hempfield Township police Department and cosponsors community-oriented programs such as D.A.R.E., bike patrol, and the Neighborhood Watch Program in addition, the departments provide a school resource officer to Greenville Area School District.

In 2002, the department received 11,546 calls for police services in Greenville Borough, of which 820 were criminal complaints, 38 were dog calls, 42 for vehicle lockouts, 22 for a funeral escorts, and 485 calls were to assist other law enforcement agencies. Officers made 596 criminal arrests, issued 540 traffic citations and held 405 prisoners. There were also 1,473 calls for police services in West Salem Township, 2,952 patrols, 101 accidents, 211 traffic stops, 13 dog calls, and 12 fire calls. The majority of complaints the department receives are related to theft, criminal mischief, and alcohol-related complaints.

**Table 5-2: Police Department Equipment**

Greenville Borough		Hempfield Township	
2000	Police Cruiser ( <i>fair</i> )	2001	Ford Crown Victoria Police Cruiser – unmarked ( <i>fair</i> )
2001	Police Cruiser ( <i>good</i> )	2002	Ford Crown Victoria Police Cruiser – equipped with MDTs ( <i>good</i> )
2002	Police Cruiser ( <i>good</i> )	2003	Ford Crown Victoria Police Cruiser – equipped with MDTs ( <i>excellent</i> )
2003	Police Cruiser ( <i>good</i> )		
	3 Bicycles		

Through interviews with the police department, the biggest threats to providing services facing the department were identified as Act 47 funding cuts, consolidation with other police departments, and the loss of manpower through consolidation. Current facilities were cited as being inadequate for department needs. The municipal building was built in 1939 and has outdated electric, heat and water facilities. The department also has seven (7) holding cells, which are now a part of a regional lock-up run by Mercer County Council of Governments (COG).

Hempfield Township Police Department is located within the Hempfield Township municipal building. The department has a service area of approximately 23 miles, which includes Hempfield Township and Sugar Grove Township. Hempfield provides 24-hour police protection to Sugar Grove for an annual contract fee. The department operated on an annual budget of \$505,540 in 2002, which is approximately 41% of the township's total budget. Staff consists of six (6) full-time officers, one (1) part-time officer, and one (1) full-time and one (1) part-time secretary.

In 2002, the department responded to 2,279 incidences in Hempfield Township and Sugar Grove Township. While the majority of these incidences were to assist other agencies (374), other included the investigation of suspicious activity (233), animal related calls (187), family/neighbor disputes (171), accidents (163), and respond to alarms (158). The majority of criminal activity is theft, vandalism, and alcohol related activity.

Through interviews with the Hempfield Township Police Department, the biggest threats to the department are similar to that of Greenville: lack of funding, budget constraints, lack of manpower, and consolidation with other departments. Facilities were cited as being inadequate due to lack of sufficient space and age of building.

**Fire Protection Services:**

Greenville Borough has a long history of offering fire protection services to the community. It was in 1849 that Greenville organized a fire company complete with a hand-operated pumper. The fire company was put to the test in January of 1873 when 35 buildings caught fire resulting in the near devastation of Main Street. In 1986 the average number of calls was 219 and in 2002 the Greenville Fire Department averaged 580 annually. In the mid 1970's, the Greenville Fire Department became proactive and initiated a building inspection program for over 300 public buildings.

Since 1994, the Greenville Fire Department has been reduced from 24 firefighters to 14 firefighters. Eight firefighters left the department for personal reasons such as leaving the area or work and family obligations. Two firefighters were students at Thiel College who graduated and moved from the area. In 1991, with 24 firefighters, Greenville Borough received only 2.95 points (out of a possible 15+ points) for available firefighters from the Insurance Service Office (ISO). Today the Greenville Fire Department employs seven (7) full-time paid firefighters and seven (7) volunteers. Greenville firefighters are required to be certified Emergency Medical Technicians (EMT) and State Certified Firefighters. All firefighters must pass an annual agility test.

The Greenville Fire Department has the third best Insurance Service Office (ISO) rating in Mercer County as a class five (5) fire department. In 2003, Greenville Fire Department responded to 677 alarms, arriving on scene in an average of three (3) minutes. The department saved property worth \$1,631,000 in 2002 while only \$121,850 in property was damaged from fire.

Funding is provided through the Greenville Borough Tax Base and from relief association foreign fire tax. In 2002, the department operated on an annual budget of \$264,908, which comprises 8.6 percent of the borough's total annual budget. Hourly wages range from \$7.34 to \$10.99 for employees. The borough also pays each qualifying volunteer firefighter a quarterly stipend. Their service area is Greenville Borough and automatic response for surrounding municipalities for building fires. Services provided by the department include fire suppression, emergency medical service (EMS), hazardous material response, motor vehicle extrication, rescue, monitor carbon monoxide, mutual aid, fire prevention, enforce fire codes with annual fire inspections, review new building plans, witness fire drills, public education, fleet maintenance, and traffic light maintenance.

The Greenville Fire Department is located at 111 East Avenue in a new facility that was constructed in 2000. The location of the new fire station is more centrally located in the service area and is now within the 1.5 miles of the built upon areas of the Borough as required by the Insurance Service Office (ISO). The location of the old fire station did not meet this requirement which resulted in a 25% penalty on the 1991 ISO survey. There is an equipment maintenance plan in place and the department cited the need to replace the 1966 Ladder Truck. The lack of firefighters, volunteers in particular, was listed as the biggest threat facing the department. Several areas in the borough were listed as locations posing a hindrance due to the lack of hydrants.



A Mutual Aid Agreement exists between the following fire departments in the region:

- |                 |                      |
|-----------------|----------------------|
| 1. Greenville   | 7. Clark             |
| 2. Hempfield    | 8. East Fallowfield  |
| 2. West Salem   | 9. Hartstown         |
| 3. Transfer     | 10. South Pymatuning |
| 4. Shakelyville | 11. Stoneboro        |
| 5. Jamestown    | 12. Sandy Lake       |
| 6. Fredonia     | 13. Hermitage        |

Table 5-3 lists all equipment owned by both the Greenville and Hempfield fire departments.

**Table 5-3: Fire Department Equipment**

Greenville Borough		Hempfield Township	
2000	Engine 96 Pumper (new)	1983	Ford Fire Truck
1985	Engine 96-2 Pumper (poor)	1991	GMC Fire Truck
1966	Ladder 96, 85' Aerial (poor)	1992	Dodge Brush Truck
1999	GMC Suburban Squad 96 (good)	2001	GMC Tanker
1996	Crown Victoria Car 96 (poor)	1979	Dodge 1 Ton Rescue Truck
		1972	Ford / FMC Pumper w/Telesquirt

The Hempfield Volunteer Fire and Rescue Department (VFRD), established in 1962 by charter, provides fire protection services to Hempfield Township and Sugar Grove Township. The Hempfield VFRD has been very active in the community and sponsored the building of a social-emergency center in the township. Funding sources include fundraisers, the Annual Fund Drive, private donations and Hempfield Township tax base as the Township pays for the fire departments utilities, vehicle insurance, workmen's compensation insurance, grounds maintenance at the fire station and funds emergency vehicle purchases. The Hempfield VFRD has two fire stations in Hempfield Township, one of which is at the Municipal Building on South Mercer Street where a pumper is housed. The Hempfield VFRD has between 10 to 15 members who are actual firefighters, while the other members serve only in a social capacity. In 2003, Hempfield Volunteer Fire Department responded to 287 alarms.

Hempfield VFRD provides a Quick Response Service (QRS) Unit as well as offers classroom and training facilities on site. A Community Hurst Tool is also shared between the Hempfield VFRD, Greenville, Fredonia and Transfer fire departments and the equipment is stored in Hempfield Township. The biggest concern facing the Hempfield VFRD is upgrading equipment and lack of active volunteers.



Hempfield Township VFRD Station One (Mackin Photo, 2004)

The Greenville and Hempfield Fire Departments have a history of working together in a cooperative manner. Both fire departments are on automatic response for each other for large building fires. Some firefighters are members of both departments. They have jointly purchased equipment, jointly applied for grants, jointly maintain a repeater radio system, and periodically hold joint training sessions in each department's protection area. Hempfield members have joined the Greenville Fire Department Fitness Club and utilize the fitness equipment at the Greenville Fire Station almost on a daily basis.



**Emergency Medical Service (EMS):**

Life Force is the sole provider of EMS to northern Mercer County 24 hours a day, seven days a week. Its emergency response area includes Greenville, Hempfield, West Salem, and Pymatuning and in addition to ambulance services, Life Force provides para transit, wheelchair services, and non-emergency services to the entire county. Life Force has two stations, one at 35 Sixth Avenue in Hempfield Township (Greenville Station) and another in Sandy Lake, and have six ambulances and four para transit vehicles at the Greenville Station. Staff is comprised of 49 total employees: 14 full-time and 35 part-time. ALS (paramedics and emergency medical technicians) employees respond to all emergencies 24 hours a day, 7 days a week. Life Force receives approximately 450 calls per month and 80 of those are emergencies. Of the 450, approximately 100 are for Greenville and Hempfield, with 30 of those being emergency calls.

Greenville Fire Department QRS are automatically dispatched on priority 1 and 2 medical calls in the borough, while the ambulance also responds on priority 3 medical calls. Hempfield VFRD has a QRS that responds only by request from the ambulance service. Both Hempfield and Greenville Fire Departments cite concerns of ambulance availability and response times, which can be 30-40 minutes.

**Hospitals:**

In April of 1992, the Greenville Regional Hospital and Shenango Valley Medical Center merged to form the Horizon Hospital System. In September of 1998, the hospital merged with the University of Pittsburgh Medical Center and became UPMC Horizon. UPMC Horizon employs more than 1200 people and has a medical staff of approximately 200 physicians.

The Greenville facility is located at 110 North Main Street in Greenville Borough and has 142 beds, including 25 skilled nursing beds. The hospital has a regional primary service area population of 250,000 that encompasses parts of seven counties in Northwestern Pennsylvania and Northeastern Ohio. Medical staff is available in neurosurgery, general/vascular surgery, plastic surgery, orthopedics, rheumatology, endocrinology, pulmonary medicine, ophthalmology, oncology/hematology, invasive cardiology, infectious diseases, and virtually all other major specialties..



UPMC Horizon (Mackin Photo, 2003)

The Shenango Valley facility is located in Farrell, and is a 76-bed facility, including 11 skilled nursing beds. This facility has a strong primary care orientation and is approved and accredited by the American Osteopathic Association (AOA) for internships and residencies in family practice, internal medicine, general surgery and a joint residency program in orthopedics.

**Religious Institutions:**

From early on, the Greenville Region has held strong religious convictions as evidenced by records kept that portray religious services occurring along the riverbanks prior to the building of any church. In 1802, the United Presbyterian Congregation utilized a tavern as their place of worship before construction of their present day church. Today both Greenville Borough and Hempfield Township have a variety of religious denominations present, as shown in Table 5-4.

<b>Table 5-4: Religious Institutions</b>	
<b>Greenville Borough</b>	<b>Hempfield Township</b>
First Baptist Church—60 Shenango Street	Christian Missionary Alliance Church—63 Conneaut Lake Road
St. Clement's Episcopal Church—103 Clinton Street	Word of Life Christian Center—127 Wasser Road
Holy Trinity Lutheran Church—1 Trinity Place	First Christian Church of Greenville—1328 Fredonia Road
Church of the Nazarene—94 Columbia Avenue	Grace Baptist Church—101 Donation Road
Greenville Christian Assembly—111 Main Street	Bethel Life Worship Center—246 S. Mercer Street
Hillside Presbyterian Church—2 N. High Street	
First Presbyterian Church—323 Main Street	
Salvation Army—288 Main Street	
Zion's Reformed Church—260 Main Street	
Calvary United Methodist Church—44 S. Mercer Street	
First United Methodist Church—73 Clinton Street	
Good Shepard Center, Inc.—144-146 Main Street	
New Apostolic Church of N. America—80 1/2 Stewart Avenue	
St. Michael's Church & Elementary School—85 North High Street	

**Senior Services:**

St. Paul Homes is located at 339 East Jamestown Road / PA Route 58 in West Salem Township, across from the Greenville Sports Complex. St. Paul Homes is a non-profit continuing care retirement community open to people of all faiths and offers a continuum of care to residents. Originally founded in 1867 as a country home for orphans of Civil War Veterans, St. Paul Homes began providing health care to seniors in 1927. The retirement community covers 622 acres and includes a chapel, a beauty shop, and a gift shop. Independent living is offered at the Cottage Colony homes and apartments while assisted living is offered in The Ridgewood at St. Paul Homes. The facility is expanding with the construction of additional homes to meet an increased demand.

**Libraries:**

The Greenville Area Public Library, located at 330 Main Street in Greenville Borough, is the only library located in the project area. The library is open Monday through Saturday and may be contacted at 724-588-5490.

**Radio Stations:**

In 1959, two brothers founded the Greenville Broadcasting Company with the launching of WGRP AM 940. In 1965, WGRP FM was added to the airwaves and offered identical programming. This dual programming ended in 1985 when WGRP was changed to WEXC FM 107 complete with separate staff and programming.

**Public Schools:**

The Greenville Area School District includes residents from Greenville Borough, Hempfield Township and Sugar Grove Township. Three school facilities comprise the Greenville Area School District – Hempfield Elementary School, East Elementary School, and the Greenville High School.

- Hempfield Elementary – located on Fredonia Road in Hempfield Township. All students in the district in grades Kindergarten through Third attend Hempfield Elementary. An average of 517 students are enrolled annually.
- East Elementary – located on East Avenue in Greenville Borough. All students in grades 4-6 attend East Elementary. An average of 381 students are enrolled annually.
- Greenville High School – located at 9 Donation Road in Hempfield Township. All students in the district in grades 7 – 12 attend Greenville High School.



Greenville High School (Mackin Photo (2004))

Table 5-5 compares Greenville Area High School with neighboring high schools and to the Pennsylvania Public Schools. 68% of students in Greenville High School are college bound, the highest of the four schools and only slightly lower than that of Pennsylvania. 72% are post-secondary bound, which is again the highest of the four schools and only slightly lower than Pennsylvania.

**Table 5-5: High School Comparison for Greater Greenville Area**

	<i>Greenville Area H.S.</i>	<i>Reynolds H.S.</i>	<i>Jamestown Area H.S.</i>	<i>Commodore Perry H.S.</i>	<i>Pennsylvania Public Schools</i>
<b>Actual Enrollment (2001-02)</b>	539	475	229	242	861,830
<b>Projected Enrollment (2007-08)</b>	533	502	263	227	N/A
<b>Projected Enrollment (2012-13)</b>	502	427	252	167	N/A
<b>% of Students Low-Income (2001-02)</b>	29.0%	37.6%	32.7%	22.0%	30.9%
<b>Dropout Rate (2000-01)</b>	2.2%	0.9%	0.6%	0.6%	2.2%
<b>Total College Bound (2000-01)</b>	68.0%	54.3%	63.3%	51.8%	70.3%
<b>Total Post- Secondary Bound (2000-01)</b>	72.0%	60.5%	67.3%	58.9%	73.3%

Source: Pennsylvania Department of Education

As far as physical improvements to the school facilities are concerned, Hempfield Elementary and Greenville High School have been recently renovated and no other improvements are planned. School officials stated that there is a need to renovate East Elementary, however no formal plans are in place.

In 1970, the Mercer County Area Vocation-Technical School was created and in August of 1992, the name of the school was changed to Mercer County Career Center (MCCC). MCCC is located in Mercer Borough at 776 Greenville Road on PA Route 58. MCCC is an extension of the ten participating public school districts in Mercer County and their tax dollars help support the Career Center.

The ten (of the existing twelve) Mercer County school districts included under the agreement to create the Mercer County Career Center include:

- Greenville
- Grove City
- Jamestown
- Mercer
- Sharpsville
- Commodore Perry
- Hermitage
- Lakeview
- Reynolds
- West Middlesex

The Mission of MCCC is to “equip students with marketable skills through effective career and technical education.” Five hundred students from the twelve public high schools of Mercer County attend the Mercer County Career Center. There are fourteen programs available to students who attend MCCC: Auto Body, Auto Mechanics, Business Marketing & Technology, Building Trades, Carpentry, Computer & Office Technology, Cosmetology, Culinary Arts, Diesel Mechanics, Electrical Technology, Health Care Careers Academy, Machine Tool Technology, Personal Care, and Protective Services (<http://www.mccc.onlinecommunity.com/>)

**Higher Education:**

Located at 75 College Avenue in Greenville Borough, Thiel College is located in a predominantly residential area covering approximately 150 acres. Originally founded as Thiel Hall in Monaca, Pennsylvania in 1866 as a co-educational institution and chartered by the Commonwealth in 1870, Thiel moved to Greenville in 1871. Thiel is a small liberal arts, sciences and professional studies institution that has ties to the Evangelical Lutheran Church of America.

Operating on an annual budget of \$19,524,900, enrollment in 2002 was 1,279 (72% of students are Pennsylvania residents). There are 100 faculty in 20 academic departments that forms a faculty / student ratio of 15:1. Thiel is aggressively increasing their enrollment and has a targeted enrollment of 1,500 students by academic year 2003—2004.

In 1999, the firm Performa was commissioned by Thiel College to complete a Campus Opportunity Assessment as well as a Campus Master Plan and Implementation Plan. The Campus Opportunity Assessment was completed to identify issues and goals associated with the college and identify recommendations concerning the facilities to be used, which was then the basis for developing the Campus Master Plan and Implementation Plan. The Campus Opportunity Assessment identified the need to develop a strong working partnership with the borough of Greenville, surrounding neighbors, and other institutions. Some of the recommendations contained in the assessment include:

- Invite the community to campus for “town hall” meetings once per semester to familiarize them with what is happening on campus and to discuss any issues that may need attention from either perspective.
- Develop a “Speakers Bureau” guide for media and public relations purposes. Distribute the guide to the Greenville Chamber of Commerce, local and regional media sources, and service clubs/volunteer organizations.

The Executive Summary of the Campus Master Plan and Implementation Plan lists four imperatives as the “key drivers that should guide decision making and prioritization at the College and form the foundation of all planning efforts.”

1. “Thiel College must be “stakeholder friendly.” Thiel must have a service orientation in all aspects of the College’s operation and environment, as well as having a continual awareness of students’ needs in the context of competitive rationality.
2. “Thiel College must promote the identity and image of the institution. The identity of the institution includes the target market that Thiel intends to affect.”

3. “Thiel College must maintain, advance, and promote its academic programs. To achieve this, the College must continue to hire and retain quality faculty, build a prepared student body, and provide a quality environment.”
4. “Thiel College should create a vibrant campus and community life that is focused on students. This vibrant campus life should create a sense of community and participation among all campus constituencies, and be based on collaboration and open communication. The College seeks to foster intellectual and cultural relationships with the community and region to help this effort.”

Based upon these imperatives, the Executive Cabinet at Thiel College developed and ranked the top 10 campus needs, listed in priority order, beginning with the most important.

1. Improve campus infrastructure
2. Improve “customer-service” on campus
3. Provide adequate and appropriate types of residential space on campus
4. Increase the quantity of “good students” on campus
5. Provide adequate technological capabilities on campus
6. Promote the identity and improve the image of Thiel College
7. Improve the aesthetic quality of the campus
8. Develop and implement the tools to guide the future of the Thiel College
9. Provide adequate and appropriately sized, configured and equipped instructional space on campus
10. Provide appropriate quantities and types of student activities and recreation for students on campus

Using the imperatives and the top 10 campus needs as the foundation for the development of the Master Plan, the plan listed several major issues that were identified and analyzed which would affect future plans of the College, as summarized below.

- The campus appears to have enough land to provide for the current student population as well as the projected five-year growth to approximately 1,400 students. However, in the event of major long-term enrollment growth to as many as 2,500 students, the College will have to intensively develop their existing land as well as acquire new land to accommodate the needs of a larger campus.
- Legal issues affect much of the land on the West and North campuses and these issues were a significant factor in developing workable master plan scenarios.
- Critical parcels of land not owned by the College but are surrounded by College-owned property are located on College and Packard Avenues. If the College could acquire these parcels (currently single-family residences), linkages between the Central campus, north and west campuses could be improved as well as allow for additional vehicular and pedestrian access opportunities.
- A strategic acquisition plan is needed for additional parcels located at the border of Thiel campus that would allow for housing expansion or provide a buffer area between campus and the community.

- Although PA Route 58—College Avenue and PA Route 18—Packard Avenue/Conneaut Lake Road divide the campus, the relocation of the highways is unlikely and planning must utilize these roadways in their existing locations
- Thiel College residence halls are 30 to 55 years old and in need of corrective maintenance work on the existing buildings is needed along with furniture replacement in the halls.
- Thiel College should develop a target theme for architecture of new construction and renovation and a set of design standards should developed and implemented

The implementation plan contained the preferred scenario of the Campus Master Plan, as outlined below:

- Residence Hall Renovations
- Demolition of existing housing
- New residence halls located on west campus
- New residential community located on the northeast edge of the central campus
- New student residential community located on north campus
- Academic center renovation
- Renovate Passavant Center / temporary theatre relocation
- New performing arts and fine arts center—includes a chapel, proscenium theatre, costume shop, scene shop, green room, dressing room, offices, classroom, fine arts studios, practice / rehearsal rooms, storage, and music library
- New alumni / advancement center
- Roth Hall renovations
- Bookstore demolition
- New public safety building
- Renovate Rissell-Beeghly Gymnasium
- New indoor and outdoor athletic complex
- New recreation / wellness center
- Renovate Livingston Hall
- College Avenue and Packard Avenue improvements—includes creating a College Boulevard along College Avenue on Thiel-owned property and altering Packard Avenue to make it pedestrian friendly
- Construct a new Carillon and Brother Martin's Walk Plaza

The presence of Thiel College is an asset to the Greenville—Hempfield community. Although not in the immediate project area, other higher learning institutions that are located nearby in Mercer County include Grove City College, The Pennsylvania State – Shenango Campus, and Westminster College.

**B. Analysis of Existing Conditions**

The abundance of quality community facilities and services within Greenville Borough and Hempfield Township has been identified as an asset to the community throughout the planning process. In the community imaging exercise (CIE) conducted at a public meeting during the planning process, Greenville High School scored the highest as a positive image, Thiel College ranked fifth, and UPMC Horizon came in tenth (out of a possible 80). However there are several issues that should be addressed by Greenville Borough and Hempfield Township in order to continue providing quality community amenities.

As a financially distressed municipality, Greenville Borough has to address financial concerns and follow through with the recommendations set forth in the Recovery Plan for the Borough of Greenville. The borough is charged with the difficult task of reducing spending while maintaining the provision of quality services to its residents.

Hempfield Township is not financially distressed and has no such budget restrictions. Throughout the planning process, residents of Hempfield Township raised concerns over the idea of a merger between Greenville Borough and Hempfield Township.

The idea of a merger between municipalities is often not a popular one as residents have ties to their municipality and may feel that they will lose out by merging. Although it is not a recommendation of this plan to consider merger or consolidation at this time, in the future the municipalities may want to investigate the benefits or detriments that such an act would have on each community. If that interest should arise there are several tool that can be used to facilitate the discussion.

The Municipal Consolidation or Merger Act, Act 90 of 1994, partially implements the constitutional mandate for uniform boundary change legislation by providing statutory procedures for the merger or consolidation of two or more municipalities. A merger is “the combination of two or more municipalities which results in the termination of existence of all but one of the municipalities to be merged with the surviving municipality absorbing and assuming jurisdiction over the municipalities which have been terminated.” Consolidation is “the combination of two or more municipalities which results in the termination of the existence of each of the municipalities to be consolidated and the creation of a new municipality which assumes jurisdiction over all of the municipalities which have been terminated.” A consolidation or merger may be commenced either through a joint agreement of the governing bodies approved by ordinance or through the initiative of electors (DCED, 1999).

**Water**

The Greenville Municipal Water Authority provides water service to Greenville Borough, Hempfield Township, and West Salem Township. Throughout the planning process, residents expressed concerns over the availability of water, quality of water, and cost of service. In the public survey, 36% of respondents cited water / sewer as an issue that officials should focus on, coming second only to redeveloping vacant industrial sites. An ongoing public debate has been over the potential sale of the water authority to an independent private company. Many residents



feel that the sale of the authority would relieve the borough of a portion of its debt and increase the water quality.

In interviews with Municipal Authority officials, it was stated that although there have been mechanical failures in the past, the water quality is very good and meets all state requirements and standards. Future plans include the upgrade of the main lines around Thiel College and extensions in Hempfield Township to 8<sup>th</sup> Avenue, Donation Road, and Mehard Avenue.

To address service concern, the Greenville Fire Department sent a letter to the Authority in 2003 asking for the extension project in Hempfield Township to include areas in Greenville Borough currently without fire hydrant protection. The following sites have no fire hydrants nor water main lines: East Greenville Drive, Manor View Drive, News Street, Argus Street, and Valley View Drive. The fire department also suggested that a fire hydrant on this system be located at the Greenville High School to provide more water for fire protection. The closest fire hydrant flows at 480 gallons per minute while the needed flow for the high school is over 4,000 gallons per minute.

Interviews with representatives from Thiel College stated that the existing water system significantly inhibits the growth of the College. Interviews with College Officials indicated that the lack of water pressure and availability limits growth. With the upgrades planned for the water main lines around the campus, the Authority hopes to correct this problem and provide adequate service.

While there have been mechanical failures in the past within the system, the water quality is very good and meets state requirements. The source of water is the Shenango River.

The Municipal Authority of the Borough of Greenville (created under Ordinance #450 on February 17, 1942) has adopted rules and regulations that govern the furnishing of water service in the borough and the surrounding region (latest adoption date February 15, 2002). The rules and regulations are made a part of each contract for every customer that receives water from the authority. Included within this document are guidelines for making application for water service, locating meters, providing fire protection and the use of hydrants, and extending water lines.

According to plant personnel, the maximum capacity for providing water to customers in Greenville and Hempfield is two (2) million gallons per day. The average daily use is presently between 900,000 and 1,000,000 gallons per day and this is based on a sixteen (16) hour pumping schedule. This figure has been decreasing over the years due to the loss of population and industry within the region.

The municipal authority uses an average for residential customers of 2000 gallons per person per billing cycle. The billing cycle is calculated every two months. The average family of three would be anticipated to use 6000 gallons for the two month billing cycle which equates to approximately 100 gallons per day per household. Commercial and industrial customers are approximated on a case-by-case basis.

Although there are some issues remaining to be resolved within the system, the water availability is about 50% of capacity. In Section 6 (Housing) of the plan, the potential for the development for new housing units is between 1,416 – 1,958 units. This figure is based on the land zoned single family and multi family residential. If the total build out occurred, these additional units would account for an increase of 141,600 – 195,800 gallons per day which is still well short of the approximately 1,000,000 gallons per day of capacity available. Section 9 (Economy) of the plan addresses the potential for commercial and industrial development within Greenville and Hempfield. Our analysis has identified approximately 37.8 acres classified as vacant commercial or vacant industrial in Greenville Borough and approximately 72.6 acres classified as vacant commercial or vacant industrial in Hempfield Township. Even with this development potential, the present water capacity is sufficient to handle the anticipated growth in the region.

As stated within the scope of work and the Pennsylvania Municipalities Planning Code, the Greenville – Hempfield Joint Comprehensive Plan includes the provision for a reliable supply of water that considers the availability of current and future water resources as well as the proposed uses and limitations. Presently there are no mining or commercial agricultural activities that will have a negative impact on the water resources as specified in the MPC. If future activities within Greenville or Hempfield include lawful activities such as the extraction of minerals or commercial agriculture production, any impacts to water supply sources will be replaced in accordance with the statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities.

The plan has been reviewed for consistency with the Pennsylvania State Water Plan and any applicable water resources plans adopted by a river basin commission. Act 220 known, as “The Water Resources Planning Act”, requires the Department of Environmental Protection to conduct a statewide water withdrawal and use registration and reporting program. Act 220, as amended on November 25, 2002, establishes a water resource planning policy for the Commonwealth of Pennsylvania. The information gathered from this program will be used to update the State Water Plan, identify Critical Water Planning Areas and develop Critical Area Resource Plans.

The State Water Plan is a policy and guide for water resources. Its main goal is to provide information, prioritize issues and provide recommendations to guide municipalities, counties and state agencies. The plan is NOT legally binding.

Major components of this legislation are summarized below: (Retrieved online 06-28-04)  
<http://www.dep.state.pa.us/dep/deputate/watermgt/wc/subjects/WaterResources/docs/WaterResourcesExecutiveSummary.htm>)

The Act requires the Pennsylvania Department of Environmental Protection to complete an update of the State Water Plan in five years (from the date of the act) and have updates every five years thereafter. A Statewide Water Resources Committee will establish planning guidelines and policies and a formal review process of the updated State Water Plan. Six regional water resources committees (Mercer County is located in the Ohio River Basin Planning Committee) will be established. These committees will provide the regional components of the State water plan and identify critical area resource plans.

The Act requires that water systems that exceed 10,000 gallons a day must register and report their water use to DEP (no fees will be assessed to register or report). Alternative regulations will be developed for water users with withdrawals between 10,000 and 50,000 gallons and there will be no metering of homeowner wells. Critical Water Planning Areas will be identified on a multi-municipal watershed basis, where the demand for water exceeds, or is projected to exceed, available supplies.

Once established, Critical Water Planning Areas would serve as the planning boundary for the creation of a more detailed Critical Area Resource Plan or "water budget" for that area. Critical Area Resource plans will be submitted for review and comment to the Official Planning Agency and governing body of each municipality in the identified area prior to final recommendation. The Critical Area Resource Plans will be developed under the guidance of the regional committees in conjunction with a watershed advisory committee. The plans will include a water availability evaluation, assess water quality and water quantity issues, and identify existing and potential adverse impacts on water resources uses.

In addition to the above planning processes, the Act establishes a voluntary water conservation program, a technical assistance program, and provides grants to fund water resource education.

A summary of the proposed projects needed to improve the present water system to meet the anticipated growth scenario is located below. The proposed extensions are depicted in Figure 5-1: Infrastructure. The complete table is

A. Township line / Columbia Avenue to Methodist Road	\$ 402,506.50
B. Columbia Avenue / Methodist Road to PA 58 Stoneybrook Estates	\$ 531,855.50
C. PA 58 to Fredonia Road with an east extension to Gibson Road with a west extension to Mehard Drive	\$ 406,923.00
i. West Extension	\$159,296.50
ii. East Extension	\$218,163.00
D. Fredonia Road to PA 358 / Hadley Road	\$ 734,409.50
<b>Total</b>	<b>\$2,453,154.50</b>

### **Sewer**

The Greenville Sanitary Authority provides sewage services to Greenville Borough, Hempfield Township and West Salem Township. Hempfield Township Municipal Authority is a separate authority whose service capacity is tied into the Greenville Treatment Plant capacity, however they own their own lines and do their own repairs. There are no plans to expand the treatment plant however there is a slow expansion of the service area in Hempfield Township and West Salem Township.

As is the case with the water authority, there has also been discussion of the sale and privatization of the sewage authority. Interviews with representatives from the Sanitary Authority stated that they have low indebtedness; low rates and can continue to maintain the low rates, as well as the capacity for expansion. They would prefer to remain an operating authority,

although other options include a leaseback authority where it is leased back to the borough for operation.

The Greenville Sanitary Authority has future plans to update sewer line maps from the existing paper copies to a digital data base system. Other plans include implementing a maintenance program and obtaining television equipment to help prioritize and begin a replacement program for lines within the borough. Sewer lines in Greenville Borough are old and specific areas that have been identified for maintenance and replacement include the following locations: North Third Street – replacement of old lines; East Ohio Street – address overflow into the river; and, locations throughout the east side of the borough are in need of maintenance to clean tree roots out of the sewer lines. Future service area expansions include providing service to Hadley Road and the outlying areas of Hempfield Township. Hempfield Township Municipal Authority is currently investigating the need to eliminate the pump station and on-going infiltration and inflow monitoring and repair.

The present plant capacity to treat sewage at the Greenville plant is 11.25 million gallons per day (mgd) and is using a slip streaming process that allows it to fully treat approximately 6.25 mgd of the waste it receives. The sewer system is a sanitary system only and during very rainy periods it is infiltrated with storm water that causes the plant to exceed its capacity according to the Pennsylvania Department of Environmental Protection.

The DEP has rated the Greenville Treatment Plant for 2.8 mgd of daily flow and presently there is approximately 2.0 mgd flowing into the facility to be treated. It was stated during the interview with personnel at the plant that the facility can be re-rated to 3.8 mgd through the DEP if found to be warranted.

The amount of capacity presently available for future residential, commercial and industrial growth is about 800,000 gallons per day. In discussions with plant personnel, the Equivalent Dwelling Unit (EDU) rating for a new system is between 300 – 350 gallons per day for a new home. The authority engineer establishes the EDU rate for new commercial and industrial customers on an individual basis.

As stated in Section 6 (Housing) of the plan, the potential for the development for new housing units is between 1,416 – 1,958 units based on the land zoned single family and multi family residential. If the full development potential was realized, the additional units would account for an increase of 495,600 – 685,300 gallons per day which is less than the approximately 800,000 gallons per day of capacity available. Again, stating figures from Section 9 (Economy) of the plan, our analysis has identified approximately 37.8 acres classified as vacant commercial or vacant industrial in Greenville Borough and approximately 72.6 acres classified as vacant commercial or vacant industrial in Hempfield Township. Even with this development potential, the present sewer water capacity is sufficient to handle the anticipated growth in the region.

A summary of the proposed projects needed to improve the present sewage system to meet the anticipated growth scenario is located below. The proposed extensions are depicted in Figure 5-1: Infrastructure. The complete table is

A. Township line / Columbia Avenue to Methodist Road	\$326,796.80
B. B. Columbia Avenue / Methodist Road to PA 58 Stoneybrook Estates	\$398,622.40
C. PA 58 to Fredonia Road	\$310,292.40
D. Fredonia Road to PA 358 / Hadley Road	\$595,997.00
E. Hadley Road to Donation Road	\$110,836.00
<b>Total</b>	<b>\$1,742,545.20</b>

### **Public Works**

As noted, Greenville borough maintains a Public Works Department while the Hempfield Township Supervisors and maintenance crew are responsible for road maintenance. According to the public survey, 69% respondents felt that the existing road network in both Greenville Borough and Hempfield Township was in good condition, 10% had no opinion, and 22% felt it was not in good condition. When asked what the most important transportation issues was, 31% responded public transportation; 30% said the need for better maintenance; 20% would like more pedestrian / bicycle facilities; 10% said better winter maintenance; 9% had other needs; and 5% felt there was a need for more roads.

As stated earlier, Hempfield Township has both a road maintenance plan and a winter maintenance plan in place. The only road improvement project planned is to level and pave St. Glory Road in 2004.

Greenville Borough has 30.9 miles of borough roads and all but .29 miles of road are improved surfaces. The Public Works Department does not have a road maintenance plan in place. They contract out to provide winter maintenance and street sweeping of the state routes within the borough. There are no road improvement projects planned, although a complete renovation of South High Street is needed. Interviews with representatives of the department cited a new maintenance building as their top priority. The current building contains asbestos and is not structurally sound. Threats to the department include the lack of funding and lack of manpower. The Public Works Department also cited the need for the borough to install a Geographic Information System (GIS) whereby the sewer lines could be digitally recorded so the maintenance workers would know the location of all the sewers.

### **Code Enforcement**

Property maintenance was an important issue that was raised throughout the planning process. In the public survey, respondents were questioned about their perceptions regarding the appearance of the community and about issues related to property maintenance. Overwhelmingly, the respondents stated that they did not find the appearance of downtown Greenville pleasing; 67% compared to 18% that found it pleasing, with 16% of no opinion.

When asked about the appearance of Hempfield Township, the responses was completely the opposite: 75% felt it was pleasing compared to only 7% that thought it was not, with 18% of no opinion.

In response to whether or not they would support additional building codes, 75% answered yes while 13% said no (10% were of no opinion). 44% of all respondents cited the appearance of their community as the factor they liked least about their community, second only to the lack of jobs (77%). 21% of respondents felt that officials should focus on property maintenance issues as a priority, which came in third behind the redevelopment of vacant industrial sites and water / sewer.

Act 45, the Uniform Construction Code (UCC), will govern all building codes across the Commonwealth. Under Act 45, local municipalities will be mandated to adopt the UCC and determine how it will be administered and enforced. Municipalities can decide if they will “opt in” and administer and enforce the UCC themselves (or, through a third-party agency) or if they will “opt out”, in which case the Department of Labor and Industry (Department of L&I) will be responsible for administration and enforcement. Although some municipalities currently have building code ordinances, unless these meet and/or exceed UCC requirements, the existing codes will become null and void.

As Act 45 will govern new construction and will significantly impact the way construction activities are regulated, it is strongly recommended that the municipality complete a thorough review of Act 45 and its corresponding implications. Should the municipality decide to retain local control the following options are available to administer and enforce the UCC:

- Utilize municipal employees
- Contract with a third-party agency
- Contract with another municipality
- Utilize an inter-governmental agreement with one or more municipalities to jointly administer a codes program
- Enter into an agreement with the Department of L&I (certain criteria exist for this option which limit the allowable structures for this alternative to apply)

The Department of Community and Economic Development (DCED) and Department of L&I are offering incentives to municipalities to choose the intergovernmental option, including funding incentives and different requirements for establishing the required UCC appeals board. Act 45 outlines the specifics relating to the appeals board, however it should be noted that eligible members must be knowledgeable about construction standards and building codes. As this requirement may place certain hardship filling the required slots on the board, municipalities may fill the position with a person who resides outside of the municipality.

Implications to municipalities that “opt in” include identifying the appropriate person to administer and enforce the UCC, provide certification and ongoing training, and establish the UCC Appeals Board. If a municipality would “opt out”, non-residential construction compliance would be provided by the Department of L&I, while one and two family residential construction

compliance will be the responsibility of the property owner (and completed by a certified third-party agency).

The borough currently enforces a building code that meets UCC standards. Although the borough does not have as rigorous and formal a process, officials have determined that the municipality will continue to conduct its own enforcement. The UCC will mainly effect additions to homes and changes in occupancy, rather than new structures in the borough, as there is not much room for new development. However, to meet residents desires for improved community appearances, it would behoove the borough to consider entering into an intergovernmental partnership with the surrounding municipalities to address property maintenance issues.

### **Police**

Greenville and Hempfield maintain full-time police departments. The Greenville / West Salem Police Department provides service to both Greenville Borough and West Salem Township. In interviews with the department, they cited limited manpower as the biggest concern. There are only 10 full-time officers that provide service to 10,000 people in 44 square miles. The department has received a \$20,000 grant for new mobile data transmitters (MDT) for the cruisers as well as \$5,000 from State Representative Wilt's office to install a dish. Needs of the department include updating both hardware and software, installing the Justice Network System (JNET), and a C-Net program.

Currently, the borough is renovating the municipal building, which houses the police department, however the department lacks adequate space within the building. Thiel College owns property on College Avenue at the corner of PA Routes 58 / 18 and has plans to construct a new building to house their police department. The Thiel College Police Department has approached Greenville regarding this plan and would like to share the facility with the Greenville / West Salem police. The college would assume a larger portion of the cost for the building and each department would remain distinctly independent. It is recommended that the borough and college continue discussion and explore the costs and practicality further.

Thiel College and the borough have established a partnership and Thiel contracts Greenville for off-hours dispatching (4pm – 7pm) as well as pays for the calibration of stopwatches and speed traps (painted lines on the roads) near Passavant Center so the Greenville police can issue speeding citations.

Hempfield Township Police Department provides service to Hempfield Township and Sugar Grove Township, through a contract. Similar to Greenville, interviews with the department revealed that the biggest concern facing the department is limited manpower. Other concerns are the age and size of the current facility and lack of funding.

A Mutual Aid Agreement exists between Greenville, Hempfield, and all surrounding municipalities' police departments and the departments have a good working relationship.

As the lack of funding is a concern that has an impact on the continuation of programs offered. Communities That Care started a program with a \$150,000 grant that places a school resource

officer in the school district, which is supplied by the Greenville / West Salem Police Department. However this is the last year for the grant and they are unsure of whether or not the program will continue. DARE is jointly run through Hempfield and Greenville police departments. Hempfield provides two officers and Greenville provides one. To date, the program has been working well between the departments, however the funding for DARE has been cut in half. It is recommended that the borough and township seek funding for the continuation of these community programs.

Both departments cited the lack of manpower and the need for a detective as limiting the ability to provide adequate criminal investigation. It is recommended that Greenville / West Salem, Hempfield, and Pymatuning investigate the possibility of hiring a detective to work for all three departments.

Due to the declining level of financial support and the continued rise of equipment and service costs, many municipalities are forming partnerships to continue providing the level of response that residents have grown accustomed to receiving. The following are options available for service providers who may want to work together.

- A merger involves the combining of two or more departments with one retaining its original name.
- Consolidation happens when one or more departments join together to form a new company with a new name.
- Regionalization occurs when one or more departments combine specific resources to share services/costs while retaining their own identities.

Recognizing that Greenville / West Salem Police Department and the Hempfield Township Police Department work collaboratively now, they may want to investigate the feasibility of regionalizing more services. In August of 2002, a meeting was held in Greenville with representatives from Greenville, West Salem, Pymatuning, Hempfield and Sugar Grove to discuss the issue of a regional or consolidated police force.

In interviews with both Greenville and Hempfield, neither department is opposed to regionalization, however both have significant concerns. There is a concern that the quality of service will decline due to officers having to patrol larger areas. Greenville / West Salem respond to approximately 1,081 calls per month, while Hempfield responds to 2,279 calls per year in Hempfield and Sugar Grove. There are concerns that there will be less of a police presence in the townships since most of the calls originate in Greenville.

The Recovery Plan for Greenville Borough recommends that the “borough shall aggressively pursue a regional approach to police services and shall approach adjacent municipalities to determine interest in a feasibility study of regional policing. Upon a determination of those municipalities interested in participating in the study, the borough shall seek assistance from DCED to undertake a study of the feasibility of a consolidated regional department for the borough and surrounding municipalities.” It is recommended that the borough and surrounding townships move forward with their preliminary discussions to investigate the benefits and



detriments of a regional police force for each municipality and corresponding police departments by approaching DCED to fund a regional police force feasibility study.

**Fire Protection Services:**

The Greenville Borough Fire Department is a combination full-time paid department and part-time volunteer department while Hempfield operates a strictly volunteer department. Greenville has seven full-time paid positions and seven volunteer firefighters. Hempfield has 10-15 volunteer firefighters, although the average turnout to a fire alarm is 7 to 12. Both departments cited the lack of volunteers as their top concerns.

The Recovery Plan for Greenville recommends the following:

- The borough should begin to reduce paid personnel through attrition.
- The borough should increase its efforts to develop a revitalized volunteer force with neighboring municipalities and actively recruit Thiel College students and residents. Incentives to increase recruitment should be identified and pursued.
- At the conclusion of this recovery period and the current fire contract, the borough should consider a reduction to a paid chief and an assistant chief, with the rest of the force to be volunteer.

If the borough were to reduce the number of paid firefighters, it would have to aggressively pursue the recruitment of volunteers. Some reasons contributing to the lack of volunteers can be attributed to the increasing number of households with two working parents, more stringent training requirements adding to the hours required, and the extent of fundraising required to run an efficient department. Both Hempfield and Greenville have used Thiel College students in the past as volunteers which has worked out as best as could be expected due to their limited availability. Both departments feel that Thiel College students can only serve in a limited capacity, mostly as “seasonal supplements” to the local regular firefighters due to College students returning to their hometowns during the year for holidays, breaks, summer vacation and college graduation. College students are also not available during class times and most often do not have a vehicle for answering alarms.

Interviews with representatives of both Greenville and Hempfield fire departments revealed that the other major issue is the need to replace outdated equipment. Upgrading equipment is the biggest problem facing Hempfield currently and Greenville cited the need to replace their 1966 Ladder Truck. Since Greenville and Hempfield are both a part of a Mutual Aid Agreement with seven other municipalities, it offers an excellent opportunity to establish a coordinated plan for the purchase and replacement of equipment. This effort could be coordinated through the Mercer County Regional Council of Governments (COG) or directly between the interested municipalities. Municipal funding for such purchases can also be planned and coordinated, with municipal shares allocated on a combination of population and assessed property values.

**Emergency Medical Services:**

As the sole ambulance provider to the project area, Life Force responds to approximately 100 calls to Greenville and Hempfield and of those, 30 are emergencies. Interviews with representatives from Life Force reported that they have no major concerns in terms of provision

of service to Greenville and Hempfield. The steep grade near the Williamson Road bridge poses a problem, however the ambulance takes a detour around the area and response time is not slowed.

Interviews with Greenville Fire Department revealed that there may be a 20-30 minute wait for an ambulance in the borough. The fire department dispatches a quick response service (QRS) to the scene and most often arrives before the ambulance. As a result, the department feels that it would be beneficial to the borough to start its own ambulance company. Items needed for startup include an ambulance (costs would be approximately \$25,000—\$30,000 for a used ambulance and \$150,000 for a new one), additional equipment (\$10,000+), a part-time emergency medical technician (EMT), and an increase in shift coverage to a two-man shift / three shifts per day. Interviews with Hempfield Township VFRD revealed that they also have concerns with ambulance availability and supports the idea of Greenville Fire Department starting an ambulance service.

As a private company, Life Force is a \$1.5 million operation and although it receives assistance through its membership program, which generates approximately \$25,000 / year, it relies almost solely on call volume for funding. If Greenville Fire Department would start their own ambulance service, there are concerns regarding call volume and a shortage of qualified paramedics to staff the services. With only 30 emergency calls in Greenville a month, the money made from call volume would not be enough to sustain the service in Greenville. Interviews with Life Force also revealed that there is a paramedic shortage in Pennsylvania and it is difficult now to employ qualified paramedics. Life Force works cooperatively with Jamestown EMS to staff paramedics on BLS and is concerned that competing providers would not be in the communities' best interest. Meetings are taking place between Life Force and Greenville Fire Department and it is recommended these discussions continue. The borough will need to weigh the cost / benefit of providing its own ambulance service and look into shared services.

### **Hospitals**

In the Community Imaging Exercise (CIE) held at the November 2003 public meeting, the UPMC Horizon facility in Greenville ranked tenth, out of 80, in terms of positive images in the community. Throughout the public participation process, UPMC Horizon was repeatedly listed as one of the strengths of the community and region. Residents feel that the hospital is an asset to the community and can be a draw for future residents and employers. UPMC Horizon would not reveal any future plans it has for the Greenville facility. However it is strongly recommended that municipal officials attempt to begin long range planning efforts with the hospital administration.

### **Public Schools:**

The Greenville Area School District recently completed significant renovations to its high school and Hempfield Elementary and facilities have been identified as adequate for expected population trends. School officials indicated that East Elementary is in need of renovation, although there are no plans in place at this time.

Throughout the public participation process, residents of Greenville and Hempfield repeatedly identified the school district as a strength in the community. In the CIE that was conducted at the December 2003 public meeting, a photograph of the high school ranked first in terms of

positive images, which were taken in and around the community. Residents expressed the need to build upon the quality education that its students receive and capitalize on the availability of skilled workers.

In the 2000-2001 school year, 72% of Greenville High School students were post-secondary bound, of that 68% were college bound. When compared to the surrounding high schools, these figures were more than 5%, at times as much as 15%, higher than their counterparts. When compared to Pennsylvania public schools, Greenville High School compared rather evenly. The borough and the township need to focus on retaining their high school graduates and providing quality jobs that will entice them to return to the area upon graduation from post secondary institutions.

The Mercer County Career Center offers alternative education to high school students from participating school districts. Approximately 500 students attend MCCC and of those, 58 are from Greenville High School.

**Higher Education:**

The presence of Thiel College can be a valuable asset to the surrounding community. During the public participation process residents expressed their support of the university's presence in the community. In the CIE, two photographs of Thiel College ranked fourth and fifth. However, concerns were raised regarding the "town/gown" relationship and many residents expressed their desire to foster a better relationship between the borough and Thiel. 13% of the respondents to the public survey indicated that officials should focus on their relationship with Thiel College. Elected officials need to be aware of these concerns as well as future planning efforts of the college, particularly as related to recreation, housing and transportation issues.

The benefits associated with Thiel College outweigh the negatives, however officials must not become complacent and sit back while decisions are made that will have long lasting ramifications to the borough's land use. It is strongly recommended that officials establish a formal committee to address the future plans of the college as listed in the Master Plan. With a judicious and cooperative stance, the borough and the township could capitalize on what the college is planning.

For instance, the college desires to become an educational and cultural center in the region. Thiel is already home to Greenville Symphony Orchestra and future plans include cultural and recreational amenities that could be utilized by community residents. The proposed construction of an indoor and outdoor athletic complex would provide recreational outlets for residents, however the borough and the township need to work with the college to eliminate duplicated efforts. Interviews with college officials have stated that the college is willing to collaborate with the borough in the construction of a natatorium (indoor swimming pool complex) near the Greenville Pool. Also, the borough should coordinate future transportation improvements with the college so that they could potentially be used as a way to alleviate traffic congestion and improve vehicular access within the borough. By working with college officials, the borough could improve its road system at less cost.

Another consideration is the potential for shared services. The college provides many services to its campus locations such as law enforcement. Such services could be shared with the borough as a way to alleviate some demands placed upon the surrounding municipalities. As stated earlier, the college plans to construct a new public safety building and have already proposed to share this facility with the Greenville Police Department. This would solve the issues and concerns borough police have with their current building and the college would assume the majority of the cost burden of the new facility.

Much has been done to improve the town/gown relationship over the years and municipal leaders should be commended. But, the bottom line is that elected officials are only limited by their imagination and willingness to open negotiations with the college. It is imperative that the borough continues to work with the college and incorporate college related plans into future planning of the municipality. The college has recognized the need to develop a better working relationship and true partnership with surrounding municipalities and institutions, in particular, Greenville Borough. The borough needs to make an effort to develop these plans into fruition and coordinate all future planning efforts with the surrounding townships and Thiel College. Only by coordinating efforts can the borough fully realize the potential and prosperity that Thiel College can bring to the region.

COMMUNITY FACILITIES IMPLEMENTATION MATRIX			
GOAL: Intermunicipally plan for future infrastructure improvements focusing on water and sewer services			
Strategies	Responsible Party	Potential Partners	Funding Sources
Implement the recommendations contained in the 2002 Recovery Plan	Greenville Borough	Mercer County Regional Planning Commission, Surrounding Municipalities, Local Government Academy	Governor's Center for Local Government Services (DCED), Municipal Training Program (DCED), USDA, PA Rural Water Association, Northeast Rural Community Assistance Program, PA Public Utility Commission, The Pennsylvania Small Towns Environment Program (PENN STEP/DEP)
Establish a joint working group to address infrastructure needs	Greenville Borough Council & Hempfield Township Supervisors		Small Water Systems Consolidation Construction Grant Program (DEP), Stormwater Planning and Management (DEP), Growing Greener (DEP/DCNR), PENNVEST, Verification for Water and Wastewater Treatment Plant Operators (DEP), Water and Waste Disposal Grants and Loans Programs (USDA), Small Water Systems Regionalization Grant Program (DEP), Formation of Water Authorities Grant Program (DEP), Act 339 Sewage Treatment Plant Operation Grants (DEP)
Charge the joint working group with investigating ownership options for the water and sewage systems	Greenville Borough Council & Hempfield Township Supervisors		
Obtain funding to digitize mapping for water and sewer lines	Greenville Borough Council & Hempfield Township Supervisors		
Coordinate with Mercer County to implement a Geographic Information System database for water and sewer infrastructure	Greenville Borough Council & Hempfield Township Supervisors	Mercer County Regional Planning Commission	
Complete water line extensions to provide adequate water flow and install fire hydrants to the Greenville Area High School, East Greenville Drive, Manor View Dr., News St., Argus St., and Valley View Dr., as per the recommendations of the Greenville FD (07, 25, 2003)	Greenville Borough	Hempfield Township, Greenville Fire Dept., Mercer County Regional Planning Commission	
Develop criteria to replace aging water and sewer line and apply for funding to implement a intermunicipal replacement plan	Greenville Borough Council & Hempfield Township Supervisors	Mercer County Regional Planning Commission, Local Government Academy	

**COMMUNITY FACILITIES IMPLEMENTATION MATRIX****GOAL: Promote the "College Town" as a marketing concept and work to include future improvement projects in municipal planning efforts**

<b>Strategies</b>	<b>Responsible Party</b>	<b>Potential Partners</b>	<b>Funding Sources</b>
Establish a Town/Gown Committee comprised of borough & township officials, college representatives, and citizens	Greenville Borough Council, Hempfield Township Supervisors, Chamber of Commerce & Thiel College		3M, Thiel College, Municipal Budgets
Charge the Town/Gown Committee with developing a marketing campaign in partnership with the Chamber of Commerce and College	Greenville Borough Council, Hempfield Township Supervisors, Chamber of Commerce & Thiel College		
Identify projects planned by the college that will impact land use in the region	Town Gown Committee		
Prepare a list of activities/facilities/services that could potentially be "shared" by the college and surrounding communities (police, recreation, walking trails, transportation improvements)	Town Gown Committee	Residents, local civic & social organizations, Local Government Academy, PA State Association of Boroughs	

**GOAL: Continue to provide effective and efficient public safety services to community residents**

Begin negotiations to establish a cooperative police force that would include Greenville, Hempfield, Sugar Grove and West Salem.	Greenville Borough Council & Hempfield Township Supervisors	Pa State Association of Boroughs, PA State Association of Township Supervisors, Surrounding Municipalities, Local Government Academy, Governor's Center for Local Government Services	Local Government Capital Projects Loan Program, Regional Police Assistance Grant Program, Rural Community Fire Protections, Shared Municipal Services, Volunteer Firefighter's Relief Association, Volunteer Loan Assistance Program
Begin negotiations to establish a cooperative fire department between Greenville and Hempfield	Greenville Borough Council & Hempfield Township Supervisors		

**COMMUNITY FACILITIES IMPLEMENTATION MATRIX****GOAL: Continue to provide effective and efficient public safety services to community residents (continued)**

<b>Strategies</b>	<b>Responsible Party</b>	<b>Potential Partners</b>	<b>Funding Sources</b>
Investigate the feasibility of implementing the recommendations contained in 2002 Recovery Plan for Greenville Borough regarding the provision of public safety services	Greenville Borough Council & Hempfield Township Supervisors	Pa State Association of Boroughs, PA State Association of Township Supervisors, Surrounding Municipalities, Local Government Academy, Governor's Center for Local Government Services	Local Government Capital Projects Loan Program, Regional Police Assistance Grant Program, Rural Community Fire Protections, Shared Municipal Services, Volunteer Firefighter's Relief Association, Volunteer Loan Assistance Program
Meet with Thiel College to explore the feasibility of a shared police facility	Greenville Borough Council, Hempfield Township Supervisors & Thiel College		
Improve the efficiency and accountability of the police dept. by investing in technological advances such as video and computer systems and software	Greenville Borough Council & Hempfield Township Supervisors		
Coordinate with the Greenville Area School District and Communities That Care officials regarding the DARE program and the School Resource Officer to continue these programs	Greenville Borough Council, Hempfield Township Supervisors & School District		
Identify funding opportunities to establish a joint criminal investigation team	Greenville Borough Council & Hempfield Township Supervisors		
Establish a committee to determine the feasibility of a intermunicipal public works department	Greenville Borough Council & Hempfield Township Supervisors		

A housing plan is a vital element of a comprehensive plan. The housing plan assesses the ability to meet the housing needs of present residents and of those individuals and families anticipated to reside in the Borough and Township. This plan provides research and analysis of trends in order to identify recommendations for conservation of presently sound housing, rehabilitation of housing in declining neighborhoods, and anticipated new housing in order to meet the needs of households of all income levels. The Housing section incorporates many of the other elements of the plan including land use, infrastructure and historic preservation, as they are dependant on each other.

### **A. Existing Conditions**

Housing in the Greenville Borough and Hempfield Township region is generally characterized as small urban core surrounded by rural style homes. Within the rural areas there are pockets of suburban style development and estate style homes. Recent new home development has included rehabilitation in the Borough and single-family homes with a few scattered sites of multi-family homes or condominiums in the Township.

An evaluation of Greenville Borough and Hempfield Township's housing stock provides an indication of the quality of life of residents, the economic vitality of the community and the overall condition of the community. The results of this evaluation will be used to develop specific housing programs, services and strategies.

Evaluation of the housing stock is computed using data from the United States Census Bureau, Mercer County Planning Commission, and Greenville Borough and Hempfield Township. Evaluation includes analysis of indicators with data concerning housing units, structure types, household size, rooms per housing unit, tenure, year structure built, recent construction activity, housing value, rental housing costs, assessed values, and household costs as a percentage of household income. Each indicator and variable is described in this section.

*A unique single family home*





## **HOUSING INVENTORY**

In order to evaluate housing conditions, a housing inventory was conducted. This housing inventory includes data on housing units or dwelling units, the density of the development and structure condition. The following data concerning total units and density are provided by the United States Census Bureau and land use data from Mercer County Planning Commission. Data concerning housing condition was provided by Mercer County Planning Commission.

### **Housing Units**

The Census Bureau provides a comprehensive source for providing data about housing units. The Census Bureau defines housing units in its Summary File 2000 Documentation, and includes the following.

*“A housing unit may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall...Both occupied and vacant housing units are included in the housing unit inventory.”*

The definition indicates that more than one housing unit may exist within a single structure and that each of those individual units is included in housing unit counts. Table 6-1: Total Housing Units provides housing unit data for Greenville Borough, Hempfield Township, Mercer County, and Pennsylvania.

**Table 6-1: Total Housing Units**

Municipality	1960	1970	1980	1990	Percent Change 1980 to 1990	1990	2000	Percent Change 1990 to 2000
Greenville Borough	2,884	2,889	2,973	2,859	-3.8%	2,859	2,723	-4.8%
Hempfield Township	949	1,132	1,485	1,503	1.2%	1,503	1,646	9.5%
<b>Regional (Total)</b>	<b>3,833</b>	<b>4,021</b>	<b>4,458</b>	<b>4,362</b>	<b>-2.2%</b>	<b>4,362</b>	<b>4,369</b>	<b>0.2%</b>
Mercer County	39,078	40,287	47,660	48,689	2.2%	48,689	49,859	2.4%
Pennsylvania	~	~	4,596,743	4,938,140	7.4%	4,938,140	5,249,750	6.3%

~ data not available

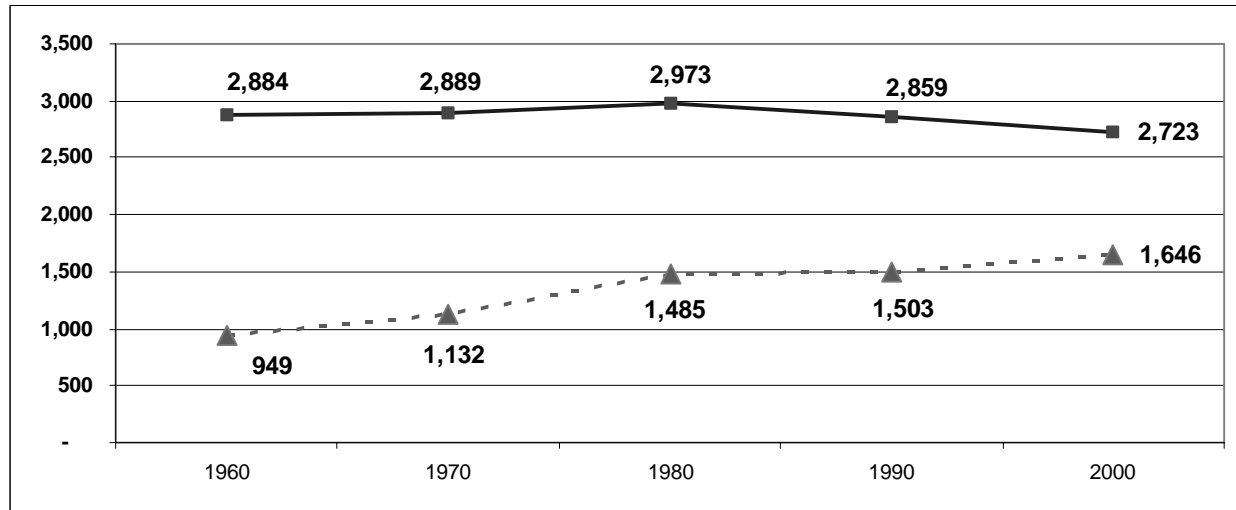
Regional is equivalent to the sum or average of Greenville Borough and Hempfield Township data

Source: 1960 - 1990 US Census Bureau STF3A Data, 2000 SF3 Table H1.

Greenville Borough had 2,723 total housing units in 2000, and Hempfield Township had 1,646 total housing units. Greenville Borough experienced a 4.8 percent decrease in total housing units since 1990 while Hempfield Township experienced a 9.5 percent increase in total housing units. Hempfield Township's percent increase was greater than Mercer County's 2.4 percent increase and greater than the State's 6.3 percent increase. The actual unit decrease in Greenville Borough

equates to 136 housing units and the actual unit increase in Hempfield Township equates to 143 housing units.

**Chart 6-1: Greenville Borough and Hempfield Township Total Housing Units  
1960 to 2000**



Source: 1960 - 1990 US Census Bureau STF3A Data, 2000 SF3 Table H1.

Chart 6-1 presents the Borough and Township's total housing units for decades 1960 through 2000. Note that the total housing units for Greenville Borough (*solid line*) has remained relatively steady since 1960 while Hempfield Township's (*dashed line*) total housing units has increased slightly over the past forty years.

### **Housing Density**

An indication of the housing unit density in Greenville Borough and Hempfield Township is provided by comparing the total number of housing units to the total amount of residential acres in each municipality. In 2000, Greenville Borough had 2,723 housing units on approximately 492 acres of land classified residential (*includes vacant residential*). The Borough's residential housing unit to land area density equates to approximately 5.53 dwelling units per residential acre. In 2000, Hempfield Township's total housing units was 1,646 spread over approximately 3,276 acres of land classified as residential. The Township's residential housing unit to land area density equates to approximately 0.50 dwelling units per residential acre.

### **Structure Condition**

Structure condition assessments were made recently in September 2003 by Mercer County Planning Commission using a "windshield survey" collection method. The purpose of the collection was to provide a rough assessment of the structure condition. The following describes the results of the field work and Map 1 Structure Condition, illustrates the location of properties in Greenville Borough by structure condition while Map 2 Structure Condition illustrates the location of properties in Greenville Borough and Hempfield Township by structure condition.

## Greenville Borough STRUCTURE CONDITION



### Legend

~ State Roads

~ Local Roads

### Structure Condition

Unimproved parcel

Sound

Deteriorated

Dilapidated

~ Railroads



MAP 1

Source: MCRPC Field Survey, June 2003.

## Greenville Borough & Hempfield Township STRUCTURE CONDITION



**Legend**  
~ State Roads  
~ Local Roads  
**Structure Condition**  
Unimproved parcel  
Sound  
Deteriorated  
Dilapidated  
~ Railroad



**MAP 2**

Source: MCRPC Field Survey, June 2003.



Properties in Greenville Borough and Hempfield Township are considered improved if they have a structure on them. These properties were assessed a structure condition using condition categories. The Structure Condition categories included sound, deteriorated and dilapidated. If a parcel was not improved with a structure the parcel was given a *not applicable* code. Although the structure condition categories are broad-based, the categories provide a uniform assessment of structural condition that may be used to identify housing strategies such as, demolition with infill, rehabilitation or renovation. The descriptions below describe each structure condition category.



*Residential neighborhood*

### **Sound**

Defined as a structure that has no defects or only slight defects which are normally corrected during the course of regular maintenance, i.e. lack of paint, slight damage to porches or steps, small cracks in walls, foundations or chimneys, and broken gutters or downspouts

### **Deteriorated**

Defined as a structure that needs more repair than would be provided in the course of regular maintenance. It has one or more defects of an intermediate nature that must be corrected if the dwelling unit is to continue to provide safe and adequate shelter, i.e. shaky or unsafe foundations, porches or steps; holes, open cracks or missing materials on the floors, walls, or loose stair treads or missing balusters. Such defects are signs of neglect, which lead to serious structural damage if not corrected.

**Dilapidated**

Defined as a structure that does not provide safe or adequate shelter. It has one or more critical defects; or has a combination of intermediate defects in sufficient number to require extensive repair or rebuilding; or is of inadequate original construction. Critical defects are those of which indicate continued neglect of serious damage to the structure, including conditions such as holes, open cracks or missing material over large areas of floors, walls or roofs. Inadequate original construction includes structures built of makeshift material and inadequately converted cellars, sheds and garages not originally intended for living quarters.

**Table 6-2: Structure Condition by Acres**

Condition	Greenville Borough			Hempfield Township		
	Acres	Percent of Total Acres	Number of Parcels	Acres	Percent of Total Acres	Number of Parcels
Unimproved parcels	299.6	30.1%	174	5,286.1	56.6%	318
Sound	681.0	68.3%	2,423	4,014.7	43.0%	1,606
Deteriorated	14.0	1.4%	73	14.6	0.2%	13
Dilapidated	1.8	0.2%	5	26.2	0.3%	5
<b>Total</b>	<b>996.3</b>	<b>100.0%</b>	<b>2,675</b>	<b>9,341.5</b>	<b>100.0%</b>	<b>1,942</b>

Source: Mercer County Planning Commission Field Collected Data, 2003

Table 6-2: Structure Condition by Acres provides the total acreage in each municipality by structure condition. Overall, the majority of the structures were of sound condition. As Table 6-2 illustrates, 1.6 percent of the land area in Greenville Borough has deteriorated or dilapidated structures and approximately 0.5 percent of the land area in Hempfield Township has deteriorated or dilapidated structures. Table 6-2 also illustrates a total 78 structures in Greenville Borough that are deteriorated or dilapidated while Hempfield Township has a total 19 structures that are deteriorated or dilapidated. Table 6-3 and Table 6-4 provide more detailed data regarding structure condition and land use at the municipal level.

*A single family home in Hempfield Township*



**Table 6-3: Greenville Borough Structure Condition by Land Use**

Greenville Borough Land Use Description	Structure Condition	Number of Parcels	Acres
Commercial	Sound	195	36.9
	Deteriorated	1	0.1
	Dilapidated	1	0.9
Community Facility	Not Applicable	1	0.6
	Sound	70	118.0
	Deteriorated	1	0.2
Light Industrial	Sound	4	7.8
Open Space	Not Applicable	54	72.3
	Dilapidated	1	0.3
Park / Recreation	Not Applicable	7	53.6
Residential / Commercial	Sound	4	0.4
	Deteriorated	1	0.2
Single Family Residential	Not Applicable	1	0.4
	Sound	2,003	444.9
	Deteriorated	58	10.8
	Dilapidated	3	0.6
Two Family Residential	Sound	58	10.3
	Deteriorated	7	0.8
High Density Residential	Sound	45	22.0
	Deteriorated	2	0.9
Transportation	Not Applicable	39	46.3
College	Not Applicable	20	102.5
	Deteriorated	1	0.5
Vacant Commercial	Sound	38	7.5
	Deteriorated	1	0.3
Vacant Heavy Industrial	Sound	3	32.6
Vacant Residential	Sound	3	0.5
	Deteriorated	1	0.1
Unimproved Land	Not Applicable	52	23.9

Source: Mercer County Planning Commission Field Collected Data, 2003

Table 6-3: Greenville Borough Structure Condition by Land Use illustrates in detail which land uses have deteriorated or dilapidated structures. Note that the highlighted sections indicate residential land uses or those land uses with housing. In general, the condition of all structures in Greenville Borough is assessed as sound. In the Borough there are a total 2,473 parcels with sound structures, and 87.2% of those are classified as residential (*2,113 parcels with structures*). Three of the five dilapidated structures in Greenville Borough are single family residential, one structure is a commercial property and one structure is listed as open space (*the structure may be an accessory structure, such as a storage building or pavilion*). The majority (79.7%) of the deteriorated structures are single-family residential land uses.

**Table 6-4: Hempfield Township Structure Condition by Land Use**

Hempfield Township Land Use Description	Structure Condition	Number of Parcels	Acres
Agriculture	Not Applicable	46	1,898.6
Commercial	Sound	68	189.9
Community Facility	Sound	28	290.1
Light Industrial	Sound	5	36.9
Heavy Industrial	Sound	8	189.8
Open Space	Not Applicable	190	2,862.8
Park / Recreation	Not Applicable	5	304.6
Residential / Agriculture	Sound	17	513.3
	Dilapidated	1	23.6
Residential / Commercial	Sound	9	24.3
Residential / Open Space	Sound	2	49.7
Single Family Residential	Sound	1,408	2,558.6
	Deteriorated	12	14.2
	Dilapidated	4	2.6
Two Family Residential	Sound	18	11.7
	Deteriorated	2	0.4
High Density Residential	Sound	16	75.8
Transportation	Not Applicable	8	152.9
College	Not Applicable	7	3.7
Vacant Commercial	Sound	4	6.0
Vacant Heavy Industrial	Sound	22	66.8
Vacant Residential	Sound	1	1.7
Unimproved Land	Not Applicable	62	63.6

Source: Mercer County Planning Commission Field Collected Data, 2003

Table 6-4 is similar to Table 6-3 in that highlighted areas of the table represent detailed structure condition data for residential land uses. The overall condition of structures in Hempfield Township is sound. In the Township, there are 1,606 parcels with sound structures and with the majority (91.6%) of the parcels has residential structures (1,471 parcels). Table 6-4 also illustrates that 4 out of the 5 dilapidated structures are single-family residential structures, and the fifth dilapidated structure is on a residential/agriculture property. Twelve of the fourteen deteriorated structures are single-family residential lands uses; the remaining two deteriorated structures are classified as two family residential.

*Single-family detached dwelling*



## **HOUSING CHARACTERISTICS**

Housing characteristics are those variables that describe both the physical features of the housing stock and the occupants residing within the units (housing stock). The variables used to describe the physical features and occupants of Greenville Borough and Hempfield Township's housing units include dwelling types, household size (*number of persons*), size of housing unit (*number of rooms*), vacancy, tenure and age of structure.

### **Dwelling Types**

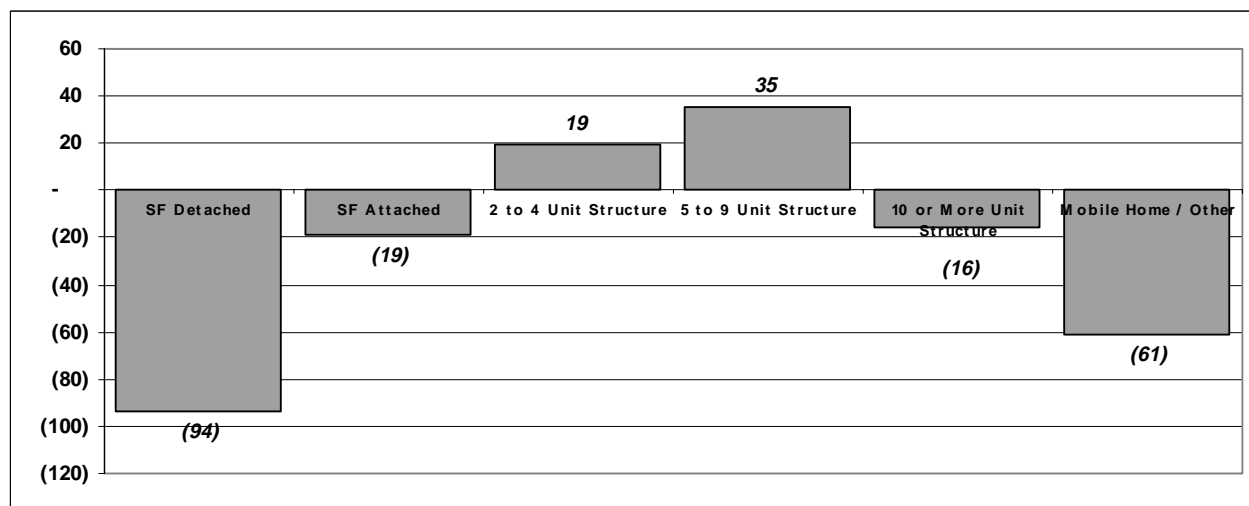
Dwelling units are categorized by the United States Census Bureau as types of structures including one-unit attached, one-unit detached, two or more units (*which is further categorized as units in structures with 2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more units*), and mobile home / other (*which is further categorized as boat, RV, van, etcetera*). Type of structure data from the Census Bureau for Greenville Borough and Hempfield Township as presented below include only those categories for which there was data.

Table 6-5 and 6-6, presents total dwelling units by structure type, net change in number of units by type between 1990 and 2000, and percent growth in units between 1990 and 2000 for Greenville Borough and Hempfield Township, respectively.

**Table 6-5: Greenville Borough Dwelling Units as Structure Type**

Structure Type	1990 Total Units	1990 Percent of Total	2000 Total Units	2000 Percent of Total	Net Change In Units 1990 to 2000	Percent Growth In Units 1990 to 2000
SF Detached	1,822	63.7%	1,728	63.5%	(94)	-5%
SF Attached	62	2.2%	43	1.6%	(19)	-31%
2 to 4 Unit Structure	640	22.4%	659	24.2%	19	3%
5 to 9 Unit Structure	93	3.3%	128	4.7%	35	38%
10 or More Unit Structure	181	6.3%	165	6.1%	(16)	0%
Mobile Home / Other	61	2.1%	-	0.0%	(61)	-100%
<b>Total</b>	<b>2,859</b>	<b>100.0%</b>	<b>2,723</b>	<b>100.0%</b>	<b>(136)</b>	<b>~</b>

- = No Units, ~ = Not Applicable, SF = Single Family  
Source: 1990 US Census Bureau STF3A Data, 2000 SF3 Data

**Chart 6-2: Greenville Borough Dwelling Units as Structure Type; Net Change 1990 to 2000**

Source: 1990 US Census Bureau STF3A Data, 2000 SF3 Data

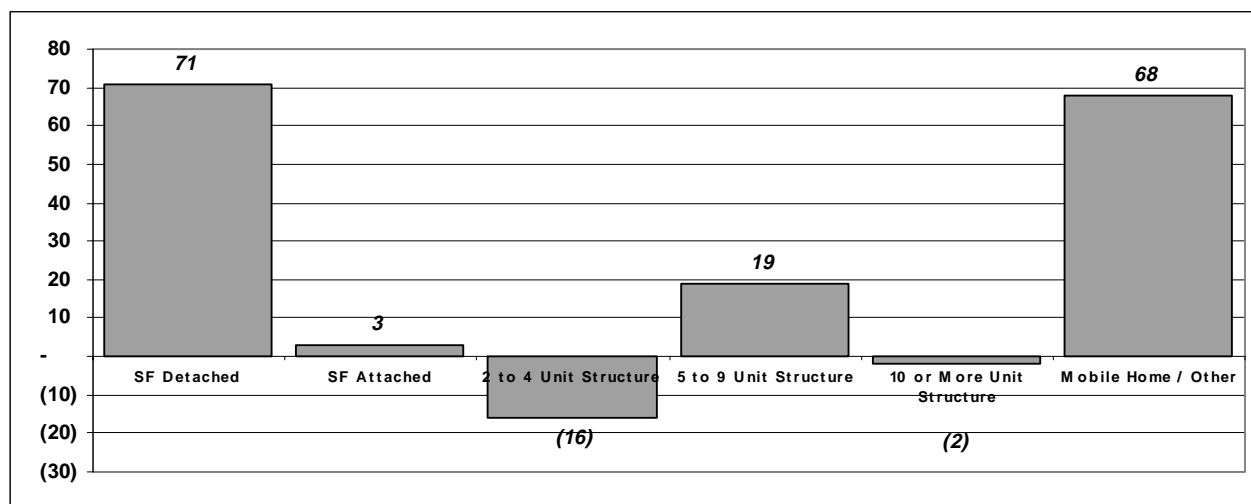
As Greenville Borough Table 6-5 and Chart 6-2 illustrate, there was a significant decrease in dwelling units between 1990 and 2000. Numerically, the single family detached structures were the housing type most affected during the decrease with a loss of 94 units, but all (100%) of the mobile home/other structures were removed between 1990 and 2000. The 2 to 4 units per structure and 5 to 9 units per structure were the only types of units that increased between 1990 and 2000.

Although the dwelling unit diversity of the Borough is typical of a small urban core, the loss rate of single-family dwellings may be a cause for concern, particularly if there have been numerous conversions to multiple-units or loss due to dilapidation and demolition.

**Table 6-6: Hempfield Township Dwelling Units as Structure Type**

Structure Type	1990 Total Units	1990 Percent of Total	2000 Total Units	2000 Percent of Total	Net Change In Units 1990 to 2000	Percent Growth In Units 1990 to 2000
SF Detached	1,270	84.5%	1,341	81.5%	71	6%
SF Attached	11	0.7%	14	0.9%	3	27%
2 to 4 Unit Structure	80	5.3%	64	3.9%	(16)	-20%
5 to 9 Unit Structure	38	2.5%	57	3.5%	19	50%
10 or More Unit Structure	2	0.1%	-	0.0%	(2)	0%
Mobile Home / Other	102	6.8%	170	10.3%	68	67%
<b>Total</b>	<b>1,503</b>	<b>100.0%</b>	<b>1,646</b>	<b>100.0%</b>	<b>143</b>	<b>~</b>

- = No Units, ~ = Not Applicable, SF = Single Family  
Source: 1990 US Census Bureau STF3A Data, 2000 SF3 Data

**Chart 6-3: Hempfield Township Dwelling Units as Structure Type; Net Change 1990 to 2000**

Source: 1990 US Census Bureau STF3A Data, 2000 SF3 Data

As Hempfield Township Table 6-6 and Chart 6-3 illustrate, there was a significant increase in dwelling units between 1990 and 2000. Numerically, the single family detached structures were the housing type most affected during the 1990 to 2000 increase with a gain of 71 units, followed by mobile home/other units with 65 more units between 1990 and 2000. The table and chart also indicate that housing in the 2 to 4 units per structure category decreased by 19 units.



*An architecturally significant multi-family dwelling in Greenville Borough*

### Household Size

Household size data refers to the number of persons per household. Table 6-7 illustrates a decrease in persons per household for Hempfield Township and no change in persons per household for Greenville Borough between 1990 and 2000. The region is experiencing a similar decrease in household size as is Mercer County and Pennsylvania. The decrease in average household size may reflect several factors including a declining birth rate, an increase in the number of elderly living alone, and increases in the number of single-person households, among others.

**Table 6-7: Household Size (Average Persons per Household)**

Municipality	1990	2000	Change 1990 to 2000
Greenville Borough	2.3	2.3	0.0
Hempfield Township	2.5	2.4	-0.1
<b>Regional (Average)</b>	<b>2.4</b>	<b>2.3</b>	<b>-0.1</b>
Mercer County	2.5	2.4	-0.1
Pennsylvania	2.6	2.5	-0.1

Regional is equivalent to the sum or average of Greenville Borough and Hempfield Township data

Source: 1990 US Census Bureau STF3A Data, 2000 SF3 Data

### Size of Housing Unit

Size of housing unit is expressed by the number of rooms in the dwelling unit. The intent of this variable is to count or provide data for the number of whole rooms used for living purposes. This variable may be used as a measure of quality of life, assuming a greater number of whole rooms are an indication of better living conditions.



*Attached homes in Hempfield Township*

The Census Bureau provides a definition in their 2000 Summary File 3 Documentation to include the following.

*“For each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodgers’ rooms. Excluded are strip or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.”*

Over half (58.3%) of the housing units in the Borough had six or more rooms, as illustrated in Table 6-8 Rooms per Housing Unit. Since 1990, approximately 8 units with six or more rooms were added to the housing stock. The number of units with less than six rooms must have been removed or altered from the housing stock between 1990 and 2000, as their total number is less. Units with 4 rooms experienced the greatest decrease with 75 units having been removed or altered, since 1990. The median number of rooms per unit in 2000 was 5.8 rooms per unit.

**Table 6-8: Greenville Borough Rooms Per Housing Unit**

Rooms	1990 Number	1990 Percent of Total	2000 Number	2000 Percent of Total	Net Change in Units 1990 - 2000
<b>Total Units</b>	<b>2,859</b>		<b>2,723</b>		<b>(136)</b>
1	34	1.2%	26	1.0%	(8)
2	67	2.3%	63	2.3%	(4)
3	373	13.0%	338	12.4%	(35)
4	354	12.4%	281	10.3%	(73)
5	452	15.8%	428	15.7%	(24)
6 or more	1,579	55.2%	1,587	58.3%	8

~ data not available

Source: 1990 US Census Bureau STF3A Data, 2000 SF3 Data

Nearly two-thirds (65.9%), of Hempfield Township’s housing units had six or more rooms, as illustrated in Table 6-9 Rooms per Housing Unit. Since 1990, 150 housing units with 6 or more rooms were added to the housing stock. Units with 5 rooms decreased between 1990 and 2000, there was a 47-unit decrease in units with 5 rooms. Since 1990, the single room housing unit was removed or altered (*added onto*) and there was an increase in the number of housing units for all other room categories (*with the exception of 5 room units*). The median rooms per housing unit in Hempfield Township were 6.1 rooms per unit in 2000.

**Table 6-9: Hempfield Township Rooms Per Housing Unit**

Rooms	1990 Number	1990 Percent of Total	2000 Number	2000 Percent of Total	Net Change in Units 1990 - 2000
<b>Total Units</b>	<b>1,503</b>		<b>1,646</b>		<b>143</b>
1	1	0.1%	-	0.0%	(1)
2	11	0.7%	20	1.2%	9
3	35	2.3%	48	2.9%	13
4	167	11.1%	186	11.3%	19
5	354	23.6%	307	18.7%	(47)
6 or more	935	62.2%	1,085	65.9%	150

~ data not available

Source: 1990 US Census Bureau STF3A Data, 2000 SF3 Data

**Occupancy and Vacancy Status**

Occupancy and vacancy status variables are an indicator of several community factors including economic well being, housing needs, and housing conditions, among others. Communities with high occupancy rates may be indicative of factors such as housing supply, housing affordability, or housing accessibility issues; whereas communities with low occupancy rates may be indicative of factors such as housing quality, housing demand, or other housing issues.

As illustrated in Table 6-10: Occupied Units – Occupancy Status, both municipalities experienced a decrease in percent-occupied units between 1990 and 2000. In general, the region experienced an overall decrease in percent-occupied units of 1.0 percent between 1990 and 2000. As expected with a decrease in occupancy, an increase in percent vacancy was recorded between 1990 and 2000. An accepted “rule of thumb” for vacancy includes an expected 4 to 6 percent vacancy; the rule is explained as being the percentage of units that may be in transition (*such as under construction, vacant and for sale, or completed but not occupied*) at any time.

**Table 6-10: Occupied Units – Occupancy Status**

Municipality	1990 Percent Occupied	1990 Percent Vacant	2000 Percent Occupied	2000 Percent Vacant	Percent Change in Occupied Units 1990 to 2000
Greenville Borough	91.9	8.1	90.5	9.5	(1.4)
Hempfield Township	97.2	2.8	96.6	3.4	(0.6)
<b>Regional (Average)</b>	<b>94.6</b>	<b>5.5</b>	<b>93.6</b>	<b>6.5</b>	<b>(1.0)</b>
Mercer County	93.6	6.4	93.7	6.3	0.1
Pennsylvania	91.0	9.0	91.0	9.0	-

Regional is equivalent to the sum or average of Greenville Borough and Hempfield Township data

Source: 1990 US Census Bureau STF3A Data, 2000 SF3 Data.

Greenville Borough’s occupancy rate decreased 1.4 percent between 1990 and 2000. The total vacancy rate of 9.5 percent is equivalent to one-in-eleven housing units being vacant.

### Occupied Dwellings by Tenure

Dwelling unit tenure is a useful variable to describe the housing character of a community. Typically, the greater the rentership within a community the more urban the community. Typically too, the greater the number of renters in a community the greater the turnover and vacancy rate of residents. Table 6-11 reflects tenure status of each municipality and the region based on occupied units.

**Table 6-11: Tenure**

Municipality	Total Occupied Units 1990	1990 Percent Owner	1990 Percent Renter	Total Occupied Units 2000	2000 Percent Owner	2000 Percent Renter	Percent Change in Rental Units 1990 to 2000	Percent Change in Total Units 1990 to 2000
Greenville Borough	2,628	57.4	42.6	2,464	59.7	40.3	-5%	-6%
Hempfield Township	1,461	84.3	15.7	1,590	84.5	15.5	-1%	9%
<b>Regional (Total)</b>	<b>4,089</b>	<b>67.0</b>	<b>33.0</b>	<b>4,054</b>	<b>69.4</b>	<b>30.6</b>	<b>(0.07)</b>	<b>(0.01)</b>
Mercer County	45,591	75.0	25.0	46,712	76.3	23.7	-5%	2%
Pennsylvania	4,495,966	70.6	29.4	4,777,003	71.3	28.7	-2%	6%

Regional is equivalent to the sum or average of Greenville Borough and Hempfield Township data

Source: 1990 US Census Bureau STF3A Data, 2000 SF3 Data.

As Table 6-11 illustrates, there was relatively no overall change in occupied units in the region (*Greenville Borough and Hempfield Township combined*) between 1990 and 2000. Hempfield Township demonstrated a 9.0 percent increase in total units between 1990 and 2000 and the majority of that increase were owner occupied units. In general, the region is owner occupied (67.0%), with Greenville Borough having 57.4 percent ownership and Hempfield Township having 84.3 percent ownership.

### Age of Structure

Age of structure data is presented in terms of the year in which housing units were built. This variable assists in describing the housing stock and providing an indicator of the housing stock's possible physical needs such as wiring and hazardous materials, and may provide insight for historic significance, among others.



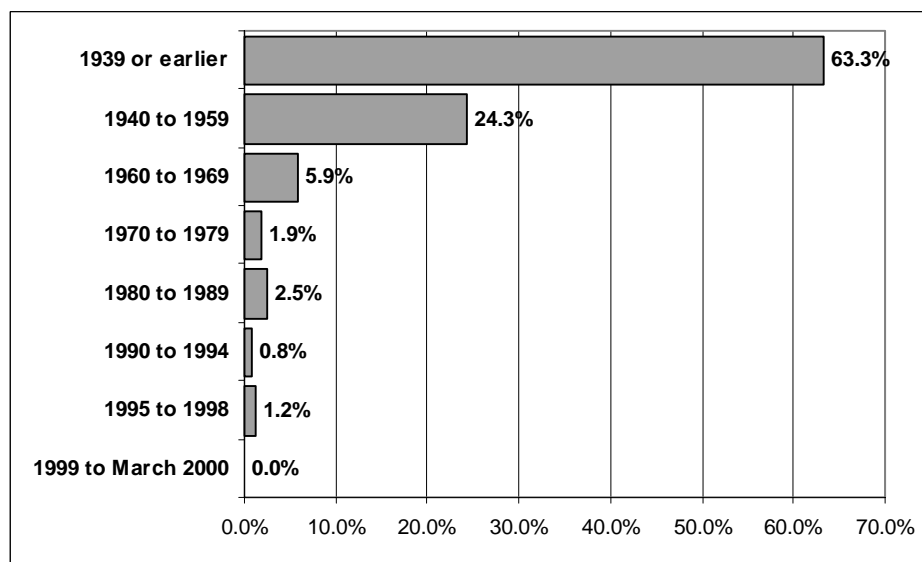
*Single family detached dwelling.*

Table 6-12: Year Unit Built and Charts 6-4 and 6-5 illustrate the percentage of units and the year in which they were built between the years prior to 1939 up to March 2000. According to the table, the majority (63.3%) of Greenville Borough's housing units were built in or before 1939, with an additional 24.3 percent built between 1940 and 1959. Less than 60 units were constructed since 1990. The majority of structures in the Borough may have historic significance as well as previously demonstrated housing conditions are characteristic of an aging housing stock. Hempfield Township data indicates three periods which represent approximately twenty percent of the total housing unit's construction including categories prior to 1939 (19.4%), between 1940 and 1959 (26.5%), and 1970 to 1979 (20.9%). In the Township, nearly 200 units were constructed since 1990.

**Table 6-12: Year Unit Built**

Year Unit Built	Greenville Borough Number of Units	Percent of Total Units	Hempfield Township Number of Units	Percent of Total Units
1999 to March 2000	-	0.0%	-	0.0%
1995 to 1998	33	1.2%	69	4.2%
1990 to 1994	22	0.8%	124	7.5%
1980 to 1989	69	2.5%	131	8.0%
1970 to 1979	52	1.9%	344	20.9%
1960 to 1969	161	5.9%	221	13.4%
1940 to 1959	662	24.3%	437	26.5%
1939 or earlier	1,724	63.3%	320	19.4%
<b>Total Housing Units</b>	<b>2,723</b>	<b>100%</b>	<b>1,646</b>	<b>100%</b>

Source: 1990 US Census Bureau STF3A Data, 2000 SF3 Data

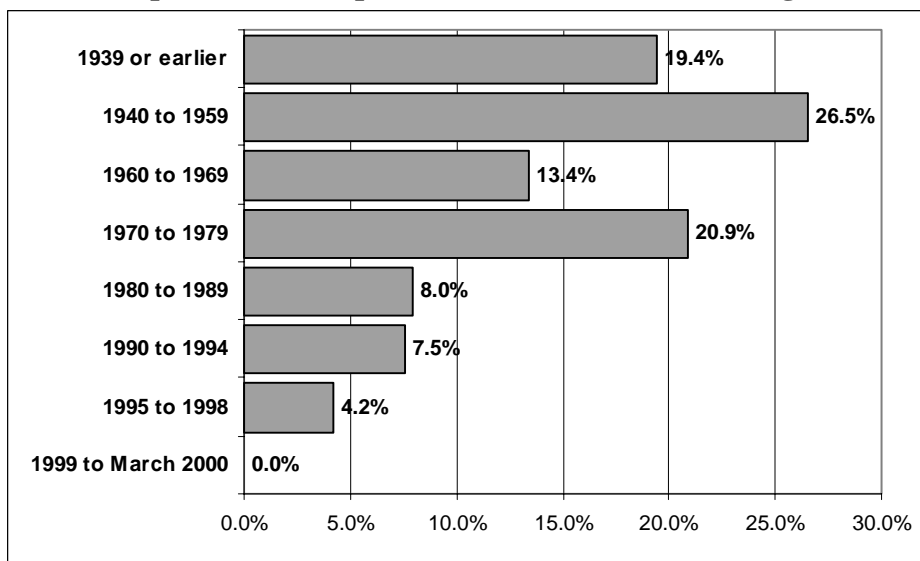
**Chart 6-4: Greenville Borough Year Unit Built as a Percentage of Total Units**

Source: US Census Bureau 2000 SF3 Data



Note that residential structures built prior to 1953 are eligible to apply for listing in the National Register of Historic Places. For Greenville Borough that equates to approximately 87.6 percent of its units and for Hempfield Township that equates to approximately 45.9 percent of its units.

**Chart 6-5: Hempfield Township Year Unit Built as a Percentage of Total Units**



Source: US Census Bureau 2000 SF3 Data

### **HOUSING VALUES AND COST**

The variables, housing value, rent, and affordability provide an evaluation of the economic vitality of the community. A review of housing values, rent and affordability assist with making assessments on housing quality, worth, and obtainability. Housing value, rent and affordability data are provided by the United States Census Bureau while assessed value data are provided by the Mercer County Department of Revenue.

*Duplex*



### Value of Owner Occupied Units

The 1990 median value of owner occupied housing in Greenville Borough was \$34,400, and by 2000 had risen to \$56,000 which was approximately \$600 greater than the median value of Hempfield Township units in 1990. Both municipalities, as illustrated in Table 6-13: Median Value of Owner Occupied Units experienced at least a 60 percent increase in median value of housing units between 1990 and 2000.

**Table 6-13: Median Value of Owner Occupied Units**

Municipality	1990	2000	Percent Change 1990 to 2000
Greenville Borough	\$ 34,400	\$ 56,000	62.8%
Hempfield Township	\$ 55,400	\$ 92,000	66.1%
<b>Regional (Average)</b>	<b>\$ 44,900</b>	<b>\$ 74,000</b>	<b>64.8%</b>
Mercer County	\$ 41,900	\$ 76,000	81.4%
Pennsylvania	\$ 69,700	\$ 97,000	39.2%

Regional is equivalent to the sum or average of Greenville Borough and Hempfield Township data

Source: 1990 US Census Bureau STF3A Data, 2000 SF3 Data

### Assessed Value

Mercer County Department of Revenue has provided tax assessment data as of July 2003 for Greenville Borough and Hempfield Township. The following tables provide tax assessment data associated with residential land uses only as defined by the Department of Revenue. Included in the data are assessed value for improvements (*taxable buildings*), an assessed value for land, and a total assessed value which is the sum of assessed improvements plus assessed land value.

**Table 6-14: Assessed Values of All Residential Properties**

Assessed Values	Greenville Borough		Hempfield Township	
	Total	Average per residence	Total	Average per residence
Land Value	\$ 1,796,550	\$ 2,077	\$ 5,680,100	\$ 3,157
Improved (building) Value	\$10,281,750	\$ 11,942	\$ 30,372,200	\$ 16,883
<b>Total Value</b>	<b>\$10,281,750</b>	<b>\$ 13,947</b>	<b>\$ 36,052,300</b>	<b>\$ 20,040</b>
Maximum Value	\$ 207,150		\$ 573,500	
Minimum Value	\$ 450		\$ 150	

Source: Mercer County Department of Revenue, July 2003.

The total assessed values for Greenville Borough and Hempfield Township are presented in Table 6-14; the total assessed value (*land value plus improved value*) of residential property is \$10.2 million in Greenville Borough and \$36.1 million in Hempfield Township. The average assessed value of residential properties for both Greenville Borough and Hempfield Township are very low. Although the tax assessment office applies a standard percentage increase for

assessed values of houses based on the last complete assessment (*circa mid 1970's*), average assessed values seem very low. A complete reassessment of properties may be warranted.

### **Contract Rent**

Contract rents have changed significantly between 1990 and 2000 as illustrated in Table 6-15: Median Contract Rent. The median contract rent in Greenville Borough in 1990 was \$212 and had increased 84 percent by 2000 to \$391 per month. The median contract rent in Hempfield Township in 1990 was \$299, and by 2000 had increased 81 percent to \$541 per month. The median contract rent for the county doubled between 1990 and 2000 from \$221 per month to \$443 per month.

**Table 6-15: Median Contract Rent**

Municipality	1990	2000	Percent Change 1990 to 2000
Greenville Borough	\$ 212	\$ 391	84%
Hempfield Township	\$ 299	\$ 541	81%
<b>Regional (Average)</b>	<b>\$ 256</b>	<b>\$ 466</b>	<b>82%</b>
Mercer County	\$ 221	\$ 443	100%
Pennsylvania	\$ 322	\$ 531	65%

Regional is equivalent to the sum or average of Greenville Borough and Hempfield Township data

Source: 1990 US Census Bureau STF3A Data, 2000 SF3 Data.

### **AFFORDABILITY**

One measure of housing value and costs is the measure of an occupant's ability to afford the housing in which they reside. A community may assume that its residents are economically stable and that there are no housing issues because they report low vacancy rates, low assessed values, and average rents, but this may not necessarily be an indicator of the affordability of homes in the community. The following cost burden analysis is a measure of affordability for Greenville Borough and Hempfield Township.



*Duplex*

### **Cost Burden Analysis**

A homeowner or renter is considered by the Office of Housing and Urban Development (HUD) to be *cost burdened* or *severely cost burdened* if the total monthly cost to reside in a household is greater than a percentage of the households total income; for a household to be considered *cost burdened* the percentage is thirty percent (30%) and to be considered *severely cost burdened* the percentage is thirty-five percent (35%) or greater. Table 6-16 and 6-17: Household Cost as a Percentage of Household Income, provides data regarding the monthly owner costs as a percentage of household income and gross rent as percentage of household income by housing unit for each municipality as of 2000. The following are United States Census Bureau definitions for selected monthly owner costs and gross rent from the Summary File 3 Definitions for 2000:

*“Selected monthly owner costs are the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgage, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fees or mobile home costs (installment loan payments, personal property taxes, site rent, registration fees, and license fees). Selected monthly owner costs were tabulated separately for all owner-occupied units, specified owner-occupied units, and owner-occupied mobile homes and, usually, are shown separately for units ‘with a mortgage’ and for units ‘not mortgaged.’”*

*“Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment. The estimated costs of utilities and fuels are reported on an annual basis but are converted to monthly figures for the tabulations. Renter units occupied without payment of cash rent are shown separately as “No cash rent” in the tabulations.”*



*A single family home*

**Table 6-16: Greenville Borough Household Cost as a Percentage of Household Income**

Monthly Cost as a Percentage of Household Income	Selected Monthly Owner Cost		Gross Rent as a Percentage of Household Income	
	Units	Percent of Total	Units	Percent of Total
Less than 15.0 percent	613	44.5%	229	23.2%
15.0 to 19.9 percent	204	14.8%	156	15.8%
20.0 to 24.9 percent	161	11.7%	129	13.1%
25.0 to 29.9 percent	98	7.1%	73	7.4%
30.0 to 34.9 percent	95	6.9%	93	9.4%
35.0 percent or more	193	14.0%	251	25.4%
Not computed	15	1.1%	57	5.8%
<b>Total</b>	<b>1,379</b>		<b>988</b>	

Source: US Census Bureau 2000 SF3 Data

Note the total housing units in Table 6-16 and 6-17 are less than the actual total housing units of the Borough or the Township for 2000, the difference is explained in that *select* houses were asked to complete that portion of the Census, also data may purposely not been included in released data so as to maintain information confidentiality. The total number of owner occupied units used in the Greenville Borough sample (*Table 6-16*) was 1,379 the total number of renter occupied units used in the sample was 988 for a total of 2,367 sampled units. The number of units used to provide household cost as a percentage of households' income equates to 96.1 percent of all the units in the Borough in 2000.

Table 6-16 illustrates that one in five or 20.9% owner occupied housing units in the Borough was at least cost burdened, with 14.0 percent being severely cost burdened. Over one-third (34.8%) of the renter occupied units in Greenville Borough were at least cost burdened with 25.4 percent being severely cost burdened. In general, the percentage of cost burdened housing units in Greenville Borough is not uncommon for a small urban core within a rural community.

**Table 6-17: Hempfield Township Household Cost as a Percentage of Household Income**

Monthly Cost as a Percentage of Household Income	Selected Monthly Owner Cost		Gross Rent as a Percentage of Household Income	
	Units	Percent of Total	Units	Percent of Total
Less than 15.0 percent	516	45.4%	45	19.0%
15.0 to 19.9 percent	173	15.2%	23	9.7%
20.0 to 24.9 percent	155	13.6%	35	14.8%
25.0 to 29.9 percent	91	8.0%	10	4.2%
30.0 to 34.9 percent	43	3.8%	35	14.8%
35.0 percent or more	142	12.5%	69	29.1%
Not computed	17	1.5%	20	8.4%
<b>Total</b>	<b>1,137</b>		<b>237</b>	

Source: US Census Bureau 2000 SF3 Data



The total number of owner occupied units used in the Hempfield Township sample (*Table 6-17*) was 1,137; the total number of renter occupied units used in the sample was 237 for a total of 1,374 sampled units. The number of units used to provide household cost as a percentage of households' income equates to 86.4 percent of all the units in the Township in 2000.

Table 6-17 illustrates that approximately one-in-six (16.3%) of the owner occupied housing units in the Township were at least cost burdened, with 12.5 percent being severely cost burdened. However, nearly half or 43.9 percent of the renter occupied units in the Township were at least cost burdened with 29.1 percent being severely cost burdened. The percentage of renter occupied units in the Township that are cost burdened is higher than expected for a rural community.



*A home made of brick and wood mix*

## **B. Analysis**

The analysis of housing trends and projected changes in population characteristics coupled with public input provides the basis for identifying and assessing housing issues, housing needs and housing capacity. The results of this analysis will support various implementation strategies involving various housing partners to address current and future housing needs.

### **HOUSING ISSUES**

Housing issues are indicators of an area's quality of life. Although, not all housing issues are an indicator of poor quality of life but can impact the quality of life in the future. The following are housing issues as voiced by the community, housing providers, developers and program administrators. Overriding housing issues include the following:

- Provide a range of affordable, safe housing in Greenville Borough
- Provide diverse housing types and styles for families as well as individuals
- Provide and maintain adequate supply of elderly housing
- Preserve quality housing stock supported by rehabilitation and demolition efforts
- Encourage housing maintenance (*upkeep*) through various incentives
- Preserve rural residential characteristics with quality residential development
- Continue infrastructure improvements to provide or expand quality housing
- Continue housing marketing efforts with emphasis on owner occupancy

### **Codes Issues**

Priority codes related issues in Greenville Borough include "yard" maintenance and exterior structure maintenance. Yard maintenance issues include garbage and junk piles in yards, high weeds, cars and curbs and sidewalk conditions. Exterior maintenance issues range from lack of routine maintenance to levels of disrepair that threaten public health safety and welfare including fallen porches, portions of missing roofs, and severe leaning of a structure. Since 1990, eighty (80) demolition permits have been issued in the Borough. Currently there is no regularly scheduled rental unit inspection process. Greenville Borough is currently using a modified version of the 1987 Building Officials and Code Administrators (BOCA) Property Maintenance Code and anticipates updating to the 2003 International Property Maintenance Code.

### **Program Delivery Issues**

An identified obstacle of Community Development Block Grant (CDBG) Housing Rehabilitation program delivery is lead abatement program costs including testing evaluation and actual abatement, particularly for renter occupied units. Other typical applications made by owner occupied units of the CDBG program include new furnaces, roofs or updated wiring. The average costs for these basic improvements are an estimated \$5,000 per unit.

### **Residential Construction Trends**

Residential development data are provided by Greenville Borough, Hempfield Township and Mercer County Planning Commission. Residential development data are derived from the Building Permit Report process and annual data from each of the municipalities. Greenville

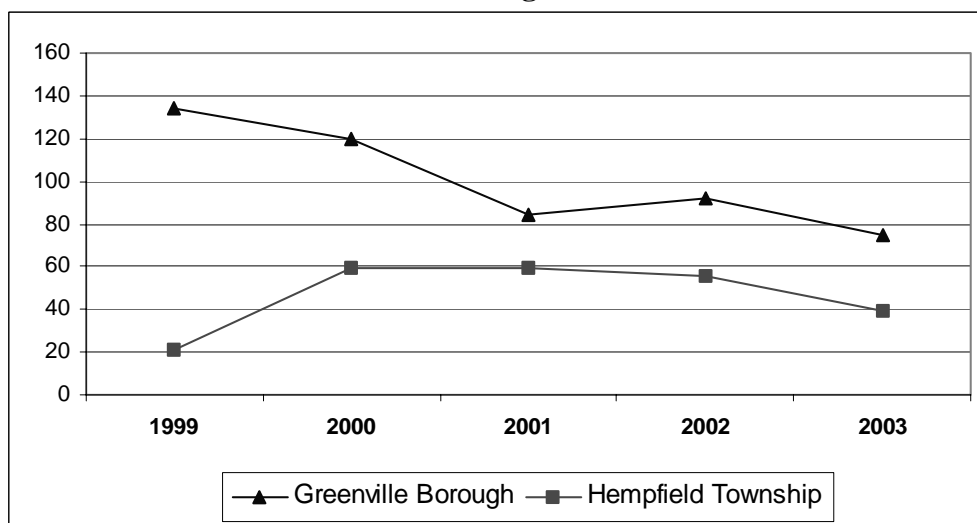
Borough residential building permit data includes permits for new construction, additions, renovations, repairs, accessory structures and new college student housing. Hempfield Township residential building permit data includes permits for new construction, additions, repairs, accessory structures, and mobile homes.

**Table 6-18: Residential Building Permit Data 1999 to 2002**

Permit Year	Greenville Borough	Hempfield Township
1999	134	21
2000	120	59
2001	84	59
2002	92	56
2003	75	39
<b>Total</b>	<b>505</b>	<b>234</b>

Source: Greenville Borough Building Permits Reports, Hempfield Township Zoning Administrator data.

**Chart 6-6: Residential Building Permit Trends 1999-2003**



Source: Greenville Borough Building Permits Reports, Hempfield Township Zoning Administrator data.

As Table 6-18 and Chart 6-6 illustrate the residential building permit trend over the past five years for Greenville Borough has decreased steadily, while the building permit activity for Hempfield Township has remained constant. The average number of permits for Greenville Borough is 101 and Hempfield Township 43 annually. The majority of Borough permit activity is for additions and renovations to existing structures. Hempfield Township building permit activities are reported to be generalized as eighteen to twenty percent (18-20%) new unit construction with the remaining construction activity devoted to additions and accessory structure construction.



**Residential Real Estate Trends**

Challenges associated with marketing of existing housing units for Greenville Borough includes a housing market that has historically been slow in selling homes. Residential properties in Greenville Borough tend to be on the market for long periods of time, up to a year. According to local Realtors, Greenville Borough's housing stock and style is generally similar to housing available in other areas like Sharon or New Castle for a lower asking price. Uniquely styled and well-maintained housing units tend to sell in shorter time periods.

The current challenges for Hempfield Township are primarily associated with marketing of existing housing with respect to timing. According to Realtors, most housing units, new or existing, that are priced less than \$100,000 will sell quickly. Housing units that are priced between \$100,000 and \$150,000 will also sell fairly well depending on the number of housing units that are concurrently for sale in that price range. When the numbers of units for sale in this price range becomes too great, the sales slow down and stagnate. A similar timing issue exists for homes priced from \$150,000 to \$220,000 or more, where these are new units that are being occupied by new residents from areas other than Greenville Borough or Hempfield Township. The higher priced units sell, but they do not sell well when the market is saturated. The recent trend for these homes are to build two or three units as part of a sub-division or land development plan and wait to construct more units once the built units are sold.



*A contemporary brick home in Hempfield Township*

## **HOUSING NEEDS**

No community is completely without housing needs, either development of new homes are needed, special populations need to be served, or existing homes are in need of improvement. Additionally, the level of need in a community will change as populations and homes age or change demographically. The following are housing needs as identified in the Mercer County Three Year Community Development Plan, a plan submitted to the Department of Community and Economic Development (DCED) for Community Development Block Grant (CDBG) funding, and the Greenville Borough Entitlement Application submitted to the United States Department of Housing and Urban Development (HUD) for CDBG funding.

### **Regional Needs**

Within Mercer County there are pockets of need for housing assistance, particularly for elderly and low-moderate income persons and families. Affordable single-family homes for purchase by low-moderate income persons are needed as well as upgrading of neighborhoods with new affordable quality housing.

### **Study Area Needs**

Within Greenville Borough identified needs include securing funds for rehabilitation of aged housing stock, and constructing new affordable housing units. Greenville Borough continues to secure funds from various sources to use in or match with the Housing Rehabilitation Program. Greenville Borough also seeks partnerships with developers and others to construct mixed income developments on vacant properties (*owned by the Borough*). Hempfield Township also has a need to secure funds for rehabilitation of aged housing stock in the older urbanized areas of the Township adjacent to the boundaries of the Borough and construction of a variety of new housing units.

## **HOUSING CAPACITY ANALYSIS**

A housing capacity analysis evaluates total land available for residential development and the total potential housing units permitted to develop on the available land using current land development regulations. The analysis can be used to compare amount of available land with housing growth rates or population growth rates. The analysis can also be used as a measure of current regulation's ability to provide for growth; for example, based on current housing growth trends is there enough land zoned residential? The housing capacity analysis assumes that land within districts are available for development (*development rights are not encumbered, nor wetlands, floodplains, steep slopes, or other environmental features*), that the land will develop as residential (*no adjustments are made for open space, or recreational set-asides, etcetera*), that services (*water and sewer*) can be provided to developments where appropriate, and that land owners desire their land to develop.

Table 6-19 Housing Capacity Analysis presents the amount of land available for development in Greenville Borough and Hempfield Township. Land available for residential development includes lands within Residential Zoning Districts classified as agriculture, vacant land

(*unimproved*), and vacant residential. Within Greenville Borough, there are approximately 23 acres of land available for residential development and within Hempfield Township there are approximately 1,746 acres of land available for residential development (*refer to Table 6-19*). For the housing capacity analysis, rather than presume that the total land area was going to be developed, the total acreage was adjusted (*decreased by 20% - refer to column "Adjusted Acres" in Table 6-19*) to account for land that during development would be used for rights of way, utility easements, and roadway improvements. Adjusted acres equate to 18.4 acres of land available for residential development in Greenville Borough and 1,415.2 acres of land available for residential development in Hempfield Township.



*Homes in Greenville Borough*

Table 6-19 also presents permitted land development per each municipality's Zoning Ordinance for Residential Districts. Greenville Borough permits up to 7.3 lots per acre regardless of residential zoning district while Hempfield Township permits a varying number of lots per acre depending on the district and presence of water and sewer services. A further adjustment was made to Hempfield Township's land available for residential development and includes a development pattern adjustment. The development pattern adjustment is an estimation of the percentage of land that would develop within each district with or without water and sewer service; currently there are no services available but developers are currently installing the services and tying into existing infrastructure as part of the development. The development pattern adjustment also includes an estimate for the amount of land that may develop as multi-

family dwellings in addition to single-family dwellings. The development pattern adjustments were made for R-2 and R-3 districts and include Hempfield Township's R-2 Single-family District, where 30 percent (30%) of the land area would be serviced with water and sewer and therefore permit development at a rate of 2.0 units per acre; and within the R-3 Multi-family Residential District, ninety percent (90%) of the development would include water and sewer service (*which allows for a greater number of units per acre*). Table 6-19 presumes that Hempfield Township's R-3's multi-family development would be characterized as four units per lot.

**Table 6-19: Housing Capacity Analysis**

<b>Zoning</b>	<b>Lands Available for Residential Development (Acres)</b>	<b>Permitted Units Per Acre</b>	<b>Adjusted Acres*</b>	<b>Potential Number of SFD Units</b>	<b>Potential Number of MFD Units**</b>
<b>Greenville Borough</b>					
R-1 Residential	0.9	7.3	0.7	5	
R-2 Residential	18.0	7.3	14.4	105	
R-3 Residential	3.6	7.3	2.9	21	183
RM-3 Residential / Medical	0.5	7.3	0.4	3	25
<i>Sub-Total (a)</i>	<i>23.0</i>		<i>18.4</i>	<i>133</i>	<i>208</i>
<b>Hempfield Township</b>					
R-1 Rural Residential	656.9	1 Unit per 10	525.5	53	-
R-2 Single Family Residential (b)	310.5	2.0	248.4	497	-
R-2 Single Family Residential (b)	724.4	1.0	579.5	580	-
R-3 Multi-family Residential (c) WITH Water and Sewer	48.8	3.6	39.0	142	500
R-3 Multi-family Residential (c) WITHOUT Water and Sewer	5.4	2.9	4.3	13	-
<i>Sub-Total</i>	<i>1,746.0</i>		<i>1,396.8</i>	<i>1,283</i>	<i>500</i>
<b>Total</b>	<b>1,769.0</b>		<b>1,415.2</b>	<b>1,416</b>	<b>708</b>

\*Equals Acres minus 20% of the total area for right of way, utilities, and roadway improvements

\*\*Presumes four units per allowable lot, with lot size as determined by Hempfield Township Section 600.2 of the Zoning Ordinance August 2001.

(a) For R-3 and RM-3 Districts SFD and MFD units are presented as a range 21 -183 and 3-25 respectively; units were calculated using 1998 Zoning Ordinance Section 303 formula (adjusted acres \* Floor Area Ratio) / Minimum Floor Area Required

(b) Approximately 30% of the R-2 Single Family Residential Zoning district is served with water and sewer and permits 2 units per acre; therefore 30% of the available land zoned R-2 was presumed to develop at 2 units per acre.

(c) According to Hempfield Township, land in R-3 Multi-family Residential Zoning district's are typically developed (approximately 90 percent of the time) with water and sewer and allows 3.6 units per acre; therefore 90 percent of the land available for development was presumed have water and sewer service and develop at 3.6 lots per acre.

Source: Land Use Land Cover Data – Mercer County Planning Commission, Greenville Borough Zoning Ordinance 1998, Hempfield Township Zoning Ordinance 2001.

The housing capacity analysis illustrates that Greenville Borough has the capacity to add between 133 - 317 housing units under current regulations (*317 housing units = total single family units plus total multi-family housing units minus the single housing units counted in the multi-family units [133 + 208 – 24]*), and Hempfield Township has the capacity to add between 1,283 – 1,641 housing units under current regulations (*1,641 housing units = total single family units plus total multi-family housing units minus the single housing units counted in the multi-family units [1,283 + 500 – 142]*).



If the potential housing units were constructed they would have an impact on the each municipality's total population. According to the 2000 Census, the average persons per housing unit in Greenville Borough was 2.28 and for Hempfield Township it was 2.41 persons per unit. If the lower estimate of Greenville Borough's housing units were constructed and occupied at an average of 2.28 persons per unit; Greenville Borough could add approximately 303 more people (*133 additional housing units multiplied by 2.28 persons per unit*) to its total population. Hempfield Township would yield a potential population increase between 3,092 people (*1,283 additional housing units multiplied by 2.41 persons per unit*) to 3,955 people (*1,641 additional housing units multiplied by 2.41 persons per unit*). If the potential housing units were constructed and occupied at the same rate as was recorded for Census 2000, the total population of Greenville Borough would be 6,683 people and the total population of Hempfield Township would be between 7,096 and 7,959 people.

A comparison between potential housing units and resulting population to the population projections for Greenville Borough and Hempfield Township as provided in Section 3: Socio-Economics Table 3-4, where the total population of Greenville Borough was projected (*using the likely scenario #2*) to be 6,266 people by the year 2020 and Hempfield Township's total population was projected (*again using the likely scenario #2*) to be 3,774 by 2020 reveals that both Greenville Borough and Hempfield Township's population projections predict losses in total population for 2020 and therefore a potential decrease in total housing unit demand.



*A single family home*

Based on existing conditions, existing trends and current regulations a comparison of results from the housing capacity analysis of land available for residential development and projected populations, Greenville Borough has the capacity to meet the need for additional housing units under current regulations; Hempfield Township also has the capacity to meet the need for housing units under current regulations. Although Greenville Borough has the residential land capacity for its projected increased population, there may not be enough variety in housing choices to match the desired housing styles of future populations; a change in regulations or partnerships with developers that encourage housing choices may be necessary. Hempfield Township, based on a decreased population projection and ample availability for residential land development, may want to consider reviewing its land use regulations including the total size of its residential districts and the ability to provide services. A potential future issue of concern for the Township may include addressing the increase in the number of vacant residential units.

It has been noted by local Realtors, that residents within Greenville Borough and Hempfield Township have been moving within the area into newer units. It has been suggested that there are two types of units into which residents are moving, including units for people that are aging and who desire to reside where there is little or no maintenance, or into newer, large units for young families.

### **HOUSING PARTNERS AND PROGRAMS**

The following agencies include both public or public and private partnerships that provide housing and housing services in Mercer County to prospective homeowners within the Borough and Township. In addition to the organizations listed are numerous private, for-profit organizations that supplement housing services and augment the types of housing available in the community.

#### **Housing Partners**

- Residential Real Estate Developers
- Residential Realtors
- Mercer County Housing Authority
- Pennsylvania Housing Finance Agency
- Mercer County Habitat for Humanity
- Mercer County Community Action Agency
- Thiel College Student Housing
- Mercer County (CDBG/HOME Program)
- Greenville Borough (CDBG—Housing Rehabilitation Program)
- Department of Community & Economic Development (Elm Street Program)

The following describes private partners providing housing within Mercer County, included in the list are the typical types of development provided by each developer. In general, the most common residential development occurring in Mercer County is single-family residential with a few scattered multi-family and a mix of condominium developments. Residential Real Estate

Developers developing housing in the region or Greenville Borough and Hempfield Township are listed below.

**Residential Real Estate Developers****Lynnwood Village Country Village Estates**

Gerald Fry

(Hempfield Township, Single-family, some condominium)

**Creekside Estates**

Troy & James Adzima

(Hempfield Township, Single-family)

**Stoney Brook Estates**

BMW Development Corporation

(Hempfield Township, Mostly Single-family, some condominium)

**Homestead Greenlee Builders**

(Hempfield Township, Single and multi-family)

**Mystic Landing Lakeland Enterprises**

(Hempfield Township, Condominiums and single-family)

**Christner Real Estate**

Pittsburgh, PA

(Pine Township, Village Park, mostly Single-family)

**New England Estates**

Filer Plumbing

(Pine Township, Single-family)

**Wynfield Commons**

Allshouse Builders

(Wilmington Township, Condos)

**Western Reserve Land Consultants**

(Hermitage, Single-family)

**Cranberry Village**

Doug Thomas

(Pine Township, Single-family)

**Foxcreek Village**

Lakeview Builders, Inc.

(South Pymatuning Township, Single family)

**Eagle Point**

Leali Brothers Development

(Hermitage, Both Single-family and Multi-family)

**Residential Realtors**

A general consensus among Realtors concerning residential properties in the Greenville Borough and Hempfield Township area is that regardless of the household income or housing location, the quality of the local school system and an emphasis on family are of utmost importance. Local emphasis on these two strengths continues to influence housing decisions for new residents to the area. The Greenville Area Board is the local Board of Realtors and can provide assistance with finding a licensed Realtor and other related services. Contact information and location include the following:

Greenville Area Board of Realtors  
8 Mercer Street  
Greenville, PA 16125  
Phone: 724-588-5900

**Mercer County Housing Authority**

The Mercer County Housing Authority's (MCHA) mission statement describes the authority as being "an innovative and proactive public agency dedicated to effectively providing opportunities for self-sufficiency through quality, safe, and affordable communities for all of Mercer County." Indeed as a testament to the mission statement there are approximately 1,132 total housing units in Mercer County that were built, or are maintained or managed by the forty-three person staff. Several types of housing and housing assistance programs are available through the authority, the following brief descriptions are provided by the 2002 MCHA Annual Report and the Office of Housing and Urban Development's (HUD) webpage, [www.hud.gov](http://www.hud.gov).

**Housing and Urban Development Conventional Family Units**

One to five bedroom units are made available through this program. The MCHA has provided or administered approximately 399 units as of August 2003. The program includes very low interest loans, closing costs and mortgage rates for qualified families.

**Housing and Urban Development Conventional Elderly Units**

Similar to the Conventional Family Unit program this program caters to the qualified elderly. Approximately 164 units exist County-wide and include efficiencies and one and two-bedroom units.





*Housing near downtown Greenville*

### **Housing and Urban Development Section 8 New Construction**

This program insures loans for multifamily housing projects in urban renewal areas, code enforcement areas, and other areas where local governments have undertaken designated revitalization activities. Loan rates are typically very low since they insure lenders against mortgage defaults. Approximately 111 units are Section 8 New Construction units.

### **Housing and Urban Development Section 8 Housing Choice Vouchers**

A housing program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.

The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. This unit may include the family's present residence. Rental units must meet minimum standards of health and safety, as determined by MCHA.

A housing subsidy is paid to the landlord directly by the MCHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances,

if authorized by the MCHA, a family may use its voucher to purchase a modest home. Approximately 332 vouchers are administered in Mercer County.

**Pennsylvania Housing Finance Agency (PHFA)/ Housing and Urban Development (HUD – HOPE VI) - Mixed Finance Units**

This program results in the transformation of public housing projects into mixed income, diverse and stable neighborhoods. The goal of the program is to attract middle-income persons to development that include a wide range of income groups and housing types. These rehabilitated housing developments and new housing developments resemble traditional neighborhood developments (TND) and offer infill-housing opportunities that mix housing types in developments to provide diversity and accessibility. This program establishes infill developments and new developments that offer a range of choices in the market.

Although the majority of Mercer County Housing Authority's programs and projects are located in the City of Sharon and City of Farrell area, there has been suggested interest in establishing partnerships to provide programs or projects in the Greenville Borough and Hempfield Township area.

**Pennsylvania Housing Finance Agency**

Pennsylvania Housing Finance Agency provides capital for decent, safe and affordable homes and apartments for older adults, persons of modest means and those persons with special housing needs. The following, derived from the PHFA webpage ([www.phfa.org](http://www.phfa.org)) describes several programs available in Mercer County.

**Homeowner's Emergency Mortgage Assistance (*Foreclosure Abatement*) HEMAP**

HEMAP provides short-term, temporary funding to cure loan delinquencies, by providing mortgage payments to lenders on behalf of qualifying homeowners for up to 24 months. Recipients must meet eligibility guidelines defined in state law (*35 P.S. Section 1680.401 et seq. as amended*). Repayment of assistance is required.

**Multifamily Rental Housing Development**

Programs to finance affordable rental housing offer project sponsors financing from a wide variety of sources: PHFA general fund set-asides and; the sale of Agency-issued securities; federal HOME dollars; the allocation of housing tax credits and allocation of private activity bond cap for qualified residential rental facilities. Restrictions and application deadlines vary among programs.

**PENNVEST - Individual On-Lot Sewage System Loans**

This program provides up to \$25,000 for 20 years, very low interest rate loans to homeowners for the repair or upgrade of malfunctioning on-lot sewage systems. These loans are insured under the FHA Title I Home Improvement Loan Program.

**Single Family Homeownership**

PHFA offers a number of opportunities for Pennsylvania families to buy homes of their own. Qualification factors vary among programs and, in some cases, from county to county. All PHFA homeownership programs are available to persons with disabilities.

**Mixed Use Facility Financing Initiative**

PHFA's new initiative designed to encourage the revitalization of commercial corridors. PHFA recognizes through this initiative that stimulating the distribution of investment capital for community and neighborhood revitalization projects can serve to increase a geographic area's economic diversity and marketability, build optimism and hope in a community, and signal that urban neighborhoods hold promise for becoming healthier, more attractive places in which to live, shop and work. On April 8, 2004, the PHFA approved the preliminary reservation of funding for the financing of eight development proposals under this initiative.

**Mercer County Habitat for Humanity**

Mercer County Habitat for Humanity is a non-denominational, volunteer ministry that builds and rehabs houses in partnership with families living in substandard or inadequate housing. Working with families, the ministry helps empower families and raise community awareness of substandard housing (*refer to the Mercer County Habitat for Humanity webpage: [www.merlink.org/organize/habitat/](http://www.merlink.org/organize/habitat/)*). Families in need can purchase a simple, decent place to live through a non-profit no-interest mortgage. Habitat for Humanity is one of the top twenty homebuilders in the United States, Habitat for Humanity International has more than 1,300 affiliates worldwide and is building in all 50 states as well as 47 other countries. To qualify for a Habitat For Humanity home, a family or individual must be a Mercer County family whose current housing is inadequate, have the ability to make regular monthly payments, and be willing to contribute up to 500 hours of "sweat equity" on Habitat projects. There are presently no active or planned Habitat For Humanity Projects in Greenville Borough or Hempfield Township, but the local chapter is willing to consider homes sites in the area. The local chapter currently has one project house per year but has long range plans for completing two houses per year. The local chapter typically builds new homes on donated land rather than rehabilitation of existing structures.

**Mercer County Community Action Agency**

The Mercer County Community Action Agency (MCCAA) located in Sharon, Pennsylvania, provides numerous services to the community. Several of their housing services in Mercer County include ownership, management, rehabilitation, and new construction of housing for elderly, special needs populations, and low-moderate income populations. The MCCAA also delivers the county-wide home weatherization program which is available to any household that has a household income less than 150% of poverty (*approximately \$18,000*).

Within the Greenville Borough and Hempfield Township area the MCAAA owns and rents three units for mental health clients. The clients are referred to the units by the Behavioral Health Services of Sharon Regional Health System.

The MCCA seeks and receives funding through the City of Sharon Community Development Block Grant (CDBG) Program, CDBG funding from entitlement communities of Mercer County and through the Mercer County Affordable Housing Fund (*Act 137*) program. The MCCA also accepts private donations and seeks partnerships to provide housing in the region.

### **Thiel College Student Housing**

There are a variety of opportunities and living styles available for students. First-year students are housed in residential learning communities with other students who have at least one course in common, share common academic interests and have the same academic advisor. Upperclass students are housed in student halls and on-campus apartments, townhouses and small houses. Upperclass women have an opportunity to reside in the Center for Women's Leadership. The following is a summary table identifying on-campus housing (*Table 6-20: Thiel College Student Housing*).

**Table 6-20: Thiel College Student Housing**

<b>Resident Hall Name</b>	<b>Student Capacity</b>
Edwin Hodge Hall	150
E. Grace Hunton Hall	45
Livingston Memorial Hall	50
Florence West Residence Hall	156
John C. Bane Memorial Residence Hall	104
Donald V. Sawhill Memorial Hall	124
West Houses (2 ranch style houses)	36
Elizabeth Stewart Hall	196
Davis Square Apartments (2 buildings, 12 units)	72
Harter Hall	112
<b>Total</b>	<b>1,045</b>

Source: Thiel College, Academic Catalog 2002-2003

The college has the capacity for approximately 1,045 students to reside on-campus. The overall condition of the residence halls as provided by Thiel College Performa Report, Phase I, August 3, 1999, is fair to poor. Numerous examples of deferred maintenance are evident. The college plans to renovate existing residence halls to make them more attractive to student life and construct several new apartment-style (*units including a kitchen*) or suite-style (*units excluding a kitchen*) facilities to the West Campus where Hunton Hall and the fraternities are currently located. New lower density suite-style or apartment-style housing will be constructed on the North Campus with parking serving as a buffer to the single family homes not owned by Thiel College.



*Thiel College housing.*

### **Mercer County CDBG/HOME Program**

Federal monies for housing are allocated and distributed to communities through the United States Office of Housing and Urban Development (HUD) by several methods. One method is direct funding to eligible communities through an entitlement process; these communities are considered entitlement communities. Another method is direct allocation and distribution to state agencies; whereby the state agencies determine eligibility and accept applications from communities and distribute monies to them; these communities are considered state entitlement communities. In Pennsylvania, the state agency that directs and allocates monies to state entitlement communities is the Department of Community and Economic Development (DCED). Another method of funding distribution is through competitive applications, whereby any community can apply for funding including entitlement communities but only if the additional funding is to enhance or supplement existing programs.

Mercer County is not a HUD entitlement community, meaning the whole of Mercer County is not eligible to apply directly to HUD for federal funding. However, the City of Sharon located within Mercer County is an entitlement community. Within Mercer County, several communities apply to DCED and receive funding; these state entitlement communities include Greenville Borough, Pine Township, City of Hermitage, City of Farrell, Sharpsville Borough, and Mercer County. In fiscal year 2002 Greenville Borough received \$146,362 in state entitlement funding and Mercer County received \$363,048 in state entitlement funding.

Community Development Block Grant (CDBG) funds are eligible for a myriad of activities as listed in the Code of Federal Regulations (*CFR Part 570*) and include but not limited to the

following: housing acquisition, rehabilitation, new construction, preservation, code enforcement, clearance, demolition, removal, plus employment, training, crime prevention, child care, health, drug abuse, education, energy conservation, welfare or recreation needs, public service improvements, architectural barriers, sidewalks, and infrastructure improvements, among others. Requirements and restrictions vary according to program.

**Greenville Borough (CDBG—Housing Rehabilitation Program)**

Greenville Borough is a state entitlement community and in fiscal year 2003 the Community Development Block Grant (CDBG) allocation was \$147,890; of that allocation none was earmarked for the Housing Rehabilitation program. However, funding usually allocated for housing rehabilitation was utilized for the Street Improvement and Sidewalk Improvement programs at 20.3% and 3.4% respectively. Two new programs for fiscal year 2003 included a Clearance Program which is for demolition of spot blight and a Removal of Architecture Barriers program. Between 1999 and 2001, the allocations of the CDBG total budget toward the Housing Rehabilitation program included 19.3% in 1999, 40.0% in 2000, and 49.5% in 2001. Approximately forty-nine (49) single family, owner occupied homes have been rehabilitated through the state CDBG Entitlement Program.

The Greenville Borough Housing Rehabilitation Program rehabilitated approximately one or two units per year at an estimated cost of \$18,000 - \$23,000 per unit. Past unit rehabilitation tended toward owner occupied low to moderate-income elderly. Other owner occupied unit issues include requests for new furnaces, roofs or updated wiring. An identified obstacle of program delivery has been lead abatement program costs including testing evaluation and actual abatement, particularly for renter occupied units. Other renter occupied unit issues have included lack of a regularly scheduled rental unit inspection program.



*Upper floor housing opportunities in the downtown.*



**Department of Community & Economic Development - Elm Street Program**

Grant funds from the Department of Community and Economic Development (DCED), in amounts up to \$250,000, are available for planning, technical assistance and physical improvements to residential and mixed-use areas in proximity to central business districts.

**Eligibility**

- Municipalities
- Redevelopment Authorities
- Non – profit Main Street organizations
- Economic development organizations
- Neighborhood Improvement districts
- Business improvement districts

**Eligible Uses**

- Revitalization of Residential and Mixed use Neighborhoods
- Administration costs to support an Elm Street Program

**Where to Apply**

- DCED single applications form
- DCED Customer Service Center 1-800-379-7448

**Terms**

- Administrative costs associated with hiring a full-time manager and related office expenses over a maximum five-year program term (includes one planning year and four operational years.)
- Minimum 10% local match required (If a part time manager is appropriate a reduction in total grant and match will occur).

**CONCLUSIONS**

The conclusions are supported by both the assessment of existing conditions and analysis.

- Adequate opportunities existing to provide safe and affordable housing for a variety of income levels for all population groups including first time home buyer to empty nesters to retired living arrangements both dependent and independent living.
- The housing market is directly affected by the economic/job market and household incomes within both the study area and the region.
- The region offers quality schools and a variety of cultural and historic amenities to support additional new development within both the study area and the region.
- Current land use regulations adequately provide lands for new development to meet future housing needs.
- Investment of infrastructure (*both public and private*) is required to support new housing development.

- Significant percentages of households are cost burdened which is a reflection of lower household incomes.
- Both the Borough and Township have an aging housing stock showing some signs of wear and tear.
- There is diversity in the types of dwelling units available in the Borough and the Township as is typical for a rural community.
- A higher density development pattern may not be detrimental to the preservation of a rural atmosphere provided that open space, connection to trails, connecting to other land uses, and existing building styles are incorporated into the development.
- Assessed values of homes are lower than expected. Higher assessed values may increase homeowner purchasing power, increase home resale values, increase returns on real estate investments and increase funding for municipalities. No change in assessed values may increase housing affordability (houses are or become affordable because they are not expensive), allow purchaser to purchase larger homes, and create short-term stability in property taxes for current land owners.
- Infill housing and second floor housing opportunities exist in downtown Greenville.



## C. Implementation Strategy

This portion of the housing plan focuses on implementation strategies in areas such as housing rehabilitation and new development supported by various housing programs and partnerships. The strategies developed are in response to the analysis of housing trends, needs and capacity to meet both current and future housing needs. The major interests and concerns of area residents are stated below in the community goals, objectives and strategies.

### **HOUSING GOALS**

The following is a listing of housing goals identified and prioritized by the community.

- Provide safe, affordable and attractive housing with access to community services and facilities.
- Coordinate new housing development to support local and regional economic development that meets the need of anticipated growth.
- Preserve and promote the cultural and historic neighborhoods within Greenville Borough and Hempfield Township.
- Maintain and improve quality of Greenville/Hempfield housing and neighborhood to attract people outside of the area to the community.

Providing safe, affordable housing while preserving the cultural and historic integrity of neighborhoods through development standards affects the ability of this region to attract families to locate within the Borough and Township. Concerns with respect to community services and facilities must also be addressed.

### **HOUSING STRATEGIES (RECOMMENDATIONS)**

Housing recommendations are made based on observations of existing data, trends, and projected conditions. Included in recommendations are rehabilitation tools and techniques, new construction strategies, historic preservation opportunities, and development strategies for consideration. The recommendations include use, enhancement or modifications to existing programs, and process and consideration of new programs, processes or techniques.

### **Urban Housing Rehabilitation and Development Tools and Techniques**

**Historic Rehabilitation Implementation Strategy** – Historic structures rehabilitation restores valuable resources to productive use. Although design guidelines and code requirements often increase costs, historic building codes should be flexible and historic tax credits may improve financing prospects. This strategy is applicable to both residential and mixed uses (*commercial with residential*) within the study area as well as within target areas such as the downtown.

***Downtown second floor rehabilitation*** for housing can be an effective approach to rehabilitation that provides stability for first floor commercial occupants as well as provides a population to patron various downtown establishments. Rehabilitation of these mixed-use buildings offers a key means of stabilizing and revitalizing downtowns

and surrounding residential neighborhoods by attracting and retaining businesses, providing increased housing opportunities for local residents, strengthening the income mix within a neighborhood, increasing local access to goods and services and creating key anchors in visible corridors that stimulate additional investment. Rehabilitation of second floor space for residential apartments or condominiums would require extensive improvements to comply with codes (*including ADA compliance*) as well as appeal to middle to upper income households. Second floor rehabilitation in mixed-use structures may pose challenges to various partners. The Mercer County Housing Authority may be a partner for implementation of this strategy. PHFA's Mixed Use Facility Financing Initiative is a possible funding mechanism.

There are two threshold preconditions for successful market-rate "for sale" and rental residential housing in the downtown.

- The physical environment must be of a character and quality that people will want to live there; and
- Downtown residences must offer prospective purchasers an investment motive for home or mixed use ownership.

The following are action steps associated with this strategy.

- Step 1: Inventory resources.
- Step 2: Develop a Redevelopment Plan with a housing component.
- Step 3: Establish either Historic Architectural Review Board (HARB) District and/or Traditional Neighborhood Development (TND) District Overlay.
- Step 4: Develop Historic Rehabilitation and Façade Improvement Program and obtain funding (*residential and commercial*).
- Step 5: Establish effective district and building codes and codes enforcement mechanisms.
- Step 6: Develop private/public partnerships with non-profit and for profit developers and the Mercer County Housing Authority.
- Step 7: Promote and administer policy, programs and projects (*i.e. tax exemptions for renovations through a LERTA program or similar, etc.*).
- Step 8: Develop private-public partnerships to implement projects.
- Step 9: Closely coordinate downtown housing rehabilitation projects with the downtown economic revitalization strategy (*improve the physical environment*).

**Historic New Construction Implementation Strategy** – Historic new construction (*historic infill development*) can significantly affect design and construction costs because of the design guidelines. However, compatibility with surrounding buildings may increase public acceptance and enhance the value of the Greenville Commercial Historic District. Ideally, this new construction could be in the form of mixed-use development including retail, commercial, residential and/or street level community spaces. The following are action steps associated with this strategy.

- Step 1: Identify appropriate sites.
- Step 2: Develop a Redevelopment Plan with a housing component.
- Step 3: Acquire site and demolition of existing structures if necessary  
(*partnership with Mercer County Redevelopment Authority*)
- Step 4: Develop design concepts consistent with design standards in HARB and/or TND, and gain public support for the project.
- Step 5: Establish private/public partnership for development to occur.

**Infill Housing Implementation Strategy** – Infill housing fills vacant lots and repairs the torn fabric of the streetscape. Infill housing can be accomplished through mixed-income housing, scattered-site development or public housing.

**Mixed-income housing** typically is one-third low-income, one-third moderate income and one-third market-rate. Mixed-income housing can be an effective development approach when inclusionary zoning requires it; when there are limited public funds, which requires that surplus funds from market-rate units can create an additional subsidy for low-income units; or, when income diversity is required for community acceptance.

**Scattered-site development** can be an effective approach to development when there are many smaller vacant lots in a neighborhood; when neighborhood acceptance of larger development is impossible; or, when local agencies can help acquire and assemble parcels at a lower cost. Public Housing Authorities (*i.e. Mercer County Housing Authority*) play a key role in developing well-designed affordable housing when local non-profits lack capacity and when the public housing authority has a positive relationship with the community.

The following are action steps associated with this strategy.

- Step 1: Identify appropriate sites for various types of infill housing.
- Step 2: Develop a Redevelopment Plan with a housing component.
- Step 3: Develop private/public partnerships with non-profit and for profit developers and the Mercer County Housing Authority.
- Step 4: Obtain funding/financing.
- Step 5: Utilize the Mercer County Redevelopment Authority to acquire properties and conduct selective demolition if necessary.
- Step 6: Develop design concepts consistent with current design standards and gain public support.
- Step 7: Coordinate funding and implement development plan (*plan development, review and construction*).

**Partnership Development Implementation Strategy** – Partnerships between non-profit and for profit developers and between grass-roots sponsors and experienced non-profits can be an effective approach when the larger developer brings experience and financing capabilities, when the smaller developer brings access to public funds, community values and political acceptance

and when a combination of market-rate and subsidized housing is desired such as mixed-income housing. The following are action steps associated with this strategy.

- Step 1: Establish a housing coalition with membership of the various identified partners.
- Step 2: Prioritize housing projects that utilized various public/private/non-profit funds and finances to implement.
- Step 3: Identify incentives or benefits of partnerships.
- Step 4: Establish various partnerships and undertake project implementation.
- Step 5: Develop design concepts consistent with current design standards and gain public support.
- Step 6: Continue to involve the community and the media as projects are implemented.

**Elm Street Neighborhood Renewal/Revitalization Strategy** – The Elm Street Component of the New Communities Program sponsored by the Pennsylvania Department of Community and Economic Development (DCED) will allow the Borough of Greenville to integrate a Main Street or Downtown Revitalization Strategy with a neighborhood renewal strategy. The Elm Street program is designed to provide assistance and resources to those mixed use and residential areas in proximity to central business districts to further enhance the downtown area and to improve the viability of older neighborhoods. The goals of the program are to:

- Revitalize neighborhoods in proximity to the existing downtown by improving the exterior appearance of the buildings and streetscapes.
- Formalize a connection between established residential neighborhood areas with downtown revitalization activities.
- Prevent neighborhood decline by developing a plan that includes the establishment of a sustainable community organization that will implement a five-year strategy.
- Assist the Borough in preparing and implementing a revitalization strategy for established residential neighborhoods either in the vicinity of a Main Street Program project or in proximity to an existing commercial district.

Eligible Activities include development projects that help eliminate decline within the community's traditional residential district are eligible. Activities must have a clear connection to the five-year strategy and is reviewed by the DCED in order to ensure that the project proposed serves a public purpose. Examples of eligible activities include but are not limited to:

- Public infrastructure including streets, streetlights, trees, sidewalks or other pedestrian oriented features.
- Structural improvements of buildings for mixed use.
- Acquisition of properties that could have historic significance through a subsidized loan program in conjunction with local financial institutions to encourage increased home ownership and/or centralized management of rental units in the project area.
- Façade improvement grants for exterior sidings, such as painting, siding, coverings, etc., design assistance, and historically accurate improvements with a per property grant amount.

The following are action items associated with this neighborhood renewal strategy.

Step 1: Review Elm Street Program Guidelines and work with DCED to get acceptance to utilize the Housing Plan of this Joint Comprehensive Plan as the background information necessary to support more detailed five year strategic plan. In addition, request waiver of the match requirement due to hardship: the Borough is declared financially distressed under the Act of July 10, 1987 (P.L. 246, No. 47), known as the Municipalities Financial Recovery Act.

Step 2: Prepare Elm Street Application for the development of the plan.

Step 3: Upon receipt of the grant, participate in a planning phase to prepare a plan meeting the following criteria.

- Select a target residential or mixed-use district that is pedestrian-oriented and dominated by traditional older buildings, preferably within a local historic district or National Register Historic District. The target area must be within ½ mile from the edge of downtown.
- Demonstrate that the residential or mixed-residential neighborhood is in need of revitalization.
- Identify an organization in place to oversee the implementation and on-going evaluation of the plan and identify the activities of the Elm Street Program Manager (*i.e. Borough, redevelopment authority, housing authority or other qualifying non-profit, etc.*)
- Establish private, public partnerships including the Mercer County Housing Authority to participate in creating a plan.
- Create a plan with a mission statement and vision for the area, an action plan and public input and approval. The Five Points Elm Street Elements must be addressed within the plan.
- Request waiver for matching funds.
- Utilize the various demographics, analysis and housing strategies, downtown streetscape designs and urban development housing design standards identified in this plan to provide the basis for plan development; a five year housing and infrastructure improvement plan. Refer to Map 3, which identifies target areas for various housing strategies. Map 4, identifies a possible target area for an Elm Street Neighborhood Renewal/Revitalization Strategy.

Step 4: Plan implementation including application for additional grants to support proposed projects identified in the five year strategic plan. This plan should include a private, public partnerships including the Mercer County Housing Authority.

A map of the area recommended for designation through the Elm Street Program is depicted on Map 4 in the section entitled Target Areas for Housing Strategies. The following are possible housing revitalization and capital improvement projects to be included in the plan.

- Extension of Main Street Streetscape Improvements and Gateway improvements further west.
- Design and implementation of secondary level streetscape improvements along streets intersecting Main Street. (*i.e. curb and sidewalk improvements, pedestrian scale lighting, handicap ramps and based upon location, connection to the proposed rail-trail along the creek.*)
- Selective demolition and infill historic new construction townhouse development along N. Front Street overlooking the proposed rail-trail and creek. And, TND-style infill housing throughout the neighborhood.
- Historic rehabilitation of mixed use structures just east of the bridge along Main Street to the Borough's commercial historic district/downtown.
- Historic new construction of a visitor's center/museum/restaurant at the vacant site on the southeast corner of Main Street and S. Front Street with selective demolition of structures to create parking for creek and trail users.
- Improvements to gain access to the creek for a variety of uses in or around the site identified above (*coordinate with DCNR grant*).
- Rail/Trail improvements (*coordinate with DCNR grant*).

#### **Urban Development Housing Design Standards**

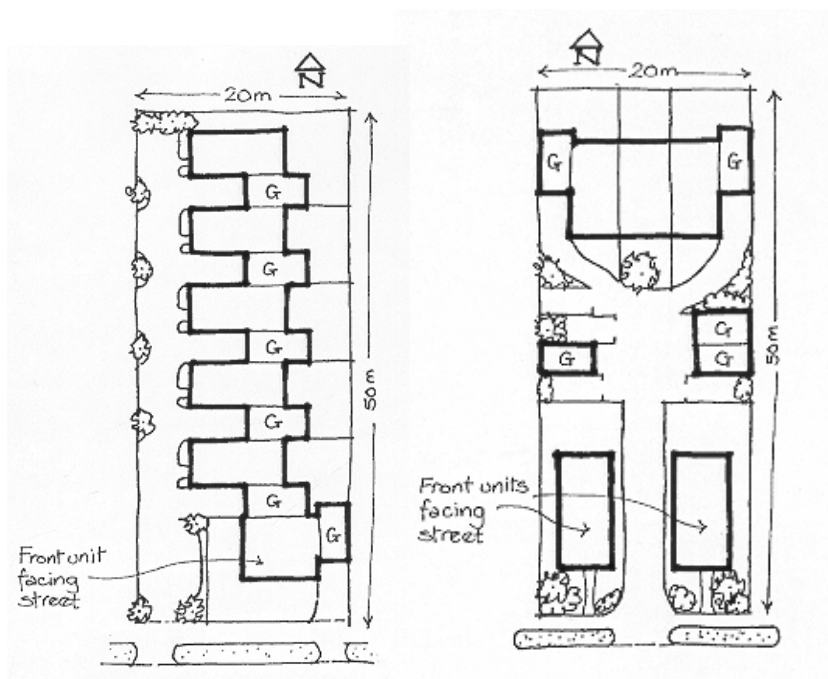
The goal is to acquire sites that allow for successful redevelopment or infill development that is consistent with the surrounding neighborhood. The following are site selection and design criteria for redevelopment/infill development.

- Secure land of more versatile shape or size by acquiring more than one lot or lands from adjacent lots or select larger corner sites.
- Garages and parking areas should be sited so that they do not dominate the view from the street or other public spaces.
- Do not design blank end walls, design buildings that address the street(s).
- Situate the building consistent with the layout pattern of the area.
- Buildings and spaces should relate to neighboring properties. As a general rule, fronts should face fronts of properties and backs should face backs.
- Buildings should be placed so that they receive sun but do not cast undue shadows on neighboring properties.
- The design should maintain the open, green view along the street and maximize opportunities for on-site plantings.
- The scales of the building should respect the scale of surrounding developments.
- Structures should be placed and designed to provide safety and security to the neighborhood. For example, windows should overlook the street and open spaces, access and parking areas should be visible to residents from their homes and clear lines of sight and well lit direct routes.

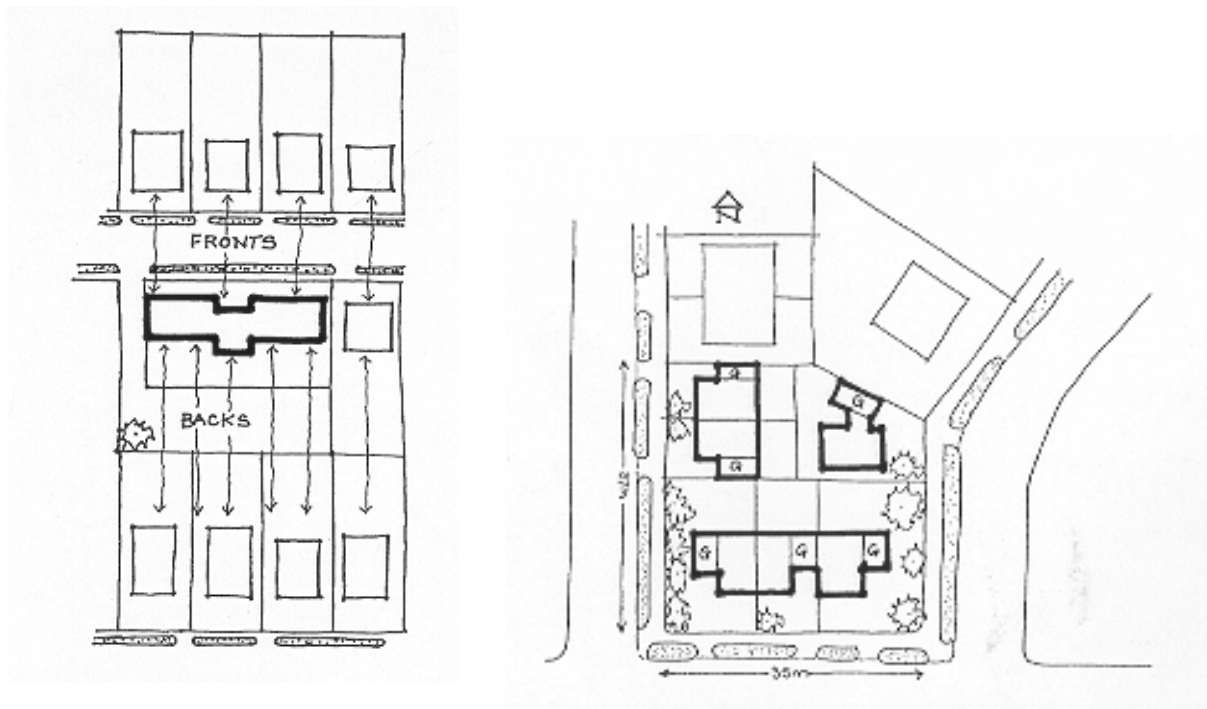
- High fences and walls should be avoided at all costs. Low front walls and living fences (*hedges, shrubs and plantings*) should be used to define boundaries.
- Parking areas should be screened with plantings.

### **Sample Development Diagrams**

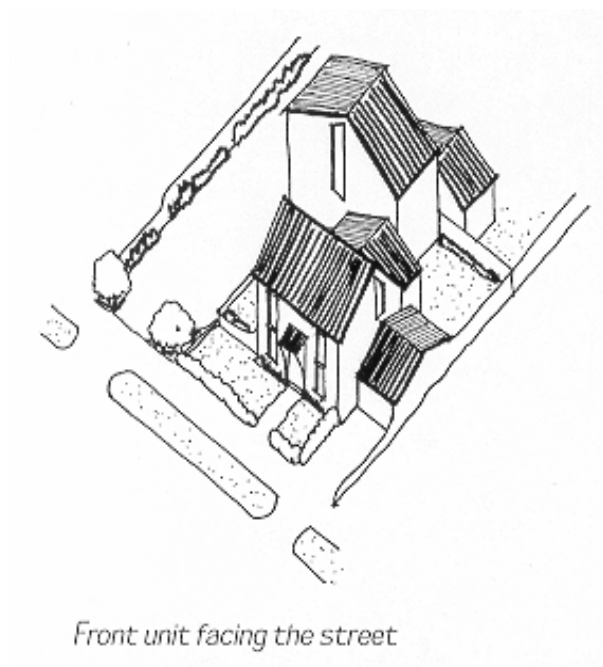
The following development diagrams may provide ideas that assist in creating affordable, aesthetically pleasing, and community enhancing housing. The diagrams provide solutions for yard setback, frontage, street appeal, visibility and unit layout that maximize space and provide unique housing opportunities that are desirable to live in.



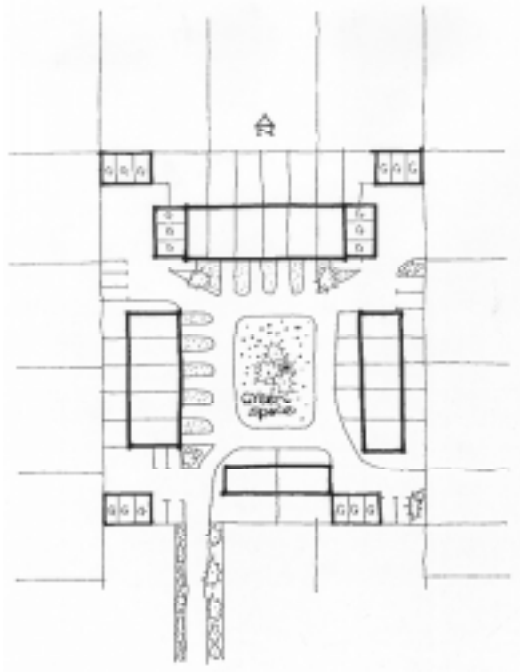
*The importance of maintaining street frontage uniformity and visibility are vital.*



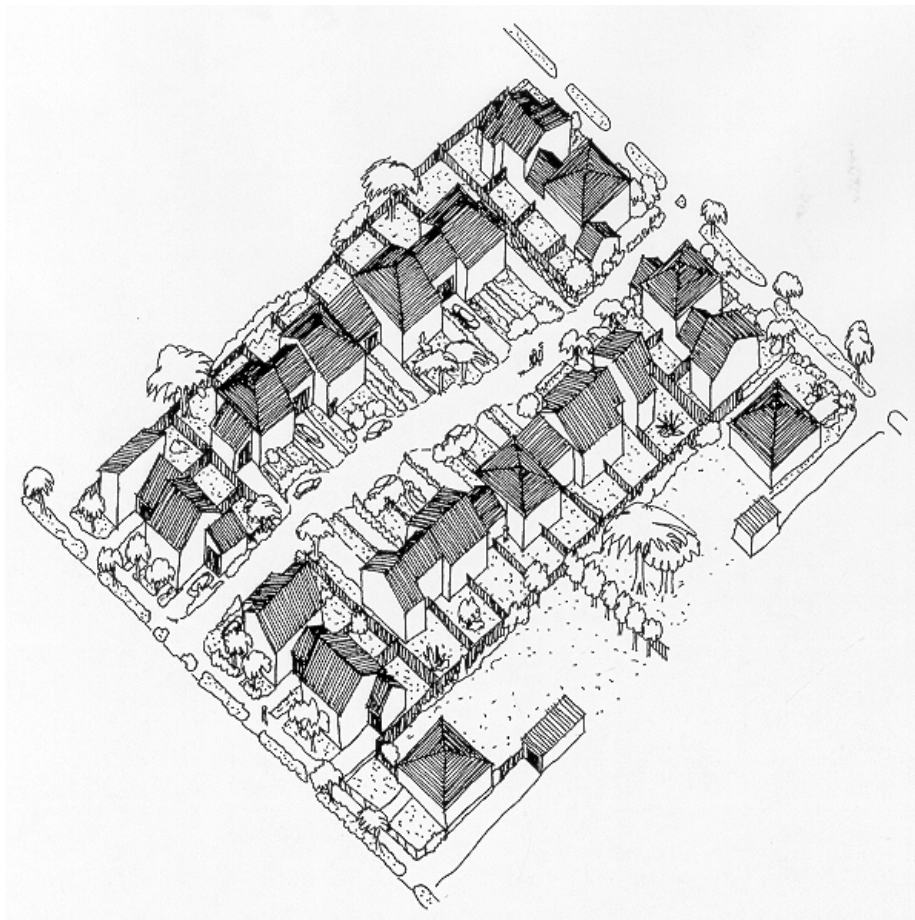
*The two diagrams above illustrate solutions to maintaining street frontage under unique circumstance and the two diagrams below provide a three dimensional example of street frontage and a view of possible back-yards.*







*Green space and open areas are important to any community, the diagram left illustrate units with a common green space.*



*Good housing design and layout contribute to good communities.*

### **Suburban and Rural Housing Development Tools and Techniques**

**Suburban and Rural Housing Development Implementation Strategy** – New construction of suburban and rural housing falls into two development strategies: traditional or conventional subdivisions and cluster subdivisions.

*Traditional or Conventional subdivisions* typically result in sprawl and the loss of open space, greenway and natural resources.

*Conservation Cluster or non-conventional subdivision* rearranges the development on each parcel as it is being planned so that a significant percentage of the buildable land is set aside as open space. Development standards are set so that the same number of homes can be built in a less land-consumptive manner, allowing the balance of the property to be permanently protected and added to an interconnected network of community green spaces or greenways. The following are action steps associated with this strategy.

- Step 1: Develop open space standards to support cluster or non-conventional development patterns.
- Step 2: Educate community and private development community of these Standards.
- Step 3: Adopt open space standards in zoning ordinance and subdivision and land development ordinance. *(Note, the County is adopting provisions to give developers an option to utilize conservation by design standards for development.)*
- Step 4: Implement ordinances.

### **Suburban and Rural Development Standards**

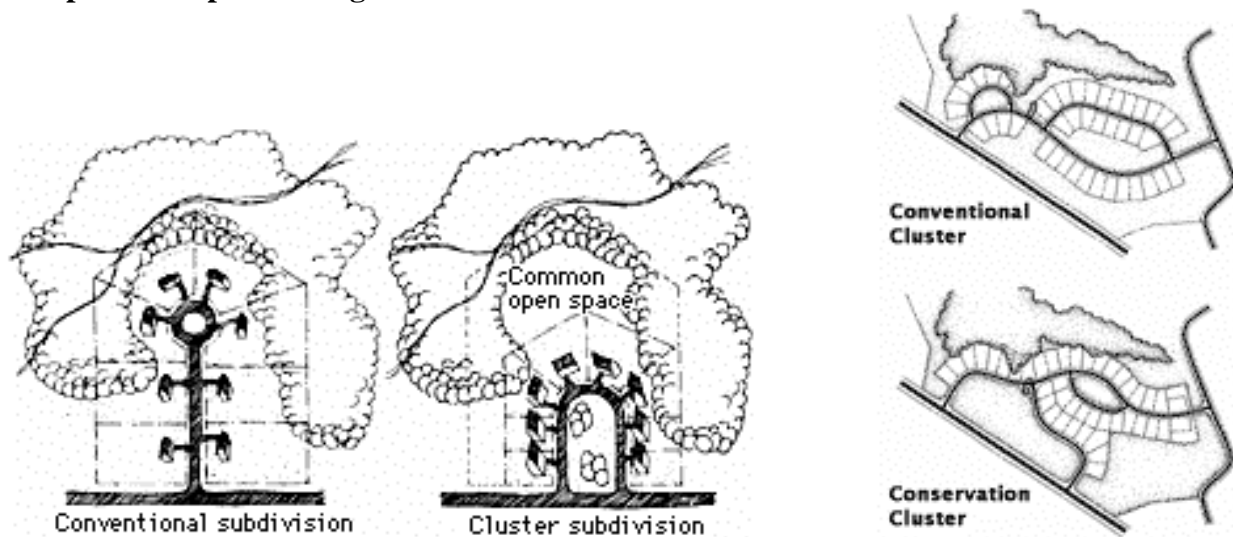
The following are guidelines for owners, designers and developers when proposing residential development in suburban and rural developments. These developments may include all residential structures or a combination of residential and non-residential structures.

- Lots of similar size and shape make up a residential neighborhood. Lot sizes may be small, medium or irregular shape and size.
- The position of buildings in the neighborhood is consistent with houses typically centrally located between side boundaries, setbacks are of a similar distance from the road, buildings are usually square with the street and buildings tend to occupy a standard proportion of their site generally between 20% and 35%.
- Larger homes and buildings can be successfully integrated into residential areas provided the size and scale of the building is appropriate for the lot size, the larger building be designed so that it appears to be a group of smaller buildings (*maintain domestic scale*) and the building setback be the same or similar to the existing buildings with similar orientation to the street. Note, simple adjustments to the shape of a building and its

position on a site can make a considerable difference to the effect of a new building on neighboring properties.

- Attention should be paid to the amount of planting and vegetation within both private and public spaces. The goal is to have greenery more predominant than buildings. Developers should strive to retain existing vegetation, while providing design of new plantings.
- Preserve natural features and maintain open space by utilizing cluster development or conservation by design techniques instead of conventional development design standards.

### Sample Development Diagrams



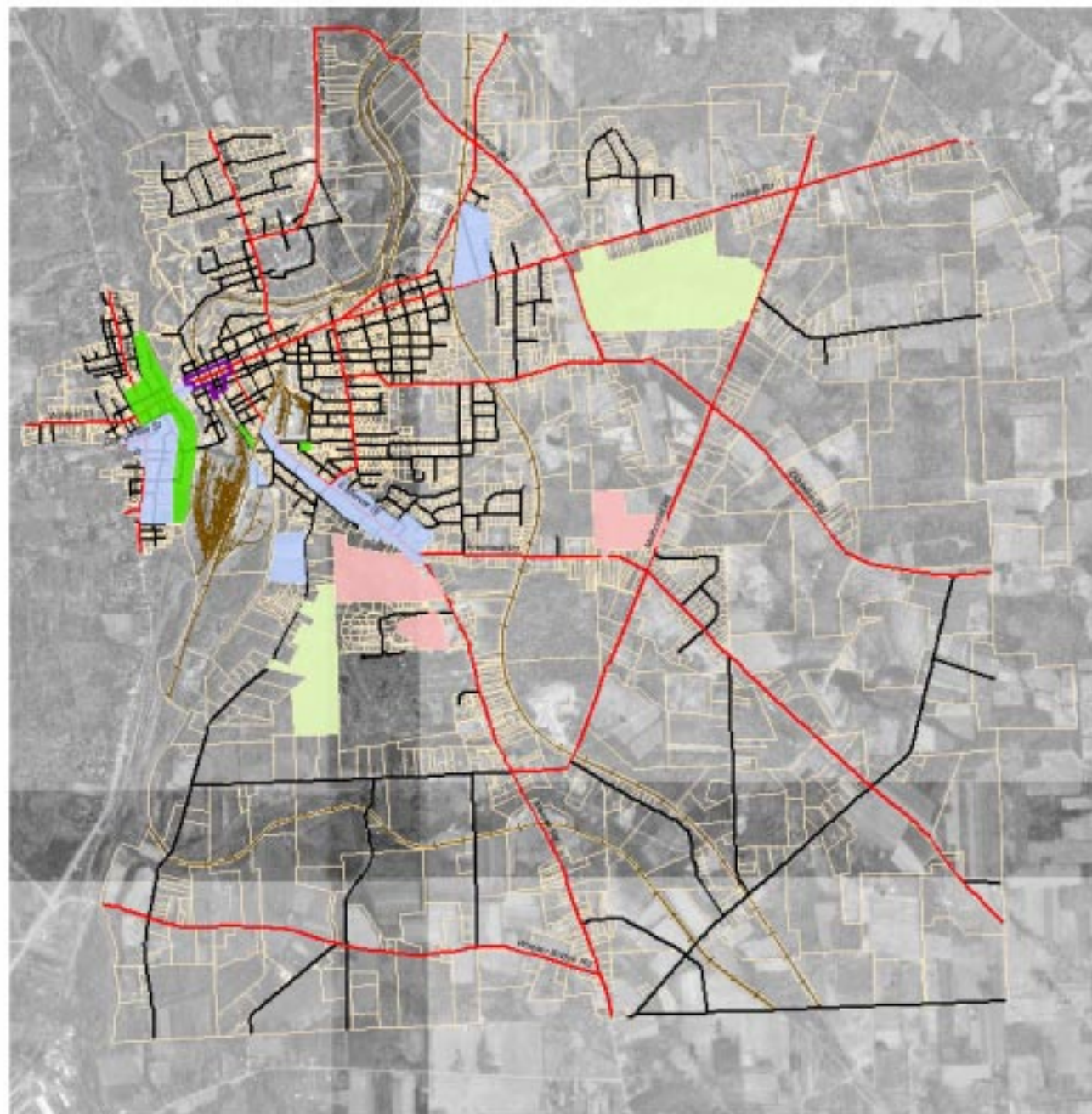
### Targeted Areas For Housing Strategies

Housing strategy areas were described and mapped based on housing data analysis and input from the committee. The four types of strategy areas for housing include cluster development, demolition with historic construction and infill, rehabilitation and selective demolition, and traditional suburban development. Each strategy has strengths that seek to improve the overall housing quality and housing condition in the region. Map 3, on the following page, depicts the housing strategy areas. Map 4 depicts the housing strategy area eligible for application to DCED's Elm Street Program.

### Housing Implementation Matrix

The Housing Implementation Matrix, at the end of this section, provides strategy and action steps, existing assets, projects and programs, implementation partners with roles, and possible funding sources by strategy category for each of the housing goals and objectives.

## Greenville Borough & Hempfield Township Target Areas for Housing Strategies



### Legend

Historic District

### Housing Strategies

Cluster Development

Redevelopment with historic new construction and infill

Rehabilitation

Traditional Suburban development



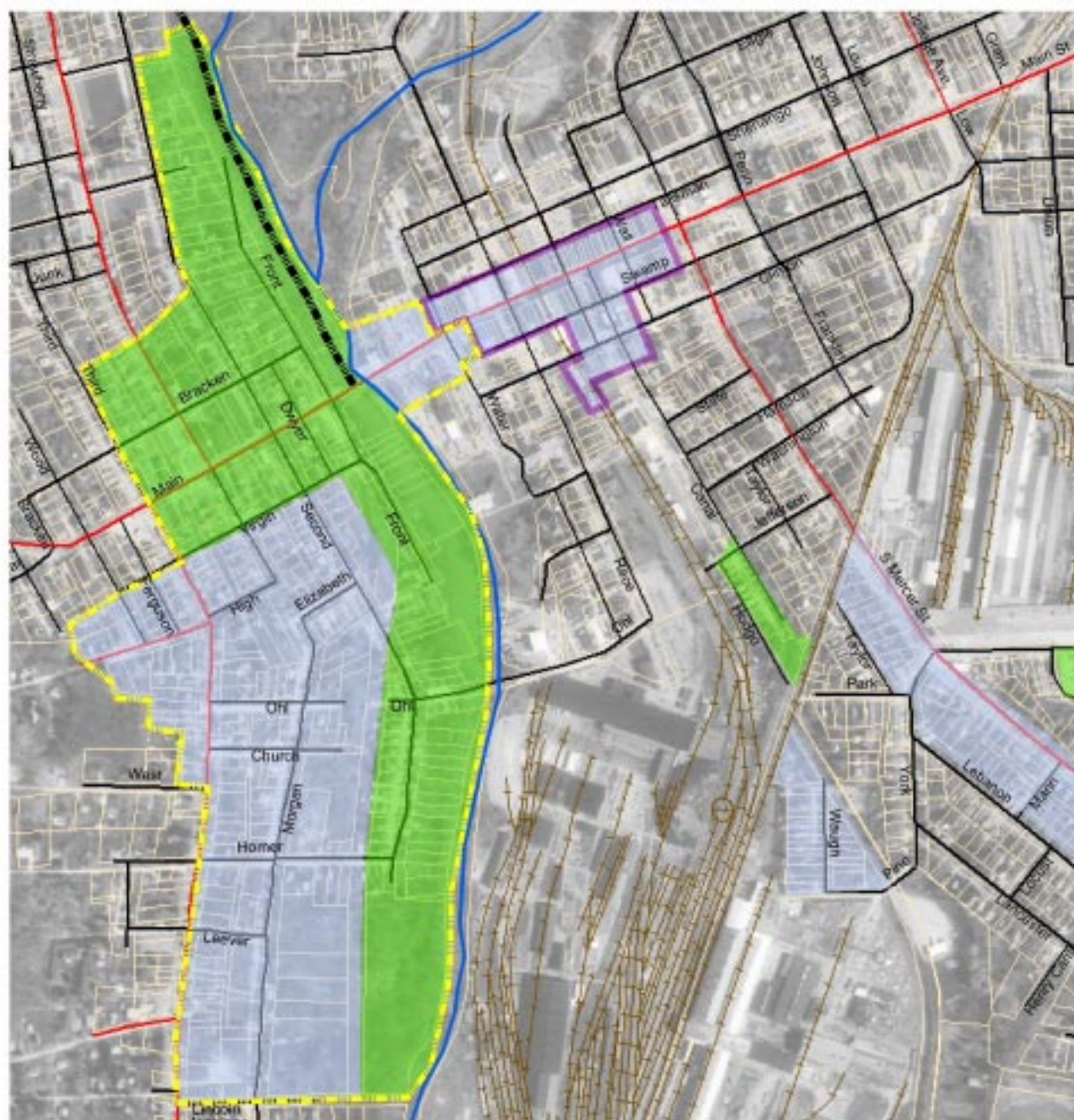
Source: MCRPC Field Survey, June 2003.

**MAP 3**



## Greenville Borough & Hempfield Township

### Possible Target Area for Elm Street Neighborhood Renewal / Revitalization Strategy



#### Legend

Historic District (Downtown)

#### Housing Strategies

Cluster Development

Redevelopment with historic new construction and infill

Rehabilitation

Traditional Suburban development

Possible Target Area for Elm Street Neighborhood Renewal / Revitalization Strategy

Proposed Rail Trail Project



Source: MCRPC Field Survey, June 2003.

**MAP 4**

## HOUSING IMPLEMENTATION MATRIX

**GOAL: Provide safe, affordable and attractive housing with access to community services and facilities.**

Strategies	Responsible Party	Potential Partners	Funding Sources
Expand public infrastructure to areas suitable for future housing and provide adequate public services.	Private Developers, Greenville Borough and Hempfield Township	Hempfield Township, Greenville Borough, Volunteer Fire and Emergency Service, Hempfield Township Municipal Authority, Greenville Sanitary Authority, Greenville Water Authority	Local Revenue, Bonds, Volunteer Efforts, Fundraising, User Fees/Authority Funds, PENNVEST Funds
Adopt land use regulations and development standards that allow for open space and natural resource preservation while allowing for desired development Patterns ( <i>i.e. cluster development, conservation by design, etc.</i> ).	Greenville Borough and Hempfield Township	Greenville Borough, Hempfield Township, Codes/Zoning Officer, Private Developers	Local Revenues, LUPTAP
Provide pedestrian and bicycle access to public facilities.	Greenville Borough, Hempfield Township, GALSA, Private Developers	Rail/Trail Authority, PENNDOT, Greenville Borough, Hempfield Township, GALSA, School District, Private Developers	DCNR, Private Developers (improvements or fees), Local Revenues, TEA-21 Funds, School District, Greenville Borough CDBG Sidewalk Program Funds, Mercer County CDBG Program, Home Towns Streets-Safe Routes to School, Elm Street Program
Provide adequate park, recreation and open space amenities and recreation programs.	Greenville Borough, Hempfield Township, GALSA	Greenville Borough, Hempfield Township, GALSA, School District, Community, Thiel College, UPMC, St. Paul Home, Non-profit Facility and Program Providers	DCNR, Private Developers (improvements or fees), Local Revenues, School District, Greenville Borough CDBG Sidewalk Program Funds, Mercer County CDBG Program, Home Towns Streets-Safe Routes to School, Elm Street Program

**GOAL: Coordinate new housing development to support local and regional economic development which meets the needs of anticipated growth.**

Collaborate with the residential real estate development community to ensure quality housing developments to meet all income levels.	Greenville Borough, Hempfield Township and Residential Real Estate Developers	Residential Real Estate Developers, Residential Realtors, Greenville Borough, Hempfield Township, Property Owners, School District, Habitat for Humanity and PHFA	Private Developers, Act 57, PHFA, DCED, Local Banks and homeowners
Collaborate with residential realtors to promote housing within the region.	Realtor's Association and Chamber of Commerce	Realtor's Association and Chamber of Commerce	Realtor's Association

### HOUSING IMPLEMENTATION MATRIX

**GOAL: Preserve and promote the cultural and historic neighborhoods within Greenville Borough and Hempfield Township.**

Strategies	Responsible Party	Potential Partners	Funding Sources
Implement land use regulations and housing/building codes that support preservation of historic structures.	Greenville Borough and Hempfield Township	Greenville Borough, Hempfield Township, Property Owners, Code Enforcement Officers and Downtown Merchants	Local Revenues, Private Funds, DCED New Communities/Main Street Program and Elm Street Program
Provide incentives and assistance programs for preservation of historic structures.	Greenville Borough, Hempfield Township and the State	Greenville Borough, Hempfield Township, Community, Property Owners, Downtown Merchants and Mercer County Housing Authority	Greenville Borough CDBG Funds, Mercer County CDBG/HOME Program Funds, Grants and Foundations, PHMC and PHFA
Promote historic neighborhoods throughout the region.	Greenville Borough, Hempfield Township and the Historic Society	Greenville Borough, Hempfield Township, Mercer County Convention & Visitors Bureau, Local & Regional Realtors, the Community and the Historic Society	DCED New Communities/Main Street Program, Community/Property Owners, DCED Tourism Marketing Programs and Elm Street Program
Expand the Housing Rehabilitation Program.	Greenville Borough, Hempfield Township and Mercer County Housing Authority	Greenville Borough, Hempfield Township, Code Enforcement Officers, Property Owners and Mercer County Housing Authority	Greenville Borough CDBG Funds, Mercer County Housing Authority CDBG/HOME Funds, PHFA/HOME Funds, PHMC, FHA Title I Home Improvement Loan Program
Promote downtown upper-level housing.	Greenville Borough, Mercer County Housing Authority and property owners.	Greenville Borough, Mercer County Housing Authority, property owners/private developers.	Greenville Borough CDBG Funds, Mercer County Housing Authority CDBG/HOME Funds, PHFA/HOME funds, PHFA/Mixed Use Facility Financing Initiative, PHMC, FHA Title I Home Improvement Loan Program.

### HOUSING IMPLEMENTATION MATRIX

**GOAL: Maintain and improve the quality of Greenville Borough and Hempfield Township housing and neighborhoods as a means to attract people outside of the area to the community.**

Strategies	Responsible Party	Potential Partners	Funding Sources
Conduct housing rehabilitation projects in the Borough and Township.	Greenville Borough and Hempfield Township	Private Property Owners, Greenville Borough, Hempfield Township, Zoning/Codes Enforcement Officers and Mercer County Housing Authority.	Partner Operating Budgets, General Funds, Greenville Borough CDBG Funds, Mercer County Housing Authority CDBG/HOME Funds, PHFA/HOME Funds, Elm Street Program.
Conduct infill housing development projects within the Borough and Township.	Greenville Borough and Hempfield Township	Mercer County Redevelopment Authority, Private Property Owners, Greenville Borough, Hempfield Township, School District, Mercer County Regional Planning Commission and Habitat for Humanity	Mercer County Housing Authority CDBG/HOME Funds, PHFA/HOME Funds, Bonds, Local Revenues and Private Fund, Elm Street Program.
Target locations for new housing development.	Greenville Borough and Hempfield Township	Greenville Borough, Hempfield Township, Residential Real Estate Development Community and Property Owners	Private Funds and Public Infrastructure Investments



A comprehensive transportation system should include a road network capable of handling various vehicular traffic loads, a public transportation system that meets resident demand and provides alternative transportation methods to the community, and a system to move pedestrians or non-motorized vehicles through the community. In addition, air, water and rail travel are also important elements of a transportation system, each with its own constraints and benefits.

## **A. Existing Conditions**

### **Road Classification**

The capacity of a road network to safely and efficiently move people or goods to a desired destination has long ranging implications and is an important factor when making land use decisions. Accessibility to employment centers and shopping areas are among the top concerns of potential businesses and residents who are looking to relocate. In addition, the ability of local officials to provide services to residents is largely dependent upon, and influenced by, the road network in place.

Greenville Borough has 30.9 miles of roads of which just over 3 miles are brick. Hempfield Township has 49.58 miles of roads.

For the purposes of the Comprehensive Plan, the road network has been classified into the following categories (PENNDOT, 2000, 2003).

#### Functional Classification System Service Characteristics: Rural Area System

*Interstate Highways, Other Freeways and Expressways* – Major highways with a multi-lane design that serve a large volume of traffic and provides limited access facilities.

There are no roadways within the project area identified under this classification. Within the regional roadway network there are two Interstate Highways, Interstate 79 and Interstate 80.

*Principal Arterial* – Serves statewide or interstate level and all urbanized areas. Provides integrated movements without stub connections. Design of the roadway usually consists of two 12-foot lanes with 8 – 10 foot shoulders and speeds on arterials range from 40- 65 mph.

Within the project area, PA Route 58, North of Greenville, and PA Route 18, South of the project area, are classified as Principal Arterials.

*Minor Arterials* – Links cities, larger towns and other traffic generators to provide integrated interstate and inter-county service. Minor Arterials are spaced at proper intervals consistent with population density. Design of the roadway usually consists of two 12-foot lanes with 8 – 10 foot shoulders and speeds on arterials range from 40- 45 mph.

Within the project area, PA Route 18 North of the project area, PA Route 58, south of the project area, PA Route 358, and Township Road 4017 are classified as arterial roadways.

*Major Collectors* – Highways or streets that link towns by distributing trips to small areas or neighborhoods. They provide for a greater amount of mobility than land access and are intended to convey traffic from medium travel distances (generally greater than one mile) and serve motorists between local streets and arterial roads. The design of Major Collectors usually consists of two 12-foot lanes with 8 – 10 foot shoulders and design speeds of 35+ mph.

Within the project area, the following Township Roads are classified as Major Collectors—4019, 4027, 4026, and 4006.

*Minor Collectors* – Roads that enable moderate quantities of traffic to move between arterial and local roads. These roadways provide for an equal amount of mobility and land access, providing access to adjacent properties. Minor collection roads are usually designed with two 12-foot lanes and 4 – 10 foot shoulders and design speeds of 30 mph.

Within the project area, Township Road 4025 is classified as a Minor Collector

*Local Roads* – Roads with a principal function of providing direct access to adjacent properties. Local roads are intended to provide mobility within a particular neighborhood, or to one of the other road types. Local roads are usually designed to be 20 – 22 feet wide (one lane in each direction) with 2 – 8 foot shoulders and design speeds of 25 mph.

All other roadways within the project area are classified as Local Roads.

According to traffic data released in 2000 by the Pennsylvania Department of Transportation, the Annual Average Daily Traffic numbers for roadways located within the project area are as follows:

<b>Table 7-1: Annual Average Daily Traffic, 2000</b>	
Junction of PA Routes 58, 18, and 358	13,000
PA Route 358 West	15,000
PA Route 358 East *Greenville	18,000
PA Route 358 East *Hempfield	16,000
PA Route 18 *South of Greenville	9,000
PA Route 18 *North of Greenville	4,800
T 4019 (Methodist Road)	1,400 2,500 2,100
PA Route 58 (South of Project Area)	6,600 6,200
T 4025 to T 4019 (Donation Rd/Methodist Rd.)	1,800
T 4025 (Southeast out of Project Area)	700
T 4027 to T 4019 (Freedonia Rd/Methodist Rd.)	1,400
T 4027 (South out of Project Area)	650
Source: Pennsylvania Department of Transportation, 2001	

**Regional Road Network**

Mercer County has a well-developed roadway network. Two major interstates, Interstate 80 and Interstate 79, bisect the county providing access north and south and east and west. Both Interstate 79 (I-79) and Interstate 80 (I-80) are classified as a four-lane limited access highway and can accommodate all types of vehicles. I-80 runs east and west providing access from Venango County to Ohio. I-79 runs north and south providing access from Erie County to Lawrence County.

Several other principal arterials provide connections to major population/economic centers within the county PA Route 18, PA Route 58, PA Route 60, US Route 62 and US Route 322. PA Route 18, running north and south, can be considered an important roadway to the Greenville/Hempfield area as it provides a direct connection between the project area and Sharon/Hermitage area. PA Route 58 crosses the entire county and connects the project area to the county seat of Mercer Borough and Grove City. PA Route 60 allows a convenient connection from the Sharon/Hermitage area to the Pennsylvania Turnpike (PA I-76) in Beaver County and the Pittsburgh Metropolitan area.

Minor arterials also play an important role in the network of roadways within the county. US 19 runs north and south paralleling closely to I-79 through the county and provides a link to I-80. PA Route 358 links the project area to Ohio and Sandy Lake Borough and provides a link to I-79.

**Parking**

Eight public parking lots are located in Greenville Borough in addition to on street parking. There are no parking meters in either Greenville or Hempfield and the only paid parking is permit parking. Permits are available through the Greenville Parking Authority for 24-hour parking privileges and can be purchased for \$120 per year. There are no public parking lots or on street parking located in Hempfield Township.

**Table 7-2: Parking Lots in Greenville Borough**

<b>LOT NAME</b>	<b>LOCATION</b>	<b># OF SPACES</b>
Lot A-B	Clinton Street	45
Lot C	Clinton Street	17
Lot D	Clinton Street / Race Street	27
Lot E	Shenango Street / Race Street	20
Lot F-G	Shenango Street	27
Lot H	Shenango Street	54
Lot K	Shenango Street / Mercer Street	44
Lot Z	Shenango Street	36

Source: 1993 Greenville Borough Market Study

**Public Transportation**

According to the Shenango Valley Area Transportation Study (2003), there are two carriers providing public transportation in Mercer County: the Shenango Valley Shuttle Service (SVSS) and the Mercer County Community Transit (MCCT). SVSS provides transit service to Farrell, Hermitage, Sharpsville, Sharon and Wheatland. MCCT provides on-demand transit service to all communities within Mercer County.

**Railways**

The rail-freight system in Pennsylvania is well developed and there are presently over 5,000 miles of active rail lines in the Commonwealth. Two rail companies provided freight transport within the county, the Bessemer and Lake Erie Railroad and the Norfolk and Southern Rail Company. Both rail lines are located within the project area.

**Airport**

The Greenville Municipal Airport encompasses over 160 acres owned by Greenville Borough but located in Greene Township. The airport is considered a General Aviation airport and has approximately 2500 aircraft movements per year. The facility averages between 15 and 20 flights per day. The airport has a single asphalt runway that measures 2700 feet in length and one intersecting turf runway that is 2550 feet in length. The airport is primarily a private facility although a small percentage (5%) of flights are classified as commercial. The airport can accommodate a variety of aircraft up to "light twin engine" classification. A borough appointed Aviation Commission provides oversight of the airport while two full-time and four part-time staff provide day-to-day operations. The commission regularly applies for CDBG funding from the Bureau of Aviation for the airport.

## B. Analysis of Existing Conditions

The transportation network within Greenville Borough and Hempfield Township provides adequate movement of people, goods and services. For the most part, the road network is in good condition and provides sufficient access to all areas within the project area and to the region. Two railroad companies and one airport compliment the transportation network. The rail facilities allow for the movement of freight throughout the project area but present some obstacles to developing certain areas, specifically along the waterways. The Greenville Airport is a small mostly private facility that has the potential for expansion.

### Road Network

The major truck route through the area utilizes PA Route 18 and PA Route 358. PA Route 18 is a major north-south corridor in Mercer County. It travels through Hermitage in the southern section of the county heading north through Greenville Borough and into Crawford County. In Greenville Borough, PA Route 18 traverses through a residential area and PA Route 358 runs through the central business district. Therefore, there is a high volume of pedestrians sharing this corridor with vehicular traffic.

To address the safety of pedestrians, it is strongly recommended that both municipalities incorporate traffic calming measures into future transportation improvements. The Institute of Transportation Engineers defines traffic calming as the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior, and improve conditions for non-motorized street users. In Pennsylvania, Liquid Fuels funds may be used for traffic calming measures listed in PENNDOT's *Publication 383*, "Pennsylvania's Traffic Calming Handbook", January 2001, provided that a Traffic Calming Study and Approval Process, as described in Chapter 4 of *Publication 383*, has been followed.

A speed hump is a raised surface above the existing roadway grade that is approximately three (3) to four (4) inches in height and between twelve (12) and twenty (20) feet in length. An independent speed hump is designed to reduce speeds by fifteen (15) to twenty (20) miles per hour. A series of speed humps could reduce speeds up to thirty (30) miles per hour. The installation of speed humps can cost approximately \$1,500 to \$3,500.

Raised crosswalks are similar to speed humps in that they are designed to raise pedestrians between three (3) to six (6) inches above the existing roadway grade. Raised crosswalks can reduce speeds by approximately six (6) miles per hour. The installation of raised crosswalks can cost approximately \$2,000 to \$10,000.

A combination of both speed humps and raised crosswalks should be considered in areas that experience high pedestrian use.

Several issues should be addressed regarding the local road network. Concerns such as traffic congestion and speed and roadway conditions were among the top concerns of residents as identified during the public participation process. As shown by the data collected from the Department of Transportation, the borough and the township experiences significant amounts of vehicular traffic on local roads. One such location that experiences high amounts of traffic is the

intersection of PA Route 18 and PA Route 358, which are two (2) major corridors in the study area. All of the approaches to the intersection, except the PA Route 358 westbound approach, have a single lane. The PA Route 358 westbound approach consists of a left turn lane and a shared through/right turn lane. It was observed during a field view that the concrete curbing and sidewalks at the intersection are deteriorating. This typically occurs when vehicles, mostly trucks, are not provided with adequate turning radii and their wheels ride up over the curbing and sidewalks. It is strongly recommended that municipal officials begin to identify intersections such as this and begin to implement such mitigation measures that will improve operational design and capacity.

The existing unsignalized intersection of Williamson Road (S.R. 4006) and Leech Road (S.R. 4017) was observed to have inadequate sight distance for the westbound approach of Williamson Road. The minimum safe stopping sight distance is defined as the minimum distance required by a driver traveling at a given speed to stop the vehicle after an object on the roadway becomes visible to the driver. To help minimize vehicular accidents, intersections within the study area with inadequate sight distance should be located and mitigation measures should be taken to obtain minimum stopping sight distances.

Throughout the study area, the following signing issues were noted:

- Signs do not meet the minimum requirements for height and/or location;
- Warning signs do not exist at some locations that may have a hazardous roadway condition; and
- Speed limit signs do not exist in some of the residential areas.

Roadway signs are placed within the roadway right-of-way in order to provide regulations, warning, and guidance to vehicular and pedestrian traffic along roadways. Input received during the planning process indicated that people were concerned about pedestrian and vehicular conflicts. It is recommended that the municipalities locate areas where signing is insufficient and implement a replacement strategy. Municipal officials should incorporate the placement of pedestrian signing amenities such as crosswalks to further raise awareness regarding pedestrian safety.

Coinciding with the development of the Greenville Borough & Hempfield Township Joint Comprehensive Plan was the Mercer County Comprehensive Plan. The Mercer County Regional Planning Commission's targeted the transportation element of its comprehensive planning effort to address certain locations across the county in more detail. Gannett Fleming, the planning consultant retained to complete the Mercer County Comprehensive Plan, was directed to examine the Greenville region in regards to its traffic network and how this network affected intra-county travel.

Mackin Engineering Company worked closely with the Mercer County Regional Planning Commission and Gannett-Fleming, to share data collected during field views and from the public participation process. As based upon Mackin's efforts, a number of issues and areas of concern were identified (see Figure 7-3: Transportation Improvements) and which were provided to Gannett Fleming for analysis. For each of the locations identified, the following potential

concept(s) for improvements and a relative order of planning magnitude and cost estimates have been developed. The project concepts and cost estimates are only included for initial program planning and would have to further developed either through feasibility studies or in the early parts of the project development process.

1. *Main Street / 3<sup>rd</sup> Intersection, College and Main and other Main Street Intersections:*

This intersection, as with all of the intersections downtown, is challenged with mechanically timed signals. A detailed traffic operations study should be conducted for the downtown that addresses the signal system, turning movement constraints and truck movement/flows in town. One of the key results of this study should be a recommendation to upgrade the signal systems downtown with new actuated signals, left turn arrows where warranted. The traffic signal system should be timed to provide for reasonable progression through town. A new traffic signal system downtown would include interconnected fiber optic communications between signals and a central control computer, improved energy savings by usage of LED signal heads, the potential for implementing a signal preemption strategy for emergency response. The signal system upgrade will result in improved traffic flow downtown as well as improved safety.

**Cost:** The costs for this recommendation are included in the following bullets:

- ✓ A signal system design to accommodate up to eight (8) intersections would cost approximately \$90,000 to \$120,000.
- ✓ To upgrade the existing signal system and potentially improve other intersections in the downtown area will cost approximately \$120,000 to \$150,000 per intersection (assuming that the study addresses eight (8) intersections). The cost would be \$960,000 and \$1,200,000 in total for the overall improvement costs.

2. *York / South Mercer / Stewart Intersection:* This intersection is located along PA Route 58 South at York Street at the access to the Trinity site. York Street forms a T-intersection with PA Route 58 at this location. This intersection is challenged because York Street provides the access to the Bessemer and Lake Erie Railroad as well as the Trinity properties. The Trinity site is a brownfield and is a prime location for industrial redevelopment. The York Street Intersection's geometry is very tight and makes it difficult for trucks to access the Trinity Property. One of the significant challenges with York Street is that surrounding land uses are primarily residential in nature, thus any improvement that is made to the intersection may have a negative effect on the residential neighborhood in that area. Gannett Fleming has identified several options for this intersection and this development concept is as follows:

- ✓ Rezone the Trinity Property to a use that is less truck intensive: There are several factors that result in this option having viability including the fact that the area surrounding the Trinity property is residential and any truck traffic into the property from PA Route 58 would have a negative effect on the residential development there. It may be difficult to attract a major user to the Trinity property site to reuse the site for several reasons including difficult truck access and the fact that the property may require retrofit and/or environmental clean up

prior to reusing it. Even with this option it makes sense to improve the intersection at York and PA Route 58.

- √ Expand the intersection at York and PA Route 58 to provide a better turning radius for trucks to access the Trinity properties: Another option would be to expand the intersection at York Street and PA Route 58 to provide for better truck access to/from the Trinity Property Site. To expand the intersection, additional right-of-way will probably have to be acquired either from the Trinity Property across PA Route 58 or from the residential properties along York Street at the intersection.

**Cost:** The costs for this recommendation are included in the following bullets:

- √ Right-of way will probably cost approximately \$1,000,000 depending on which side of the road and how much is needed. The signal upgrade will cost approximately \$200,000 and the cost for the widening/improvement in the intersection itself will cost approximately 1.5 to 2.0 million dollars. With contingency and design costs, the project will probably cost between \$5,500,000 depending on the details of the improvement. This improvement will also include relocation and/or coordination for utilities including: water, sewer, power and storm sewer.
  - √ Build a connector access road across the river from PA Route 18 North to the Trinity Property forming the basis for better truck access to the industrial properties to the South of Greenville. This is the third option for providing better access to the Trinity Site and South Greenville. This option would be the most significant from a cost point and impact point of view but would result in better truck access to the Trinity Site and could form the basis for a truck/industrial bypass from the downtown. This option would include building a connector road from PA Route 18 across the Shenango River along the South side of the Trinity Property probably connecting to PA Route 58. This project would probably require an Environmental Impact Statement and would require permits to cross the river with a structure as well as coordination with the PUC and railroads to cross the railroad.
3. *Hadley Road Railroad Underpass:* This project includes several issues including pedestrian connections from the downtown to the Commercial areas along Hadley road. The current sidewalks in Greenville extend to the boundary along Main Street to the beginning of Hadley road from the downtown. The sidewalks should be extended from this point to Quartermile Road to improve pedestrian access to these commercial areas. Existing walking paths have formed along the road's edge over the years in this area indicating that this road has significant pedestrian activity along it. The most difficult location along this route to fit sidewalks is where Hadley road goes under the railroad. In this location the curb is extended back to the edge of the structure on either side of the bridge forming a pseudo sidewalk that is approximately four (4) feet wide, under the normal standard of a five (5) foot sidewalk.



4. *Hadley Road Bridge:* The Hadley Road Bridge is slightly narrower than the road on either side of the bridge forming a bottleneck at that location on Hadley road. There is some interest in widening the bridge to help improve traffic flow in that area. Upon investigation, it was discovered that that Hadley road in the area of the Bridge actually acts as a dam for the waterworks making widening the bridge a more complicated procedure than if it was just a normal bridge widening project. The Bridge would probably cost in the range of \$300,000 to \$500,000 to widen it to the width of the road and provide shoulders etc if the road structure did not act as a dam structure for the waterworks. There is an existing concrete dam structure below the bridge that holds water back under the bridge. If the concrete dam structure was removed and the back up area was drained, the road bridge would be less complicated to widen. With the dam structure left in place, it would make widening the bridge more difficult and costly.
5. *Williamson / Leech Intersection:* The Williamson and Leech Road intersection has a bad sight distance problem that makes the intersection a safety concern. We have estimated that it would cost approximately 1.5 to 2.0 Million to improve this intersection including raising the intersection and the approach on Leech Road from the North while lowering the approach on Leech Road from the South. This improvement would probably require purchasing additional right of way.
6. *Mercer / Wasser Bridge Intersection:* This intersection has a bad sight distance problem on the North approach along PA Route 58. To improve the site distance for this intersection and improve overall safety, the slope along PA Route 58 will have to be graded down and trees will probably have to be removed. It is estimated that this improvement will probably cost between \$1.0 and \$1.5 million.
7. *Thiel College Pedestrian Movements:* Thiel College has a restricted speed zone on PA 18 and would like to extend it, calm traffic; offer additional crosswalks, etc. There is a possibility to change intersection to a “T” intersection in order to calm traffic and make it pedestrian safe.

#### Truck Traffic Downtown

One of the major concerns for downtown Greenville is the volume of heavy truck traffic that travels through the downtown on the main street. During the planning process, the concept of a by-pass around Greenville Borough was repeatedly mentioned. While the major complaint was directed toward the congestion caused by commercial vehicles traveling through the Downtown Business District, and field views verified this complaint, other negative impacts mentioned were damaged roadways and the dirt and noise created by trucks that lessened the appeal of the shopping district.

As part of the long-range plan development, several options were identified to potentially improve the downtown truck traffic situation. There are different types of truck movements made through the downtown primarily consisting either local deliveries or through traffic. A variety of options are available to Greenville and the region to improve the downtown truck situation including:

- √ Improving the Signal System and Intersection Geometry downtown
- √ Providing Alternative routes for trucks to go around the downtown.

This plan already includes a project that would address the downtown signal system and intersection design. This type of improvement should help to make truck movement through the downtown more efficient with less delay. It will not reduce the volume of trucks in the downtown.

Several alternative routing strategies could be considered to route traffic around the downtown. The alternative routing strategies would include improvements to other streets in the downtown that could function to carry the downtown trucks and help reduce the volume on Main Street. Another strategy would be to upgrade Kidd's Mill Road to Route 58 and route through trucks on those roads around the downtown. Another option is to build a new road as discussed previously to connect PA Route 18 to Trinity South. Upgrading Ohl Street is another potential option, but is probably not very viable because it would result in large volumes of truck traffic on a relatively quiet residential street. While a bypass would redirect the commercial vehicles around the downtown business district, the possibility exists that private vehicular traffic would also choose the alternative route thereby removing potential business from the area.

Ultimately, a downtown truck routing study should be conducted to include identification and quantification of the purpose and need for the improvement and identification of all the potential alternatives with improvement costs. The study should be coordinated closely with District 1-0 to ensure that the resulting study document could form the basis to carry a potential resulting project through Step 4.0 of the Project Development Process. Any traffic study that is undertaken should meet specifications identified in the 1993 PENNDOT manual *Publication 201*, "Engineering and Traffic Studies." This type of study would include the following steps:

- √ Defining the Study scope and study area
- √ Data Collection to include traffic counts and vehicle classification
- √ An Origin Destination Survey for downtown traffic
- √ Public Involvement to gain input on the study needs as well as the potential alternatives to improve the truck traffic situation
- √ Project alternative concepts with cost estimates.

**Cost:** This type of study would probably cost \$100,000 to complete and would be able to feed directly into the project development process.

#### Greenville Plaza-Wal-Mart Connector

It is good policy to consider connecting commercial businesses that are close to each other along a significant traffic corridor with a frontage road or just by connecting the parking areas with a driveway access to reduce the need for people to travel between the businesses by way of the traffic corridor. This kind of project is not normally included in a Long Range Plan/TIP. The purpose of including it here in the plan is to encourage the use of this type of improvement to improve access management in the region.

**Sidewalks**

It is recommended that municipal officials work jointly to extend the sidewalks and link the downtown area to recreation sites, commercial and residential areas and Thiel College. The extension of the sidewalks and/or the development of alternative pathways and transportation methods will offer not only health benefits for pedestrians, but will also alleviate local traffic congestion by providing other means of access within the borough and township.

Proposed sidewalk construction areas are identified on Figure 7-3: Transportation Improvements. Three areas have been identified for the construction of sidewalks.

The first area is an extension of the existing sidewalk along Main Street in Greenville Borough to extend along Hadley Road in Hempfield Township to Quatermile Road. As stated earlier, this is a highly traveled area by pedestrians and informal pathways can be seen along the road. By extending the sidewalks, the business districts of Greenville and Hempfield would be connected and it would provide a safe route for pedestrians to access the shopping areas in Hempfield.

Another area that has been identified for sidewalk construction is along Alan Avenue from College Avenue to Race Street. The construction of sidewalks here would connect Thiel College to Riverside Park and provide a safe path for pedestrians.

The third area is along Donation Road from Columbia Avenue to Mehard Road. Sidewalks would provide a connection from the residential areas in Greenville Borough to the Greenville Area High School, located at 9 Donation Road.

The borough and the township should partner and apply for community development block grants or transportation enhancement monies to fund these projects in a collaborative manner.

**Parking**

In 1993, a market study was completed for Greenville Borough and it analyzed the parking capacity and needs for the Central Business District. The study concluded that there is adequate parking in the Central Business District to handle the parking demand, as none of the lots on average were at full capacity for the entire day. Through public participation efforts, parking within the Central Business District was identified as being a problem, however as there have been no significant changes within the district or parking network since the study in 1993, it is believed that the problem is more perceptual.

Although the parking capacity downtown is adequate, there are other issues associated with parking that can cause it to appear insufficient. One of the most basic issues is the signing of the lots. Although all public parking lots are located within one block off of Main Street, they are readily visible from Main Street. Better directional signing is needed along Main Street other major thoroughfares, as well as better signing at the public lots. Another way to improve the existing parking lies in aesthetics. The lots themselves require regular maintenance and improved lighting can provide a safer environment.

**Railways**

There are two (2) major rail lines, traversing Greenville Borough and Hempfield Township. The rail lines travel adjacent to the Little Shenango River through the northern portion of Hempfield Township and Greenville Borough. Since the rail lines run adjacent to both sides of the river through a large portion of the study area, “waterfront” access to the river, by pedestrians or vehicles, is virtually nonexistent. Rail crossings exist throughout the study area and most are provided with signing, gates, or lights. The conditions of most of the railroad crossings are adequate through the study area. There are several overhead railroad trestles located throughout the project area. Roadway improvements near such trestles are typically very costly and extremely lengthy in duration due to the construction of a new structure and coordination with the railroad companies and the Public Utility Commission (PUC). Future development along the rail lines is doubtful. No abandoned rail lines exist within the project area.

**Airport**

As noted through interviews with airport representatives, two significant needs were identified for the airport, the construction of new “T” hangers and to extend and re-surface the asphalt landing strip. The airport commission has placed these identified needs on the 12-Year Plan filed with the Commonwealth, however, airport representatives stated that action would not occur for at least 5 to 7 years. The airport currently has plans to locate a pilot supply store on the premises along with expanding the flight school and maintenance business. Other plans include investigating the development of “Fly-In Camping.” Airport representatives stated that they first must develop a sufficient sewage system to accommodate this use. As the airport is located at a significant distance from the nearest public sewage system, representatives are trying to identify an alternative mode of sewage processing. Municipal and county officials should continue to support the Greenville Municipal Airport and work with the aviation commission to improve the physical facility. Strengthening the economic atmosphere of the region would serve to create demand for the airport services and facility.

**Trails**

Trails provide not only recreational value to a community, but also a form of alternative transportation. Hiking and biking trails can be utilized to alleviate some of the local traffic congestion as well as a path for the youth in the area to access local parks and recreation sites. A trail should be developed that would connect Hempfield Township Municipal Park with Riverside Park in Greenville Borough. Trailheads should be established at both parks as well. Another trail should be developed along the old Erie Canal path. The proposed trails and trailheads are located on Figure 7-3: Transportation Improvements. The proposed trails are based upon recommendations contained in the Comprehensive Recreation, Parks and Open Space Plan developed for Greenville Borough and are discussed further in Section 4: Parks & Recreation.

Also identified on Figure 7-3: Transportation Improvements is a boat launch in Riverside Park on the Shenango River. The river has the potential to become a canoe trail and access to the river is available in the park. A boat launch should be developed within the park near the Nature Center to provide public access to the river and connect the park via the river to the proposed boat launch at the Kidd's Mill Covered Bridge. The borough should work with the Shenango Conservancy and the Shenango River Watchers to develop the canoe trail. More details are provided in Section 4: Parks & Recreation as well as in Section 10: Land Use where a River Overlay District is discussed.

**TRANSPORTATION IMPLEMENTATION MATRIX****GOAL: Address deficient intersections (ex. inadequate sight distance, physical constraints) that are identified within the communities**

Strategies	Responsible Party	Potential Partners	Funding Sources
Conduct an engineering study at intersections with geometric or capacity deficiencies to determine improvements required to provide adequate roadway geometry	Greenville Borough Council & Hempfield Township Supervisors	Mercer County Regional Planning Commission, PENNDOT District 1-0	Agility Program (PENNDOT), Transportation Equity Act/TEA (PENNDOT), DCED
Conduct and engineering study at intersections with inadequate sight distance to determine mitigation measures	Greenville Borough Council & Hempfield Township Supervisors		
Include construction projects that would require federal or state funding on the PENNDOT 12-year program	Greenville Borough Council & Hempfield Township Supervisors		
Provide appropriate roadway signs and pavement marking at locations identified as deficient	Greenville Borough Council & Hempfield Township Supervisors		
Place advance warning signs on both approaches of Williamson Road to Bridge over Little Shenango River	PENNDOT		

**GOAL: Implement a comprehensive public transportation system in the region**

Develop a coordinated shuttle service to the Pittsburgh International Airport	Greenville Borough Council & Hempfield Township Supervisors	Mercer County Regional Planning Commission, PENNDOT District 1-0, Mercer County Transit Authority	Agility Program (PENNDOT), Transportation Equity Act/TEA (PENNDOT), DCED, Alternative Fuels Incentive Grant Program (Bureau of Air Quality/PA DEP),
Coordinate with Mercer County Transit Authority to provide public transportation services to the region focusing on high traffic corridors and population centers	Greenville Borough Council & Hempfield Township Supervisors		
Coordinate with Mercer County Transit Authority to locate safe and visible public transportation stops	Greenville Borough Council & Hempfield Township Supervisors		
Partner with public transportation providers to acquire funding to build shelters at designated public transportation stops	Greenville Borough Council & Hempfield Township Supervisors		
Construct &/or establish "Park-n-Ride" and/or intermodal facilities	Greenville Borough Council & Hempfield Township Supervisors		

## TRANSPORTATION IMPLEMENTATION MATRIX

**GOAL: Implement a comprehensive public transportation system in the region (continued)**

Strategies	Responsible Party	Potential Partners	Funding Sources
Construct &/or establish "Park-n-Ride" and/or intermodal facilities	Greenville Borough Council & Hempfield Township Supervisors	Mercer County Regional Planning Commission, PENNDOT District 1-0, Mercer County Transit Authority	Agility Program (PENNDOT), Transportation Equity Act/TEA (PENNDOT), DCED, Alternative Fuels Incentive Grant Program (Bureau of Air Quality/PA DEP),
Identify locations where pedestrians cross high traffic areas and provide marked crossing areas and signing	Greenville Borough Council & Hempfield Township Supervisors		
Extend the pedestrian network by encouraging the construction of new sidewalks in residential areas through sub-division and land development requirements	Greenville Borough Council & Hempfield Township Supervisors		
Apply for funding for improvements to the existing sidewalk network	Greenville Borough Council & Hempfield Township Supervisors		
Link the college to the borough and recreation areas by expanding the pedestrian network or developing alternative means of transportation	Greenville Borough Council & Hempfield Township Supervisors	Mercer County Regional Planning Commission, PENNDOT District 1-0, Mercer County Transit Authority, Thiel College	
Complete a Traffic Calming Study to investigate the feasibility of installing speed humps &/or raised crosswalks in areas that have high volumes of vehicular traffic and pedestrian use	Greenville Borough Council & Hempfield Township Supervisors	Mercer County Regional Planning Commission, PENNDOT District 1-0, Mercer County Transit Authority, Thiel College, Local Government Academy	Agility Program (PENNDOT), Transportation Equity Act/TEA (PENNDOT), DCED, Alternative Fuels Incentive Grant Program (Bureau of Air Quality/PA DEP),
Develop a regular schedule for maintenance and upgrading of local roads	Greenville Borough Council & Hempfield Township Supervisors		
Develop and adopt a Traffic Impact Study Ordinance	Greenville Borough Council & Hempfield Township Supervisors		
Upgrade signing to meet minimum requirements for placement along roadways	Greenville Borough Council & Hempfield Township Supervisors		
GOAL: Reduce commercial truck traffic within Greenville Borough to ensure the economic sustainability of the downtown area			
Complete a traffic study to determine the feasibility and corresponding impacts of a bypass around Greenville Borough or alternative options to reduce commercial truck traffic	Greenville Borough Council & Hempfield Township Supervisors	Mercer County Regional Planning Commission, PENNDOT District 1-0	Agility Program (PENNDOT), Transportation Equity Act/TEA (PENNDOT), DCED

Determining which environmental characteristics that should be preserved is an important step in the development of a municipal or regional comprehensive plan. Due to the relatively small area of this regional project (Greenville Borough and Hempfield Township have a combined land area of approximately 16 square miles), it is essential to identify these natural features and develop recommendation for their protection and conservation.

## **Existing Conditions**

### Topography and Steep Slopes

Rolling hills and sometimes steep topography characterizes this portion of Pennsylvania as a result of the many streams and creeks cutting through the rugged plateau. The topographic relief, or slope of the region, ranges from 1,373 ft on the highest hilltop to 930 ft at the Shenango River.

Slopes greater than 25% are located throughout the study corridor. In Greenville, they are primarily located along the left downstream bank (ldb) of the Little Shenango and Shenango Rivers. In Hempfield Township, steep slopes are located along both banks of the Little Shenango River, along both banks of Saul Run just east of the Greenville/Hempfield Township boundary, along both banks of Mathay Run just southeast of the Greenville/Hempfield Township boundary, and several isolated areas in Hempfield Township. Refer to Figure 8-1 for detailed steep slope locations.

### Geology

Pennsylvania is divided into numerous physiographic provinces. A province is defined as a region in which all parts are similar in geologic structure, climate, relief, and have a unified geomorphic history. The study area is located in the Northwestern Glaciated Plateau Section of the Appalachian Plateau Province. This province covers much of western and southwestern Pennsylvania including all of Mercer, Erie, Crawford, Butler Counties and most of the numerous other counties within the region.

Deep, steep-sided, linear valleys that are partially filled with glacial deposits characterize this section. The uplands are broad and rounded.

The geological formations underlying the study area province can be broken into three periods: Pennsylvanian, Mississippian, and Mississippian and Devonian. Each of these periods represents a different time period in the Earth's geologic history. The specific rock groups and their locations are as identified in Table 8-1:



Table 8- 1 Specific Rock Groups and Formations

Period	Formation	Description	Location
Pennsylvanian	Pottsville Group	Predominantly gray sandstone and conglomerate; also contains thin beds of shale, claystone, limestone, and coal; includes Olean and Sharon conglomerates of northwestern Pennsylvania; thin marine limestones present in Beaver, Lawrence, and Mercer Counties; minable coals and commercially valuable high-alumina clays present locally.	Small scattered areas along SR 358 and in the southeastern portion of the study area.
Mississippian	Shenango Formation	Light-gray sandstone and some beds of medium-gray shale and siltstone; upper third of formation is more shaly; contains a few marine fossils.	Northern and western areas of the study area.
Mississippian	Cuyahoga Group	Medium-gray siltstone and dark-gray shale containing interbedded light-gray, flaggy sandstone. Includes, in descending order: Meadville Shale, Sharpsville Sandstone, and Orangeville Shale; marine fossils common.	Central portion of study area.
Mississippian and Devonian	Berea Sandstone Through Venango Formation, Undivided	Greenish-yellow and gray sandstone, siltstone, and shale succession, becoming more shaly and more gray downward; bottom of interval is bottom of Panama Conglomerate; Includes, in descending order: Berea sandstone, Bedford Shale, Cussewago Sandstone, Riceville Shale, and Venango Formation equivalent; contains marine fossils.	Along the Shenango River valley.

### Mine Subsidence

Mine subsidence is defined by the Pennsylvania Department of Environmental Protection (PADEP) as the movement of the ground surface as a result of the collapse or failure of underground mine workings. In active underground mining methods, subsidence can occur

concurrently with the mining operation in a predictable manner; however, in abandoned mines, it is virtually impossible to predict if, and when, subsidence would occur.

According to the PADEP, if a site or area has been undermined, there is always potential for mine subsidence. Currently, no methods exist to accurately predict the probability of an area to subside. More general information regarding mine subsidence, including information on mine subsidence insurance, is available on the PADEP Mine Subsidence Internet site ([www.pamsi.org](http://www.pamsi.org)).

### Soils

Soil is produced through the interaction of five natural forces: climate, plant and animal life, parent material, topographic relief, and time. The degree and influence of each of these factors differ from place to place and influence characteristics of the soil.

General knowledge of the soil associations within an area is useful for planning. These associations can provide background information for determining suitable land uses for land tracts. In addition, this information is useful for watershed management, forestland management, and community development.

Two soil associations exist within the project area. The area along the Shenango River is within the Canfield-Ravenna association. This association is moderately well drained and somewhat poorly drained, gently sloping to moderately steep soils underlain by glacial till. This type of soil is typically found on strongly sloping parts of uplands near major streams. Most of the steeper areas are forested, while the less steep parts are used for farming. Some constraints related with this association include slowly permeable subsoil in the major soils and a seasonal high water table in some areas. However, the steeper areas along the streams could offer possibilities for passive recreation.

The remaining area of Greenville and Hempfield are within the Ravenna-Frenchtown association. This association is somewhat poorly drained to poorly drained, nearly level to gently sloping soils formed in glacial till. Many narrow streams dissect the scattered hills and rolling plains. Some areas within this association that are very wet and steep are forested areas, while some other areas have reverted to grass or scrubby trees. Constraints related to this association are a high water table and restricted permeability.

### *Prime Agricultural*

Areas of prime agricultural land exist within the study area. The definition of “prime agricultural land” in Pennsylvania, according to Executive Order 2003-2 signed in 2003, is as follows:

- a) in active agricultural use (not including growing timber);
- b) lands devoted to active agricultural use the preceding three years; and
- c) fall into at least one of the categories of land – State agencies shall provide protection to “prime agricultural land” under this Executive Order based upon the following levels of

priority:

1. Preserved Farmland (Highest Priority)
2. Farmland in Agricultural Security Areas (Second Highest Priority)
3. Farmland enrolled in Act 319 of 1974, As Amended (Clean and Green) or Act 515 of 1996, As Amended (Third Highest Priority)
4. Farmland Planned for Agriculture Use and Subject to Effective Agricultural Zoning (Fourth Highest Priority)
5. Land Capability Classes I, II, III, and IV Farmland and Unique Farmland (Fifth Highest Priority)

Refer to Figure 8-1 for locations of prime agricultural soil.

### Streams

The major landscape feature for water resource studies is the watershed boundary. A watershed is defined by the US Environmental Protection Agency (USEPA) as the area of land that catches rain and snow and drains or seeps into a marsh, stream, river, lake, or groundwater. Because watersheds are defined by natural hydrology, they represent the most logical basis for managing water resources. The resource becomes the focal point, and managers are able to gain a more complete understanding of overall conditions in an area and the stressors, which affect those conditions. This entails a strategy that crosses municipal boundaries and requires a great deal of coordination, cooperation, and communication within and between municipalities sharing the same watershed.

A watershed is the area of land where all of the water that is under it or drains off of it goes into the same place. Watersheds are delineated based on topography and ridgelines. Every stream has an individual watershed. Large watersheds such as the Shenango River can be divided into smaller watersheds, such as the Little Shenango or Mathay Run watershed. If an unnamed tributary (UNT) flows directly into the Shenango River, then it is part of the Shenango River watershed. If an UNT flows into the Little Shenango River, then it is part of the Little Shenango River watershed. Therefore, the UNTs located on the mapping are all a part of the larger Shenango River watershed.

Within the two municipalities, a total of four watersheds exist and both Greenville and Hempfield share all four. Table 8-2 lists general characteristics of the watersheds:

**Table 8- 2 Streams in the Greenville Borough/Hempfield Township Study Area**

Stream Name	River Mile	Municipality	Drainage Area (mi <sup>2</sup> )	DEP Classification*
Shenango River	21.42	Greenville, Hempfield	1,062	WWF (TON addition)
Little Shenango River	59.14	Greenville, Hempfield	109	TSF
Mathay Run	57.94	Greenville, Hempfield	5.77	WWF
Saul Run	0.63	Greenville, Hempfield	1.85	WWF

\* As designated by Pennsylvania Department of Environmental Protection Chapter 93 Water Quality Standards; TSF = Trout Stocked Fishery; WWF = Warm Water Fishery; CWF = Cold Water Fishery; TON = Threshold Odor Number

The **Shenango River**, forming the largest watershed in the area, originates in Crawford County, flows south until it enters the Beaver River south of New Castle in Lawrence County. According to the Chapter 93 Water Quality Standards, the PADEP designates this river as a Warm Water Fishery (WWF), meaning that this type of stream maintains and propagates fish species and additional flora and fauna that are indigenous to a warm water habitat. The Shenango River also has maintains a specific criteria designation for its most sensitive critical use (recreational) – the Threshold Odor Number (TON) of 24 at 60 degrees Celsius.



**Shenango River – Excellent Riparian Buffer (Mackin, 2003)**

Riparian buffers, areas of vegetation on and near the shore of a body of water, are extremely important to the stability of the ecosystem for numerous reasons. Riparian buffers function to slow the rate of streambank erosion, reduce the sediment and pollution that enters the stream from the surrounding uplands, and provide cover and habitat for many plants and wildlife. In the less urbanized Hempfield Township, areas of stable riparian buffer exist along the Shenango River; however, where the Shenango flows through Greenville Borough, streambank vegetation is lacking to perform the aforementioned functions.



**Shenango River – Impaired Riparian Buffer (Mackin, 2003)**

Non-Point Source (NPS) pollution is the greatest source of water quality degradation within the United States because it is difficult to measure and highly variable. These are sources that cannot be traced to a specific point of discharge or origin. NPS pollution is typically the result of adjacent land uses including storm water runoff, sedimentation, abandoned mine drainage, and lack of vegetated stream banks. Some sort of NPS pollution impacts many of the streams in the project area, and specific sources are identified and addressed throughout this section of this plan.

Sedimentation, a form of NPS pollution, may result from stream bank agricultural runoff, construction site encroachments, stream bank erosion, and sewage effluent. An excess of sediments can cause severe damage to aquatic ecosystems. Stream channels accumulate sediments resulting in an increased potential for flood events, which in turn creates an increase in stream bank erosion. Sediments can also result in increased turbidity or cloudiness of the waterway. Damage to aquatic life is also a result of sedimentation, including destruction of habitats, smothering of plant life, and clogging of gills on fish. Water treatment plants can also be affected by this accumulation through a reduction in storage capacity, a decrease in water quality, and blockage of pipes in the system.

Point source pollution, also known as end of the pipe discharge, occurs when the pollutant involved can be traced to one definable source. Typically these pollutants include industrial discharges and sewage discharges. Since there are areas without sewage service within these municipalities, there is a possibility that point source pollution affects the streams in the area.

The Shenango River lies within the Shenango River Biological Diversity Area (BDA) as designated by the Western Pennsylvania Conservancy in the Mercer County Natural Heritage Inventory. A discussion of this BDA follows in the Ecological Habitats section of this plan.

The **Little Shenango River** originates in New Vernon Township, Mercer County. It flows west where it enters the Shenango River north of Greenville Borough. According to the PADEP Chapter 93 Water Quality Standards, the Little Shenango holds a designation of Trout Stocked Fishery (TSF), meaning that this stream provides for the maintenance of stocked trout from February 15 to July 31 and maintenance and propagation of fish species and additional flora and fauna, which are indigenous to a warm water habitat. It is also designated as Approved Trout Water by the Pennsylvania Fish and Boat Commission (PFBC), which means that the stream meets criteria qualifying it to be stocked with trout by the PFBC.



Little Shenango River (Mackin, 2003)

The riparian buffer along much of the Little Shenango River in Greenville Borough and Hempfield Township appears to have sufficient vegetation to provide the necessary functions to maintain the quality of the water. Streambank erosion does not appear to be an issue on the Little Shenango River.

The section of the Little Shenango River in Greenville Borough and Hempfield Township is also within the Shenango BDA as designated by the Mercer County Natural Heritage Inventory.



**Mathay Run (Mackin, 2003)**

**Mathay Run** is a small watershed with a 5.77 square mile drainage area. The headwaters begin in Otter Creek Township and flow west for approximately 4.5 miles where they enter the Shenango River south of the former Trinity Industries site. PADEP Chapter 93 Water Quality Standards designate this stream as a WWF.

A field view was conducted to review the stream conditions of Mathay Run. Sediment deposition is minimal; gravel, cobble, and boulder particles are evident. Little to no signs of streambank erosion are present. In addition, the riparian buffer area contains sufficient vegetation to protect the streambank and the quality of the water.

**Saul Run** is the smallest watershed in the project area with a drainage area of 1.85 square miles. The headwaters begin in the eastern area of Hempfield Township and flow west for approximately 2.5 miles where it enters Mathay Run south of the Greenville Borough boundary. The PADEP has classified Saul Run as a WWF.

A field view was conducted to review the stream conditions of Saul Run. The streambed is in good condition with little sediment deposition and an abundance of gravel, cobble, and boulder particles. The riparian buffer has adequate vegetation to provide streambank stabilization and toxicant retention. Several all terrain vehicle (ATV) trails were noted adjacent to Saul Run.



**Saul Run (Mackin, 2003)**

### Floodplains

The one hundred and five hundred-year floodplains are generally narrow and restricted by the steep slopes that border some of the corridor. Still, there are areas at great risk for flooding at locations adjacent to the Shenango River, especially east of the river in Greenville and east Hempfield Township. In addition, flood prone areas are located along both banks of the Little Shenango River and along an unnamed tributary (UNT) to Mathay Run in Hempfield Township.

Flood management and insurance rates are coordinated through the National Flood Insurance Program. This program, which was established by the National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973, was an effort to reduce the damage and hazards associated with flood events. To accomplish these goals, the Federal Emergency Management Agency (FEMA) conducts routine flood insurance studies, which investigate the severity and



existence of flood hazards throughout the country. The results of these studies are then used to develop risk data that can be applied during land use planning and floodplain development.

In addition to the flood hazard data provided by FEMA, the National Weather Service (NWS) operates river forecast points at several locations along the River. River stage information is available through recorded messages, the NWS Internet site ([www.nws.noaa.gov/er/pitt](http://www.nws.noaa.gov/er/pitt)), and the National Oceanic and Atmospheric Administration (NOAA) weather radio. Army Corps of Engineers (ACOE) also maintains copies of FEMA studies and related flood hazard investigations. This information as well as other flood hazard assistance is available through the ACOE, Pittsburgh District Office.

### Wetlands

Wetlands can be defined as transitional layers between terrestrial and aquatic environments where the water table often exists at or near the surface, or the land is inundated by water (Cowardin, Carter, Golet, LaRoe, 1979). As such, wetlands frequently exhibit a combination of physical and biological characteristics of each system. Three factors are recognized as criteria for wetland classification: the presence of hydric soils; inundation or saturated conditions during part of the growing season; and a dominance of water-loving vegetation (Environmental Laboratory, 1987). Wetlands perform many valuable functions for a community, such as water retention, sediment trapping, toxic material retention, flood flow alteration, and wildlife and aquatic habitat.



**Open Water Wetland (Mackin, 2003)**

Over 20 National Wetlands Inventory (NWI) wetlands are located within the study area. The Shenango River itself is designated as a riverine wetland. Riverine wetlands can occur on floodplains and riparian corridors that are closely associated with waterways. Within Hempfield Township, a large wetland system is located adjacent to the intersection of Williamson Road and Hadley Road. This large wetland system is located on property presently owned by the Greenville Water Authority; however, the water authority is currently attempting to sell this property.

### Ecological habitats

Because Greenville Borough is mostly developed, wooded forestland is almost non-existent. However, Hempfield Township has an abundance of agricultural and forested areas. Both municipalities fall within the Great American Hardwood Forest – Appalachian Region. Large forested areas provide the backbone that link habitats and allow plant and animal populations to shift and move across sizable portions of the landscape.

In addition to large forested tracts being essential to wildlife habitats, riparian buffers are crucial to the quality of a stream. A riparian forest buffer is defined as an area of trees, usually accompanied by a scrub/brush component and other vegetation that is adjacent to a body of water. Many of these buffers have been eliminated from streams and rivers in the region.

According to the Mercer County Natural Heritage Inventory, two areas in both Greenville Borough and Hempfield Township are identified as “Natural Heritage Areas”: the Shenango River Biological Diversity Area (BDA) and the Shenango River Landscaped Conservation Area (LCA). A BDA is an area containing plants or animals of special concern at state or federal levels, exemplary natural communities, or exceptional native diversity. An LCA is a large contiguous area that is important because of its size, open space, habitats, and/or inclusion of one or more BDAs.

The Shenango River BDA covers a linear swath along the Shenango River and the Little Shenango River in Greenville Borough and Hempfield Township. Because of the various land uses along these rivers in the two municipalities, habitat discontinuities exist along the riparian corridor. Greenville Borough contributes to urban runoff to the river in the form of roads and industrial sites. In addition, agricultural areas contribute to run off as well. Fifteen species of special concern have been known to occur within the Shenango River BDA. Their identity and location will not be identified in this comprehensive plan to protect the species and their habitats.

The species of special concern known to occur in Mercer County are identified in Table 8-3.



Table 8-3 Special Concern Plants and Animals of Mercer County

SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME	COMMON NAME
<i>Agalinus paupercula</i>	Small Flowered False Foxglove	<i>Culea inconstans</i>	Brook Stickleback
<i>Alopecurus aequalis</i>	Short-awn Meadow Foxtail	<i>Epioblasma triquetra</i>	Snuffbox
<i>Alisma triviale</i>	Broad-leaved Water Plantain	<i>Etheostoma camurum</i>	Bluebreast Darter
<i>Carex diandra</i>	Lesser Panic Led Sedge	<i>Etheostoma maculatum</i>	Spotted Darter
<i>Carex disperma</i>	Soft-Leaved Sedge	<i>Etheostoma Tippecanoe</i>	Tippecanoe Darter
<i>Carex prairea</i>	Prairie Sedge	<i>Fusconiaia subrotunda</i>	Long-Solid
<i>Carex typhina</i>	Cat-tail Sedge	<i>Haliaeetus leucocephalus</i>	Bald Eagle
<i>Cypripedium parviflorum</i>	Yellow Lady's Slipper	<i>Ichthyomyzon bdellium</i>	Ohio Lamprey
<i>Eleocharis elliptica</i>	Elliptic Spike Rush	<i>Ichthyomyzon greeleyi</i>	Mountain Brook Lamprey
<i>Eleocharis quadrangulata</i>	Four-Angled Spike Rush	<i>Ixobrychus exilis</i>	Least Bittern
<i>Epilobium strictum</i>	Downy Willowherb	<i>Labidesthes sicculush</i>	Brook Silver-side
<i>Filipendula rubra</i>	Queen-of-the-Prairie	<i>Lasmigona compressa</i>	White Heelsplitter
<i>Juncus torreyi</i>	Torrey's Rush	<i>Lepomis gulosus</i>	Warmouth
<i>Najas gracillima</i>	Bushy Naiad	<i>Ligumia nastuta</i>	Eastern Pondmussel
<i>Najas marina</i>	Grassy Pondweed	<i>Moxostoma carinatum</i>	River Redhorse
<i>Phyla lanceolata</i>	Lance Fog-Fruit	<i>Noturus eleutherus</i>	Mountain Madtom
<i>Poa paludigena</i>	Bog Bluegrass	<i>Noturus miurus</i>	Brindled Madtom
<i>Potamogeton illinoensis</i>	Illinois Pondweed	<i>Obovaria subrotunda</i>	Round Hickorynut
<i>Potamogeton richardsonii</i>	Red-Head Pondweed	<i>Pandion haliaetus</i>	Osprey
<i>Salix serissima</i>	Autumn Willow	<i>Percina macrocephala</i>	Longhead Darter
<i>Salix x subsericea</i>	Meadow Willow	<i>Pleuroblema clava</i>	Club Shell
<i>Scheonoplectus subterminalis</i>	Walter bulrush	<i>Pleuroblema sintoxia</i>	Round Pigtoe
<i>Solidago purshii</i>	Pursh's Goldenrod	<i>Quadrula cylindrical</i>	Rabbitsfoot
<i>Swertia caroliniensis</i>	American Columbo	<i>Rallus elegans</i>	King Rail
<i>Viburnum trilobum</i>	High-bush Cranberry	<i>Rallus limicola</i>	Virginia Rail
<i>Amblema plicata</i>	Three-ridge Mussel	<i>Sisturus catenatus catenatus</i>	Massasauga Rattlesnake
<i>Ardea herodias</i>	Great Blue Heron	<i>Tritogonia verrucosa</i>	Pistogrip Mussel
<i>Cistothorus palustris</i>	Marsh Wren	<i>Umbra limi</i>	Central Mudminnow



**Japanese knotweed (*Polygonum cuspidatum*)** (National Park Service, 2003)



**Multiflora Rose (*Rosa multiflora*)** (USDA, 2003)



**Common Reed Grass (*Phragmites australis*)** (Invasive Organization, 2003)

Invasive vegetation can take over an ecological habitat and destroy the natural habitats. Any plant growing where it is not wanted and having objectionable characteristics, such as aggressive growth, or noxious properties that cause allergic reactions or poisoning are considered as invasive vegetation. The introduction of these invasive species dates back to the earliest arrivals of explorers and settlers to the region. Their ships were carriers of a wide variety of seeds and invasive animals. Seeds were present in hay bales, natural packaging, and in food products.

When invasive species become established in forestlands, on stream banks, or in wetlands, they tend to suffocate out native vegetation. This leads to the reduction of the biological diversity of the area; decrease in wildlife habitat or the area, and in some situations, the degradation of water quality and reduction of the recreational value of an area.

Japanese knotweed (*Polygonum cuspidatum*), multiflora rose bush (*Rosa multiflora*), common reed grass (*Phragmites australis*), and garlic mustard (*Alliaria petiolata*) thrive in disturbed situations and in edge areas where light levels are high and competition from woody plants is low. Japanese knotweed is most prevalent along riverbanks and riparian zones. Once established, it forms large monospecific stands, which displace all native vegetation. These stands, which are extremely persistent, have been found to be virtually impossible to eradicate. Japanese knotweed is known to be along the Shenango River and is expanding its range. It can also be found along Little Shenango River and other small tributaries in the area.

Purple loosestrife (*Lythrum salicaria*), probably more aggressive than Japanese knotweed, adapts readily to natural and disturbed wetlands. It forms dense, homogenous stands that restrict native wetland plant species.



**Garlic mustard (*Alliaria petiolata*)**  
(National Park Service, 2003)



**Purple loosestrife (*Lythrum salicaria*)**  
(Sea Grant Program, 2003)

A type of protected habitat area exists near the project area. An Important Bird Area (IBA) is a site that is recognized globally for its bird conservation value. The National Audubon Society administers this program in the United States and these areas are monitored by volunteer efforts. IBAs were established to promote habitat conservation by focusing attention on ways to avoid habitat fragmentation, suburban sprawl, and overbrowsing by deer. Although no IBAs exist within the project area, the Barrows Heronry and Brucker Sanctuary, an approximately 55 acre IBA, is located approximately 1.5 miles south of the Hempfield Township municipal boundary. Presently, this IBA contains the largest Great Blue Heron colony in Pennsylvania.

### Air Quality

Air pollution is the nation's largest environmental health risk. 200 million tons of toxic emissions pollute the air in the United States each year. Much of this pollution is created by human influences, such as industry, power plants, cars, and trucks. Since air pollution is not confined to a specific area, it affects everyone.

This project is in the Northwest Pennsylvania county group, but is not located within one of the 13 PADEP's designated air basins; however, it does fall within range of one of the three non-basin areas, the Shenango Valley. These monitoring stations are located in Farrell, approximately 15 miles southwest of Greenville. The Air Quality Index (AQI), which reports on levels of five major air pollutants: ozone, particulate matter, sulfur dioxide, carbon monoxide, and nitrogen dioxide, was below 50, signifying the highest rating (good) on PADEP's website. Numerous sources of air pollution including ozone (O<sub>3</sub>), nitrogen oxides (NO<sub>x</sub>), sulfur dioxide (SO<sub>2</sub>), methane, and fine particulates could affect this area. While each source is produced by different conditions, the burning of fossil fuels, automobile emissions, industries, and power plants are the primary producers of air pollution.

Agricultural Land Preservation

The Agricultural Area Security Area Law (Act 43 of 1981) enables landowners to propose the creation of agricultural security areas (ASA) to local units of government. Agricultural security areas consist of 250 or more acres of viable farmland and may be comprised of multiple non-contiguous tracts of land at least ten acres in size. At least 50% of the soils on that land must have a soil capability class of I-IV, as determined by the USDA Soil Survey and zoning shall permit agricultural use, but need not exclude other uses. Incentives to encourage farming and to discourage development in these agricultural areas are provided by the Act. The Agricultural Area Security Area Law authorizes county governments to establish programs for the purchase of development easements. Another important feature of the act is that municipalities are prohibited from enacting laws / ordinances that unreasonably restrict farm practices within the agricultural security area.

Hempfield Township has 1,194.5 acres designated as ASA (shown in Figure 8-3) while there are no ASA in Greenville Borough.

## ***Analysis of Existing Conditions***

### Topography and Steep Slopes

Slopes are significant factors when determining the extent and type of development to be planned. Land along the river and streams with very little slope is usually also determined to be floodplain, lacking good drainage and poor soils. Land with slopes in excess of 25 percent begins to present problems for development. Valley sides are usually moderately steep except on the upper reaches of streams where the side slopes are fairly gentle.

Steep slope regulations prevent buildings and structures from being built on areas identified as having a slope above 25%. The intent of such regulations is to prevent injury or financial loss and to maintain adequate foliage cover on hillsides and preserve open space. Steep slope regulations prevent construction on areas deemed landslide prone by the Municipalities engineer. Slopes of 25% or greater should be considered for development only if other environmental factors allow development. Slopes exceeding 40% should not be considered for development.

### Soils and Geology

In terms of planning efforts, soils are important in determining the suitability of a site for on-lot sewage disposal systems, development opportunities, and areas of high agricultural productivity. Soils usually vary throughout a given profile and are rarely uniform throughout a site. It should be noted that soil testing to determine the soil permeability, bearing capacity, and drainage should be conducted on every development site.

The make up of the soils and geology of a region have a large impact on the suitability of a site or area for development. Soils determine the ability of a site to absorb and filter the effluent from septic systems, the suitability for the construction of foundations or other types of structures, the cost of building roads, and the appropriate type of landscaping. The Soil Survey for Mercer County (USDA, 1971) should be checked for suitability with every development project, whether residential, commercial, or industrial in nature. In addition, detailed field investigations should be conducted prior to development.

### Streams

Water quality monitoring will help to identify the quantity and degree of pollutants and begin to focus on clean up efforts where needed most. Development along streams can result in major impacts to the water resources of the region. Riparian buffers should be maintained and replanted where feasible and reasonable. The removal of riparian buffers results in adverse affects on water quality, wildlife and aquatic habitat, stream bank stabilization, and aesthetics of the waterway.

Through Greenville Borough, the streambank along the Shenango River does not provide the desired functions of a riparian buffer. Vegetation exists along the banks; however, in many of these areas, a single grass species is present and it is mowed to the stream. The physical

conditions of the Little Shenango River, Mathay Run, and Saul Run all appear to be supporting a healthy riparian zone and stream.

### Floodplains

Whenever development occurs in close proximity of a stream, the developer must be aware of the designated floodplain. Buildings and other structures proposed within the floodplain should be either elevated or flood-proofed to or above the elevation of the floodplain. FEMA floodplain mapping should always be consulted prior to approving any development within the region.

Floodplain overlay districts are created to restrict development within areas that are designated as flood prone areas. A floodplain is defined as any land adjoining a river or stream that has or may be expected to be inundated by floodwaters in a 100-year frequency flood. Regional approaches are encouraged when addressing watershed flood plain planning as watershed boundaries cross municipal boundaries. Sections 604, 605 and 609 of the MPC address floodplain management and zoning. Flood plains should be classified as a separate zoning district. This classification regulates, restricts or prohibits certain uses within the flood plain.

### Wetlands

River wetlands perform several functions including the retention and gradual release of floodwaters and bank stabilization. Wetlands slow flooding by limiting the movement of water through the wetland, increasing retention time, and allowing water to infiltrate into the soil. When floodwaters recede, these wetlands function to gradually release stored water back into the river. Along with forested and riparian corridors, the root systems associated with herbaceous and scrub/shrub wetland vegetation anchors the otherwise unstable alluvial soils of the riverbank.

These ponds serve several functions: water retention, sediment trapping, toxic material retention, flood flow alteration, and wildlife and aquatic habitat. Due to increased development in the region, wetlands are being impacted and loss of habitat and functions is resulting. Efforts should be made to preserve and maintain these systems for future benefits.

The large wetland system in Hempfield Township located on Greenville Water Authority property probably is important in removing excess sediment and toxicants from runoff from the adjacent Hadley Road. The outlet to this wetland is an unnamed tributary (UNT) to the Little Shenango River; therefore, the wetland functions to protect the water quality of the Little Shenango River, a major tributary to the Shenango River.

### Ecological Habitats

Numerous areas, including both public and private lands, could be forged into ecological habitat dedicated protection areas through a variety of landowner agreements, easements, special programs (like the PGC Public access and safety zone programs) or a combination of methods. Ultimately, areas set aside now will be the exemplary natural areas of the future, and if planned well and of sufficient size, will become premier areas for biodiversity protection within the region.

Forest lands, stream valleys, and other natural areas will continue to be lost to development if no steps are taken to preserve them. Preserving and enhancing the ecological integrity of the region lies within the ability and commitment of the local governments, public and private agencies, citizens groups, and landowners to agree on specific conservation goals and work together to see them accomplished.

Riparian buffers, areas of vegetation that are maintained along the shore of a water body to protect stream water quality and stabilize stream channels and banks, are essential to good water quality and aquatic habitats. These areas of tree buffers surrounding bodies of water should be preserved or replanted where feasible. Riparian buffers provide additional benefits to landowners and the larger community by:

- Safeguarding water supplies by protecting groundwater recharge areas
- Providing flood control
- Providing stormwater management potential – natural vegetation provides a basis for innovative stormwater management systems. Stormwater flows from retention basins can be directed to, and allowed to flow through forested buffers to reduce nutrient and sediment loads.
- Improving the health of cities, boroughs, and townships by improving water and air quality.
- Stimulating economic opportunities such as by providing valuable open space, which may increase land values and, therefore, the tax base.
- Providing some federal tax incentives to landowners (depending on a landowner's financial situation) willing and able to place some of their lands under conservation easements.
- Cost savings by reducing grounds maintenance.
- Providing recreation opportunities, and associated economic benefits for recreation-related businesses.
- Providing educational and research opportunities for local schools and colleges.
- Providing windbreak, shade, and visual buffer.

### Air Quality

Another, more local producer of air pollution, particularly fine particulates, is residential open burning. Fine particulates are extremely small dust particulates that float in the air. These particles can cause health problems from coughing and eye irritation to damaging lungs, kidneys and the liver.

It is not uncommon across the Commonwealth to find burn barrels in back yards. This technique has been used for decades to reduce the waste in landfills and is legal under the Air Quality regulations. Open burning is allowed on the property of private residences where not more than two families are living. However, the waste can not include demolition waste, home insulation, shingles, treated wood, paint, painted or stained objects, tires, mattresses, box springs, metal, insulated rubber coated copper wire, television sets or appliances, automobiles or parts, and batteries. These items must be disposed of according to the solid-waste regulations.

Other issues related to open burning are left up to the municipal officials. The municipality, under state law, has the right to enact an ordinance with requirements that are equal to or more stringent than state regulations. In today's society, burning should be minimal. Most waste can be recycled or a commercial hauler can dispose of it properly.

### Agricultural Land Preservation

As stated earlier, Hempfield Township has 1,194.5 acres (non contiguous tracts of land) designated as Agricultural Security Areas (ASA), which is approximately eight percent of the total land acreage. Indirect benefits of land that is rural in nature contribute to community character, preservation of farmland, promotion of habitat preservation, and greenway corridors. In addition these types of land uses require less municipal services than uses such as housing.

ASA provide three main benefits to landowners:

1. The Township Supervisors agree to support agriculture by not passing nuisance laws that would restrict normal farming operations.
2. Limitations are placed on the ability of government to condemn farmland in the Agricultural Security Area for highways, parks, schools, or municipal projects.
3. Landowners will be eligible to voluntarily apply to sell a conservation easement to the Mercer County Agricultural Land Preservation Board. The conservation easement is a covenant on the land that states the land must be available for agricultural use in perpetuity. The value of the conservation easement is appraised and a landowner may sell an easement for cash to the county and/or the Commonwealth of Pennsylvania. The Agricultural Land Preservation Program requires that an owner may only sell the conservation easement if located within an ASA of 500 acres or more.

Another program available to assist landowners in farmland / open space preservation, is the Pennsylvania Farmland and Forest Land Assessment (Act 319 of 1974) also known as the "Clean and Green Program." This program is designed to provide incentives to landowners for preserving land devoted to agricultural use, agricultural reserve and/or forest reserve woodlots. When land owners apply to the program, parcels of 10 acres or more devoted to these uses, for general tax purposes, are taxed according to the "use value" (i.e. farmland) rather than the prevailing "market value".

Future planning initiatives including zoning amendments should ensure that agricultural uses are permitted and township officials would be well advised to work with the MCRPC to identify long range regional goals for agricultural uses and open space preservation. In this manner, planning initiatives such as infrastructure expansion will not harm existing ASA and can in fact support agricultural activities and encourage compatible development.



**NATURAL RESOURCES IMPLEMENTATION MATRIX**

**GOAL: Promote a sustainable community by ensuring that future development meets the economic and social needs of the residents in a manner that does not destroy the productivity or health of its natural systems**

Strategies	Responsible Party	Potential Partners	Funding Sources
Develop flood response education materials, flood awareness seminars for residents	Mercer County Planning Commission, Greenville Borough, Hempfield Township	Shenango River Watch, local emergency response, DEP, Mercer County EMA, Mercer County Conservation District, Municipal Water Authority, DEP, DCED	Rivers Conservation Program (DCNR), Growing Greener (DEP), Source Water Protection Grant Program (DEP), Non-Point Source Pollution Control (DPE), Stream Improvement Program (DEP), Western Pennsylvania Watershed Protection Program, Governor's Award for Watershed Stewardship Program (DEP), Flood Mitigation Assistance Program (PA EMA), The William Penn Program, Charles A. and Anne Morrow Lindburgh Foundation, Fish America Foundation, Coldwater Heritage Partnership (PA DCNR & PA Fish & Boat Commission)
Follow the recommendations of the Shenango Watershed Assessment	Mercer County Planning Commission, Greenville Borough, Hempfield Township		
Work with Shenango Conservancy, Shenango River Watchers, and volunteers to monitor river water quality locally	Mercer County Planning Commission		
Continue to enforce land use regulations to preserve floodplains	Mercer County Planning Commission, Greenville Borough, Hempfield Township	Greenville Borough Council and Code Enforcement Staff, Hempfield Township Supervisors and Code Enforcement Staff, Mercer County Regional Planning Commission	Municipal Budgets, CDBG
Review the feasibility of a river corridor overlay district to implement design	Planning Commissions, MCRPC, watershed groups	Mercer County Planning Commission, Municipal Planning Commissions, Local Governing Bodies	Governor's Center for Local Government Services (DCED), Local Government Academy, Sustainable Pittsburgh
Conduct a review of local ordinances to ensure the compatibility of regulations with the comprehensive plan	Greenville Borough Council & Hempfield Township Supervisors		Governor's Center for Local Government Services (DCED)

**NATURAL RESOURCES IMPLEMENTATION MATRIX**

**GOAL: Promote a sustainable community by ensuring that future development meets the economic and social needs of the residents in a manner that does not destroy the productivity or health of its natural systems (*continued*)**

Strategies	Responsible Party	Potential Partners	Funding Sources
Review zoning ordinances to protect agricultural areas to regional needs	Planning Commissions	Mercer County Planning Commission, Municipal Planning Commissions, Local Governing Bodies	US Dept. of Agriculture
Update flood plain designations - get local update to county / FEMA	Greenville Borough Council & Hempfield Township Supervisors		Flood Mitigation Assistance Program (PA EMA)
Encourage planting or enhancements of vegetative buffers along waterways, stream bank fencing, stream crossings	Mercer County Planning Commission, Greenville Borough, Hempfield Township	Shenango River Watch, local emergency response, DEP, Mercer County EMA, Mercer County Conservation District, Municipal Water Authority, DEP, DCED, Greenville Business & Professional Women, Greenville Lions, Kiwanis of Greenville, Moose Club, American Legion Post 140, Fraternal Order of Eagles, Eureka Lodge, Veterans of Foreign Wars, Lions Club, Knights of Columbus, Northwest Pennsylvania Cooperation Council, The Good Shepard, Greenville Area Ministerial Association	Rivers Conservation Program (DCNR), Growing Greener (DEP), Source Water Protection Grant Program (DEP), Non-Point Source Pollution Control (DPE), Stream Improvement Program (DEP), Western Pennsylvania Watershed Protection Program, Governor's Award for Watershed Stewardship Program (DEP), Flood Mitigation Assistance Program (PA EMA), The William Penn Program, Charles A. and Anne Morrow Lindburgh Foundation, Fish America Foundation, Coldwater Heritage Partnership (PA DCNR & PA Fish & Boat Commission),
Develop a volunteer steward program that would serve to encourage landowners to undertake their own riparian buffer improvement programs	Mercer County Planning Commission, Greenville Borough, Hempfield Township		
Implement a volunteer effort for trash pick-up	Mercer County Planning Commission, Greenville Borough, Hempfield Township		Local Business and Private Sponsorships/Donations
Designate community clean up days	Greenville Borough Council & Hempfield Township Supervisors		Local Business and Private Sponsorships/Donations

An economic plan is a vital element of a comprehensive plan. The economic plan assesses the ability to meet the economic needs of residents and of those individuals and families anticipated to reside and work in the Borough and Township, and those who work or seek gainful employment within the region. The plan provides research and analysis of trends and market factors in order to identify recommendations for influencing local economic growth patterns with specific strategies for concentrated development efforts for revitalization, rehabilitation, business retention and expansion and new development. Market factors and economic indicators addressed in this plan include labor force, employers, education and training programs, government incentives and funding and intermediaries such as workforce development agencies and economic development agencies.

### **A. Existing Conditions**

The Greenville Hempfield area has several strong economic factors in its favor including a stable economy, educational and cultural advantages, and unlimited recreation opportunities. More than 50 manufacturing industries, small businesses and institutions such as Thiel College, and UPMC hospital provide jobs for area residents. While the Greenville Hempfield region has a rural atmosphere, it has large market area amenities and access to larger markets. Economic conditions in this plan are presented through several key traits and variables including a location profile, employment sector trends, unemployment rates, income trends, a Downtown Business Survey, a spending preference survey of Thiel College students, and a listing of current economic development incentives.

### **LOCATION PROFILE**

The Greater Greenville Area, a peaceful, college community in the rolling hills of western Pennsylvania, combines the advantages of small-town living with easy access to the metropolitan areas of Pittsburgh and Cleveland. The community is located within 15 miles of Interstates 80 and 79 and has good truck access for industry. The more than 50 manufacturing industries that provide jobs for area residents include Jamestown Paint Company, CIT, Hodge Foundry and Salem Tube. The Greenville-Reynolds Development Industrial Parks are located just three miles south of Greenville Borough and in Hempfield Township. The Industrial Parks and community are also served by two major rail companies, Norfolk Southern (NS) and Bessemer & Lake Erie (B&LE).

In addition to a growing industrial base, the Greenville area offers an excellent educational and cultural environment. Thiel College offers a four-year liberal arts program with studies in 22 major fields and its Center for Lifelong Learning meets area resident's ongoing educational needs. The Greenville Symphony Orchestra annually presents several concerts in Thiel's Passavant Center.

The Greenville Area is considered an economic center with a population of 24,620 within a region with a population of 120,293. Other amenities include the Borough's Riverside Park and a recently developed 42 acre regional Sports Complex. The Borough is home of the Canal Museum, Greenville Railroad Park and Museum and Greenville Historical Society. A wide array of community activities are conducted throughout the year.

**Access to Markets**

Mercer County communities are located within one day's driving distance to over half of the major U.S. markets and over half of the U.S. retail sales volume, and is located midway between two major market centers, New York City and Chicago.

**Infrastructure & Utilities**

Major infrastructure and utilities providing services in the region include the following.

Interstate Highways:	Junction I-79 & I-80
Limited Access Expressway:	Route 60
Rail:	Norfolk Southern Bessemer & Lake Erie
Utilities:	Greenville Water Authority Greenville/Reynolds Water Company Penn Power, A First Energy Company National Fuel Gas Dominion Peoples Verizon

**Health Care**

Founded in 1906, UPMC Horizon is a premier health care system which operates state-of-the-art facilities in Greenville and surrounding communities. In addition to the hospital, UPMC Horizon operates the Greenville Wellness Center. UPMC Horizon employs over 1,000 professionals and support staff, including over 300 physicians on its medical staff.

*Source: Team Mercer County, Mercer County, Pennsylvania and Mercer County Pennsylvania, A Community Profile.*



## **ECONOMIC TRENDS**

A review of economic trends provides a basis for comparing past conditions to existing conditions and may provide an indication of future conditions. Various economic indicators used to provide economic trends include employment by job type and sector, unemployment rates, places of work, commuter information, and household income. Although some of the following information is provided in the Demographic Section of this plan, it has been reiterated in this section to illustrate the economic conditions of the Greenville Borough and Hempfield Township region.

### **Employment**

The types of jobs of those employed, the industries employing the population, and the commuting patterns all play an important and integral role in the region's economic future. Employment statistics were derived using data about the civilian labor force (*those people aged 16 years or older, who are employed or seeking employment*), who provided information on occupation, employment status, and travel characteristics when completing the 2000 United States Census forms.

Table 9-1 illustrates the employment in the region by job type including the percentage employed in professional or management occupations, service occupations, sales and office occupations, farming, fishing and forestry occupations, construction, extraction and maintenance occupations, and production, transportation and material moving occupations.

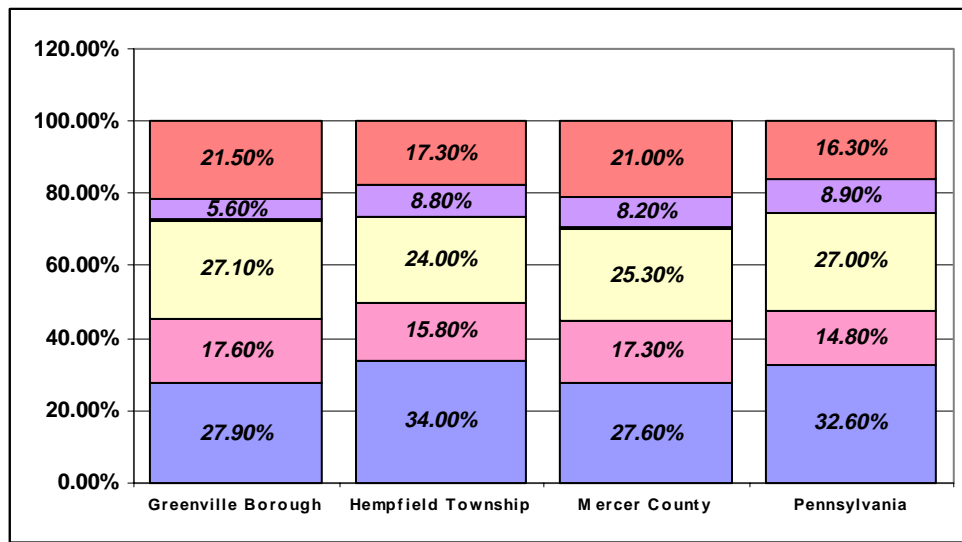
**Table 9-1: Employment by Job Type**

Municipality	Occupation					
	Management, Professional, and Related	Service Occupations	Sales and Office	Farming, Fishing, and Forestry	Construction, Extraction, and Maintenance	Production, Transportation, and Material Moving
<b>Greenville Borough</b>	27.9%	17.6%	27.1%	0.2%	5.6%	21.5%
<b>Hempfield Township</b>	34.0%	15.8%	24.0%	*0.0%	8.8%	17.3%
<b>Mercer County</b>	27.6%	17.3%	25.3%	0.6%	8.2%	21.0%
<b>Pennsylvania</b>	32.6%	14.8%	27.0%	0.5%	8.9%	16.3%

Source: US 2000 Census

\* Refer to pages 9-6 through 9-7 for explanation of this percent.

Greenville Borough has the highest percentage of employment in sales and office jobs, which is on par with both the county and the Commonwealth. Hempfield Township is the leader in the Greater Greenville Area in terms of employment in management, professional, and related occupations, a figure higher than both Mercer County and the Commonwealth of Pennsylvania.

**Chart 9-1: Employment by Job Type**

Note "layers" in the chart represent the following (top down):

Production, Transportation, and Materials moving

Construction, Extraction, and Maintenance

Farming, Fishing, and Forestry

Sales and Office

Service Occupations

Management, Professional and Related

Source: US 2000 Census

Chart 9-1 graphically shows percent of the workforce employed by job type. Across the board, the study area has a very small percentage of its population employed in farming, fishing, and forestry. Greenville Borough has a lower percentage of its population employed in construction, extraction and maintenance than its counterparts in the study area. The Greater Greenville Area as a whole and Mercer County have higher percentages employed in production, transportation, and material moving occupations than does the Commonwealth.

### **Regional Employers**

Table 9-2, Regional Employers provides a listing of primarily industrial employers within the regional that provide diverse employment opportunities for local and regional residents. The various market sector represented include: feed and feed ingredients to support local and regional agricultural activities, embroidery and silk-screening, fabricated wood buildings and components, wood kitchen cabinets, books and magazine publishing, commercial printing, asphalt, plastic products, steel and metal products and fabrication, manufacturing of toys and hobby items, motor vehicle parts and bodies, lumbering and wood products, sporting goods and apparel, industrial/commercial machinery and equipment, orthopedic and surgical supplies, dietary supplies and products and other miscellaneous operations. The majority of employment opportunities include steel and metal product manufacturing and related operations consisting of 59.6% of the employment base, motor vehicle parts and accessories 12.4% of the employment base and plastics 4.9% of the employment base.

**Table 9-2: Regional Employers**

<b>Name of Employer</b>	<b>Location</b>	<b>SIC Code</b>	<b>Number Employed</b>
Pringle Supply & Equipment, Inc.	Greenville Borough	2048, Prepared Feeds and Feed Ingredients for Animals and Fowls	6
Custom Corner Sportswear	Greenville Borough	2395, Custom Embroidery & Silk-screening	5
Greenville Wood Products	Pymatuning TWP	2431, Millwork	5
Carl's Woodworking	Otter Creek TWP	2434, Wood Kitchen Cabinets	2
Oakes and McClelland	Hempfield TWP	2439, Structural Wood Members	20
Taylor-Ramsey Corporation	Hempfield TWP	2449, Wood Crates & Pallets	15
Reynolds Building Systems	Pymatuning TWP	2452, Prefabricated Wood Buildings & Components	7
Newark Paperboard Products	Pymatuning TWP	2655, Cylindrical Paper Products	21
Greenville-Record Argus Inc.	Greenville Borough	2711, Newspapers	29
Beaver Pond Publishing	Otter Creek TWP	2721, Book & Magazine Publishing	2
CCI Printing	Greenville Borough	2752, Commercial Printing	9
Select Industries, Inc.	Pymatuning TWP	2752, Commercial Printing	17
Hot Pepper Wax Inc.	Pymatuning TWP	2869, Organic Insect & Animal Repellent	7
Landfried Paving Inc.	Pymatuning TWP	2951, Asphalt Products	10
VEC Technology, Inc.	Hempfield TWP	3089, Plastics Products	100
LV Micsky Excavating	Delaware TWP	3272, Concrete Products	5
Curtis Trucking & Concrete Inc.	West Salem TWP	3273, Ready-Mixed Concrete	10
R.W. Sidley Inc.	Greenville Borough	3273, Ready-Mixed Concrete	10
Salem Tube, Inc.	Pymatuning TWP	3317, Steel Pipe & Tube	82
Hodge Foundry, Inc.	Hempfield TWP	3321, Gray & ductile Iron Foundries	87
ELG Metals Inc.	Pymatuning TWP	3356, Rolling, Drawing & Extruding of Nonferrous Metals	35
Northeast Industrial Manufacturing, Inc.	Hempfield TWP	3441, Fabricated Structural Metal	35
Quality Steel Fabricators	Pymatuning TWP	3441, Fabricated Structural Metal	12
Sha-co Welding & Fabricating	Greenville Borough	3443, Fabricated Plate Work	7
Nittany Coatings Inc.	Pymatuning TWP	3479, Coating, Engraving & Allied Services	7
J.L. Hartman Company	Pymatuning TWP	3498, Fabricated Pipe & Pipe Fittings	7

**Table 9-2: Regional Employers (continued)**

<b>Name of Employer</b>	<b>Location</b>	<b>SIC Code</b>	<b>Number Employed</b>
Derr Industries	Delaware TWP	3499, Fabricated Metal Products	7
Werner Co.	Sugar Grove TWP	3499, Fabricated Metal Products	500
Precisions Pattern & Woodworking	Hempfield TWP	3543, Industrial Patterns	5
LWB Refractories-Greenville	Greenville Borough	3547, Rolling Mill Machinery & Equipment	34
Powered Aire	Pymatuning TWP	Industrial & Commercial Fans, Blowers, Air Purification Equipment	12
Advanced Bulk & Conveying, Inc.	Pymatuning TWP	3599, Industrial & Commercial Machinery & Equipment, NEC	30
Mobile Medical Innovations Inc.	Pymatuning TWP	3713, Truck & Bus Bodies	3
PennTecQ, Inc.	Pymatuning TWP	3714, Motor Vehicle Parts & Accessories	220
Shine's Stainless Exhaust	West Salem Township	3714, Motor Vehicle Parts & Accessories	197
Contour Form Products	Greenville Borough	3842, Orthopedic, Prosthetic & Surgical Appliances & Supplies	7
Strive Strength Systems	Delaware TWP	3949, Sporting & Athletic Goods	17
Tilden Hardwood Lumber Sales	Greenville Borough	5031, Lumber, Plywood, Millwork & Wood Panels	1
Reynolds Services, Inc.	Pymatuning TWP	5051, Metal Service Centers & Offices	95
Carolwood Corporation	Delaware TWP	5084, Industrial Machinery & Equipment	5
Ebizzz4me	Greenville Borough	5731, Radio, Television and Consumer Electronics Stores	10
Loomco International	Pymatuning TWP	5092, Toys and Hobby Goods and Supplies	40
Olie Ericksen Company	Pymatuning TWP	3724, Aircraft Engines & Engine Parts	5
Greenville Health Products, Inc.	Pymatuning TWP	Health Products	2
Greenville Metals, Inc.	Pymatuning TWP	Metal Recovery	91
Disanto Jet Gas Inc.	Pymatuning TWP	Distribution of Cylinder Tanks	1
Anderson Construction Co., Inc.	Pymatuning TWP	Industrial Design/Build	15
Ferguson Steel Erection Company	Pymatuning TWP	Structural Steel Erection	16
Greenville Steel Sales	Pymatuning TWP	Structural Steel Erection	16
Halton Health, Inc.	Pymatuning TWP	Distribution for MSM	5
Lowry Mobiel Communications, Inc.	Pymatuning TWP	Sale & Maintenance of Communication Equip.	7
Homes in Pennsylvania	Pymatuning TWP	Mobile Home Sales	2



**Table 9-2: Regional Employers**

<b>Name of Employer</b>	<b>Location</b>	<b>SIC Code</b>	<b>Number Employed</b>
National Fuel Resources	Pymatuning TWP	Energy Marketing	1
Virtual Can Systems	Pymatuning TWP	Metal Service and Export	95
UPMC – Horizon Business Center	Pymatuning TWP	Hospital Billing & Accounting	35
Sentry Buildings	Pymatuning TWP	Storage/Cabin Manufacturing	10
Pacific Pride/Brownie's Bulk Plant	Pymatuning TWP	Diesel Fuel & Gasoline Fueling Center	1
Pacific Rainbow International	Pymatuning TWP	Dietary & Supplemental Products	2
Aspen Limited LLC	Pymatuning TWP	Home Builder	4
Bennington Furniture	Pymatuning TWP	Manufacturer Commercial Seating & Equip.	3
Clean World Industries	Pymatuning TWP	Manufacturer of Blind-Enzyme Soap and Bacteria Stimulantes	1
Rt. 18 Truck and Auto Sales	Pymatuning TWP	Truck, Auto and Golf Cart Sales	1
Swingle's Automotive Service	Pymatuning TWP	Auto Repair	4
Tico Manufacturing Inc.	Pymatuning TWP	Manufacture & Distribution of Irrigation Systems, Slurry Mgt. Systems, Snow Making Pumps	5

*Sources: Mercer County 2003 Industrial Directory, Penn-Northwest Development Corporation  
Greenville-Reynolds Development Corporation as of 12/31/03*

### **Labor Force**

An important component of a community's demographics is the diversity of the labor force that exists within that region. Economic stability of Greenville Borough and Hempfield Township is based upon local, regional, state, national and global economics. The region has recognized that its ability to compete in state, national and global economies depends on the quality and capacity of the region's workforce. A diverse labor force is also an indicator of economic stability. As experienced across the Commonwealth, communities tied closely to a single industry are subject to economic challenges if that industry were to fall on difficult times. Table 9-3 breaks down the region's employment by sector in comparison to state employment statistics.

**Table 9-3: Employment by Sector**

<b>Employment By Sector</b>	<b>Greenville Borough</b>	<b>Hempfield Township</b>	<b>Mercer County</b>	<b>Pennsylvania</b>
Agriculture, Forestry, Fishing and Mining	0.5%	0.0%	1.6%	1.3%
Construction	3.9%	4.8%	5.1%	6.0%
Manufacturing	19.5%	21.8%	20.1%	16.0%
Wholesale / Retail Trade	16.2%	14.1%	17.2%	15.7%
Transportation and Warehousing	4.5%	5.2%	5.0%	5.4%
Information	0.9%	1.7%	1.6%	2.6%
Finance, Insurances, and Real Estate	3.9%	3.4%	4.2%	6.6%
Professional, Scientific, Management	3.6%	3.9%	4.7%	8.5%
Educational, Health and Social Services	30.8%	32.6%	23.7%	21.9%
Arts, Entertainment, and Recreation	7.6%	4.9%	7.7%	7.0%
Public Administration	2.7%	3.2%	4.2%	4.2%
Other Services	5.8%	4.4%	5.0%	4.8%

Source: US 2000 Census

A review of Greenville Borough employment by employment sector reveals that employment sectors with the highest percentages of the total labor force include Educational, Health and Social Services, Manufacturing, and Wholesale / Retail Trade. The three sectors employ roughly 66 percent of the entire labor force, while the other nine sectors employ the remaining 34 percent. Similarly, Hempfield Township has the same three sectors as its highest employment sector's percentages (*Educational, Health and Social Services, Manufacturing, and Wholesale / Retail Trade*). Similar to the region and state, these sectors employ the largest percentages throughout the study area. Greenville Borough and Hempfield Township stand out with significantly higher percentages employed in the Educational, Health and Social Services sector.

One sector that has the greatest difference between the Greater Greenville Area, Mercer County and Pennsylvania is the Professional, Scientific, and Management sector. Approximately 8.5 percent of the population in the Commonwealth of Pennsylvania is employed in this sector, compared to 4.7 percent in Mercer County, and an average of 4.3 percent for the Greater Greenville Area. Similar comparisons hold true for the Information sector and the Finance, Insurances, and Real Estate sector where the Commonwealth figures for these sectors are almost twice that of Mercer County and the Greater Greenville Area.

Data for the Agriculture, Forestry, Fishing and Mining sector may appear low for the area, particularly since there are numerous active farms in the region. The low results may be explained in how the data was collected. The following are definitions from the United States Census Bureau's Technical Documentation for Summary File 3A (SF3A):

*“The data on industry, occupation, and class of worker were derived from answers to long-form questionnaire Items 27, 28, and 29 respectively, which were asked of a sample of the population 15 years old and over. Information on industry relates to the kind of business conducted by a person's employing organization; occupation describes the kind of work a person does on the job.*

*For employed people, the data refer to the person's job during the reference week. For those who worked at two or more jobs, the data refer to the job at which the person worked the greatest number of hours during the reference week.”*

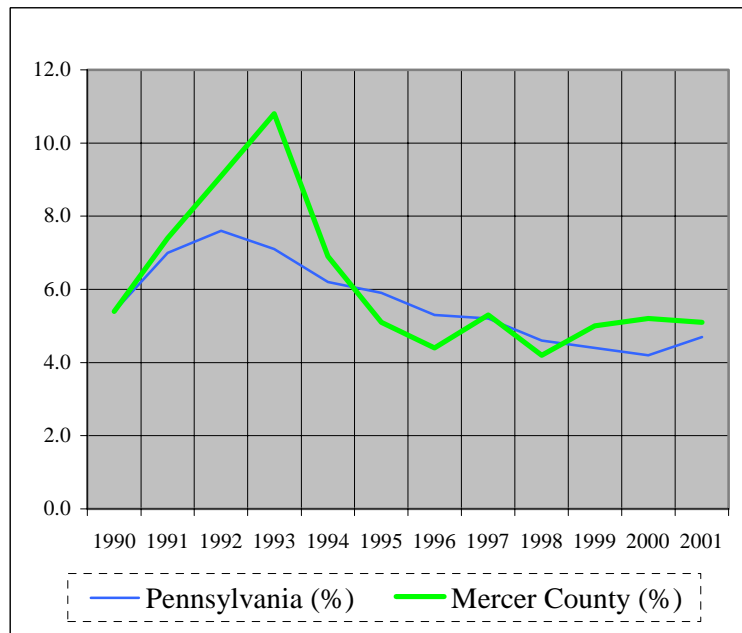
*Reference Week; “The data on employment status and commuting to work are related to a 1-week time period, known as the reference week. For each person, this week is the full calendar week, Sunday through Saturday, preceding the date the questionnaire was completed. This calendar week is not the same for all people since the enumeration was not completed in 1 week. The occurrence of holidays during the enumeration period probably had no effect on the overall measurement of employment status.”*

Respondents may not have been listed Agriculture, Forestry, Fishing and Mining as their primary occupation at the time of the census.

### **Unemployment Rates**

The Pennsylvania Department of Labor and Industry tracks unemployment rates over time; however they do not track and publish rates at the municipal level. Chart 9-2 provides an overview of unemployment trends for Mercer County and the Commonwealth of Pennsylvania for years between 1990 and 2001. Pennsylvania's unemployment rate has steadily declined since 1992, with a slight increase between 2000 and 2001. Mercer County's unemployment rate was at a peak in 1993 at a rate of 10.2 percent. Between 1996 and 1999, the rate fluctuated between 5.2 percent and 4.2 percent before leveling out near 5.0 percent in 1999.

Since 2001, the unemployment rate for Mercer County has increased slightly with a reported annual average of 4.9 percent in 2002 and rise to 5.2 percent in 2003. In 2002 and 2003, September was reported as having the lowest unemployment rate at 3.9 percent and 4.2 percent respectively. In general, unemployment rates are low people in the region that are seeking employment are able to find employment.

**Chart 9-2: Unemployment Rates 1990 - 2001**

Source: Mercer County Regional Planning Commission, Bureau of Labor & Statistics

### **Place of Work**

Table 9-4 presents the areas where residents of Greenville and Hempfield work. Almost 90% of residents who live in Greenville and Hempfield work in Mercer County. Of those who do not work in Mercer County, 6.7% work in another county in Pennsylvania while 4.1% work outside of Pennsylvania. Although the numbers are not available for Hempfield Township, according to the 2000 Census, fewer than 40% of Greenville Borough residents work within the borough while over 60% work outside of the borough. This figure has dropped dramatically from 1990, where over half (55.6%) of all Greenville residents, worked in the borough.



*Opportunity Site T Prairie Park  
is proposed to continue as open space / park with improvements*

**Table 9-4: Place of Work**

	Greenville Borough		Hempfield Township	
	2,788		1,759	
	#	%	#	%
<b>Total:</b>				
Worked in MSA of residence:	2,487	89.2	1,576	89.6
Central city	109	4.4	74	4.7
Remainder of this MSA	2,378	95.6	1,502	95.3
Worked outside of MSA of residence:	301	10.8	183	10.4
Worked in a different MSA:	158	5.7	96	5.5
Central City	16	10.1	30	31.3
Remainder of different MSA	142	89.9	66	68.9
Worked outside any MSA	143	5.1	87	4.9

Worked in Pennsylvania:	2,674	95.9	1,690	96
Worked in Mercer County	2,487	89.2	1,576	89.6
Worked outside Mercer County	187	6.7	114	6.5
Worked outside Pennsylvania	114	4.1	69	3.9

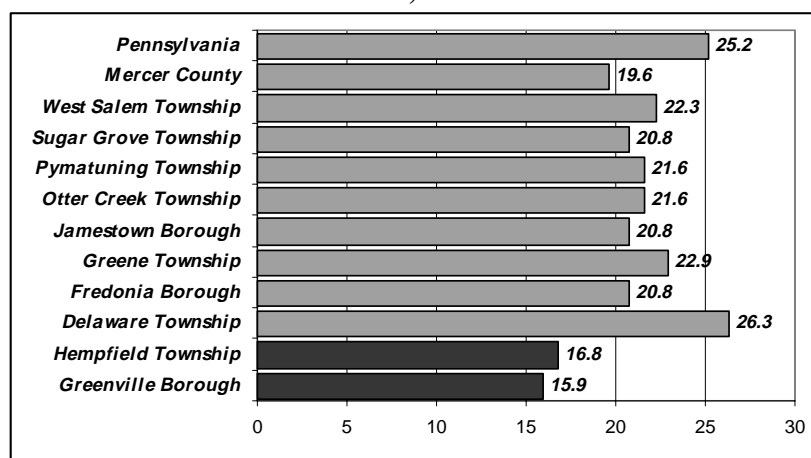
  

Greenville Borough Only:	2,788	100%
Worked in borough	1,037	37.2%
Worked outside borough	1,751	62.8%

Source: US 2000 Census

**Travel to Work**

As shown in Chart 9-3, the mean travel time to work is significantly lower in Greenville Borough and Hempfield Township than in the rest of the study area. These travel times are similar to that of Mercer County, although significantly shorter than the statewide average of 25.2 minutes. Travel time to work data is consistent with place of work data, where Greenville Borough workers are traveling outside the Borough to work but remaining within Mercer County.

**Chart 9-3: Commute to Work, Mean Travel Time in Minutes**

Source: US 2000 Census

### Income

Income as an economic variable is essential for assessing the quality of life in the region. Income statistics were compiled for the project area and include median family and median household income. Household income includes the total income of all members of the household over the age of 15. As many households consist of one person, the median household income is usually lower than the family household income. Dividing the total income distribution into two equal parts, whereby the median is the middle number, derives median income. Table 9-5 shows the 1990 and 2000 median family and household incomes for the study area, Mercer County, and Pennsylvania.

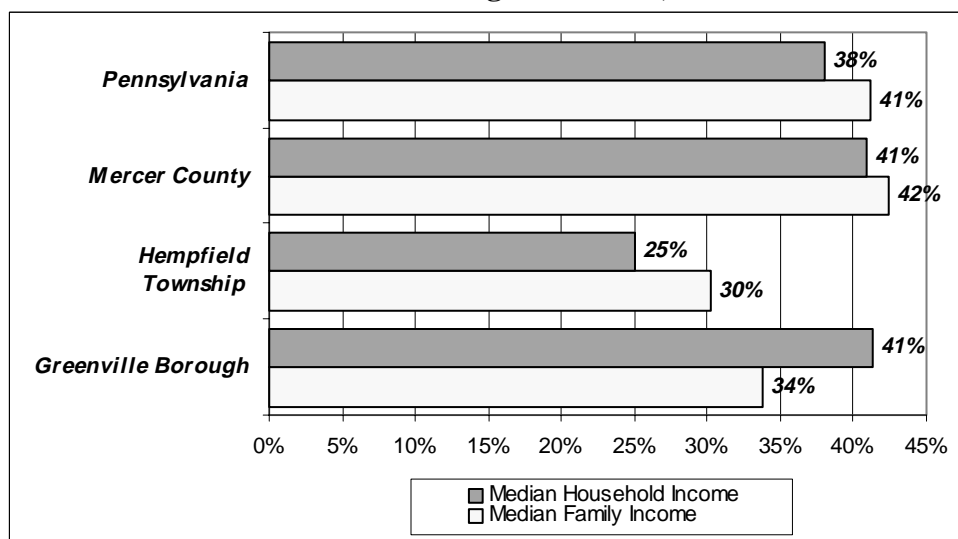
**Table 9-5: Income Statistics for the Greater Greenville Area**

Municipality	Median Family Income- 1990	Median Family Income- 2000	Median Household Income-1990	Median Household Income- 2000
<b>Greenville Borough</b>	\$29,063	\$38,869	\$22,121	\$31,250
<b>Hempfield Township</b>	\$36,078	\$47,008	\$30,723	\$38,396
<b>Mercer County</b>	\$29,347	\$41,776	\$24,599	\$34,666
<b>Pennsylvania</b>	\$34,856	\$49,184	\$29,069	\$40,106

Source: US 2000 Census

Income levels have increased across the board for both families and households in the Greater Greenville Area, Mercer County, and Pennsylvania between 1990 and 2000, as illustrated in Table 9-5 and Chart 9-4.

**Chart 9-4: Percent Change in Income; 1990 - 2000**



Source: US 2000 Census

It is important to note the percentage change in income levels between 1990 and 2000 to compare real income versus net increases. Chart 9-4 graphically displays the percentage change in median family and median household income for the study area between 1990 and 2000. Although income levels are higher in Hempfield Township than Greenville Borough, the actual increase since 1990 is lower in Hempfield than in Greenville. In general, median family and median

household incomes for Greenville Borough are lower than Mercer County and State levels, while Hempfield Township incomes are higher than Mercer County's levels but lower than the State's levels.

### **SURVEYS**

As part of this economic assessment of existing conditions, two surveys were conducted. A survey of the downtown businesses was developed, administered and analyzed to augment and update opinions obtained through the Greenville Borough Market Study of 1993. A survey of Thiel College students was also completed to identify spending preferences and possible niche markets that may be supported by the student population. The results of both surveys are presented in the following sections.

#### **Downtown Business Survey Results**

In 1993, the Borough conducted a Market Study with funds received from the Pennsylvania Department of Community Affairs (DCA), currently referred to as the Department of Community and Economic Development (DCED). The study defined the trade area for Greenville and conducted a comparative analysis of similar markets within the region. The study defined the Central Business District Trade Area to include Greenville Borough, Hempfield Township, Otter Creek Township, Delaware Township, Pymatuning Township, West Salem Township, Greene Township, Jamestown, Sugar Grove Township and Salem Township. Various consumers within this region were surveyed and responses were analyzed. The study results included recommendations for traffic, parking and pedestrian improvements, property maintenance and downtown security, promotion and marketing, taxation and local regulations, Business assistance and recruitment. In addition, the study identified a number of public/private projects including the Downtown Streetscape Project that is currently underway.

The results of this 1993 Study were augmented with a 2003 Downtown Business Survey. This survey focused extensively on the business community. The survey results indicate a wide array of goods and services offered in the downtown. Those range from athletic wear and apparel to home furnishings, automotive supplies and repairs, health care and professional offices, restaurants and flowers and candy stores. The majority of the respondents (*businesses*) gross less than \$250,000 annually. In general retail sales businesses have maintained the \$250,000 annual average, but the majority of these small businesses is not planning future development, expansion or transformation and has in essence stagnated at the current level of business activity.

Survey respondents were also asked to rate various features and amenities of the downtown as well as provide comment about the future of the downtown. The following summary illustrates how businesses' responses and ratings of downtown attributes and future enhancement ideas.

**How would you rate the following attributes in Downtown Greenville?**

Downtown Attributes	Excellent	Good	Fair	Poor	Blank
Public Parking	2	28	29	8	3
Cleanliness	1	14	34	17	4
Traffic Circulation	0	20	33	14	3
Shopping Hours	0	19	28	18	5
Promotions	0	5	36	24	5
Downtown Events	1	10	31	24	4
Crime Prevention	9	29	22	6	4
Sidewalk Maintenance	3	32	25	7	3
Snow Removal	3	43	14	8	2
Streetscape Appearance	0	9	33	26	2
Business Development Opportunities	0	6	25	33	6

**Do you favor the following ideas?**

Downtown Ideas	Yes	No	Not Sure	No Answer / Blank
Residential development above storefronts?	36	11	21	2
Angled street parking where possible?	42	14	12	2
Pedestrian crosswalks?	61	3	2	4
Preserving historic character of structures?	50	7	9	4
Outdoor dining opportunities?	48	11	9	2
Increased public parking?	49	9	9	3
Better signage for downtown, parking and other attractions?	59	4	4	3
More police presence?	27	22	19	2
More attractive sidewalks and street furniture?	52	8	8	2

In general, crime prevention, sidewalk maintenance, and snow removal were rated as good while streetscape appearance, and business development opportunities were rated as fair to poor, and all other categories were rated as fair. Respondents favored pedestrian crossings, better signage for downtown, parking and other attractions, while they were not sure of residential development above storefronts and more police presence.

In addition to the 1993 Market Study and the 2003 Downtown Business Survey, a 2002 Report on the Main Street of Greenville, PA examined the physical appearance of Main Street. The results of the analysis suggest that the Borough provide building owners and merchants with guidance in maintenance and rehabilitation of structures. These recommendations are supported by the majority of survey responses with respect to preserving historic character of structures.

**Thiel College Student Survey Results**

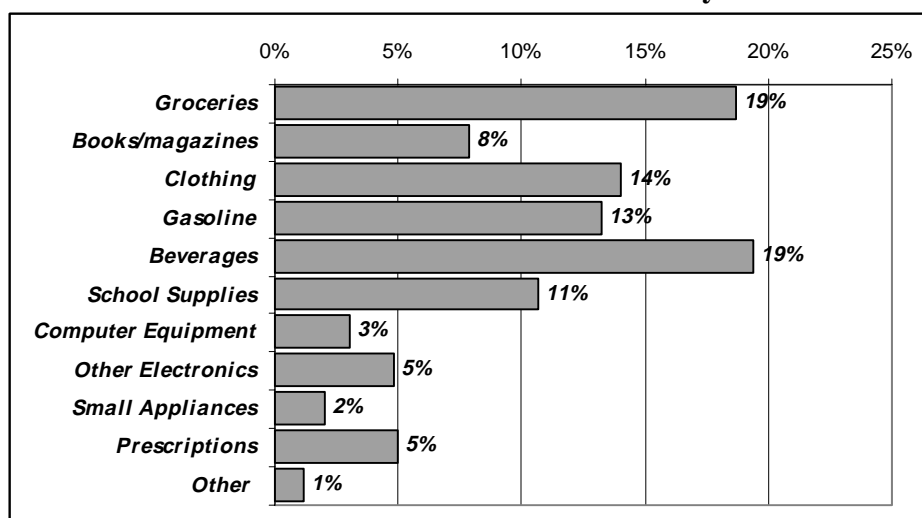
In 2003, a survey of Thiel College students was conducted to obtain information about student needs, and how those needs may be incorporated into the Greenville Borough and Hempfield Township Comprehensive Planning effort. The survey included questions about spending



preferences, purchasing locations, student needs (goods and services), and background information including current year at the college, major, income, housing location and desire to stay in the area after graduation.

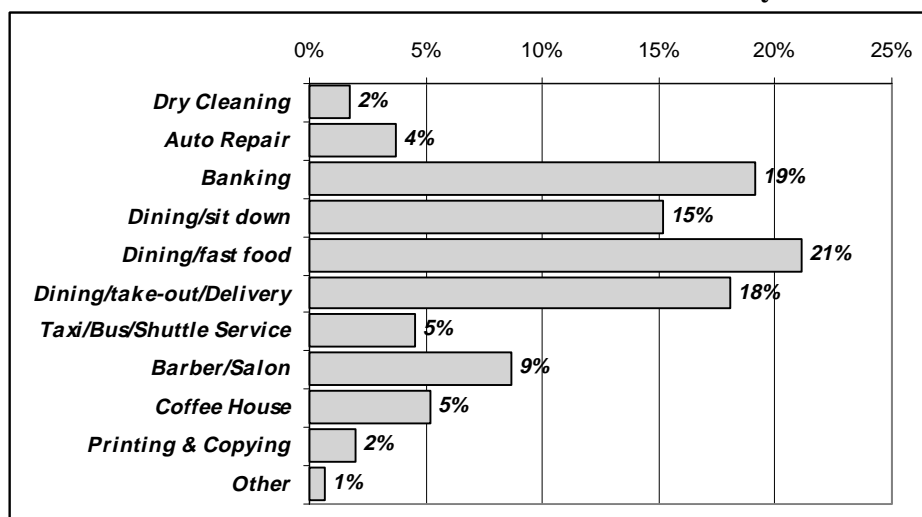
According to survey respondents, the majority of goods and services are purchased on-campus and off-campus-locally, the off campus purchase site listed most often was WalMart (17%), regionally, the location for the purchase of goods and services listed most often was Cleveland Ohio, followed by Sharon. Goods, services, employment and activities that should be available locally according to respondents include grocery store(s), malls (*for clothing and entertainment*), movie theatres, restaurants (*grouped as dinning sit-down and fast-foods: Taco Bell, Arbys, etc.*), and night clubs.

**Chart 9-5 Goods Purchased on a Monthly Basis**



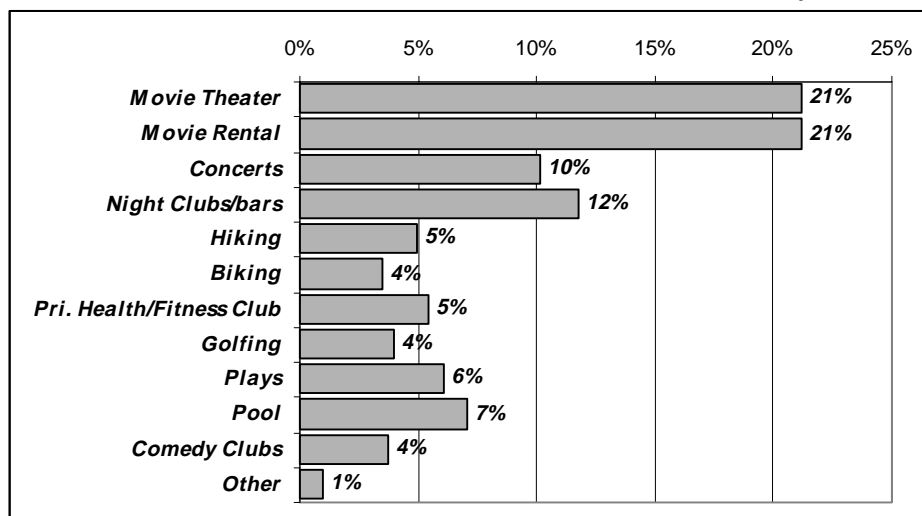
Source: Thiel College Student Survey, MCRPC 2003.

According to respondents and as illustrated in Chart 9-5: Goods Purchased on a Monthly Basis, students mostly purchase groceries, beverages and clothing on a monthly basis, followed by gasoline, school supplies, and books/magazines.

**Chart 9-6 Services Used / Purchased on a Monthly Basis**

Source: Thiel College Student Survey, MCRPC 2003.

The services that students use most often on a monthly basis include fast food, banking, take-out/delivery, and sit down dinning (*refer to Chart 9-6: Services Used / Purchased on a Monthly Basis*). Services used on a perhaps less often than monthly basis include dry cleaning, printing and copying, and other.

**Chart 9-7 Entertainment / Activities Used on a Monthly Basis**

Source: Thiel College Student Survey, MCRPC 2003

Chart 9-7: Entertainment / Activities Used on a Monthly Basis, illustrates that movies and movie rentals are popular monthly activities for students who responded to the Thiel College Student Survey. Other activities and entertainment listed most often include night clubs / bars, concerts and playing pool.

The four most common majors of respondents included business, psychology, English and history. Nearly all (87%) of the respondents are full-time students, over half (55%) are employed between 5-10 hours per week, nearly all (86%) reside in student housing on-campus, 21 students were interested in entrepreneurial opportunities as a small start up business, and 19 students were interested in a business management internship.

### ECONOMIC DEVELOPMENT INCENTIVES

Economic developers with the Greenville area and Mercer County collectively have at their disposal approximately \$5 Million in local revolving loan funds to facilitate new economic development projects. The Penn-Northwest Development Corporation website identifies funding programs in the form of grants and loans available to support economic development efforts within the region. Local resources are augmented by a full compliment of business financing programs provided by the Commonwealth of PA, Department of Community and Economic Development (DCED). Those state and local programs include public/private financial programs tailored to meet specific business needs including land and buildings, machinery and equipment, working capital, exporting, infrastructure and technology development. In addition to these development programs there are a variety of tax abatement, credits and incentive programs as well as the benefits of the Keystone Opportunity Expansion Zone (KOEZ) program.



*Opportunity Site I, an undeveloped commercial site east of railroad underpass has been proposed for development as commercial mixed with residential.*

**Regional Impact of the KOZ/KOEZ Program**

Mercer County is in the designated Northwest Zone. Within this zone there are 20 sub-zones with a total of 4,925 acres designated as KOZ and 1,196 acres designated KOEZ. The Reynolds East Business Park is located within sub-zone NEW-07. Within the Northeast Zone, there have been approximately 57 projects, 1,235 jobs created and \$215 Million in planned and actual capital investment. There were 5 site development projects (*improve the site to make more ready and more attractive for use*) and 5 Brownfield projects creating/retaining 27 jobs. The following table presents a summary of projects within the region benefiting from this program reported as of January 2003 by DCED in the *KOZ/KOEZ Four-Year Report* and updated by Greenville-Reynolds Development Corporation.

**Table 9-6: KOZ/KOEZ Impacts**

<b>Out-of-State Business Expansions/Relocations</b>				
<b>County</b>	<b>Business</b>	<b>Jobs Created</b>	<b>Jobs Retained</b>	<b>Capital Investment</b>
Mercer	Duferco	400	0	\$27,000,000
<b>In-State Business Expansions/Relocations</b>				
<b>County</b>	<b>Business</b>	<b>Jobs Created</b>	<b>Jobs Retained</b>	<b>Capital Investment</b>
Mercer	Precision Steel	15	0	\$791,231
Mercer	Farben Inc.	28	0	\$68,979
Mercer	Haywood Industries	5	0	\$105,880
Mercer	P.E.M.S.	12	0	\$0
Mercer	Temstar USA	1	0	\$0
Mercer	BOC Gases	0	0	\$0
Mercer	Future Holdings Inc.	15	0	\$729,000
Mercer	Hempfield Partners, Inc.	5	0	\$900,000
Mercer	Winner Industries LLC	0	0	\$465,117
Mercer	Cox Garage Doors, Inc.	5	0	\$260,000
Mercer	Powered Aire	0	12	\$500,000
<b>Start-Ups</b>				
<b>County</b>	<b>Business</b>	<b>Jobs Created</b>	<b>Jobs Retained</b>	<b>Capital Investment</b>
Mercer	Sharon Tube Co.	24	0	\$21,807,939
Mercer	Kalco Metals	9	0	\$520,000
Mercer	4 Seasons Construction & Landscaping	5	0	\$315,000
Mercer	B-Line Enterprises	0	0	NA
Mercer	Zoccole Development Corp.	0	0	NA
Mercer	City Slag LLC	0	0	\$0
Mercer	Industrial Systems and Services, Inc.	1	0	\$110,000
Mercer	Legacy Products, Inc.	11	0	\$205,000

After the first four years of the program there were 14 projects that lead to the creation of 535 jobs and a \$53,778,146 capital investment in the region. The tax savings for Reynolds East

KOEZ is estimated at approximately \$95,430 per year for 10 years for a total of \$954,300  
(Source: Reynolds Development Corporation).

### **Industrial Development Sites – Development Sites of Regional Significance**

The Greenville-Reynolds Development Corporation (GRDC) owns and operates three industrial parks with a total of over 1,200 acres in Northern Mercer County. In addition to park ownership, GRDC owns the potable water and sanitary sewer systems serving the parks. The parks are located just north of the Sharon-Hermitage area, within a 15 minute drive of both interstates 79 and 80 as well as State Route 60, which is a direct route to the Pittsburgh International Airport. Motor freight services in the area are abundant and rail service is available at each park. Combined, the parks offer improved and unimproved sites for either immediate occupancy or development. There is approximately 400,000 square feet of development-owned and managed buildings available for lease at the most competitive rates in the northwest region of the state.

### **Reynolds Industrial Park**

Reynolds Industrial Park is a 430 acre development occupied by industrial, warehousing and service-related industries. This park is one of the oldest planned industrial parks in the Northeastern United States, dating back to 1949. Located in this park is a 32-acre site with adjacent rail access, which is designated as a Keystone Opportunity Expansion Zone (KOEZ) which eliminates virtually all state and local taxes through 2013.

### **Reynolds North Industrial Park**

An additional 40-acre site, Reynolds North Industrial Park, was opened in the late 1980s to meet the demand for smaller, fully developed business sites.

### **Reynolds East Business Park (REBP)**

Reynolds East Business Park (REBP) consisting of a 750-acre tract was acquired by the GRDC and began development in 1991. This new *greenfield* development provides high quality business sites with access to rail and all utilities in a controlled, pleasant rural setting. There are 258 acres in the REBP designated for KOEZ. In addition to the KOEZ designation, the State has designated five sites in REBP as “PASELECTSITES” meaning that these sites have met the specific market-driven industry and are “shovel-ready”.

Source: Greenville-Reynolds Development Corporation

## **B. ANALYSIS**

The analysis of economic trends, market factors and future economic trends coupled with public input provides the basis for identifying and assessing economic issues, needs, partners and programs and capacity. The results of this analysis will support various implementation strategies involving various partners to establish a plan to address current and future economic needs.

### **ECONOMIC ISSUES**

Economic issues are further indicators of an area's quality of life and ability to be self sustaining as a community within a regional economy. The following are economic issues as voiced by the community and economic development partners. Overriding economic development issues include the following:

- Out-migration of talented people (*high school, college and vocational school graduates*).
- Loss of manufacturing jobs.
- Aging infrastructure and higher costs to do business (*taxes, energy, transportation, labor costs, overhead costs, etc.*).
- Business and entrepreneurial recruitment from outside is hampered by the State's less aggressive incentives for new investment.
- Significant local unemployment and underemployment rates.
- Growth rate projections are low.
- Nearly 44% of the population's highest level of education is a high school diploma and is considered as an unskilled workforce.
- Lower than average family and household incomes in comparison to state and national averages (*i.e. the Borough poverty rate is above the state average*).
- An aging and shrinking labor force.
- Little or no ethnic diversity.

### **ECONOMIC NEEDS**

Economic needs focus on and around the need to increase household incomes. In order to do this, various market factors that support economic development must be addressed. Those needs include job training, diversification of work force (*increasing levels and diversity of skilled labor*), coordination between work force development and economic development, infrastructure improvements and providing community aesthetics and amenities.

### **ECONOMIC PARTNERS AND PROGRAMS**

The following agencies include both public or public and private partnerships that provide economic development services in Mercer County to prospective business owners within the Borough and Township.

**Economic Development Partners**

- Greenville Area Chamber of Commerce
- Greenville Area Economic Development Corporation
- Greenville-Reynolds Development Corporation (GRDC)
- Penn-Northwest Development Corporation
- Mercer County *CareerLink*
- Mercer County Redevelopment Authority
- Mercer County Regional Planning Commission
- PA Department of Community and Economic Development (DCED)
- PENNDOT

**Greenville Area Chamber of Commerce**

Greenville Area Chamber of Commerce provides a variety of services to the business community and organizations such as economic development assistance, promotion of the community, dissemination of information, and they seek to provide a suitable environment for expansion of existing businesses and improve business conditions. Services are provided through membership as well as through an active business recruitment strategy.

**Greenville-Reynolds Development Corporation (GRDC)**

Greenville-Reynolds Development Corporation (GRDC) owns and operates one of the oldest planned industrial parks in the Northeast United States dating back to 1949. The GRDC provides assistance to companies seeking a business site, in locating an existing warehouse or manufacturing building, or in arranging financing. **Reynolds Industrial Parks** are located just south of Greenville, within a 10-15 minute drive of both Interstate 79 and 80. Motor freight services and rail service are available at each of the Industrial Parks. Potable water and sanitary sewer systems also serve or are available at the Industrial Parks. Please refer to the website for information about space available as well as sites for new development:

<http://www.greenvillereynolds.com/aboutus.html>

**Greenville Area Economic Development Corporation (GAEDC)**

The Greenville Area Economic Development Corporation is a 501(c) 3 private, non-profit economic development agency focusing on small business startups in a business incubator environment as well as small business startups and retention within the region. The corporation coordinates a wide-array of businesses support services and training for new and existing entrepreneurial activities. Please refer to the website for information about various economic development programs: <http://www.gaedc.org/>

**Penn-Northwest Development Corporation**

Penn-Northwest Development Corporation is a 501(c) 3 private, non-profit economic development agency focusing on the attraction of new business and industrial investment to the Mercer County, Pennsylvania area. The corporation has a wide-array of talented staff as well as programs to support this effort. Please refer to the website for information about various economic development programs: <http://www.penn-northwest.com/>

**Mercer County CareerLink**

The Mercer County *CareerLink* is a “one stop” employment center providing a wide array of services that connect employer and job opportunities with qualified job seekers. The *CareerLink* is a partnership that brings together Mercer County’s most effective workforce development resources to serve businesses, educational institutions and individuals through personal service. Please refer to the website for information about various workforce development programs: [http://www.wcjp.org/consortium/02\\_careerlink.htm](http://www.wcjp.org/consortium/02_careerlink.htm)

**Mercer County Redevelopment Authority**

The Mercer County Redevelopment Authority is currently defunct. The Director of the Mercer County Regional Planning Commission (MCRPC) is the Executive Director to the Authority. The MCRPC plans to reestablish this authority and solicit participation of members to the Board. The Redevelopment Authority provides a mechanism for establishment of a Redevelopment Plan and authority for property acquisition and associated redevelopment activities.

**Mercer County Regional Planning Commission (MCRPC)**

The Mercer County Regional Planning Commission assists its 32 member municipalities to undertake and implement a variety of community and economic development plans and projects each year. The MCRPC staff work collaboratively with other agencies, economic development intermediaries, and local municipalities. Please refer to the County’s website for information about various programs: [www.mcrc.com](http://www.mcrc.com).

**Department of Community & Economic Development (DCED)**

The Department of Community & Economic Development (DCED) provides a number of programs designed to address various aspects of community and economic development. Grants are available for planning, operations, revitalization and improvement projects and infrastructure improvements through the various programs described below.

**Community Revitalization Program (CRP)** provides grants for community revitalization and improvement projects to local government, municipal and redevelopment authorities, industrial development authorities or corporations; non-profit corporations and community organizations for projects that meet eligibility criteria.

**Local Municipal Resources and Development Program (LMRDP)** provides grants which promote community and/or development through stabilizing communities, enhancing local government services through inter-municipal approaches to service delivery; infrastructure and other facilities, business retention, business expansion and creation, promotion of jobs and employment opportunities and enhancing the welfare and quality of life of citizens.

**New Communities Enterprise Zone Program** provides grants to financially disadvantaged communities for preparing and implementing business development strategies within a designated Enterprise Zone. This program provides grants for planning, basic grants and competitive grants.



**New Communities Main Street Program** provides grants for the revitalization of communities in order to create a more attractive place to live and encourage business and job expansion and retention within urbanized areas. This program provides grants for planning, operational/basic grants, development grants (downtown investment grants and anchor building grants).

**New Communities Elm Street Program** provides grants for revitalization of residential and mixed-use neighborhoods for projects including planning, infrastructure improvements, structure improvements to mixed-use buildings, acquisition of historically significant properties and façade improvements. This program provides grants for planning, operational grants and residential reinvestment grants.

**Keystone Innovation Zone Program (KIZ)** provides grants to community/university partnerships to generate economic and job growth in and around the campus of colleges and universities. This program provides grants for planning, operations and innovation/technology transfer as well as tax credits and PIDA loans for land and structures.

**Keystone Opportunity Zone (KOZ) and Keystone Opportunity Expansion Zone (KOEZ) Program** provides state and local tax abatement to businesses and residents locating in one of these designated zones. Through credits, waivers and broad-based abatements, total taxes on economic activity in these zones are reduced to nearly zero.

**Urban Development Program** provides grants for urban development and improvement projects.

#### **Pennsylvania Department of Transportation (PENNDOT)**

PENNDOT is a business partner in revitalizing downtowns as well as making communities safe for pedestrian activity. In addition to the numerous programs that support roadway and bridge improvements, the following programs focus on urban revitalization efforts across the state.

**Home Town Streets Program** provides funding for a variety of streetscape improvements that are vital to reestablishing downtown and commercial centers. These projects include activities undertaken within a defined “downtown” area that collectively enhance that environment and promote positive interactions with people in the area. Project may include sidewalk improvements, planters, benches, street lighting, pedestrian crossings, transit bus shelters, traffic calming, bicycle amenities, kiosks, signage and other visual elements.

**Safe Routes to School Program** provides funding for physical improvements that promote safe walking and biking passages to schools. Examples of types of improvements include sidewalks, crosswalks, bike lanes or trails, traffic diversion improvements, curb extensions, traffic circles and raised median islands.

## **ECONOMIC DEVELOPMENT CAPACITY ANALYSIS**

The ability of an area to expand and develop economically depends on many factors including expendable income, land available for development, mechanism for development and willingness to accept and recognize opportunity, among many others. The following include an analysis of expendable income, land available for development as well as redevelopment, and opportunity sites.

### **Expendable Income Analysis**

In order to identify opportunities for economic development, the local expendable income of households for both Greenville Borough and Hempfield Township were analyzed. Greater expendable incomes provide opportunity or potential for increased expenditure on goods and services and economic venture. Local annual expendable income is estimated at approximately \$72 million (*refer to Table 9-7*). Expendable income is defined as household income minus taxes and housing costs. There are other deductions that could be included to develop a more refined expendable income figure. The other deductions or considerations could have included costs for food, debt payment, medical, schooling, and daycare. These variables were not included in deductions from annual household incomes but should be considered when reviewing the following data.

Table 9-7: Expendable Income Analysis provides a step-by-step analysis (*Steps A through F*) of expendable incomes for residents of Greenville Borough and Hempfield Township. The table and steps were developed using assumptions based on Census 2000 data. Beginning with the median household incomes by tenure (*owners and renters*) as provided by Census 2000 (*Step A*), a standard twenty-seven percent (27%) deduction was applied which represents federal, state and local taxes paid (*Step B*). A further subtraction from this result includes a housing cost deduction, note that housing costs for renters included the cost of utilities. The housing cost reduction was derived from 2000 Census data for median mortgage and median gross rents (*Step C*). The annual expendable household income (*Step D*) is the results of taking the median household income (*Step A*) minus taxes and housing costs (*Steps B-C*). The monthly expendable household income (*Step E*) is derived by dividing the annual expendable household income (*Step D*) by twelve. The local annual expendable income (*Step F*) is derived by multiplying the annual expendable household income (*Step D*) by the number of housing units for each municipality.

**Table 9-7: Expendable Income Analysis**

<b>A. Median Household Income</b>	<b>Greenville</b>	<b>Hempfield</b>
Total	\$31,126	\$38,973
Owner occupied	\$37,500	\$44,250
Renter occupied	\$21,107	\$24,868

<b>B. Median Household Income MINUS taxes at 27%</b>	<b>Greenville</b>	<b>Hempfield</b>
Total	\$22,722	\$28,450
Owner occupied	\$27,375	\$32,303
Renter occupied	\$15,408	\$18,154

<b>C. Housing Costs*</b>	<b>Greenville</b>	<b>Hempfield</b>
Owner occupied	\$8,412	\$9,768
Renter occupied	\$4,692	\$6,492

\*Median mortgage and median gross rent multiplied by 12

<b>D. Annual Expendable Household Income*</b>	<b>Greenville</b>	<b>Hempfield</b>
Owner occupied	\$18,963	\$22,535
Renter occupied	\$10,716	\$11,662

\*Median household income minus taxes and housing costs

<b>E. Monthly Expendable Household Income*</b>	<b>Greenville</b>	<b>Hempfield</b>
Owner occupied	\$1,580	\$1,878
Renter occupied	\$893	\$972

\*Median household income minus taxes and housing costs divided by 12

<b>F. Local Annual Expendable Income*</b>	<b>Greenville</b>	<b>Hempfield</b>
<b>Total:</b>	<b>\$38,527,423</b>	<b>\$33,155,131</b>
Owner occupied	\$27,875,610	\$30,286,368
Renter occupied	\$10,651,813	\$2,868,763

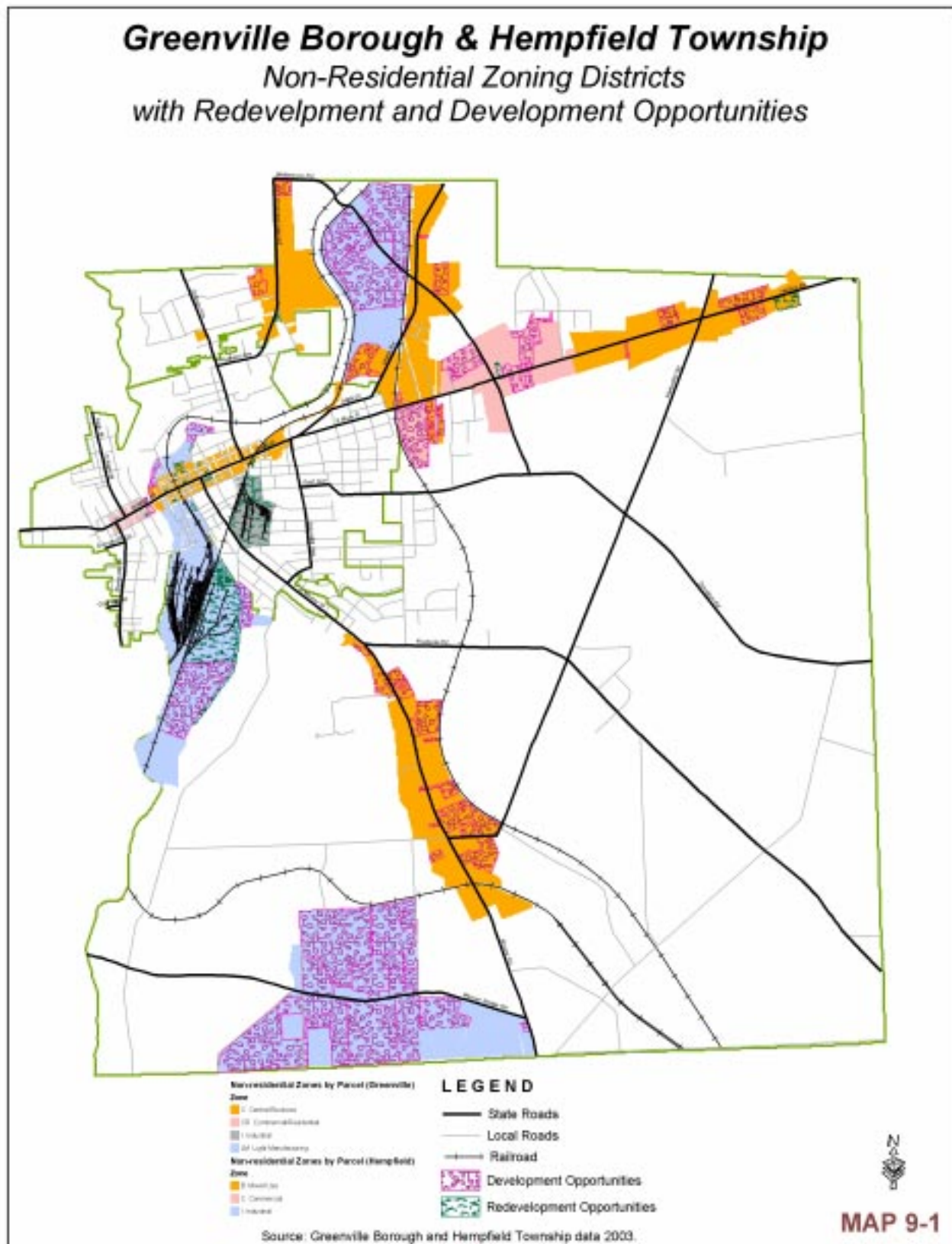
\*Annual Expendable Household Income multiplied by total housing units

Source: United State Census 2000 data, variables HCT12, H91, H63, and H7.

### **Land Available for Economic Development**

Land available for economic development includes land that is currently zoned to accept commercial, retail, manufacturing, industrial, or institutional land uses. Economic Development typically occurs on land in zoning districts that readily permit economic development type uses. In Greenville Borough, zoning districts that include typical economic development type land uses include the Central Business, Commercial / Residential, Industrial, and Light Manufacturing zones. In Hempfield Township the zoning districts that typically include economic development type land uses include Mixed Use, Commercial, and Industrial zones. Map 9-1: Non-Residential

Zoning Districts with Redevelopment and Development Opportunities illustrate applicable zoning districts and the location of parcels with redevelopment and development opportunities.



Tables 9-8 and 9-9: Non-Residential Lands Available for Development, is the tabular version of Map 9-1, and provides land use data for each economic development district. The tables also provide an indication of land uses available for development or redevelopment. Within each district there is opportunity for rehabilitation or redevelopment of existing sites or opportunity for new development. Data used to create the tables were collected by the Mercer County Regional Planning Commission, Greenville Borough and Hempfield Township.

As table 9-8 illustrates, in Greenville Borough there are approximately 37.8 acres classified as vacant commercial or vacant heavy industrial; these lands are considered as lands available for redevelopment. Approximately 9.0 acres are classified as open space and are potentially available for development. Eight parcels are currently under construction and account for 1.1 acres.

In Hempfield Township there are approximately 72.6 acres classified as vacant commercial, or vacant heavy industrial and are therefore considered as available for redevelopment (*refer to Table 9-9*). Approximately 526.9 acres are classified as open space and an additional 212 acres are classified as agriculture, for an approximate 738.9 total potential acres available for new development. Four parcels are currently under construction and account for 6.6 acres.



*Opportunity Site A, an undeveloped site north of Hodge Foundry is proposed for light industrial / manufacturing development.*

**Table 9-8 : Non-Residential Lands Available for Development: Greenville Borough**

Current Zoning	Current Land Use	Number of Parcels	Acres	Land Available for Re-development	Land Available for Development
<b>C Central Business</b>	Commercial	140	18.7		
	Community Facility	19	6.4		
	Open Space	1	0.5		<b>X</b>
	R-1 Single Family Residential	41	4.4		
	R-2 Two Family Residential	3	0.2		
	R-3 High Density Residential	9	2.1		
	Transportation	20	9.0		
	Vacant Commercial (improved)	20	3.5	<b>X</b>	
	Vacant Land (under construction)	2	0.3		
<i>sub-total</i>		<b>255</b>	<b>45.11</b>		
<b>CR Commercial / Residential</b>	Commercial	5	1.0		
	Community Facility	4	1.7		
	Open Space	3	1.2		<b>X</b>
	R-1 Single Family Residential	27	3.2		
	R-2 Two Family Residential	6	0.5		
	R-3 High Density Residential	4	0.5		
	Residential / Commercial	1	0.1		
	Transportation	1	0.1		
	Vacant Commercial (improved)	3	0.3	<b>X</b>	
	Vacant Land (under construction)	4	0.5		
<i>sub-total</i>		<b>58</b>	<b>9.0</b>		
<b>I Industrial</b>	Light Industrial	1	1.1		
	R-1 Single Family Residential	3	0.4		
	R-2 Two Family Residential	1	0.1		
	Transportation	1	2.3		
	Vacant Heavy Industrial (improved)	3	32.6	<b>X</b>	
	Vacant Land (under construction)	0	-		
<i>sub-total</i>		<b>9</b>	<b>36.5</b>		
<b>LM Light Manufacturing</b>	Commercial	18	6.6		
	Community Facility	6	11.9		
	Light Industrial	2	6.3		
	Open Space	3	7.4		<b>X</b>
	R-1 Single Family Residential	45	4.9		
	R-2 Two Family Residential	2	0.2		
	R-3 High Density Residential	2	0.3		
	Transportation	3	1.0		
	Vacant Commercial (improved)	4	0.8	<b>X</b>	
	Vacant Land (under construction)	2	0.3		
<i>sub-total</i>		<b>87</b>	<b>39.7</b>		
<b>TOTAL</b>		<b>409</b>	<b>130.2</b>		

Source: Mercer County Planning Commission Land Use Land Cover Data, 2003.

**Table 9-9: Non-Residential Lands Available for Development: Hempfield Township**

<b>ZONE</b>	<b>Land Use</b>	<b>Number of Parcels</b>	<b>Acres</b>	<b>Land Available for Re- development</b>	<b>Land Available for Development</b>
<b>B Mixed Use</b>	Agriculture	2	6.4		<b>X</b>
	Commercial	46	99.2		
	Community Facility	11	29.5		
	Light Industrial	1	2.0		
	Open Space	42	131.6		<b>X</b>
	R-1 Single Family Residential	238	314.1		
	Residential / Agriculture	2	27.0		
	Parks and Recreation	1	13.4		
	College	3	2.0		
	Vacant Commercial (improved)	2	4.7	<b>X</b>	
	Vacant Land (under construction)	3	2.6		
<i>sub-total</i>		<b>351</b>	<b>632.5</b>		
<b>C Commercial</b>	Commercial	15	55.7		
	Community Facility	1	2.3		
	Open Space	10	62.5		<b>X</b>
	R-1 Single Family Residential	15	16.7		
	R-2 Two Family Residential	1	1.7		
	R-3 High Density Residential	2	15.3		
	Vacant Commercial (improved)	1	1.2	<b>X</b>	
	Vacant Land (under construction)	1	4.0		
<i>sub-total</i>		<b>46</b>	<b>159.3</b>		
<b>I Industrial</b>	Agriculture	5	205.6		<b>X</b>
	Community Facility	2	12.1		
	Commercial	1	25.9		
	Light Industrial	3	25.2		
	Heavy Industrial	7	109.2		
	Open Space	16	332.9		<b>X</b>
	R-1 Single Family Residential	21	58.6		
	Transportation	1	19.5		
	Vacant Heavy Industrial (improved)	22	66.8	<b>X</b>	
	Vacant Land (under construction)	0	-		
<i>sub-total</i>		<b>78</b>	<b>855.7</b>		
<b>TOTAL</b>		<b>475</b>	<b>1,647.5</b>		

Source: Mercer County Planning Commission Land Use Land Cover Data, 2003.

**Opportunity Site Analysis**

Opportunity Sites for economic development were identified in the Greenville Borough and Hempfield Township region. The community, through the public involvement process affirmed the following locations as economic development opportunity sites. Table 9-10 Opportunity Sites, lists twenty-one opportunity sites by letter, name, current zoning, current land use category, and the proposed land use category for each site. The site number of the table corresponds with the site letters on Opportunity Sites Map 9-2. Note that several opportunity sites are in more than one zoning district and have more than one current land use. The sites shaded below indicate sites that have been prioritized for revitalization, redevelopment and development. The public input suggested that local government and economic development partners focus resources and marketing efforts on these sites. In addition, sites that have regional significance from the aspect of economic development are identified. These sites will provide jobs and economic wealth to support both the local and regional economy.

**Table 9-10: Opportunity Sites**

Site Number	Site Name	Current Zoning	Current Land Use Category	Proposed Land Use Category	Sites of Regional Significance
<b>A</b>	Undeveloped sites North of Hodge Foundry	I - Industrial	Open Space	Light Industrial / Manufacturing	
<b>B</b>	Undeveloped site near Old Morrison Lumber Office	B - Mixed Use	Open Space	Community Facility - Hospital expansion	
<b>C</b>	Undeveloped site adjacent to Cianci's Care Center	C - Commercial	Open Space	Commercial Retail / Service	
<b>D</b>	Greenville Plaza	C - Commercial	Commercial	Commercial Retail / Service and - or Institutional	X
<b>E</b>	Undeveloped site around Quarter Mile Road area	B - Mixed Use	Single Family Residential	Commercial	
<b>F</b>	Undeveloped site near Mini-Mart	B - Mixed Use / R2 - Single Family Residential	Commercial	Commercial	
<b>G</b>	Site East of Gorda's Rental Center	B - Mixed Use	Single Family Residential	Commercial	
<b>H</b>	Undeveloped Commercial sites near McDonalds	C - Commercial	Vacant Land / Two Family Residential	Commercial Retail / Service	X
<b>I</b>	Undeveloped commercial site on 358 East of RR underpass	C - Commercial	Open Space	PRD - Commercial mixed with residential	
<b>J</b>	Downtown Greenville	Central Business	Commercial / Community Facility / Single Family Residential / Residential-Commercial / Two Family Residential	Mixed Use	X



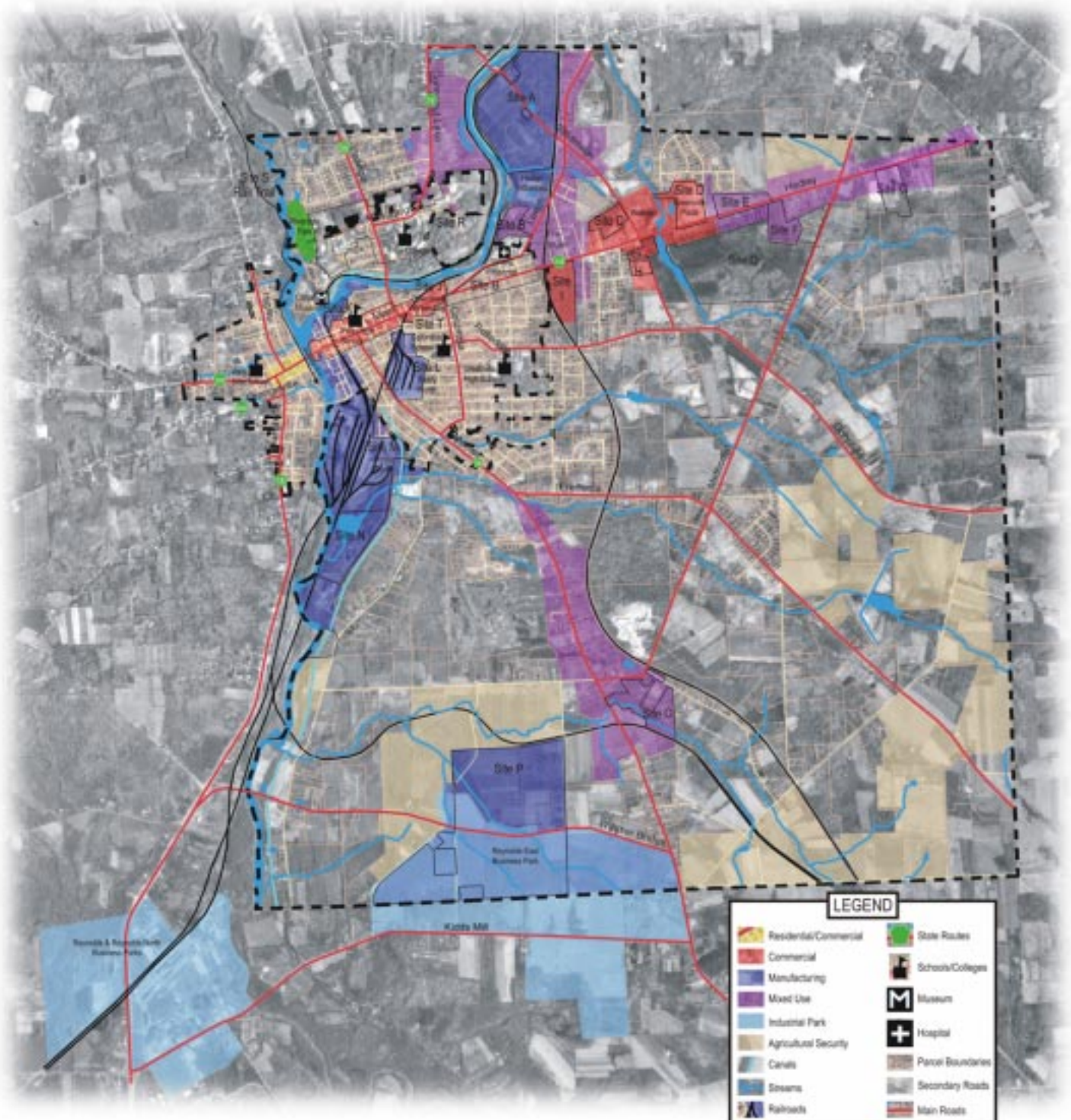
**Table 9-10: Opportunity Sites (continued)**

Site Number	Site Name	Current Zoning	Current Land Use Category	Proposed Land Use Category	Sites of Regional Significance
<b>K</b>	Undeveloped site behind IGA adjacent to public works building	LM - Light Manufacturing	Open Space	Parks and Recreation Facility with river access	
<b>L</b>	Trinity North	I - Industrial	Vacant Heavy Industrial	Light manufacturing / Commercial / Housing (students or elderly)	X
<b>M</b>	Trinity South	I - Industrial	Vacant Heavy Industrial / Heavy Industrial	Heavy Manufacturing	X
<b>N</b>	Undeveloped site North of Sewer Plant	R-3 - Multi-Family Residential	Open Space	Light Manufacturing	
<b>O</b>	Undeveloped site North of junkyard	B - Mixed Use	Open Space	Light Industrial / Manufacturing with access to Reynolds East Business Park	
<b>P</b>	Reynolds East Business Park	I - Industrial	Open Space / Single Family Residential / Light Industrial / Commercial / Agriculture	Business / Industrial Park	X
<b>Q</b>	Site zoned Residential	C - Commercial / R-3 - Multi-Family Residential	Open Space	PRD with attached and detached dwelling units	
<b>R</b>	Thiel College Properties	R-2 - Single Family Residential / R-2 Residential	Community Facility / College / Open Space	College	
<b>S</b>	Proposed Rail Trail	R-2 - Single Family Residential / CR - Commercial Residential / R-3 - Residential	Parks & Recreation / Commercial / Single Family Residential / Residential - Open Space	Recreation / Rail Trail	X
<b>T</b>	Prairie Park	C - Central Business	Commercial / Open Space	Open Space / Park	
<b>U</b>	Residential neighborhood	C - Central Business / R-3 - Residential	Single Family Residential / Commercial / Community Facility / Two Family Residential	Mixed Use / Commercial	

Source: MCRPC Comprehensive Plan Process

Map 9-2: Opportunity Sites

Greenville / Hempfield Assets & Opportunities



Data in the Opportunity Sites table illustrate several nuances about potential economic development. Several of the twenty-one opportunity site parcels were once viable economic development locations that are now ‘non-contributing’ to the vitality of the area, several additional parcels have been partially developed and may therefore be underutilized, while other parcels may have not have been developed (*or redeveloped*) due to factors other than economics. Possible non-economic factors include land use regulations that do not permit desired or proposed land uses, sites that do not have easy or existing access to infrastructure (*water, sewer, utilities*), or a sites proximity to a suitable transportation network. There are, as listed in the Opportunity Sites table, several sites that may not currently be subject to land use regulations that permit desired or proposed land uses including sites the following site; Site B, currently zoned Mixed Use which has a desired or proposed development (*expansion*) of institutional uses; Site I, currently zoned Commercial, with a desired or proposed use commercial mixed with residential (*a successful development may require a higher density residential development than is currently permitted in that zone*); Site K, currently zoned Light Manufacturing and the desired or proposed land use is Parks and Recreation Facility with river access; Site L, currently zoned Industrial, where the desired or proposed land use includes light manufacturing, commercial, and housing for students or elderly; and Site R, currently zoned single-family residential and proposed or desired land uses include institutional such as college administration buildings, dormitories or special housing.

### **Redevelopment Site Analysis**

Three Opportunity sites were identified as Redevelopment sites including Site D Greenville Plaza, Site L Trinity North and Site M Trinity South. These redevelopment sites have unique challenges and opportunities for economic development including tenant mix/occupancy redistribution of space within exiting structures, reconsideration of access, reconfiguration of parking, and redevelopment of portions of sites, realignment of roadway access, or demolition and new construction.

#### **Site D Greenville Plaza**



*Opportunity Site D, is targeted for redevelopment as a commercial site.*



**Site L Trinity North**



*Opportunity Site L, is targeted for demolition and redevelopment as a mix use site.*

**Site M Trinity South**



*Opportunity Site M, is targeted for selective redevelopment as an industrial site.*

**Greenville Area Competitive Advantage Report Card**

The competitive advantage of any region is an overall assessment of market factors in areas such as labor characteristics, accessibility of transportation and telecommunications, finances, costs associated to proximity to major markets and health care insurance and quality of life factors. Greenville area competitive advantage is assessed using a report card format. The assessment includes various key factors or economic indicators considered when companies are evaluating various sites for location. The assessment is in the context of the local, regional, state and national economies based upon the evaluation of various economic characteristics identified in the Existing Conditions Section of this plan. The rating scale is as follows: poor, fair, average, good or high. The ratings assigned are based upon comparison of the Borough and Township to the County, State and Nation. Areas in need of attention are in rating categories such as average, fair and poor.

**Table 9-11: Competitive Advantage Report Card**

<b>Economic Indicators</b>	<b>Greenville Borough</b>	<b>Hempfield Township</b>	<b>Mercer County</b>	<b>Pennsylvania</b>	<b>National Average</b>	<b>Greenville Area Rating</b>
<b>Labor Characteristics</b>						
Availability of skilled labor force	41.4%	38.1%	37.8%	43.8%	51.7%	FAIR
Availability of unskilled labor force	58.6%	61.9%	62.3%	56.2%	48.2%	POOR
Training Programs	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH
Labor Costs	FAIR	FAIR	FAIR	FAIR	Average	FAIR
Presence of Unions	FAIR	FAIR	FAIR	Average	Average	FAIR
High School Graduation Rate	97.8%	97.8%	98.1%	97.8%	89.1%	HIGH
College Graduation Rate			38%			AVERAGE
<b>Transportation/Telecommunications</b>						
Highway Accessibility	FAIR	FAIR	AVE			FAIR
Accessibility to Major Airport(s)	POOR	POOR	POOR			POOR
Telecommunication Services	GOOD	GOOD	GOOD			GOOD
Broadband Telecom Services	GOOD	GOOD	GOOD			GOOD
<b>Finance</b>						
Long-term Financing	NONE	NONE	GOOD	GOOD	GOOD	GOOD
Corporate Tax Rate	AVE	AVE	AVE	AVERAGE	GOOD	AVERAGE
Tax Exemptions	AVE	AVE	AVE	AVERAGE	GOOD	AVERAGE
State & Local Incentives	AVE	AVE	AVE	AVERAGE	GOOD	AVERAGE
<b>Other Costs</b>						
Proximity to Major Markets	GOOD	GOOD	GOOD	GOOD		GOOD
Health care insurance	AVE	AVE	AVE	AVE	AVE	AVERAGE
<b>Quality-of-Life Factors</b>						
Above average schools	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH
Access to affordable health care	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH
Parks and recreation opportunities	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH

*Note: Greenville Area Rating is based upon interpretation of data.*

*Sources: 2002 Corporate Survey, Area Development Site and Facility Planning, U.S. Census Bureau, Mercer County Regional Planning Commission, National Center for Education Statistics, Center for Rural Pennsylvania*

## **CONCLUSIONS**

The conclusions are supported by both the assessment of existing conditions and analysis.

- Adequate opportunities exist for new economic development
- Opportunities exist for downtown revitalization.
- Opportunities exist for rehabilitation of key sites.
- Opportunities exist to partner with the College to undertake community development projects.
- Investment in infrastructure is required to support economic development.
- Abundance of unskilled work force and limited supply of skilled labor force creates economic conditions that result in high unemployment rates and low household incomes.
- While quality of life factors rate high, these factors are not the primary factors influencing business location decisions.
- Overall competitiveness advantage is good to average.
- Regional leaders should continue to strive to eliminate funding barriers that impede economic growth.
- The region's workforce and economic development professionals need to be "cross-trained".
- Additional study and analysis is necessary to identify "niche" and "cluster" markets to pursue through partnerships with various economic development intermediaries and entrepreneurs.
- Relationships between downtown merchants, property owners, local government and economic development partners must be created and enhanced through communication, participation and collaboration.
- The KOZ/KOEZ designation has an impact on both local and regional economies.



*Opportunity Site B, undeveloped site near the old Morrison Lumber office is proposed to develop as a Community Facility – Hospital Expansion.*

## C. IMPLEMENTATION STRATEGY

This portion of the economic development plan focuses on implementation strategies in areas such as revitalization, rehabilitation and expansion and new development. The strategies developed are in response to the analysis of economic trends, needs and capacity to meet both current and future economic needs of the community. The major interests and concerns of area residents as supported by the analysis conducted in the previous section are stated below in the community goals, objectives and strategies.

### **ECONOMIC GOALS**

The following is a listing of economic goals identified and prioritized by the community.

- Promote economic management, physical enhancement, promotion and strong public participation to increase the economic vitality of the downtown.
- Encourage business owners, the Borough, the Chamber of Commerce and others to get more involved in all aspects of downtown revitalization.
- Develop a market strategy to promote tourist related businesses and seasonal activities.
- Expand market opportunities in the service sector to support local economic development.
- Create a redevelopment plan for abandoned industrial (brownfield sites) and abandoned or underutilized commercial sites within the Borough and Township.
- Diversify the economic base for the region by stimulating growth of new and existing local businesses and by attracting industry and technology based businesses.

### **ECONOMIC DEVELOPMENT STRATEGIES (RECOMMENDATIONS)**

Economic development recommendations are made based on analysis of existing data, trends and projected conditions. Included in the recommendations are economic development tools and techniques including strategies for leadership and coordination focusing on partnership development strategies, downtown and business district revitalization strategies, redevelopment strategies and new development strategies with the identification of target opportunity sites.

#### **Economic Development Tools and Techniques**

The following are strategies, agencies, tools and techniques that are available to assist in obtaining the economic goals of the community and region.

***Leadership and Coordination (Partnership Development) Strategy*** - A region survey assessing the northwestern sector of Pennsylvania conducted by the Northwest Pennsylvania Regional Planning and Development Commission as part of a “Strategy and Action Plan for Economic Development” (2003) indicated a low confidence level in both local leadership and economic development related agencies to lead and manage economic change in the region. Instead, there was an overwhelming support from the region’s business community for consolidation and re-structuring of all regional and local economic development programs with a focus on public-private partnership to lead economic development in the region. The following are recommended partnerships.

***Greenville Area Partnership*** – Establishment of a Greenville Area Partnership that will provide an organizational structure to facilitate coordination and increase efficiency between economic development partners while each member retains its own identity, authority, purpose and legal status. The following describes the partnership membership, purpose and responsibilities.

**Membership:**

- Penn-Northwest Development Corporation
- Mercer County Redevelopment Authority
- Mercer County Regional Planning Commission
- Greenville Area Economic Development Corporation
- Greenville/Reynolds Development Corporation
- Hempfield Township
- Greenville Borough
- Greenville Chamber of Commerce
- Governor's Action Team-Erie Office

The Greenville Area Partnership's purpose should be established through a memorandum of understanding, an agreement to cooperate, coordinate and collaborate. The Greenville Area Partnership will be responsible for enhancing and solidifying Greenville's participation in regional growth initiatives. The partnership will also be responsible for the following activities.

- The development of a comprehensive economic development strategy and annual prioritization of projects that through implementation will accomplish the economic development strategy.
- Representations of Greenville/Hempfield in regional, state and federal level development issues and influence the allocation of funds for priority projects identified by the partnership.
- The allocation of local resources and recommend the allocation of state resources, which when implemented, enhance the future economic stability and growth of the Greenville Area.
- Coordinated marketing and positioning of the Trinity Industries property within the regional marketplace.
- Exploration of various state designations and eligibility criteria for various economic development programs and funding for redevelopment and development sites throughout the Greenville Area.

*Source: Greenville Borough Recovery Plan*

***Public-Private Partnerships*** – This strategy of developing public-private partnerships promotes joint public sector and private sector leadership working collaboratively to accomplish common goals. Both sectors bring to the partnership resources to support economic development. Within both the Borough and the Township, the public sector has had to great a share of responsibility for financing and leading development. The



private sector needs to step up to a higher standard of responsibility. The Greenville Area Partnership in partnership with the business community must pursue interests that benefit the Borough and the Township as well as the region as a whole.

**Membership:** Greenville Area Partnership  
Local & Regional Business Community  
New Entrepreneurs  
Team Pennsylvania (*including Career Link and others*)

The purpose and responsibility of Public-Private Partnership includes the following:

- To provide assistance to existing traditional manufacturing with an emphasis on manufacturing modernization.
- To focus on business and entrepreneurial recruitment in new sectors of the economy.
- To undertake an aggressive targeted marketing program to present the competitive advantages of the region to target markets most interested in the competitive advantages.
- To attract entrepreneurs and risk-takers to the region and building a support system to help them grow and prosper.
- To support the growth of new firms with indigenous entrepreneurs and how best to help existing firms stay healthy and grow.

**Teamwork and Collaboration** – “Quality growth through teamwork and collaboration” is the theme of Penn-Northwest Development Corporation’s Economic Development Action Plan for Mercer County. The mission of the plan is *“to attract new business and industrial investment, provide outreach and retention services to support the retention and expansion of value added business and industry, and provide coordination and support services in direct support of economic development attraction, retention and expansion activities through the Mercer County regional service area. Implementation of mission objectives is undertaken in the spirit of cooperation and teamwork integrating a wide array of resources in support of public and private, business and industry growth and development objectives.”* Action plan components include: Team Mercer County Outreach and retention call program, business attraction/marketing, site(s) development/product development, entrepreneurship and technical assistance, incentives, infrastructure, workforce preparedness/workforce development and regional economic development initiatives. The following are action items associated with this strategy.

- Greenville Area Partnership participation in implementation of this plan.
- Maintain and upgrade existing infrastructure systems and develop new infrastructure systems at capacities capable of providing immediate services to new and expanding businesses, industry and neighborhoods.
- Partner in applications for any and all forms of state and federal grants to assist with infrastructure improvements and site development to support business/industry retention and expansion opportunities.

***Downtown and Business District Revitalization Strategy*** – Downtown Greenville and the local Business District is a symbol of the community's health, local quality of life, civic pride and community history. The Downtown and local Business District economy includes commercial, institutional and industrial uses. A vital Downtown and Business District will retain and create jobs resulting in a stronger tax base both locally and regionally. The Downtown should also be viewed as an incubator for new small businesses that will grow and expand to other locations within the Borough and Township. The Downtown and Business District is an ideal location for independent businesses that keep profits locally, supports local families with family-owned businesses, supports local community projects and provides an extremely stable economic foundation, as opposed to a few large businesses and chains without lasting ties to the local community. The Downtown and Township Business District provides a place for the community to congregate and participate in activities such as parades, special events and celebrations that reinforces the culture and heritage of the region. Improving economic management, strengthening public participation and making downtown a fun place to visit are as critical Greenville Borough's future as recruiting new businesses, rehabilitating buildings and expanding parking.

The goal of the downtown and business district revitalization strategy is to improve all aspects of the downtown or central business district, producing both tangible and intangible benefits. The downtown and business district revitalization strategy must be one that is comprehensive in nature addressing a variety of initiatives associated with building community support and creating lasting progress for revitalization. The following actions steps are associated with this strategy.

- Re-establish ***Main Street Program*** through DCED (*partnership between the Borough and Township to address needs along Main Street within both Borough and Township limits*)
  - File application for planning grant and Main Street re-designate.
  - Prepare a five year plan (*five year strategy, market assessment and image development, fundraising plan, design guidelines and prepare Main Street Office*), re-establish the Board and Committee, fill Main Street Manager position, and establish budget.
  - Raise/allocate local match funds.
  - Apply for year 1 grant (*allocation in addition to the planning grant*)
  - Apply for appropriate grants for subsequent years based upon the plan (*operational/basic grants, community grants and development grants – downtown reinvestment grants and anchor building grants*).
- Establish a ***Façade Improvement Program*** for commercial properties.
  - Goal of the program is to visibly enhance areas within the Greenville/Hempfield Main Street District in order to spur economic revitalization.
  - Façade improvement program may be administered through the local Main Street Program, Chamber of Commerce or any other non-profit agency.

- Eligible properties must be commercial properties within the historic district and priority areas identified through planning efforts under the Main Street Program also referred to as the Main Street District.
  - Funding for the program will be established through Main Street, Elm Street and CDBG Program matching grants (*apply annually for these grants*).
  - Façade improvement grants to local property owners should be identified at three levels. For example, up to \$5,000 for each non-historic project and up to \$10,000 for each historic façade should be reimbursable to the applicant upon submission of paid contractor's invoice. Note, corner lots with significant façade exposure should be granted at a higher level, possibly \$15,000.
  - Use of grant funds should require a façade easement to the agency. The easement is intended to insure that the façade and its features are adequately maintained during the life of the easement. The term of the easement can vary from three to ten years depending upon the work being funded under the grant.
  - Matching grants can only be used for exterior building improvements that are visible from Main Street.
  - Examples of façade improvements include: façade renovations; removal of existing non-contributing facades; sign renovation, replacement and repainting; exterior wall repair and painting; door or window replacement/modification applied to compliment the historic elements of the building; other improvement that will help building into conformance with the historic nature of the majority of buildings within the downtown; and, awnings if they are an appropriate design.
  - The program should be budgeted so that approximately 5 -10 properties will be able to receive funding assistance each year.
  - Applications will be reviewed by a Design Committee in accordance with the design guidelines developed under the Main Street Program.
  - Applications will be evaluated by the Design Committee and the Main Street Manager.
- Coordination with an ***Elm Street Program*** designation and strategic plan. Refer to the Housing Plan for explanation of this program and strategy.

This Downtown and Business District Revitalization Strategy is a strategy of ***economic restructuring***. Economic restructuring focuses on strengthening Downtown's existing economic assets while diversifying its economic base. This is accomplished by retaining and expanding existing businesses to provide a balanced commercial mix, converting unused or underutilized space into productive property, sharpening the competitiveness and merchandising skills of downtown business people, and attracting new businesses that the market can support. This effort will focus on the following areas: business assistance, market analysis, upper floor housing conversions as well as business retention and recruitment efforts. The Downtown and Business District Revitalization or Main Street revitalization strategy will take a four-point implementation approach. The following describes each of those four points.

***Physical Appearance*** – An attractive environment helps give the downtown a distinguishing characteristic that acts as a competitive business advantage. This can be

achieved by rehabilitating historic buildings and making façade improvements, encouraging new construction consistent or compatible with existing architectural style, and providing a number of streetscape improvements and pedestrian amenities, wayfinding signage, truck traffic rerouting and adequate and accessible parking. Attention should also be placed on improvement of the physical appearance of window displays, graphic materials, awnings and landscaping. The following are action items associated with this element of the downtown strategy.

- Implement various Phases of Streetscape Improvements (*includes curb and sidewalk, lighting, wayfinding signage, downtown gateways, building façade improvements, removal of billboards, greenway along railroad and awning replacement, etc.*)
- Conduct parking needs analysis (*includes capacity and access analysis, lighting and improvements of rear of properties*).
- Study and implement truck rerouting.
- Identify underutilized structures and properties.
- Establish a façade improvement program.
- Assess feasibility of establishing a HARB (*use existing Historic Commercial District designation*) to encourage development that preserves historic character.

**Organization** – Building consensus and cooperation among the many groups and individuals who have a role in the revitalization process is critical to success. Revitalization partners include: downtown and business district merchants, Chamber of Commerce, Greenville Borough Officials, Hempfield Township Officials, agencies, and citizens, among others. The purpose of this organization is to foster the development of public-private partnerships to ensure revitalization in the downtown. The following are action items associated with this element of the downtown strategy.

- Form a Partnership Between Downtown and Borough Hall
- Form a Partnership Between the Business District and the Township
- Establish a Downtown & Business District Committee or Merchants Association within the Chamber of Commerce
- Re-establish a Main Street Program & Main Street Manager within the Chamber of Commerce (*program participation by both Borough and Township to address entire business district*)

**Promotion** – Individual efforts by a few scattered small businesses get lost in a sea of advertising messages from big chain retailers. A united effort is needed to market both downtown and business district assets to customers, potential investors, new businesses, local citizens and visitors. The purpose is to promote the downtown as a unit and provide opportunities for individual businesses to benefit. Promotional activities may include retail promotions, social/community events and overall downtown image-building. The following are action items associated with this element of the downtown strategy.

- Define and Implement a Public Relations and Promotional Strategy
- Participate in the Convention & Visitor's Bureau Activities (*establish a membership*)

***Develop a Market Niche*** - Going head-to-head against big stores with national buying power and advertising resources is impossible. Focus on ***economic restructuring*** in order to strengthen the downtown's existing economic base while finding ways to expand it to meet new opportunities locally and regionally that cannot be met by large, impersonal retailers. This component focuses on creating an environment where investment can occur and where more dollars can flow into cash registers by helping the Downtown existing businesses expand and transform and by recruiting new businesses to respond to today's existing markets. The following are action items associated with this element of the downtown strategy.

- Identify sponsoring organization(s) and staff (*i.e. Chamber of Commerce, GAEDC, etc.*).
- Establish a downtown or main street coordinator.
- Complete Business Needs Assessment (*Downtown Survey—completed*)
- Complete Market Study (*completed 1993 study*).
- Analyze results of assessment and study and make decisions about specific business retention and expansion activities.
- Conduct one-on-one business counseling.
- Set-up and make provisions for seminars, workshops, forums and conferences.

***Redevelopment Strategy (Growth Target Areas)*** – The redevelopment strategy focuses on addressing blighted areas within both the Borough and Township. These blighted areas are underutilized areas, which should be growth target areas for redevelopment. Blighted areas include both residential and non-residential structures, and may be considered as possible locations for infill development. This strategy focuses on the creation of a Redevelopment Plan and re-establishment of the Mercer County Redevelopment Authority. The Redevelopment Plan would focus on the Trinity North Site and surrounding residential neighborhoods within Greenville Borough and Hempfield Township. The following describes the action steps associated with this strategy.

- Step 1: Inventory sites for redevelopment (*include priority opportunity sites such as Trinity North, Trinity South and blighted residential properties in and around these sites*). Refer to the Housing Plan, Map 3, Target Areas for Housing Strategies to identify those areas in need of housing strategies adjacent to the Trinity North Site.
- Step 2: Identify possible candidate sites for vacant and blighted property review (*document site history with code violations, photographs, history of use and vacancy, etc.*).
- Step 3: Continue active code enforcement.
- Step 4: Identify a redevelopment area.
- Step 5: Certify properties through vacant property review and certify properties as

*Blighted.*

- Step 6: Prepare and adopt a Redevelopment Plan.
- Step 7: Develop private/public partnerships to support plan implementation.
- Step 8: Identify All Possible Funding Programs, Public and Private Resources and Tax Incentives.
- Step 9: Undertake property acquisition and selective demolition activities (*as required*).
- Step 10: Prepare site plans and gain community support.

This Redevelopment Strategy is a strategy that can be utilized to address redevelopment of Trinity North and other similar sites. Implementation of this strategy may require considerable public investment and private sector encouragement.

***New Development Strategies (Growth Target Areas)*** – The new development strategy focuses on growth target areas for new or expanded housing, commercial or industrial development. This new development strategy incorporates a variety of existing economic development programs and funding mechanisms. This strategy will focus on business retention and expansion, business recruitment, work force development and infrastructure financing for various opportunity sites including regional economic development planned for the various Reynolds Business Parks (*Reynolds, Reynolds North and Reynolds East*). This strategy will require substantial investment in infrastructure improvements. The following are action items associated with this strategy.

- Continue to improve the region's competitive advantage.
- Further study the market to identify businesses whose needs match the region's competitive advantage.
- Actively market existing sites and available space.
- Implement infrastructure improvements to make new site *developer ready*
- Market to outside businesses.
- Provide expansion opportunities to indigenous businesses.
- Continue to provide labor force development services to existing and new businesses.

As previously mentioned, this new development strategy is best suited for the primarily the expansion and development of the existing business/industrial parks with some consideration to infill sites.

**Target Markets and Workforce Development Strategies**

The opportunity sites identified in the Analysis Section of this plan provide adequate opportunity for downtown revitalization, redevelopment, business retention and expansion and new development to occur focusing on the following target markets with the support of workforce development strategies.

***Regional Target Markets***

According to studies conducted by the Western Division of the Pennsylvania Economy League, economic development efforts and implementation strategies should focus on business retention, expansion and attraction in the following market clusters: manufacturing (*metalworking*,

*chemicals and plastics*), information technology, environmental products and services, hospitality and tourism, financial services and healthcare and biomedical. Further analysis and evaluation of markets that have recently shown spikes include: innovative-based or technology industries, chemicals, engineering services, advanced materials, industrial equipment, precision parts and instruments, distribution and logistics, packaged foods and administration and financial services. The Penn-Northwest Development Corporation is planning to undertake a detailed market analysis that will provide more definitive guidance in areas such as identifying target markets for home-grown (*indigenous*) entrepreneurs and outside entrepreneurs.

The following are action items associated with this strategy.

- Collaborate with Penn-Northwest Development Corporation in the detailed market analysis.

### **Workforce Development Strategies**

The following is a listing of other strategies that will result in economic benefits both locally and regionally. These strategies are consistent with regional economic development plans such as the Economic Development Action Plan for Mercer County developed by the Penn-Northwest Development Corporation.

- Invest in workforce quality/workforce development including flexible job training programs, improved educational systems, and training and retraining programs for adult workforce.
- Establish industry action groups to help shape training programs and to advance economic development goals.
- Encourage community college and vocational school partnerships with industry action groups with a focus on: customized job training services delivered around customer needs, not program guidelines; establishing training and placement programs specific to the region (*school-to-work programs*); and job and occupation profiling through identifying skill standards for target markets.
- Focus on attracting “home-grown” talent back to the region.
- Integrate workforce development and economic development programs.

The following are action items associated with this strategy.

- Greenville Area Partnership work collaboratively with Mercer County *CareerLink*.
- Work collaboratively with existing and potential businesses and industries.

### **Target Sites for Revitalization, Redevelopment and New Development**

Economic development areas were described and mapped based on economic development analysis and input from the committee. The three types of strategy areas for economic development include Downtown and Business District Revitalization Strategy, Redevelopment Strategy and New Development Strategy. Each strategy has strengths that seek to improve the overall economic conditions of the region. Map 9-3, depicts the Target Sites for revitalization, redevelopment and new development.



## Greenville Borough & Hempfield Township

*Possible Target Areas for Economic Development Strategies*





**Economic Development Implementation Matrix**

The Economic Development Implementation Matrix, at the end of this section, provides strategy and action steps, implementation partners with roles, and possible funding sources by strategy category for each of the economic development goals and objectives.



*Opportunity Site U, residential neighborhood from downtown to the Township is proposed to further develop as Mixed Use / Commercial*

## ECONOMIC DEVELOPMENT IMPLEMENTATION MATRIX

**GOAL: Promote economic management, physical enhancement, promotion and strong public participation to increase economic vitality of the downtown.**

Strategies	Responsible Party	Potential Partners	Funding Sources
Provide a stable economic foundation through business retention, expansion and start-up opportunities	GAEDC, Greenville Area Chamber of Commerce	Business Development Program and Training/Technical Support, GAEDC William D. McNeilly Business Center (incubator), Downtown space (first and second floors)	MCIGFPA-ESP, MCIDA Bonds Opportunity Grant Program, DCED Programs, – Penn Northwest SBA Guarantees
Identify unique assets and characteristics of Downtown Greenville that contribute to a competitive advantage.	GAEDC, Greenville Area Chamber of Commerce	National Main Street Program, Historical Society Greenville Area Preservation Association, Tourist Attractions, Greenville Commercial Historic District – Resource Inventory Properties with National Register Status Chamber Directory	Greenville Borough Mercer County Convention & Visitors Bureau Downtown Merchants Chamber of Commerce, Local Revenues, Private Funds, DCED New Communities/Main Street Program, PHMC
Establish beautification strategies for public space ( <i>i.e. landscaping, streetscape improvements, facades, gateways, etc.</i> )	Greenville Borough Council, Hempfield Township Supervisors, Joint Comprehensive Plan Advisory Committee	Greenville Borough, Mercer County, PENNDOT Chamber of Commerce, DCED	Façade Easement/Improvement Program, Commercial Rehabilitation Residential Rehabilitation Phase II of Streetscape Improvements, CDBG, DCNR, RACP, Grants and Foundations, Private Investment Rehabilitation Loan Program, TEA-21/SAFE TEA Local Revenue, Phase I Downtown Streetscape Improvements Rails-to-Trails Project CDBG Program Trail Project for Riverside Park, PENNDOT – Enhancement Program and Hometown Streets/Safe Routes to School Programs
Establish rehabilitation strategies for public and privately owned structures. For example, establish a Façade Improvement Program for commercial structures.	Code Enforcement Officers Greenville Borough Hempfield Township, Main Street Manager and Board	Greenville Borough and Hempfield Township Codes Officers, private property owners and agency(s) responsible for Main Street Program and Elm Street Program.	Façade Improvement or Easement Program, Historic Tax Credits, DCED – New Communities Main Street Program and Elm Street Program, CDBG, private investment.
Use zoning regulations and building codes as a tool to discourage undesirable activities, to encourage responsible development and improve competitive advantage.	Greenville Borough, Hempfield Township Code Enforcement Officers	Penn-Northwest Development Corp., GAEDC, Greenville-Reynolds Development Corp., Mercer County Redevelopment Authority, Mercer County Regional Planning Commission	Unified Building Code, Façade Easement/Improvement Program, Rehabilitation Program, Property Maintenance Code, Property Maintenance Bonds

ECONOMIC DEVELOPMENT IMPLEMENTATION MATRIX			
GOAL: Promote economic management, physical enhancement, promotion and strong public participation to increase economic vitality of the downtown. (continued)			
Strategies	Responsible Party	Potential Partners	Funding Sources
Foster the development of public-private partnerships to revitalize the downtown. For example apply for re-designation of the Main Street Program for downtown and business district.	Greenville Area Chamber of Commerce	Greenville Borough, Downtown Merchants, GAEDC, Mercer County Redevelopment Authority, CDBG Program	National Main Street Program/DCED – New Communities Main Street Program, Downtown/Main Street Strategy, LERTA, CDBG, local match dollars via fund raising.
Provide for cultural, business and entertainment needs of various segments of the local and regional population.	Greenville Area Chamber of Commerce	Greenville Symphony/Orchestra, Canal Museum, Railroad Museum	RACP Funds, Foundation Grants, Local Government and Private Fundraising
Take advantage of programs to support start-up businesses and expansion of existing businesses.	GAEDC, Penn-Northwest Development Corp., Northwest PA IRC, William D. McNeilly Business Center (incubator), Downtown Greenville, Mercer County Career Link	Greenville-Reynolds Development Corporation, Mercer County, Hempfield Township, Career Links, Northwest PA IRC, GAEDC, Greenville Borough, Mercer County Career Link	MCIGF, PA-ESP, MCIDA Bonds, Opportunity Grant Program, DCED Programs – Penn-Northwest, SBA Guarantees, RACP Funds, Greenville-Reynolds Development Corp., Wagner-Peyser, SBDC, Reynolds East Business Park Multi-Tenant Buildings and other buildings, Second Floor Renovations in Downtown Greenville, Recruitment Program (includes mass recruitment for large companies)
Encourage the location of cultural arts, local artists, craft persons and shops or restaurants in Downtown Greenville.	Greenville Area Chamber of Commerce	Greenville Borough, GAEDC, Entrepreneurial Business Development Program and Training/Technical Support, Downtown/Main Street Strategy	SBF Loans, EFP Loans, DCED – New Communities/Main Street Program, Private Investment

**ECONOMIC DEVELOPMENT IMPLEMENTATION MATRIX****GOAL: Encourage business owners, the Borough, the Chamber of Commerce and others to get more involved in all aspects of downtown revitalization.**

Strategies	Responsible Party	Potential Partners	Funding Sources
Inventory downtown businesses and identify their needs.	GAEDC, Greenville Area Chamber of Commerce	National Main Street Program, Downtown Merchants	Chamber of Commerce Business Directory Downtown Survey, Fall 2003 Greenville Borough Market Study (1993), General Fund DCED New Communities/Main Street Program
Establish a downtown or main street coordinator and business committee that will focus on entrepreneurship, downtown cooperation, aesthetic improvements ( <i>public and private</i> ) and promotion of downtown events and activities.	Chamber of Commerce, Borough Manager	National Main Street Program, Re-establish Main Street Status,	DCED – New Communities/Main Street Program, Elm Street Program, Local Revenues, Business Partners, CDGB Funds, GAEDC
Improve communication with the general public in order to spark greater public participation.	Main Street Coordinator	Downtown/Main Street Newsletter, Media Coverage of Events/Activities	Greenville Borough, Downtown Merchants, Pennsylvania Downtown Center, Thiel College

**GOAL: Develop a market strategy to promote tourist related businesses and seasonal activities.**

Identify historic, cultural and tourist related and seasonal opportunities, events and activities.	Historical Society, Greenville Area Preservation Association, Greenville Borough	Tourist Attractions, Greenville Commercial Historic District - Resource Inventory, Properties with National Register Status, Downtown Merchants, Mercer County Convention & Visitors Bureau, Visitors' Guides, Walking Tours, Regional Magazines	PHMC, DCED - Tourism Marketing Program, Local Sponsors
Identify spending characteristics and needs of Thiel College student body.	Thiel College, Greenville Area Chamber of Commerce, Greenville Borough, Chamber of Commerce, GAEDC	Student Associations, local civic and social organizations	Downtown/Main Street Strategy, Community and College Volunteers

**ECONOMIC DEVELOPMENT IMPLEMENTATION MATRIX****GOAL: Develop a market strategy to promote tourist related businesses and seasonal activities. (continued)**

Strategies	Responsible Party	Potential Partners	Funding Sources
Identify business opportunities in Downtown Greenville and areas adjacent to the college.	Greenville Borough, Thiel College, Business Community, Chamber of Commerce, GAEDC	College has options on properties, Consider Rezoning, Keystone Innovation Zone (KIZ)	Business Partners, Thiel College, KIZ
Develop marketing materials for various media.	Chamber of Commerce, Greenville Borough, Hempfield Township	Mercer County Convention & Visitors Bureau, Mercer County Tourism Bureau	DCED - Tourism Marketing Programs

**GOAL: Expand market opportunities in the service sector to support local economic development.**

Review and revise zoning regulations to support economic development opportunities in areas such as professional office development.	Greenville Borough, Hempfield Township, Planning Commissions	Mercer County Planning Commission	DCED, General Funds, CDBG Funds, Private Funds - Development Community
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**GOAL: Create a redevelopment plan for abandoned industrial (Brownfield sites) and abandoned or underutilized commercial sites within the Borough and Township.**

Inventory redevelopment sites and create and maintain location profiles.	Penn-Northwest Development Corp., Greenville Borough, Hempfield Township, Realtors, Mercer County Redevelopment Authority, Greenville-Reynolds Development Corp., Chamber of Commerce, Mercer County Regional Planning Commission, GAEDC	Penn-Northwest Website, e-Mail Broadcast Network, Greenville-Reynolds Website, Penn-Northwest Website, GAEDC Website	Partner Operating Budgets, General Funds
Use zoning regulations and building codes as a tool to discourage undesirable activities, to encourage responsible development and improve competitive advantage.	Greenville Borough, Hempfield Township Code Enforcement Officers	Penn-Northwest Development Corp., GAEDC, Greenville-Reynolds Development Corp., Mercer County Redevelopment Authority, Mercer County Regional Planning Commission	Unified Building Code, Façade Easement/Improvement Program, Rehabilitation Program, Property Maintenance Code, Property Maintenance Bonds

**ECONOMIC DEVELOPMENT IMPLEMENTATION MATRIX**

**GOAL: Create a redevelopment plan for abandoned industrial (Brownfield sites) and abandoned or underutilized commercial sites within the Borough and Township. (continued)**

Strategies	Responsible Party	Potential Partners	Funding Sources
Monitor the status of KOZ/KOEZ regulations ( <i>expansion and funding priority opportunities</i> ).	Municipal planning commissions, Mercer County Regional Planning Commission	Trinity North, Trinity South, Greenville Borough, Hempfield Township, School District, Mercer County	State, Local, County and School District Revenues, IDP, PENNVEST, MCIDF, Municipal Bonds, County Bonds, Authority Bonds, CED – Communities of Opportunity Program, DCED – Business in our Sites Program, General Revenue, CDBG Program
Invest in providing infrastructure necessary to improve competitive advantage of Brownfield sites.	Mercer County Redevelopment Authority, Penn-Northwest Development Corp., GAEDC, Water Authority, Sewer Authority, Greenville-Reynolds Development Corp.	Greenville Borough, Hempfield Township, Development Corporations, Authorities, ACT 537	Borough CIP, Township CIP, Act 537 Plan, Private Developers, Business Community, PIDA, MELF, SBF, EFP, PMBDA, PENNVEST, PennCAP, MCIGF, MCIDF, PA-ESP, PEDFA, MCIDA, JTPA, IDP, ISRP, DCED – Business in our Sites Program
Identify funding mechanisms and state and local incentive programs.	Penn-Northwest Development Corp., GAEDC, Greenville-Reynolds Development Corp.	Mercer County Redevelopment Authority, Mercer County, Mercer County Regional Planning Commission	Rehabilitation Program (CDBG), LERTA, Local Revolving Loan Funds, Loans, Loan Guarantees, Venture Capital,
Identify and eliminate barriers to redevelopment on a site-specific basis.	Greenville-Reynolds Development Corp., GAEDC	Trinity Industries, Greenville Borough, Hempfield Township, Penn-Northwest Development Corp.	ISRP Grants, DCED – Communities of Opportunity Program, DCED – Business in our Sites Program
Identify ways to distinguish redevelopment sites from others in the region and market sites based upon those distinguishable attributes.	Greenville-Reynolds Development Corp., GAEDC	Penn-Northwest Development Corp., Mercer County Redevelopment Authority	Partners Operating Budgets

## ECONOMIC DEVELOPMENT IMPLEMENTATION MATRIX

**GOAL: Create a redevelopment plan for abandoned industrial (Brownfield sites) and abandoned or underutilized commercial sites within the Borough and Township. (continued)**

Strategies	Responsible Party	Potential Partners	Funding Sources
Establish a “Greenville Area Partnership” to enhance coordination of efforts between all economic development partners and effectiveness with respect to joint marketing of development sites within both the Borough and Township.	Chamber of Commerce, GAEDC, Greenville-Reynolds Development Corp., Penn-Northwest Development Corp., Greenville Borough, Hempfield Township, Mercer County Redevelopment Authority, Mercer County Regional Planning Commission, Governor’s Action Team – Erie Office	Alliance of Partners ( <i>Greenville Area Partnership</i> ), Identify Implementation Strategies, Partner in Project Development, Comprehensive Plans – Economic Development Components, Greenville Business & Professional Women, Greenville Lions, Kiwanis of Greenville, Moose Club, American Legion Post 140, Fraternal Order of Eagles, Eureka Lodge, Veterans of Foreign Wars, Lions Club, Knights of Columbus, Northwest Pennsylvania Cooperation Council, The Good Shepard, Greenville Area Ministerial Association	DCED, Alliance of Partners Operating Budgets, Grants
<b>GOAL: Diversify the economic base for the region by stimulating growth of new and existing local businesses and by attracting industry and technology based businesses.</b>			
Coordinate with colleges, universities, high schools, other institutions and training partners to provide an adequate environment for a diversified work force.	Greenville Area School District, Greenville Area Chamber of Commerce	Mercer County Career Link, Mercer County Training Consortium, Training and Placement Programs, Skill Development	Mercer County Career Link, Mercer County Training Consortium, Regional Colleges/Universities, Trade/Vocational Schools, WIA/OJT/SE (Workforce Investment Act), Workplace Essential Skills/GED Connections, WIA, Perkins (Adult Ed.), Wagner-Peyser (Federal)
Continue private-public partnerships to expand the current business incubator capacity.	Greenville-Reynolds Development Corp., GAEDC, Chamber of Commerce	William D. McNeilly Business Center (incubator), Small Business Development Opportunities in Downtown Greenville, Mercer County Career Link, Reynolds East Business Park Multi-Tenant Buildings, Mercer County, Hempfield Township, Mercer County Career Link, Penn-Northwest Development Corp.	RACP Funds, Greenville-Reynolds Development Corp, GAEDC, PIDA, Gannon

## ECONOMIC DEVELOPMENT IMPLEMENTATION MATRIX

**GOAL: Create a redevelopment plan for abandoned industrial (Brownfield sites) and abandoned or underutilized commercial sites within the Borough and Township. (continued)**

Strategies	Responsible Party	Potential Partners	Funding Sources
Take advantage of programs to support start-up businesses and expansion of existing businesses.	GAEDC, Chamber of Commerce	SBDC, Greenville-Reynolds Development Corporation, Mercer County, Hempfield Township, Greenville Borough, Career Links, Northwest PA IRC, GAEDC, Mercer County Career Link	MCIGF, PA-ESP, MCIDA Bonds, Opportunity Grant Program, DCED Programs – Penn-Northwest, SBA Guarantees, RACP Funds, Business Partners, DCED – New Communities/Main Street Program, Greenville-Reynolds Development Corp., Wagner-Peyser
Identify possible training opportunities for current work force.	Greenville Area Chamber of Commerce	Mercer County Career Link, Mercer County Training Consortium, William D. McNeilly Business Center, Trade/Vocational Schools, Community Colleges, Northwest PA IRC	Private Business, Mercer County Training Consortium, Career Links Programs & Program Coordination, Northwest PA IRCs Human Resource Program, On the Job Training (OJT), Customized Job Training (CJT), PAWIN, Workplace Essential Skills/GED Connections Online, Targeted Tax Credits, Private Business, WEDNET, ICAN, WIA, TAA (Federal)
Identify possible secondary markets as spin-off from regional economic development activity.	Greenville-Reynolds Development Corp., Mercer County Regional Planning Commission, Penn-Northwest Development Corp., Mercer County Career Link/WIB, GAEDC, Chamber of Commerce	Penn-Northwest Development Corp., Mercer County Career Link/WIB	State Grants, Regional Grant Sources, DCED – Communities of Opportunity Program, DCED – Business in our Sites Program, WIA
Continue to identify opportunity sites based upon key site selection criteria.	Greenville-Reynolds Development Corp., Mercer County Regional Planning Commission, Penn-Northwest Development Corp., Mercer County Career Link/WIB, GAEDC, Chamber of Commerce,	MCRPC, Penn-Northwest Development Corporation, Greenville-Reynolds Development Corporation, GAEDC, Greenville Borough, Hempfield Township	State Grants, Regional Grant Sources, DCED – Communities of Opportunity Program, DCED – Business in our Sites Program, WIA



**ECONOMIC DEVELOPMENT IMPLEMENTATION MATRIX**

**GOAL: Create a redevelopment plan for abandoned industrial (Brownfield sites) and abandoned or underutilized commercial sites within the Borough and Township. (continued)**

<b>Strategies</b>	<b>Responsible Party</b>	<b>Potential Partners</b>	<b>Funding Sources</b>
Provide housing opportunities for a variety of income levels.	Mercer County Housing Authority, Greenville Borough, Hempfield Township	Mercer County Housing Authority, Habitat for Humanity, Shenango Valley Urban League	Mortgage Programs, PHFA, Residential Development Community, Subsidized Housing Programs, Various Program Funding
Continue to provide quality health care and related professional services.	UPMC Horizon Hospital, Various Medical Centers, Medical Professionals,	Mercer County Career Link, Mercer County Training Consortium	Private Business Community, WIA/PHEA, TAA
Invest in expansion of public infrastructure and adequate public services and amenities.	Greenville Borough, Hempfield Township, Greenville-Reynolds Development Corp., Mercer County, Water Authority, Sewer Authority	Northwest Regional Planning Commission Inventory of Sewer and Water Needs, March 2003, 537 Plan, Infrastructure for Phase II of Reynolds East Business Park, Borough CIP, Township CIP	RACP Funds, County Bonds, Municipal Bonds, PENNVEST, Authority Bonds, CIP
Establish a “Greenville Area Partnership” to enhance coordination of efforts between all economic development partners and effectiveness with respect to joint marketing of development sites within both the Borough and Township.	Chamber of Commerce, GAEDC, Greenville-Reynolds Development Corp., Penn-Northwest Development Corp., Greenville Borough, Hempfield Township, Mercer County Redevelopment Authority, Mercer County Regional Planning Commission, Governor’s Action Team – Erie Office	Alliance of Partners ( <i>Greenville Area Partnership</i> ), Identify Implementation Strategies, Partner in Project Development, Comprehensive Plans – Economic Development Components	DCED, Alliance of Partners Operating Budgets, Grants
Establish and maintain relations with current employers in order to provide or attract necessary resources for business retention.	Chamber of Commerce, Greenville-Reynolds Development Corp.	Penn Northwest Call Program, GAEDC Greenville-Reynolds Development Corp., Career Links	Various business development program funding.
Enhance the economic contribution of the college and hospital to the local economy through procurement, expansion of services, staffing and partnerships.	Greenville Area Chamber of Commerce	Thiel College, UPMC Horizon Hospital, GAEDC	Private donations and corporate sponsorships

The land use plan for Greenville Borough and Hempfield Township discusses three main elements: existing land use inventory, land characteristics and coverage; future land use plan; and local land use controls. The existing land use inventory, land characteristics and coverage involves inventorying and identifying the existing land uses within the community. This Parcel-based data was used as a base map and the current land uses were identified through a series of field views. The future land use plan identifies probable land use patterns for the future based upon current land use trends, growth patterns, and natural development constraints. Local land use controls are discussed, both ones that Greenville and Hempfield have in place as well as other land use ordinances that may be suitable for the future .

## **A. Existing Conditions**

### **EXISTING LAND USE INVENTORY**

With only 1.9 square miles and 6,380 residents, dense development is characteristic of Greenville Borough and single family homes are the prevalent land use. The borough is a built-out community with little room for expansion. In contrast, Hempfield Township is a rural community characterized by large tracts of farmland and open space. In recent years, the township has been experiencing growth, mainly in the form of new housing developments. Figure 10-1 presents a map of existing land uses in Greenville Borough and Hempfield Township.

The following land use categories and corresponding descriptions were used in the existing land use inventory:

**Agriculture:** Land being used predominantly for agricultural purposes—the commercial production and preparation for market crops, livestock and livestock products and the production, harvesting and preparation for market or use of agricultural and similar crops and commodities. All agricultural land is located in Hempfield Township, primarily in the southern and eastern portions of the township.

**College:** This category includes land that is owned and occupied by Thiel College for uses related to the college. Due to the unique nature of a college, it has been placed as its own category rather than keeping it with other community facilities. Land uses within the college property include housing, recreation, and school / administration facilities. Located on College Avenue in Greenville Borough with Hempfield Township surrounding it, Thiel College has been expanding in recent years and now occupies land on the west side of College Avenue.

**Commercial:** Included are areas used by private individuals or by organizations for capital gain, which may include retail shopping, automotive, financial, professional, governmental and miscellaneous recreational and service activities to which the public requires direct and frequent access. The commercial district in the project area primarily occupies downtown Greenville and along Main Street, continuing out Hadley Road in Hempfield Township. Commercial uses are also found sporadically along Mercer Street in Hempfield Township.

Community Facilities: Sites containing any building or structure owned or operated by a governmental agency or nonprofit community service provider open for public uses with or without a fee that provides a service to the public. Included in this category are municipal offices, fire departments, ambulance providers, police departments, post offices, and churches. There are many community facilities located within Greenville Borough and Hempfield Township. Some of the larger landholders in this category include UPMC Horizon, Greenville Water Authority and Sewage Authority, and the Greenville Area School District.

Light Industrial: Sites involved in such activities as construction, car demolition, and light manufacturing. Light industrial is almost nonexistent in the project area. Light industrial areas are found scattered throughout the project area as well as in the southern tip of Hempfield Township, where Reynolds East Business Park is being developed. Currently, there are only two businesses located in the park although it is expected that this number will increase significantly in coming years.

Heavy Industrial: Included are uses such as factories, mills, and earth moving or excavation and transportation companies. A few of the heavy industries located in Hempfield Township include White Rock Silica and Sand, which operates a stone quarry on Methodist Road and Hodge Foundry, which is located off of Leech Road.

Open Space: Open space is defined as unimproved land or developed land that is not built upon or substantially altered which can be publicly or privately owned. These areas may have important ecological functions, natural resources, or cultural resources that are worthy of conservation and protection. Open space in the project area is almost entirely located in Hempfield Township.

Single Family Residential: This category includes all dwellings used for single-family residential purposes. Residential property accounts for a large percentage of land use in the project area. Of that, the majority is classified as single family residential. Single family residential differs significantly between Greenville Borough and Hempfield Township, where the houses are closer together and on small lots in the borough and found on large, spread out lots in the township. With the only significant amount of land available for development, Hempfield Township has been experiencing an influx of new housing, located along Mercer Street, Hamburg Road, Hadley Road, and Fredonia Road.

Two-Family Residential: This category includes all dwellings used for two-family residential purposes (duplexes). Found sporadically in the midst of single family residential areas, duplexes do not comprise a large percentage of housing types in the project area.

High Density Residential: This category includes dwellings inhabited by three or more families (apartments, town homes). Located only in Greenville, there are a few high density residential facilities, with one being a senior care facility.

Residential / Commercial: This category includes land that is for both commercial and residential uses. Land classified as residential / commercial are comprised primarily of businesses operated out of a home and buildings that have commercial use on the first floor and housing units on the

second and third floors. There are a few home based businesses found in Hempfield Township, although primarily this category can be found along Main Street in Greenville Borough. Upon further investigation, it was found that not all businesses are capitalizing on the residential potential of their second and third floors of their buildings. Many were found to be vacant.

Recreation: Land currently used for passive or active recreation purposes. There are three large recreation areas in the project area: Hempfield Township Municipal Park (Fredonia Road), Greenville Country Club (Mercer Street), and Riverside Park (Memorial Drive). There are also a few smaller parks and tot lots found in the borough.

Transportation: This category includes land that is primarily used for the movement of goods and services within a community, including public and private parking lots. The land along the railroads in the project area falls under this category as well.

Vacant Land: This land category is defined as that land which has been developed but upon which no structure is present. Vacant land is not prevalent in the project area. The two concentrations of vacant land are in Hempfield and are part of the housing developments currently under construction.

Vacant Commercial: This category includes improved land that was used as for commercial uses in the past but is no longer open for business. The majority of vacant commercial land is found in downtown Greenville, although only a small percentage of storefronts on Main Street are empty. The downtown maintains a high occupancy rate for businesses.

Vacant Residential: This land category is defined as that land which has been developed for residential uses but is currently unoccupied. As most of this data was collected through a windshield survey, the only land categorized as vacant residential were those homes that were obviously not occupied by tenants. Most of the vacant residential parcels can be found in the borough.

Vacant Heavy Industrial: This land category is defined as that land on which structures used for heavy industry still stand but are no longer in operation. The former Trinity North plant site in Greenville Borough and the Trinity South plant site are the most significant vacant sites in the project area. Both sites occupy large tracts of land that would be suitable for redevelopment.

Table 10-1 identifies the percentage of each land use classification in terms of acres for Greenville. These classifications are reflective of those on the existing land use map on Figure 10-1. The majority of the existing land use in Greenville Borough is being used as single family residential, with 45.6% of total available land being used in this capacity. Community facilities and Thiel College comprise over 20% of land use in the borough, which is tax exempt property.

Table 10-2 identifies the percentage of each land use classification in terms of acres for Hempfield Township. These classifications are reflective of those on the existing land use map on Figure 10-1. Almost half of all land in Hempfield Township is classified as open space and another quarter is being used in an agricultural capacity. The next largest category is single family residential, occupying 17.1% of the land. All other land use categories occupy less than five percent of total land in the township.

**Table 10-1: GREENVILLE LAND USE**

Land Use Code	Percent
Single Family Residential	43.6
Community Facilities	11.8
College	10.3
Open Space	9.3
Recreation	5.5
Transportation	4.8
Commercial	3.8
Vacant Heavy Industrial	3.3
Vacant Land	2.4
Multi-Family Residential	2.4
Two-Family Residential	1.1
Vacant Commercial	0.8
Light Industrial	0.8
Vacant Residential	0.1
Residential / Commercial	0.1

**Table 10-2: HEMPFIELD LAND USE**

Land Use Code	Percent
Open Space	41.0
Agriculture	25.6
Single Family Residential	17.1
Community Facility	3.9
Recreation	3.9
Heavy Industrial	2.0
Commercial	2.0
Transportation	1.6
High Density Residential	0.8
Vacant Heavy Industrial	0.7
Vacant Land	0.7
Light Industrial	0.4
Residential / Commercial	0.3
Two-Family Residential	0.1
Vacant Commercial	0.1

## **LOCAL LAND USE CONTROLS**

A comprehensive plan provides a logical basis for zoning and other land use ordinances. However, plans are dependent upon local laws, ordinances and private actions to implement the concepts and recommendations set forth in the plans. The Pennsylvania Municipalities Code (MPC) defines “land use ordinance” as “any ordinance or map adopted pursuant to the authority granted in Article IV, V, VI, and VII.” Land use ordinances are legislative actions exercised by the governing body of a municipality. As such, there are four types of land use ordinances:

- Official Map
- Subdivision and Land Development
- Zoning
- Planned Residential Development Provisions (PRD) as part of the zoning ordinance

The most common methods of land use control used by municipalities are zoning ordinances and subdivision and land development ordinances (SALDO).

### **Zoning**

Zoning is a land use tool that allows a community to regulate the use of land and the location and intensity of development. A zoning ordinance is used to protect the public health, safety and welfare as well as guide growth. It also is designed to regulate and promote the following:

- Uses of land, water courses and other bodies of water;
- Size, height, bulk and location of structures;
- Areas and dimensions of land to be occupied or to be unoccupied by uses and structures;
- Density of population and intensity of use;
- A variety of residential dwelling types;
- All basic forms of housing;
- Protection of natural resources and agricultural land; and
- Reasonable overall community growth

Both Greenville Borough and Hempfield Township have adopted zoning ordinances as a form of land use control.

### **Greenville Borough**

Greenville Borough adopted their ordinance in 1998 with the most recent amendments and revisions occurring in 2000. The borough is divided into nine (9) zoning districts, as outlined below (*see Figure 10-2: Greenville Borough Zoning Map*).

**R-1 Residential Zoning District** - residential district where the predominate use is single-family homes designed as low density residential development

**R-2 Residential Family Zoning District** - residential district designed to encourage the development of single and two-family dwellings

R-3 Residential Medium Density Zoning District - residential district where single-family and two-family dwellings are permitted but also where the construction of medium density, multi-family developments are encouraged.

RM-3 Residential / Medical Zoning District - district that accommodates the development of health services in a transitional residential area located adjacent to a major hospital.

PI Public Institutional Zoning District - district that encourages the development of public institutional type uses in an environment conducive to such development and protected from the intrusions of commercial development.

CR Commercial - Residential Zoning District - district where the development of an attractive, functional and efficient central shopping and business district containing offices and retail service establishments serving the entire community are encouraged.

C Central Business Zoning District - district that permits a mixture of commercial and residential uses, encourages the reuse and improvement of existing buildings and encourages the business development of properties so influenced by adjacent major thoroughfares and historical development patterns while minimizing impact on residential development, encouraging appropriate residential development, and discouraging commercial development more appropriate for the Central Business Zoning District.

LM Light Manufacturing Zoning District - district which shall encourage the establishment and maintenance of business and industrial establishment for the manufacture, assembly, compounding, processing or storage of products; prohibit industrial uses and other uses which are clearly noxious or offensive by reason of odor, smoke, gas, vibration, or noise; prohibit residential uses for the purpose both of preserving the area for its appropriate use and for preventing the location of dwelling units in an area inappropriate for residential use.

I Industrial Zoning District - district which shall encourage the establishment and maintenance of industrial establishments for the manufacture, assembly, compounding, processing or storage of products; prohibit industrial uses and other uses which are clearly noxious or offensive by reason of odor, smoke, gas, vibration, or noise; prohibit residential uses for the purpose both of preserving the area for its appropriate use and for preventing the location of dwelling units in an area inappropriate for residential use.

### **Hempfield Township**

Hempfield Township adopted their zoning ordinance in August 2001 and was most recently revised in 2002. The township is divided into six zoning districts, each of which is outlined as follows (*See Figure 10-3: Hempfield Township Zoning Map*):

R-1 Residential - Rural Residential & Agriculture - district containing low density rural residential housing for the purpose of promoting and maintaining agricultural uses of land.

R-2 Residential - Single Family - district containing medium density housing in order to provide a balance of available housing and moderate land use.

R-3 Residential - Multi Family - district with moderate to higher density housing to provide quality housing at higher densities. This district concentrates housing in locations where infrastructure is/or can be made available and provides a buffer between land use types such as residential and business / commercial.

C Commercial - district containing higher intensity of use with concentrated commercial uses in areas where adequate space is available.

I Industrial - district which provides areas for existing industry to continue and new industries to grow and which avoids residential uses to avoid conflicts.

B Mixed Use - district which provides a mixed-use zone to include self-contained indoor industry and office uses. This district also promotes the reuse of residential structures for offices and small-scale industry for the purpose of maintaining rural character.

### **Subdivision and Land Development Ordinances (SALDO)**

As the second most commonly used land use ordinance in Pennsylvania, the subdivision and land development ordinance contains regulations for the creation of new lots or changes in property lines as well as the construction of public or private improvements to land. A SALDO offers municipalities a degree of protection against unwise, poorly planned growth. Subdivision regulations are designed to:

- Ensure a well-designed subdivision or land development;
- Set minimum standards for the layout or design of developments;
- Promote coordinated development;
- Insure the installation of necessary improvements;
- Minimize existing or foreseen problems; and
- Manage storm water runoff and erosion.

Neither Greenville Borough nor Hempfield Township have a locally adopted SALDO. They are both subject to the county's ordinance. Mercer County is currently updating its SALDO..

### **Stormwater Management Plan**

Neither Greenville nor Hempfield have municipal stormwater management plans. Mercer County also does not have a stormwater management plan and it is not in their plans to do a complete one as part of their county plan update. A portion of Mercer County's SALDO regulates stormwater in the county and requires that any major plan (either commercial, industrial or residential) is to have a stormwater plan. The plan is reviewed by MCRPC and the conservation district and it states that pre-development run-off must equal post-development run-off. Also, Hempfield Township's Zoning Ordinance contains a regulation that a stormwater management plan must be submitted to Hempfield Township on any multi-family housing plan (pre-development run-off must equal post-development run-off).



# GREENVILLE BOROUGH ZONING MAP

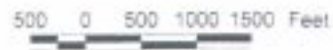
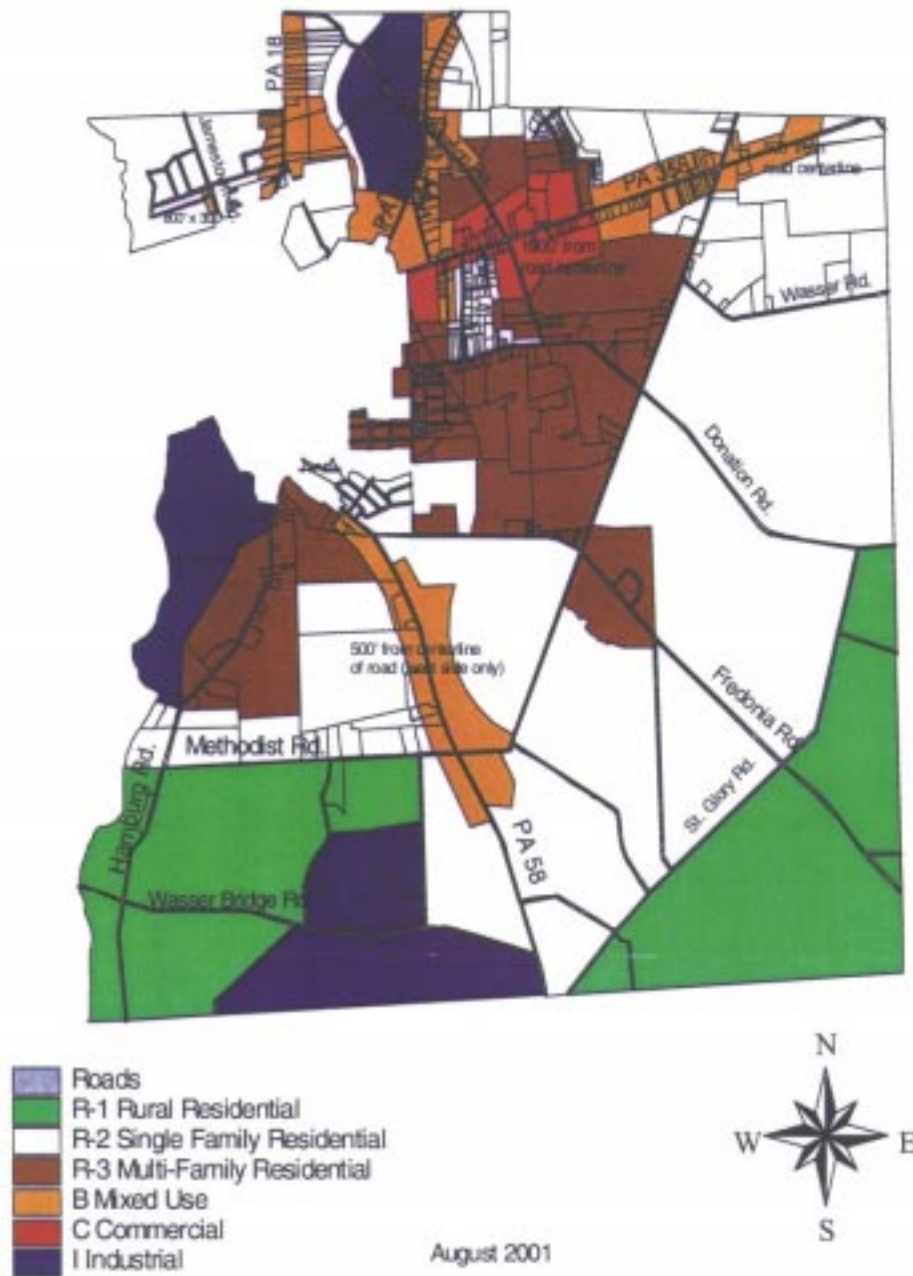


Figure 10-3: Hempfield Township Zoning Map

## Hempfield Township Zoning Map



### **Codes**

The adoption of various construction, property maintenance and fire prevention codes has been increasingly recognized as a tool to promote public health, safety and welfare. Codes establish minimum standards for safety to life, health and property. To be effective, the administration of building construction or maintenance codes must be coordinated with zoning regulations or other municipally related programs (The Center, 2001). There are four basic types of codes:

- Building Code—basic regulation for new construction in the community, the most common is the “BOCA” code (published by the Building Officials and Code Administrators International, Inc.). It also regulates the expansion, alteration and repair of existing structures.
- Plumbing and Electrical Codes—used to supplement building codes which control more detailed requirements related to plumbing and electrical systems.
- Fire Protection Code—provides for the inspection of existing structures for the purpose of identifying hazardous conditions and provides for the issuance of permits for certain specific hazardous uses which are to be located in a building or structure.
- Property Maintenance Code—sets responsibilities for cleanliness of structures, for the disposal of garbage and rubbish and for other activities needed to keep the structure and surrounding area in livable condition.

Code enforcement in Greenville Borough is done through two departments. The zoning / code enforcement office (as described further in Section 5—Community Facilities) is responsible for building codes and property maintenance, which includes the systematic inspection of all dwellings within the borough as well as implementing the sidewalk program. The Greenville Fire Department is responsible for the fire protection code and inspects all structures in the borough. Hempfield Township contracts code enforcement through a third party agreement.

Act 45, the Uniform Construction Code (UCC), will govern all building codes across the Commonwealth. Under Act 45, local municipalities will be mandated to adopt the UCC and determine how it will be administered and enforced. Municipalities can decide if they will “opt in” and administer and enforce the UCC themselves (or, through a third-party agency) or if they will “opt out”, in which case the Department of Labor and Industry (Department of L&I) will be responsible for administration and enforcement. Although some municipalities currently have building code ordinances, unless these meet and/or exceed UCC requirements, the existing codes will become null and void.

## B. Analysis of Existing Conditions

### FUTURE LAND USE PLAN

The future land use plan is a tool that is meant to guide the way land resources are used and provide a blueprint that can manage future growth. The future land use plan becomes the foundation for updating current land use controls, such as zoning ordinances. Figure 10-2: Future Land Use Map depicts the future land use scenario for both Greenville Borough and Hempfield Township. The map was developed based upon current and predicted growth trends, public participation, and the environmental development constraints (*see Figure 8-1*), including floodplains, wetlands, prime agricultural soils, and agricultural security areas (ASA). The future land use categories include the following:

Rural Residential—this area includes lands appropriate for continued agriculture use based on soil suitability, a history of farm use, tract size, ownership patterns, location, and surrounding uses. Agricultural lands also include areas with prime agricultural soils and soils of statewide importance and where active farming exists. This category also can be categorized by single-family homes and planned residential developments that contain no more than one dwelling unit per acre and may utilize lot clustering to protect environmentally sensitive areas. This area also includes undeveloped areas (i.e. forests, farmlands, open fields, floodplains, wetlands, scenic views, recreational areas, and historic sites) that may have important ecological functions or contain natural resources / cultural resources that are worthy of conservation and protection.

Single Family Residential—these areas are characterized by single-family homes in urban environments and planned residential developments that contain less than four dwelling units per acre.

Multi-Family Residential - Medium Density—these areas are characterized by small lot single-family homes or town homes, duplexes, triplexes, low-density apartment developments, and mobile home parks that contain four to eight dwelling units per acre.

Multi-Family Residential - High Density—these areas are characterized by one to three-story condominium and apartment developments that contain eight to 15 dwelling units per acre and may also include institutional buildings that contain 15 or more dwelling units per acre.

Residential / Commercial—area designated to provide a mix of single family residential and small scale commercial (i.e. home based businesses, medical offices, financial services, etc.) that comply with the existing character of the residential neighborhood.

Commercial – Downtown—area designated to provide a mix of residential, office and commercial activities normally associated with the downtown area and may include lodging, entertainment and public plazas.

Commercial –Neighborhood—areas designated to provide limited shopping and basic services for the immediate area (usually within a one to two mile radius) and are characterized by stand alone buildings.

Commercial –Regional—areas designated to provide a broad range of high intensity uses typically serving a broad market area and may include regional shopping centers, grocery superstores, large discount stores, warehouse clubs, manufacturers outlet stores, hospital / medical centers, hotels / motels, and high density residential uses in concentrations with gross leasable areas in excess of 300,000 square feet.

Mixed Use—areas designated to provide a mix of high density residential, office and commercial activities that may include retail, financial services, restaurants, etc.

Business Park—this category is designated for office parks with multi-story office buildings and are may include light industrial uses.

Light Industrial—areas for the development of lands to be used by industries that have high standards of performance and that can locate in close proximity to business uses, and in locations convenient to residential area, without creating nuisances.

Heavy Industrial—land to be used for manufacturing (and related) activities and extractive industries that should be located in an environment where the effects of undesirable characteristics such as odor, dust, and noise upon surrounding residential and/or commercial areas are reduced.

Recreation—land uses that include private and publicly owned parks and recreation lands for active or passive recreation activities / facilities.

Community Facility (including public utilities)—designated for institutional type uses (schools, hospitals, nursing homes, churches, civic uses), planned public facilities, institutions, or other governmental installations. Also includes uses such as the generation of electrical energy, treatment of wastewater, public agency maintenance storage and operating facilities, or other primary

Historic Overlay District—an overlay district that imposes certain additional guidelines that are designed to protect the historic integrity of the area.

River Overlay District—an overlay district that imposes certain additional guidelines that are designed to protect the natural resources along the river while allowing low impact recreational use.

White areas on Figure 10-4: Future Land Use denote those areas that are not specifically targeted for new or infill development.

As provided for in Article I of the Pennsylvania Municipalities Planning Code (MPC), the land use categories can be placed into three areas:

- “Designated Growth Area”—a region within a county or counties described in a municipal or multi-municipal plan that preferably includes and surrounds a city, borough or village, and within which residential and mixed use development is permitted or planned for at densities of one unit to the acre or more, commercial, industrial and institutional uses are permitted or planned for and public infrastructure services are provided or planned.
- “Future Growth Area”—an area of a municipal or multi-municipal plan outside of and adjacent to a designated growth area where residential, commercial, industrial and institutional uses and development are permitted or planned at varying densities and public infrastructure services may or may not be provided, but future development at greater densities is planned to accompany the orderly extension and provision of public infrastructure services.
- “Rural Resource Area”—an area described in a municipal or multi-municipal plan within which rural resource uses including, but not limited to, agriculture, timbering, mining, quarrying and other extractive industries, forest and game lands and recreation and tourism are encouraged and enhanced, development that is compatible with or supportive of such uses is permitted, and public infrastructure services are not provided except in villages.

The Designated Growth Area for Greenville and Hempfield is primarily comprised of the entire borough and the portions of the township that currently have access to public water and sewer. Development within the designated growth area should focus on infill development and the reuse of existing buildings and structures. Land uses included in this area include:

- Single family residential - north of Greenville Borough and west of the Little Shenango River
- Multi family—high density - area in the borough surrounding the downtown commercial district
- Residential / Commercial - area along Main Street between Rosedale and Sixth Avenue
- Downtown Commercial - district along Main Street, bordered by Shenango and Clinton Streets and Rosedale and the Shenango River
- Regional commercial - the land extending out Main Street onto Hadley Road until Methodist Road
- Heavy industrial - existing Trinity South plant site
- Light industrial - land south of the Trinity South plant site and north of the sewage treatment facility
- Mixed Use - The former Trinity North plant site
- Community Facilities - an expansion of the present site of UPMC Horizon along Leech road
- College - an expansion of Thiel College to Alan Avenue, north of Craig Street, and to Davis Street.

- Recreation - recreation areas consist of Riverside Park and Hempfield Township Municipal Park
- Historic District Overlay - this area is the designated Historic Commercial District, as noted in Section 2 of this plan, and the land use category is the Downtown Commercial area.

The Future Growth Area is an extension of the designated growth area. This area proposes that future growth should occur in such a fashion that it would include a logical expansion of infrastructure (*see Figure 4-1*) that is feasible for the township to provide. Land uses in this area include:

- Single family residential - areas along Methodist Road, Hamburg Road, extending south on Mercer Road, extending north along Leech Road, and north of the regional commercial district
- Multi family—medium density - areas along Mehard Road, Fredonia Road, and Donation Road
- Neighborhood Commercial - land along Mercer Road between the split with Fredonia Road almost to Methodist Road
- Light Industrial - land surrounding Hodge Foundry that will allow for an expansion of the Foundry as well as ancillary businesses as it extends out to Mercer Road
- Business Park—an expansion of the existing Reynolds East Business Park, extending along Scott Road, Wasser Bridge Road out to Mercer Road
- Commercial Recreation - land north of the light industrial area that can become a gateway into the community along Williamson Road

The Rural Resource Area includes the areas in Hempfield Township that lie east and south of Methodist Road. The dominant future land use in this area is rural residential. Hempfield Township Municipal Park is also located in this area.

The Shenango and Little Shenango River corridors are contained in a River Overlay District. This district will serve to protect the integrity of riparian buffers along the riverbanks as well as allow for compatible development. The river overlay district would require that this land which is environmentally sensitive and includes the vegetated areas along the waterway would be conserved for uses that cause minimal disturbance. Such uses can include what is often known as passive recreation. Passive recreation can include such uses as hiking or walking trails, minimally developed picnic areas, scenic view areas, non-motorized boat launches, and fishing areas.

**FUTURE REVISIONS TO LOCAL LAND USE CONTROLS**

Through the planning process, the following goals were identified as being the most important for both Greenville and Hempfield in terms of future land use planning:

- Provide the ability for the municipalities to plan and regulate future development
- Plan from a multi-municipal perspective to ensure consistent development

In order to accomplish these goals, one of the first steps that should be taken is to increase communication between Greenville and Hempfield. The Pennsylvania MPC allows for intergovernmental cooperative implementation agreements for the purpose of implementing a comprehensive plan. Cooperative implementation agreements can do the following:

1. Establish the process used to achieve general consistency.
2. Establish a process for review and approval of developments of regional significance and impact.
3. Establish the role and responsibilities of participating municipalities with respect to implementation of the plan.
4. Require a yearly report by participating municipalities.
5. Describe any other duties and responsibilities.

It is recommended that Greenville and Hempfield enter into a cooperative implementation agreement to ensure that the recommendations contained in this plan are jointly enacted and the respective needs of each municipality are taken into accordance prior to decision making.

**Zoning****Greenville Borough – Recommended Zoning Ordinance Amendments**

It is recommended that Greenville Borough revise their current zoning ordinance to reflect changes that have occurred since its inception. Interviews with the zoning officer stated that there are some areas in the borough that should be rezoned and that the ordinance contains some minor technical errors. The revised zoning ordinance should be in accordance with the recommendations contained in the comprehensive plan and the zoning map should be updated to reflect the future land use map in this plan. The following are recommended revisions that should be completed as a part of the zoning ordinance update:

- Amend Section 103, Statement of Community Development Goals and Objectives to reflect community goals and objectives reflected in the joint comprehensive plan.
- Review and amend ordinance to ensure that forestry activities are defined and regulated in accordance with the MPC.
- Establish a Historic Architectural Review Board District and development regulations and adopt an ordinance consistent with the Zoning Ordinance.
- Rezone Trinity North site and residential properties along South Mercer Street as a Mixed Use District promoting planned development patterns consisting of medium to



- high residential, commercial, institutional and light (low/no impact to environment) industrial uses.
- Define and regulate no-impact home-based businesses in accordance with the MPC.
- Define and regulate condominiums for residential, commercial and industrial uses.
- Consider providing definition and use regulations for various types of housing such as nursing home, retirement village, life-care facility, personal care facility, domiciliary care home and other similar uses.
- Allow for mixed residential and commercial uses in the RM-3 – Residential/Medical District. Rename district to be more inclusive of uses other than medical offices. Similar regulations as the CR-Commercial Residential District.

### **Hempfield Township – Recommended Zoning Ordinance Amendments**

Hempfield Township cited no issues with their zoning ordinance, however it should be updated also to reflect the recommendations and future land use map contained in this plan. The following are recommended revisions that should be included as a part of the zoning ordinance update:

- Amend Section 201, Overall Goals to reflect community goals and objectives reflected in the joint comprehensive plan.
- Amend zoning ordinance to include a conservation-by-design option for residential development. The Township can utilize the recommended ordinance amendments researched and developed by MCRPC. Conservation-by-design standards for residential development are applicable to the R-1 Rural Residential District, R-2 Single Family Residential District and the R-3 Multi-Family Residential District.
- Modify home-based business regulations to be consistent with the definition and requirements specified by the MPC for no-impact home-based business. (Sections 600.4, 404.2 and 1801).
- Review and amend ordinance to ensure that forestry activities are defined and regulated in accordance with the MPC.
- Consider providing definition and use regulations for various types of housing such as nursing home, retirement village, life-care facility, personal care facility, domiciliary care home and other similar uses.
- The existing B, Mixed Use District off of Jamestown Road could possibly be argued to be spot zoning. Explore possible expansion or elimination of this district. Seek advice of Municipal Solicitor.
- Consider an open space or greenways overlay in order to preserve common open space and greenway connections consistent with the comprehensive plan.

If desired, municipalities who complete a joint comprehensive plan can develop and enact a multi-municipal zoning ordinance. This is authorized in the MPC under Article XI: Intergovernmental Cooperative Planning and Implementation Agreements and the provisions of the multi-municipal zoning ordinance follows Article VI of the MPC. Some of the benefits to a multi-municipal zoning ordinance can be:

- Ability to allocate different types of land uses across multiple municipalities

- May provide relief from exclusionary challenges
- Allows compatible zoning along common municipal boundaries
- Allows communities to develop according to their “vision”
- Provides an economies of scale in the costs for participating municipalities

As Greenville and Hempfield are choosing to maintain separate ordinances and enforcement procedures, there are still a number of options that they can take to ensure consistent planning. One of the options would be to establish a joint planning commission between Greenville and Hempfield to ensure coordinated and uniform ordinances and consistent enforcement. This can be accomplished through cooperative implementation agreements. Each municipality would maintain separate ordinances, however a joint planning commission would oversee and make decisions concerning all municipalities.

### **Plan for Area-wide Accommodation of Uses**

The Pennsylvania Municipalities Planning Code (MPC) grants zoning flexibility to municipalities participating in multi-municipal comprehensive plans. Those municipalities may plan for zoning of land uses considering the whole geographic area of the plan. On the contrary, municipalities without the benefit of a multi-municipal plan, as interpreted by Pennsylvania courts, must accommodate via zoning every conceivable reasonable and lawful use in their municipality, whether or not the use is compatible.

Multi-municipal plan participants may zone for higher-density uses requiring a full range of public services in an urban core municipality where such uses are appropriate and services are available, and not zone for such uses in a more rural municipality where such uses are not appropriate and services are not available. Conversely, multi-municipal plan participants may zone for low-density uses and uses that require space to buffer their impacts in a more rural municipality, and not zone for such uses in an urban core municipality. This will facilitate a more rational and efficient development pattern.

In preparing a plan for area-wide accommodation of uses, the PA MPC specifies that the plan must accommodate uses within a “reasonable geographic area.” This term and concept is not defined in the MPC. Also, since the law is new (2000), courts have not yet heard cases on and further defined reasonable geographic area. However, two criteria make sense in support of the reasonable geographic area concept:

1. Market – Uses should be accommodated in quantity and location reasonably appropriate for their markets. For example, fewer locations are needed for major retail department stores with regional markets while more locations throughout an area are needed for personal service uses like beauty salons with neighborhood markets.
2. Compatibility – Uses accommodated where reasonable and appropriate for the character of an area, i.e. its density, scale, physical attributes, etc.

As part of the Greenville-Hempfield plan process, all categories of land uses were evaluated using the above criteria for appropriate locations and potential to be best accommodated in Greenville, or Hempfield, or both. Table 10-3 contains recommendations and explanation.

Table 10-3: Land Use Accommodations			
<i>Land use</i>	<i>Municipality in which best accommodated</i>	<i>Market rationale</i>	<i>Compatibility rationale</i>
Mobile home parks	Hempfield	Rarely located in urban core municipalities, typically few in surrounding more rural municipalities	Need for large land area to accommodate the development plus space to buffer it from adjacent development
Farms and agriculture	Hempfield	Many and often a predominant use in more rural municipalities, rarely located in urban core municipalities	Need for large land area typically separated from urban development
Mineral extraction	Hempfield	Rarely located in urban core municipalities, typically some in surrounding more rural municipalities	Need for large land area plus space to buffer it from adjacent development
Sanitary landfills	Hempfield	Typically one landfill serves a countywide or multi-county region	Need for very large land area plus ample space to buffer it from adjacent development
Junk yards	Hempfield	Typically a greater community area has one or a few junk yards	Need for large land area plus space to buffer it from adjacent development; further, since Greenville has limited space for business and industrial uses, such space is best reserved for higher value and greater job creating businesses and industries
Other uses	Both municipalities	A mix and variety of residential, institutional, commercial, and industrial uses have market potential in both municipalities	Greenville, being urban, and Hempfield, being part urban and part rural, are each compatible for a mix and variety of residential, institutional, commercial, and industrial uses

### **Developments of Regional Significance and Impact**

The Greenville-Hempfield comprehensive plan recommends that certain large land uses be given greater scrutiny when proposed. The Pennsylvania Municipalities Planning Code terms such uses “developments of regional significance and impact” and defines them as follows:

“Any land development that, because of its character, magnitude, or location will have substantial impact upon the health, safety, or welfare of citizens in more than one municipality.”

DRI (short for developments of regional impact) are developments, large in size or impact or both, that will affect neighboring municipalities in addition to the one in which located. Examples of DRIs include large residential subdivisions, shopping malls, industrial parks, waste disposal facilities, and major highways. Development impacts may include traffic, noise, light, stormwater runoff, pollutants, open space loss, commercial market encroachment, and/or water/sewer demand. It makes sense for all affected municipalities to participate in reviewing the development.

The Greenville-Hempfield plan recommends establishing a process allowing both municipalities to review proposed DRIs. The process is outlined in the suggested intergovernmental cooperative agreement for implementation included in Appendix C. It includes a few basic elements:

- Referral by the host municipality of a zoning permit application by a DRI.
- Review by a committee consisting of representatives from both municipalities.
- Comments and recommendations, as appropriate, by the review committee.
- Consideration by the host municipality of the review committee’s comments.

While DRIs may be subject to review of both municipalities, Pennsylvania planning law clearly specifies that the host municipality retains the decision-making authority to grant or deny the permit. According to law, the host municipality must approve the DRI if it meets all local requirements. Further, though DRI review may involve both municipalities, the review process may take no longer than already provided for in state planning law.

Since the PA MPC definition for DRIs is broad, additional threshold criteria should be employed to determine if a development is a DRI and should be subject to the DRI review process. The following criteria were researched from other states with DRI threshold criteria and modified to best fit the Greenville-Hempfield community.

#### **Determined to be DRI because of character of land use or development**

- Sanitary landfills
- Airports & rail terminals
- Community water/wastewater plants
- Hospitals

*Determined to be DRI because of magnitude of land use or development*

- Commercial, retail, service, etc. greater than 150,000 sq. ft.
- Industrial facility, park etc. greater than 150,000 sq. ft., 100 acres, or creating more than 0 jobs
- Attractions & recreation facilities with more than 500 parking spaces or capacity for more than 2,000 patrons
- Housing developments creating more than 100 lots or units
- Any development causing more than 100 acres of earth disturbance
- Any development generating more than 1,000 vehicle trips per day or 100 truck trips per day

**Overlay District**

An overlay district is oftentimes the most effective way to preserve natural resources and/or encourage appropriate development within an area of concern. An overlay district is a second layer of zoning regulations that is literally “laid over” the primary zoning district. An overlay is most often associated with a resource or corridor of special importance such as wetlands or rivers, but could also address historic areas or transportation corridors. The overlay district incorporates the basic regulations of the primary zone (such as setbacks for a single-family residential district) but then imposes additional regulations within the overlay zone to address special concerns, such as flooding, wetland preservation., or traffic control.

Prior to establishing an overlay district, the municipality should complete a preliminary study or planning effort to develop justification for the additional requirements and land use controls. The municipality should be able to prove, in court if necessary, that the overlay district is based upon community development objectives that adhere to resident’s wishes for the future growth of their community. A municipality must be able to identify the reasons why a certain area is treated differently than other areas. For instance, recommendations contained herein this plan provide for the establishment of an historic overlay district and a river corridor overlay.

The River Corridor Overlay District should be developed to include provisions that protect riparian buffers, discourage the encroachment of development by establishing buffer zones, and which provide opportunities for residents to have physical and visual access to the waterways. The buffer zone should establish a minimum of a 35 foot and optimally a 100 foot area for protection. This buffer zone will exclude the construction of permanent structures such as homes or businesses or the disturbance of greenspace. Language for a Model Ordinance has been provided and is included in the appendices of this document (Source: Retrieved On-Line at <http://www.epa.gov/owow/nps/ordinance/buffers.htm>).

**Official Map**

An Official Map ordinance is a tool that can be used to implement recommendations in a comprehensive plan. It is a declaration by the governing body of the projected areas a community needs for public purposes sometime in the future. An Official Map is prepared and adopted in accordance with procedures set forth by Article IV of the MPC. It can provide the following:

- A focus for various agencies and boards to identify needed road improvements or widenings, wellhead protection areas, parks, playgrounds and sites for other public purposes;
- Help implement the comprehensive plan and capital improvement program; and
- Allows for municipalities to reserve private land for certain future public uses.

**LAND USE MANAGEMENT TECHNIQUES**

Land use management techniques include a host of design guidelines and standards that help to promote community continuity and connectivity while preserving agricultural lands, open space and natural features.

**Urban Development Housing Design Standards**

Urban development housing design standards promote uniformity of design and amenities that result in aesthetically pleasing communities. The following standards address redevelopment or infill development for urban areas.

**Site Selection and Design Criteria for Redevelopment/Infill Development**

The goal is to acquire sites that allow for successful redevelopment or infill development that is consistent with the surrounding neighborhood.

- Secure land of more versatile shape or size by acquiring more than one lot or lands from adjacent lots or select larger corner sites.
- Garages and parking areas should be sited so that they do not dominate the view from the street or other public spaces.
- Do not design blank end walls, design buildings that address the street(s).
- Situate the building consistent with the layout pattern of the area.
- Buildings and spaces should relate to neighboring properties. As a general rule, fronts should face fronts of properties and backs should face backs.
- Buildings should be placed so that they receive sun but do not cast undue shadows on neighboring properties.
- The design should maintain the open, green view along the street and maximize opportunities for on-site plantings.
- The scales of the building should respect the scale of surrounding developments.
- Structures should be placed and designed to provide safety and security to the neighborhood. For example, windows should overlook the street and open spaces,

access and parking areas should be visible to residents from their homes and clear lines of sight and well lit direct routes are desired.

- High fences and walls should be avoided at all costs. Low front walls and living fences (hedges, shrubs and plantings) should be used to define boundaries.
- Parking areas should be screened with plantings.

### **DESIGN GUIDELINES**

The following is a series of design guidelines with accompanying graphics that support the various goals and strategies with respect to buffering and screening, streetscape and bikeway improvements and land use management techniques.

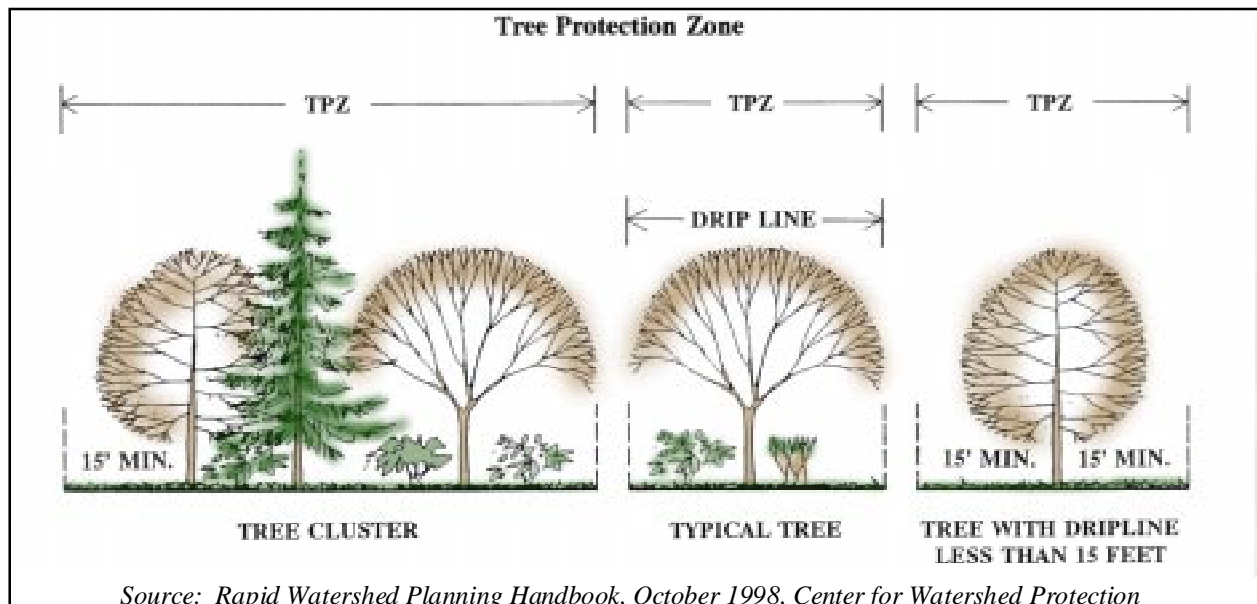
The design guidelines and accompanying graphics provide concepts that support urban, suburban and rural development patterns. These design concepts can be utilized to support the development of zoning and subdivision/land development regulations and design standards for both public and private improvements.

### **Buffering and Screening**

Tree protection and buffer zones preserve areas crucial to sustaining natural vegetation.

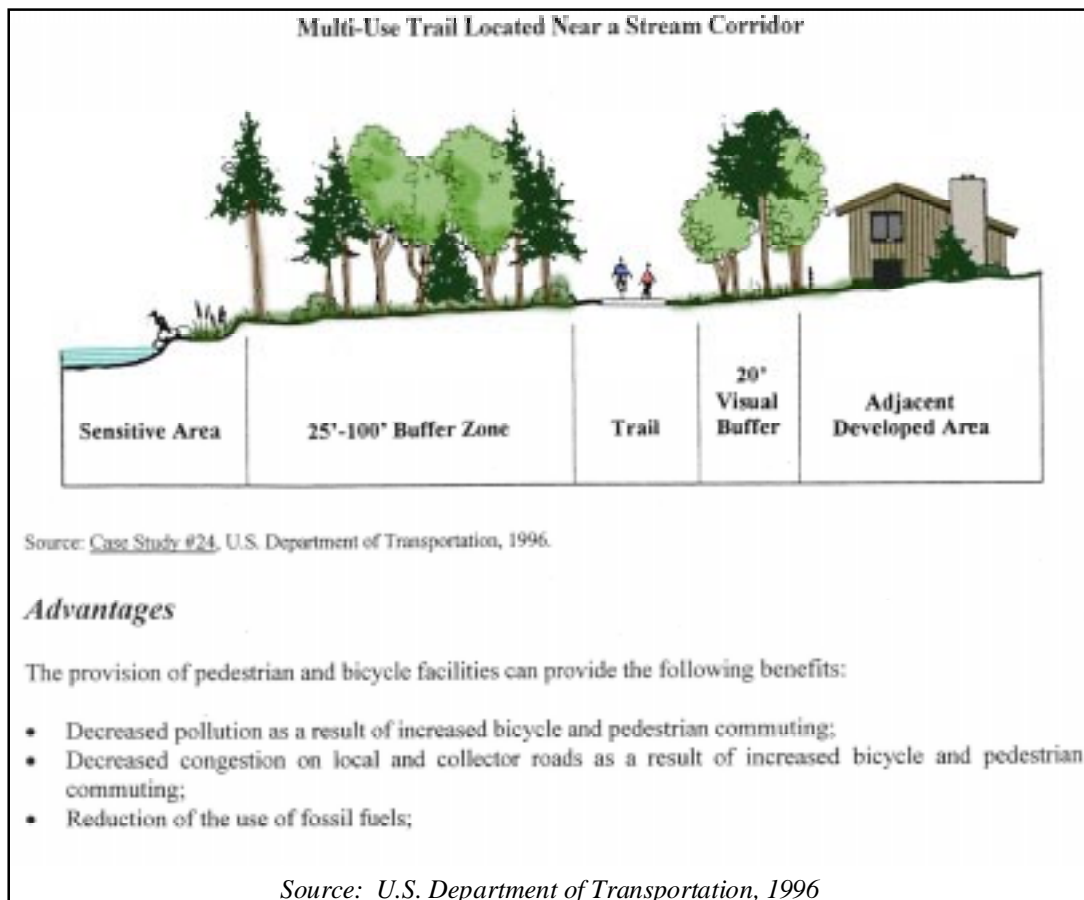
#### **Tree Protection Zone**

Protection of existing vegetation by use of tree protection zones to provide a healthy environment for natural plant life.



### Buffer Zones for Multi-Use Trail Facilities

The use of buffer zones for multi-use trail facilities provides safe placement of facilities for pedestrians and bicyclists. These buffer zones provide for recreation while expanding the public open space network.



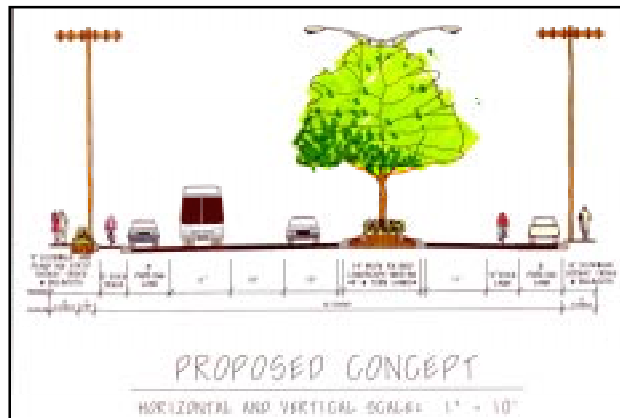
### Streetscape Improvements and Bicycle Accessibility Improvements

Streetscape improvements and bicycle accessibility improvements not only provides a means for alternative transportation, yet provides areas for safe movement of people by foot and bicycle. The following diagrams depict urban streetscape improvements, urban streetscape improvement with bicycle lanes, rural roadway pedestrian/bicycle paths and bicycle lane width standards.

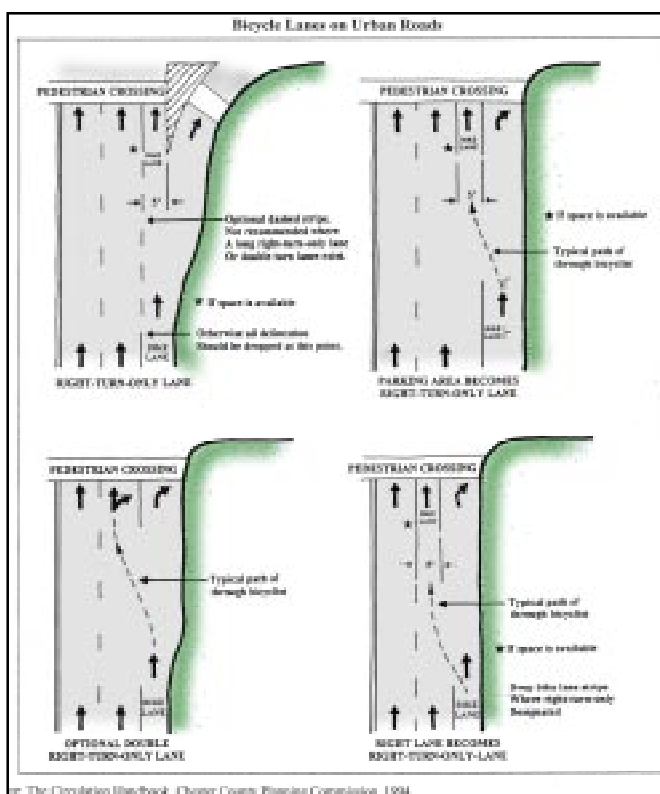
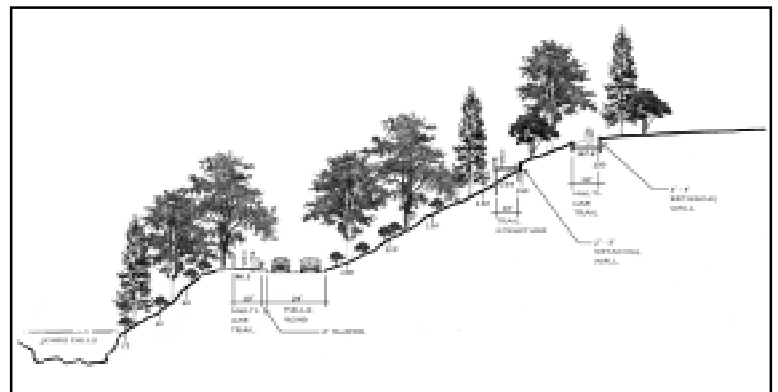




### Urban Streetscape with Bicycle Lanes



### Rural Roadway with Pedestrian Trail/Bikeway



### Bicycle Lane Widths

Designated bicycle lanes are identified by unique pavement markings.

### **LOCAL PLANNING ASSISTANCE**

There are many agencies and organizations that provide local planning assistance to municipalities. The following are a few that can be a resource to Greenville and Hempfield in planning in the future:

#### **The Governor's Center for Local Government Services (The Center)**

The Center is the principle state entity responsible for land use assistance and monitoring in Pennsylvania. It can provide information on planning or on planning assistance (either financial or technical).

#### **The Pennsylvania Municipal Planning Education Institute (PMPEI)**

Created by the Pennsylvania Planning Association (PPA) and the Penn State Cooperative Extension in 1992, the purpose of PMPEI is to bring basic instruction to citizens and local officials who serve on planning agencies and zoning hearing boards.

#### **Pennsylvania Municipal Training Partnership (PMTP)**

PMPT was created through the partnership of 11 local government, community, and statewide groups to provide education for municipal and community officials. Courses are offered in a variety of subject areas important to local government, including special programs on planning and land use issues.

#### **U.S. Soil Conservation Service**

Staff can provide municipalities with soil surveys and their interpretation to aid in land use decisions such as identifying agricultural lands, delineating floodplains, or rendering service to protect against erosion, sedimentation and storm water problems.

#### **Mercer County Regional Planning Commission (MCRPC)**

Serving as the Metropolitan Planning Organization (MPO) for Mercer County, MCRPC has qualified staff that can assist with local municipalities in planning and technical assistance.

**LAND USE IMPLEMENTATION MATRIX****GOAL: Provide the ability for the municipalities to plan and regulate future development**

<b>Strategies</b>	<b>Responsible Party</b>	<b>Potential Partners</b>	<b>Funding Sources</b>
Update the zoning ordinances for Greenville Borough and Hempfield Township to provide guidelines that reflect recommendations contained in the comprehensive plan	Greenville Borough Council & Hempfield Township Supervisors	Governor's Center for Local Government Services, Mercer County Regional Planning Commission	DCED, CDBG, PENNVEST, PA State Associations of Boroughs, PA State Association of Townships, PA DEP, Shared Municipal Services, PENNDOT, USDA EPA, PA Public Utility Commission
Adopt an Official Map for the municipalities	Greenville Borough Council & Hempfield Township Supervisors		
Apply for funding to implement an intermunicipal GIS database	Greenville Borough Council & Hempfield Township Supervisors		
As service demand increases, extend water and sewer infrastructure as identified on Figure 5-1: Infrastructure and outlined in the Capital Improvements Program	Hempfield Township Municipal Authority, Municipal Authority of the Borough of Greenville, Private Developers	Mercer County Regional Planning Commission	Growing Greener (DEP/DCNR), PENNVEST, Water and Waste Disposal Grants and Loans Programs (USDA), Small Water Systems Regionalization Grant Program (DEP), Act 339 Sewage Treatment Plant Operation Grants (DEP)

**GOAL: Plan from a multi-municipal perspective to ensure consistent development**

Establish a partnership between Greenville Borough and Hempfield Township to open the lines of communication regarding planning efforts and to promote coordinated and uniform ordinances	Governing Bodies for each municipality	Governor's Center for Local Government Services, Mercer County Regional Planning Commission	DCED, CDBG, PENNVEST, PA State Associations of Boroughs, PA State Association of Townships, PA DEP, Shared Municipal Services, PENNDOT, USDA EPA, PA Public Utility Commission
Discuss the potential to provide joint enforcement of ordinances and codes through a shared service agreement for code enforcement	Governing Bodies for each municipality		
Conduct regular meetings to discuss local development issues and projects	Planning Commissions for each municipality		

## APPENDICES



APPENDIX A  
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**APPENDIX B**

**PUBLIC PARTICIPATION**



## Strengths, Weaknesses, Opportunities & Threats (SWOT) Results 7/15/03

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### Economic Development

- O – aging population – market new businesses to this population, i.e. retirement center, etc.
- O – area should be marketed better to attract development
- O – bring in similar businesses like Wal-Mart to stimulate economy
- O – diversify economic development to attract new technology
- O – law should force industries that leave town to fix up or demolish buildings/plants
- O – property available for redevelopment within borough
- O – redevelop lot next to McDonalds into a hotel
- O – Review zoning for economic opportunities
- O – tourist related businesses, i.e. hotel, rv camp, market to college students and vacationers in area
- S – Thiel College is growing, increasing enrollment
- S – UPMC hospital
- T – if borough sells assets (water, sewage), it is a threat to the equity in the future
- W – industry leaves behind old buildings/plants
- W – lack of industry in area due to recent closures
- W – need small to medium sized businesses and diversify businesses
- W – need to strengthen relations with Thiel
- W – no entry level jobs for college graduates to retain youth in related fields – work with Thiel College to identify fields to market jobs in
- W – Trinity Industries site is not KOZ

### Historic

- O – create tourist center
- O – generation plant that was on river – reuse
- O – market historic resources better
- O – work with surrounding communities
- O – rebuild Erie Canal for tourist attraction
- S – 3 museums in town / downtown Greenville is historic
- S – aging population knows history
- S – birthplace of Johnny Appleseed
- S – Erie Canal
- W – historic buildings need preservation but if they are not historic, they should be torn down

## Strengths, Weaknesses, Opportunities & Threats (SWOT) Results 7/15/03

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### Community Facilities

- O – extending water lines to people who do not have adequate water provides development opportunities
- O – include additional communities
- O – sewage facility is operating at 50% capacity so there is an opportunity for expansion
- S/O – water facility is large and could be an opportunity because it is stable
- S – good school system
- S – library, hospital, college, good police and fire services
- S – talent – symphony, arts, etc.
- T – if Greenville is forced to sell company because of underutilization
- T – people who have their own wells do not want to connect to water system
- W – poor stormwater management
- W – systems are old
- W – unclean and unsanitary water system
- W – water officials do not listen to community
- W – water source needs improvement

### Recreation / Open Space

- O – build trails
- O – create indoor recreation opportunities (ice skating rink, arcade, etc.). People have money to spend but nowhere to spend it
- O – opportunity for more recreation, i.e. movie theatre to keep college students in town on weekends
- O – opportunity to identify what direction the community would like to take (bedroom community vs. attract young people)
- O – Wal-Mart did demographic study before building in Hempfield – there is enough population w/in 20 miles to attract and support large businesses.
- S – live within 20 minutes of many parks/recreational attractions
- S – recreation station in Hermitage
- S – there are parks, a recreation center, little leagues
- T – increasing population is a threat to public safety and takes away from the small town character of community
- W – hotels and movie theatres won't locate here because not large enough population to support
- W – lack of community resources
- W – missed opportunity for rails to trails
- W – need for bicycling / walking trails – develop rails to trails
- W – negative attitudes and don't market community well or enough
- W – no community support for recreation facilities – former ice rink closed due to lack of support / attendance
- W – not enough recreation opportunities, especially for young people

## Strengths, Weaknesses, Opportunities & Threats (SWOT) Results 7/15/03

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### Housing

- O – good housing available for a reasonable price in borough
- O – infrastructure expansion needed to build new houses
- O/S – low crime and good school system can attract potential homebuyers
- S – location of community attracts potential homebuyers
- T – cannot expand without infrastructure
- T – overabundance of houses for sale in borough – high taxes force people to sell
- T – too much new housing may cause a loss of forest land and disrupt the ecological system
- W – need low income housing
- W – need senior housing

### Natural Resources

- O – natural gas production/drilling in region could boost economy
- O – ownership of gas wells could bring about prosperity/funding
- O – potential exists for agricultural growth, lots of crops to sell
- S – aesthetic appeal of community
- S – Good / viable farmland
- S – low acreage price – good opportunity to encourage farming
- S – people are the greatest resource – promote the positive aspects of community
- S – strong agricultural base
- T – potential environmental threat exists with natural gas drilling
- W – borough is land locked – no space for new development
- W – drugs growing in and among the farmland
- W – experiencing a loss of population

### Transportation

- Adequate access to KOZ areas?
- O – active rail system in town
- O – bedroom community if access to interstates was better
- O – bypass around downtown
- O – connect I-80 to I-90 in Ohio with a 4-lane highway
- O – expressway connection to interstate
- O – Greenville Airport is underutilized
- O – improve river for transportation and recreation purposes
- O – pedestrian / bicycles trail between Pymatuning and Shenango
- O – rebuild section of Erie Canal for recreation
- O/T – the removal of the median barrier on Rt 18 would allow for economic development for businesses on Rt 18
- S – location convenient to interstates (I-79 and I-80)

## Strengths, Weaknesses, Opportunities & Threats (SWOT) Results 7/15/03

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- S – Ody Anderson Bus Company
- T – bypass could remove economic development from borough and township
- W – duplicate street names w/in borough (confusing)
- W – large truck traffic through downtown
- W – limited access into town, heavy congestion
- W – narrow streets in town – cannot support truck traffic
- W – need more off street parking
- W – no pedestrian access between borough and township
- W – influx of Amish horse/buggy into town
- W – no public transportation, especially to Pgh airport
- W – travel far for shopping

Positive Images

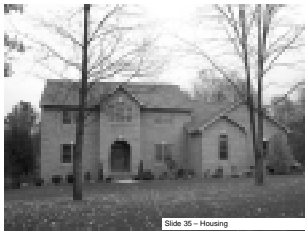
1



6



2



7



3



8



4



9



5



10





Negative Images

1



6



2



7



3



8



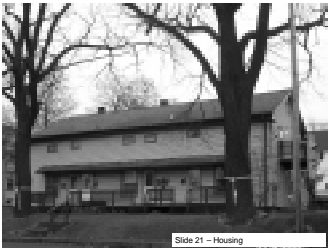
4



9



5



10



## Goal Ranking Results 11/19/03

Public Ranking		AC Ranking		Youth Ranking	
ECONOMIC DEVELOPMENT	Ranking	ECONOMIC DEVELOPMENT	Ranking	ECONOMIC DEVELOPMENT	Ranking
<b>GOAL</b>		<b>GOAL</b>		<b>GOAL</b>	
Create a redevelopment plan for abandoned industrial (Brownfield sites) and abandoned or underutilized commercial sites	13.4	Diversify the economic base for the region by stimulating the growth of new and existing local businesses and by attracting industry and technology based businesses	22.9	Create a redevelopment plan for abandoned industrial (Brownfield sites) and abandoned or underutilized commercial sites	21.9
Diversify the economic base for the region by stimulating the growth of new and existing local businesses and by attracting industry and technology based businesses	10.2	Create a redevelopment plan for abandoned industrial (Brownfield sites) and abandoned or underutilized commercial sites	20.0	Increase cultural and entertainment opportunities	17.1
Promote economic management & physical enhancement to increase the economic vitality of downtown	9.9	Provide a stable economic foundation through business retention, expansion and start up opportunities	5.7	Promote economic management & physical enhancement to increase the economic vitality of downtown	11.4
Position Greenville Borough and Hempfield Township to capture a proportionate share of future regional growth	7.3	Position Greenville Borough and Hempfield Township to capture a proportionate share of future regional growth	4.8	Diversify the economic base for the region by stimulating the growth of new and existing local businesses and by attracting industry and technology based businesses	8.6
Encourage business owners, the Borough, the Chamber of Commerce and others to get more involved in all aspects of downtown revitalization	7.0	Encourage business owners, the Borough, the Chamber of Commerce and others to get more involved in all aspects of downtown revitalization	2.9	Improve communication with the general public in order to spark greater public participation	6.7
Provide a stable economic foundation through business retention, expansion and start up opportunities	5.5	Foster the development of public-private partnerships to revitalize downtown	1.9	Foster the development of public-private partnerships to revitalize downtown	5.7
Develop a market strategy to promote tourist related business and seasonal activities	3.7	Develop a market strategy to promote tourist related business and seasonal activities	1.9	Provide a stable economic foundation through business retention, expansion and start up opportunities	4.8
Expand market opportunities in the service sector to support local economic development	2.9	Promote economic management & physical enhancement to increase the economic vitality of downtown	1.0	Increase the local tax base and employment opportunities through the elimination of blighted areas	2.9
Foster the development of public-private partnerships to revitalize downtown	2.5	Improve communication with the general public in order to spark greater public participation	1.0	Encourage business owners, the Borough, the Chamber of Commerce and others to get more involved in all aspects of downtown revitalization	1.0
Improve communication with the general public in order to spark greater public participation	2.3	Increase the local tax base and employment opportunities through the elimination of blighted areas	1.0	Develop a market strategy to promote tourist related business and seasonal activities	1.0
Increase cultural and entertainment opportunities	2.0	Increase cultural and entertainment opportunities	0.0	Expand market opportunities in the service sector to support local economic development	1.0
Increase the local tax base and employment opportunities through the elimination of blighted areas	1.9	Expand market opportunities in the service sector to support local economic development	0.0	Position Greenville Borough and Hempfield Township to capture a proportionate share of future regional growth	0.0

## Goal Ranking Results 11/19/03

RECREATION & OPEN SPACE	Ranking	RECREATION & OPEN SPACE	Ranking	RECREATION & OPEN SPACE	Ranking
<b>GOAL</b>		<b>GOAL</b>		<b>GOAL</b>	
Utilize the natural beauty of the Shenango and Little Shenango Rivers to promote their recreational value	16.7	Maximize the utilization of existing parks and recreational facilities in the communities	25.3	Establish new recreation opportunities and programs for residents of all ages	20.2
Maximize the utilization of existing parks and recreational facilities in the communities	12.4	Utilize the natural beauty of the Shenango and Little Shenango Rivers to promote their recreational value	18.2	Improve and maintain existing recreational programs	17.2
Involve the youth and elderly of the communities when planning future recreation projects	11.8	Establish new recreation opportunities and programs for residents of all ages	7.1	Utilize the natural beauty of the Shenango and Little Shenango Rivers to promote their recreational value	16.2
Establish new recreation opportunities and programs for residents of all ages	9.7	Improve and maintain existing recreational programs	7.1	Maximize the utilization of existing parks and recreational facilities in the communities	15.2
Improve and maintain existing recreational programs	8.5	Provide quality recreational services in a cost effective manner	6.1	Involve the youth and elderly of the communities when planning future recreation projects	7.1
Provide quality recreational services in a cost effective manner	6.2	Involve the youth and elderly of the communities when planning future recreation projects	3.0	Provide quality recreational services in a cost effective manner	7.1
Create additional programming for the Greenville Recreation Center	2.1	Create additional programming for the Greenville Recreation Center	0.0	Create additional programming for the Greenville Recreation Center	7.1
Reduce travel speeds through Riverside Park	0.6	Reduce travel speeds through Riverside Park	0.0	Reduce travel speeds through Riverside Park	0.0
<b>NATURAL RESOURCES</b>	<b>Ranking</b>	<b>NATURAL RESOURCES</b>	<b>Ranking</b>	<b>NATURAL RESOURCES</b>	<b>Ranking</b>
<b>GOAL</b>		<b>GOAL</b>		<b>GOAL</b>	
Promote a sustainable community by ensuring that future development meets the economic and social needs of the residents in a manner that does not destroy the productivity or health of its natural systems	29.8	Promote a sustainable community by ensuring that future development meets the economic and social needs of the residents in a manner that does not destroy the productivity or health of its natural systems	29.0	Promote a sustainable community by ensuring that future development meets the economic and social needs of the residents in a manner that does not destroy the productivity or health of its natural systems	21.5
Improve the quality of the various watersheds, including rivers, streams and groundwater supply within the project area	13.8	Ensure that the enforcement of the adopted plans/ordinances are in accordance with the goals and recommendations established by the adopted Comprehensive Plan	21.5	Improve the quality of the various watersheds, including rivers, streams and groundwater supply within the project area	20.0
Identify ecologically important, environmentally sensitive and agriculturally important areas, and implement plans to conserve and protect these areas	11.5	Identify ecologically important, environmentally sensitive and agriculturally important areas, and implement plans to conserve and protect these areas	7.5	Identify ecologically important, environmentally sensitive and agriculturally important areas, and implement plans to conserve and protect these areas	10.4
Ensure that the enforcement of the adopted plans/ordinances are in accordance with the goals and recommendations established by the adopted Comprehensive Plan	7.2	Improve the quality of the various watersheds, including rivers, streams and groundwater supply within the project area	6.5	Ensure that the enforcement of the adopted plans/ordinances are in accordance with the goals and recommendations established by the adopted Comprehensive Plan	7.4
Implement conservation efforts for the Shenango and Little Shenango Rivers	5.8	Implement conservation efforts for the Shenango and Little Shenango Rivers	3.2	Implement conservation efforts for the Shenango and Little Shenango Rivers	6.7

## Goal Ranking Results 11/19/03

COMMUNITY FACILITIES	Ranking	COMMUNITY FACILITIES	Ranking	COMMUNITY FACILITIES	Ranking
<b>GOAL</b>		<b>GOAL</b>		<b>GOAL</b>	
Plan regionally for future infrastructure improvements focusing on water and sewer services	15.8	Plan regionally for future infrastructure improvements focusing on water and sewer services	14.8	<b>Improve the ability of Greenville Borough to provide quality services to meet the needs of community residents</b>	19.2
Promote the "College Town" as a marketing concept and work to include future improvement projects in municipal planning efforts	12.4	Promote the "College Town" as a marketing concept and work to include future improvement projects in municipal planning efforts	11.1	Plan regionally for future infrastructure improvements focusing on water and sewer services	15.0
Continue to provide effective and efficient law enforcement services to community residents	11.4	Continue to provide effective and efficient law enforcement services to community residents	9.3	Continue to provide effective and efficient law enforcement services to community residents	6.7
Improve the ability of Greenville Borough to provide quality services to meet the needs of community residents	7.8	Ensure consistent and appropriate enforcement of building codes, covenants and zoning ordinance requirements	9.3	Promote the "College Town" as a marketing concept and work to include future improvement projects in municipal planning efforts	5.8
Ensure consistent and appropriate enforcement of building codes, covenants and zoning ordinance requirements	7.5	Improve the ability of Greenville Borough to provide quality services to meet the needs of community residents	7.4	Foster improved relationships with the leaders of the cultural, educational and medical facilities within the region	5.8
Foster improved relationships with the leaders of the cultural, educational and medical facilities within the region	6.7	Foster improved relationships with the leaders of the cultural, educational and medical facilities within the region	5.6	Continue to provide quality fire protection services to community residents	5.8
Utilize Thiel College students and faculty in more community related activities	5.8	Continue to provide quality fire protection services to community residents	3.7	Ensure consistent and appropriate enforcement of building codes, covenants and zoning ordinance requirements	5.0
Continue to provide quality fire protection services to community residents	3.8	Utilize Thiel College students and faculty in more community related activities	2.8	Utilize Thiel College students and faculty in more community related activities	3.3

HOUSING	Ranking	HOUSING	Ranking	HOUSING	Ranking
<b>GOAL</b>		<b>GOAL</b>		<b>GOAL</b>	
Provide safe, affordable and attractive housing with access to community services and facilities	24.9	Provide safe, affordable and attractive housing with access to community services and facilities	26.4	Provide safe, affordable and attractive housing with access to community services and facilities	25.6
Coordinate new housing development to support local and regional economic development and which meets the needs of anticipated growth	24.8	Coordinate new housing development to support local and regional economic development and which meets the needs of anticipated growth	21.8	Coordinate new housing development to support local and regional economic development and which meets the needs of anticipated growth	18.8
Preserve and promote the cultural and historic neighborhoods within Greenville and Hempfield	10.7	Preserve and promote the cultural and historic neighborhoods within Greenville and Hempfield	13.8	Preserve and promote the cultural and historic neighborhoods within Greenville and Hempfield	11.1
Provide safe and direct access to housing from planned development sites along I-80	7.4	Provide safe and direct access to housing from planned development sites along I-80 **	6.9	Provide safe and direct access to housing from planned development sites along I-80	11.1

## Goal Ranking Results 11/19/03

TRANSPORTATION	Ranking	TRANSPORTATION	Ranking	TRANSPORTATION	Ranking
<b>GOAL</b>		<b>GOAL</b>		<b>GOAL</b>	
Address deficient intersections (I.e. inadequate sight distance, physical constraints) that are identified within the communities	11.5	Reduce commercial truck traffic within Greenville Borough to ensure the economic sustainability	14.3	<b>Develop a comprehensive pedestrian network that will alleviate traffic congestion</b>	15.9
Reduce commercial truck traffic within Greenville Borough to ensure the economic sustainability	11.3	Improve the major transportation corridors	10.5	Address deficient intersections (I.e. inadequate sight distance, physical constraints) that are identified within the communities	11.4
Implement a comprehensive public transportation system in the region	10.7	Improve the existing road network	9.5	Improve the existing road network	9.1
Improve the existing road network	7.5	Address deficient intersections (I.e. inadequate sight distance, physical constraints) that are identified within the communities	8.6	<b>Preserve existing brick streets</b>	6.8
Improve the major transportation corridors	6.1	Implement a comprehensive public transportation system in the region	7.6	<b>Improve the major transportation corridors</b>	6.1
Coordinate local transportation needs and plans with those of Thiel College	5.2	Promote the development of the Greenville Municipal Airport	4.8	Reduce commercial truck traffic within Greenville Borough to ensure the economic sustainability	4.5
Develop a comprehensive pedestrian network that will alleviate traffic congestion	3.7	Improve directional/informational signs along roadways	2.9	Implement a comprehensive public transportation system in the region	3.8
Preserve existing brick streets	3.6	Coordinate local transportation needs and plans with those of Thiel College	1.0	Improve directional/informational signs along roadways	3.8
Promote the development of the Greenville Municipal Airport	3.5	Develop a comprehensive pedestrian network that will alleviate traffic congestion	1.0	Coordinate local transportation needs and plans with those of Thiel College	3.0
Improve directional/informational signs along roadways	1.6	Preserve existing brick streets	1.0	Promote the development of the Greenville Municipal Airport	3.0
LAND USE	Ranking	LAND USE	Ranking	LAND USE	Ranking
<b>GOAL</b>		<b>GOAL</b>		<b>GOAL</b>	
Provide the ability for the municipalities to plan and control future development	19.6	Plan Regionally to ensure consistent development	25.0	Plan Regionally to ensure consistent development	18.7
Plan Regionally to ensure consistent development	9.9	Provide the ability for the municipalities to plan and control future development	20.8	<b>Preserve agricultural land in Hempfield Township</b>	13.0
Identify the complex and unique issues associated with the Shenango and Little Shenango Rivers	8.7	Ensure that the zoning staff and zoning hearing board will receive annual training	8.3	<b>Preserve existing open space in the borough and township</b>	10.6
Ensure that the zoning staff and zoning hearing board will receive annual training	5.5	Identify the complex and unique issues associated with the Shenango and Little Shenango Rivers	6.3	Provide the ability for the municipalities to plan and control future development	9.8
Preserve agricultural land in Hempfield Township	3.1	Preserve agricultural land in Hempfield Township	5.2	Ensure that the zoning staff and zoning hearing board will receive annual training	8.9
Preserve existing open space in the borough and township	0.0	Preserve existing open space in the borough and township	2.1	Identify the complex and unique issues associated with the Shenango and Little Shenango Rivers	6.5

HISTORIC	Ranking	HISTORIC	Ranking	HISTORIC	Ranking
<b>GOAL</b>		<b>GOAL</b>		<b>GOAL</b>	
Improve the visual appeal of downtown Greenville	16.2	Improve the visual appeal of downtown Greenville	13.1	Improve the visual appeal of downtown Greenville	24.6
Work with Thiel College and surrounding municipalities to develop and promote additional entertainment and cultural pursuits	13.8	Establish a downtown improvement plan that builds upon the existing streetscape and building façade programs	12.1	<b>Encourage building façade improvements and renovations that enhance the architectural and historical character of Greenville</b>	11.9
Establish a downtown improvement plan that builds upon the existing streetscape and building façade programs	11.9	Work with Thiel College and surrounding municipalities to develop and promote additional entertainment and cultural pursuits	10.1	<b>Improve community aesthetics</b>	10.3
Encourage building façade improvements and renovations that enhance the architectural and historical character of Greenville	7.8	Encourage building façade improvements and renovations that enhance the architectural and historical character of Greenville	10.1	Establish a downtown improvement plan that builds upon the existing streetscape and building façade programs	7.9
Enhance and promote the quality of life factors in the community	7.7	Enhance and promote the quality of life factors in the community	10.1	Work with Thiel College and surrounding municipalities to develop and promote additional entertainment and cultural pursuits	6.3
Preserve the cultural and historic heritage of the region	5.8	Promote the local and regional historical sites in Greenville, Hempfield and the region	9.1	Enhance and promote the quality of life factors in the community	5.6
Promote the local and regional historical sites in Greenville, Hempfield and the region	4.7	Preserve the cultural and historic heritage of the region	2.0	Promote the local and regional historical sites in Greenville, Hempfield and the region	1.6
Improve community aesthetics	3.5	Improve community aesthetics	0.0	Preserve the cultural and historic heritage of the region	0.0

B.iv.  
Economic Development Focus Group Results 11/19/03

Economic Development Site Letter	Column A Economic Development Site Name	Column B Priority 1	Column C Priority 2	Column D Priority 3	Column E Total (Sum of Column B-D)	* Priority 1 As A Percent of Total Priority 1 Responses (Column B / Sum Column B)	** Priority 1 As A Percent of Total Site Responses (Column B / Column E)
A	Undeveloped sites North of Hodge Foundry	1	1	2	4	1.1%	25.0%
B	Undeveloped site near old Morrison Lumber Office	-	-	1	1	0.0%	0.0%
C	Undeveloped site adjacent to Cianci's Care Center	2		3	5	2.2%	40.0%
D	Greenville Plaza	5	5	10	20	5.4%	25.0%
E	Undeveloped site around Quarter Mile Road area	-	-	-	-	0.0%	0.0%
F	Undeveloped site near Mini-Mart	-	-	-	-	0.0%	0.0%
G	Site East of Gorda's Rental Center	1	-	1	2	1.1%	50.0%
H	Undeveloped Commercial sites near McDonalds	-	2	1	3	0.0%	0.0%
I	Undeveloped commercial site on 358 East of RR underpass	1	4	2	7	1.1%	14.3%
J	Downtown Greenville	12	17	5	34	13.0%	35.3%
K	Undeveloped site behind IGA adjacent to Public Works Building	1	1	-	2	1.1%	50.0%
L	Trinity North	45	16	4	65	48.9%	69.2%
M	Trinity South	12	23	8	43	13.0%	27.9%
N	Undeveloped site North of Sewer Plant	4	3	5	12	4.3%	33.3%
O	Undeveloped site North of junkyard	-		2	2	0.0%	0.0%
P	Reynolds East Business Park	2	3	6	11	2.2%	18.2%
Q	Undeveloped site zoned Residential	-	2	4	6	0.0%	0.0%
R	Thiel College properties	2		2	4	2.2%	50.0%
S	Proposed Rail Trail	1	-	4	5	1.1%	20.0%
T	Prairie Park	-	-	-	-	0.0%	0.0%
U	Residential neighborhood	2	2	1	5	2.2%	40.0%
V	Reynolds & Reynolds North Business Park	-	-	-	-	0.0%	0.0%
Z	Other	1	6	7	14	1.1%	7.1%
<b>Total</b>		<b>92</b>	<b>85</b>	<b>68</b>	<b>245</b>	<b>100.0%</b>	
<b>Percent</b>		<b>37.6%</b>	<b>34.7%</b>	<b>27.8%</b>			

**Total Surveys Received      661**

**Q1      Respondents Place of Residence**

Greenville Borough	48%
Hempfield Township	45%
Other	7%
<i>Sugargrove</i>	1%
<i>Otter Creek</i>	0%
<i>West Salem</i>	2%
<i>Perry</i>	0%
<i>Green</i>	0%

**Q2      Age**

26-64	61%
65 or over	35%
19-25	2%
18 or under	0%

**Sex**

Male	50%
Female	46%

**Education**

High School	45%
Bachelor's	23%
Grad	20%
Other	10%
<i>(CEU's; Associate's Degree; GED)</i>	

**Q3      Housing Stock is in Good Condition**

Somewhat Agree	35%
Agree	31%
Neutral	15%
Somewhat Disagree	13%
Disagree	5%

**Q4      Road Network is in Good Condition**

Somewhat Agree	37%
Agree	32%
Somewhat Disagree	16%
Neutral	10%
Disagree	6%

**Q5      Appearance of Downtown Greenville is Pleasing**

Disagree	38%
Somewhat Disagree	29%
Neutral	16%
Somewhat Agree	15%
Agree	3%

**Q6      Appearance of Hempfield is Pleasing**

Somewhat Agree	41%
Agree	34%
Neutral	18%
Somewhat Disagree	5%
Disagree	2%

**Q7      Support Zoning Ordinances that Encourage New Development**

Agree	50%
Somewhat Agree	26%
Neutral	13%
Disagree	5%
Somewhat Disagree	3%

**Q8      Support building codes**

Agree	52%
Somewhat Agree	23%
Neutral	10%
Disagree	8%
Somewhat Disagree	5%

**Q9      Visit Downtown**

2x+/week	24%
Once/day	23%
1-2x/month	18%
Once/Week	17%
Rarely	17%

**Q10      Visit Greenville for**

Personal Services	62%
Professional Services	46%
Dining	44%
Shopping	43%
Special Events	28%
Employment	20%
Non-profit or government services	13%
<i>Other **</i>	10%
Education	3%

*\*\* (Council/Police; Drive through to other places; Riverside Park; meetings; Rec Center)*



**Q11 Like Most about Community**

Location	53%
Small Town Character	22%
Rec	16%
Community Services	12%
Housing	10%
Other **	10%
Special Events	7%
Appearance	6%
Roads	6%
Jobs	2%
**(Strength of Community; Good schools(3), low taxes, good hospital/medical care(2); potential; great place to raise children; church community; college; golf courses; low crime)	

**Q12 Like Least about Community**

Jobs	77%
Appearance	44%
Rec	17%
Roads	13%
Other **	19%
Small Town Character	12%
Housing	9%
Community Services	7%
Special Events	7%
Location	3%

*\*\*(Borough Council; Community Cooperation; Projects never seem to get finished; newspaper always paints negative; lack community spirit; lack of retail shops/restaurants/overnight housing; high taxes (2); property tax mindset; attitude)*

**Q13 Want the following development**

Industrial	58%
Retail-small	49%
Restaur	37%
Retail-big	22%
Other **	14%
Offices	13%
Apartments	11%
Town Homes	11%
SFR	7%
None	0%

*\*\*(Recreation; Youth needs; Senior housing (3); family-owned hotel; retirement facilities; downtown grocery store; value added for farming/ag; clean tech/light industry)*

**Q14 Officials should focus on**

Reuse/ Redevelopment of Vacant	
Industrial Sties	69%
Water / Sewer	36%
Business Park / Employment Center	31%
Property Maintenance	21%
Senior Housing	21%
Relationship w/Thiel	13%
Recreation	11%
Traffic	11%
Other	11%
Roads/ Parking	10%
Crime	10%
Schools	10%
Public Safety	7%
Residential Homes	6%

**Q15 Most important Transportation Issue**

Public Transportation	31%
Better Maintenance	30%
More Pedestrian/Bike Facilities	20%
Winter Maintenance	10%
Other	9%
More Roads	5%

B.v.  
Downtown Business Survey Results

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**Total Completed Surveys = 70**

What does your business sell? (please check all that apply)

**Apparel 18 Responses**

- 2 Athletic Wear
- 2 Children's Wear
- 3 Women's Wear
- 2 Men's Wear
- 3 Foot Wear
- 2 Uniforms
- 2 Bridal/Wedding
- 2 Other

**Automotive 11 Responses**

- 4 Automotive Supplies
- 4 Automotive Sales & Repair
- 1 Automotive Sales
- 2 Automotive Rental
- 0 Other

**Gasoline 0 Responses**

- 0 Gasoline without Food Mart
- 0 Gasoline with Food Mart

**Home Furnishings 3 Responses**

- 0 Small Appliances
- 0 Large Appliances
- 1 Furniture
- 1 Home Repair/Decorating/Hardware
- 1 Other

**Household 0 Response**

- 0 Convenience Market
- 0 Supermarket
- 0 Groceries
- 0 Other: \_\_\_\_\_

**Health Care 6 Responses**

- 1 Drug Store/Pharmacy
- 2 Medical/Health Equipment
- 0 Health/Beauty Aides
- 3 Other: \_\_\_\_\_

**Crafts/Hobbies/Outdoor 1 Responses**

- 0 Sporting Goods
- 0 Hunting & Fishing
- 0 Crafts & Supplies
- 0 Toys & Games
- 0 Bikes/Scooters/Skate Boards
- 0 Cameras
- 1 Other

**Electronics 4 Responses**

- 1 Televisions
- 0 Computers & Related Equipment
- 1 VCRs & DVD Players
- 0 Cell Phones
- 0 General Electronics
- 2 Other

**Entertainment 2 Responses**

- 0 Movie Theater/Cinema
- 0 Movie Rental
- 0 Bowling
- 0 Skating
- 0 Sports Complex
- 0 Golf

**General Merchandise 1 Response**

- 0 Big Box Retail
- 0 Dollar Store
- 1 Variety Store (Mom & Pop)
- 0 Department Store

**Personal Services 43 Responses**

- 3 Barber/Salon
- 1 Dry Cleaning
- 0 Tattoo Parlor
- 0 Shoe/Leather Repair
- 0 Music/Dance Studio
- 1 Tanning Salon
- 1 Banking
- 0 Job Training and/or Referral
- 1 Individual or Family Counseling
- 0 Travel Agent
- 10 Doctor's Office
- 8 Professional Office
- 0 Government Office
- 0 Photographer
- 0 Rental Shop
- 0 Copying/Printing/Binding
- 18 Other

## Downtown Business Survey Results

**Specialty Shops 13 Responses**

2 Candle/Greeting Card/Gift Shop  
 1 Books/Newspapers/Magazines  
 3 Collectibles  
 0 Fabrics  
 3 Flowers/Plants  
 0 Keys & Hardware  
 0 Stationary/Office Supplies  
 0 Liquor/Wines  
 0 Music/Dance Studio  
 0 Candies/Cookies/Bakeries  
 4 Other

**Restaurant 7 Responses**

0 Bar/Cocktail Lounge  
 1 Coffee/Doughnut/Muffin Shop  
 1 Fast Food/Carry Out  
 1 Ice Cream Parlor  
 0 Deli/Sandwich Shop  
 1 Pizza  
 0 Diner (Breakfast & Lunch only)  
 0 Diner (Breakfast, Lunch & Dinner)  
 0 Sit-Down Restaurant with Liquor  
 0 Sit-Down Restaurant without Liquor  
 3 Other

**Other Business Characteristics**

Does your establishment have an Automated Teller Machine (ATM)? **Yes = 2, No = 68**

What were your business's gross sales in 2002?

less than \$50,000	<b>10</b>	\$250,000 - \$500,000	<b>9</b>	\$5M+ <b>2</b>
\$50,000 - \$100,000	<b>5</b>	\$500,000 - \$1M	<b>6</b>	
\$100,000 - \$250,000	<b>6</b>	\$1M - \$5M	<b>8</b>	

**No response = 24**

How did your sales through the first half of 2003 compare to your sales through the first half of 2002?

2003 sales are **stronger** than 2002 sales **11 responses**  
 2003 sales are **about the same** as 2002 sales **27 responses**  
 2003 sales are **weaker than** 2002 sales **18 responses**  
**No response = 14**

Approximately how many square feet is your business (this includes area devoted for business purposes, including on-site storage and office space)?

**Average = 4,021 square feet**  
**Total = 188,976 square feet**  
**Range: 50 square feet to 25,000 square feet**

Do you rent/lease or own your space? **23 Rent/Lease 39 Own 8 No answer**

How many full-time employees does your business have?

**Average = 4 employees**  
**Total = 228 employees**  
**Maximum number = 20 employees**

How many part-time employees does your business have?

**Average = 2 employees**  
**Total = 88 employees**  
**Maximum number = 10 employees**

Does your business have a website from which people can purchase things?

**Yes = 12, No = 58**

If so, what percentage of your business's total sales in 2002 came from website sales?

**All less than 5%**

### Business Development Plans

Do you plan to make any significant changes in your business in the next year? If so, what kinds of changes?

- Will be building addition onto our office
- Add newer equipment
- Operational
- Increase sales & Services
- No, if anything I will downsize giftware
- Better employee training
- Add Hermitage, PA location
- Will be combined in a larger practice
- Internet direct sales
- Selling out/merchandise and building
- Bring in a partner
- Upgrade machinery, redecorate
- Expand wedding services
- Close down if sales don't improve

Do you have a business plan?      **Yes = 29, No = 41**

What needs do you have with respect to business development?

Finance/Loans	7	Marketing Assistance	8
Space for Expansion	5	Business Plan Development	3
Space for Storage	4	Record Keeping & Inventory System	3
Legal Assistance	1	Skilled Labor Force	6
Other: <b>4 responses</b>			

### Parking

Do you have on-site parking? **Yes = 55, No = 15**

If so, indicate the location and the number of spaces.

#### Parking Spaces:

**Average = 14 spaces**

**Total = 505 spaces**

**Maximum spaces = 40**

Does metered parking on-street and in public parking lots provide adequate and accessible parking for your customers? **Yes = 17, No = 53**

- No, because there is a bar/tavern on one side of us and a tattoo parlor on the other side, so the bar flies and the junkies occupy those spaces most of the day.

### Downtown Opinions

Do you feel that the downtown is inviting, customer-friendly and accessible? **Yes = 8, No = 61**

**If no, what physical improvements, programs or services do you suggest to improve the downtown area?**

- Better store fronts, lighting, sidewalks, signage, paint, plants
- Bring jobs to area
- Clean up stores
- Complete makeover
- Congested traffic on Main Street - close off main Street to traffic make it a closed street for customers to walk to shops
- Continued building and curb appeal improvement
- Downtown merchants and businessman are their own worst enemies. Need new leadership, ideas, etc.
- Downtown needs a facelift
- Downtown not attractive; parking not convenient for main street
- Empty storefronts should be avail. For decorating by service org. Or clubs. A unified feel and goal for storefronts.
- Enforcement of sign ordinance, especially with respect to awnings along Main St.

B.v.  
Downtown Business Survey Results

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- Free parking to anyone who comes to downtown
- I can't put my thoughts into words in this space. Historical & architectural assets
- I think many of the bldgs need new fronts, and attention to trees along the street, nice sidewalks & lighting. New signage for some businesses.
- Increase parking, remove steel car facility and replace with retirement community, promote area recreational resources, Thiel college, UPMC hospital
- It is dirty, business fronts are not nice, and parking is a little bit of a problem not a warm feeling in the downtown. I personally can't see where a facelift to my building will add a \$ to my business
- Limited business
- Looks like blight of the 1932 area about to fold
- Make easier bldg permit availability. Do not strangle business by code regulations on nonsense codes
- Many of the downtown establishments need a facelift
- More good shops
- More parking, main street begins at bridge, most projects begin at waterfront and go east
- New awnings, new paint everywhere. A few outlet stores to get people shopping in downtown area
- No drug stores, general stores, women's clothing, children's clothing, or grocery (deli) stores
- Planters with greenery always look good or more decorations for the different holidays such as Easter, Halloween
- Promote new store front appearance with newer
- Remove tattered awnings. Clean streets more often. Better lighting. Bring in more small biz and jobs
- Replace old worn-out awnings. Crosswalk signs on road. Keep weeds & litter picked up. More shops
- Require buildings to maintain paint, awnings,. Have street furniture or trees/flowers. Restore historical bldgs

**If no, what physical improvements, programs or services do you suggest to improve the downtown area?**  
*(continued)*

- Reroute route 18 around town
- Something besides spending money for a survey
- Speeding truck traffic
- Stores need remodeled. Need some fast food and restaurants, drug stores, five & dime. Better lighting of business district
- Tear down 1/2 buildings to allow parking lots & new contractor build large park along river join park to north
- The area in the downtown area needs jobs so that people will have need for purchases.
- Traffic flow
  - Small towns with balloons or bows along sidewalk help. There are actually more stores/store fronts that have been improved or renovated this past year. But we need to enforce codes forcing landlords to fix up the really ugly buildings.
  - Uniform signage, improved street signs
  - There are too many empty building and run-down building
  - Make property owners repair & maintain existing property. Lighting to make area friendly, clean-up and landscape
  - Get rid of worn and torn awnings. A cleaner more uniform look for downtown buildings Prohibit downtown employees/business owners from parking in borough lots
  - Complete the downtown streetscape; help building owners update buildings
  - Complete the downtown streetscape; help building owners update buildings, low income housing; money to help with 2nd & 3rd floors
  - Lower speed limit (maybe put in a stop sign). Buildings look dirty and old

B.v.  
Downtown Business Survey Results

**How would you rate the following attributes in Downtown Greenville?**

Downtown Attributes	Excellent	Good	Fair	Poor	No rate / Blank
Public Parking	2	28	29	8	3
Cleanliness	1	14	34	17	4
Traffic Circulation	0	20	33	14	3
Shopping Hours	0	19	28	18	5
Promotions	0	5	36	24	5
Downtown Events	1	10	31	24	4
Crime Prevention	9	29	22	6	4
Sidewalk Maintenance	3	32	25	7	3
Snow Removal	3	43	14	8	2
Streetscape Appearance	0	9	33	26	2
Business Development Opportunities	0	6	25	33	6

**Do you favor the following ideas?**

Downtown Ideas	Yes	No	Not Sure	No Answer / Blank
Residential development above storefronts?	36	11	21	2
Angled street parking where possible?	42	14	12	2
Pedestrian crosswalks?	61	3	2	4
Preserving historic character of structures?	50	7	9	4
Outdoor dining opportunities?	48	11	9	2
Increased public parking?	49	9	9	3
Better signage for downtown, parking and other attractions?	59	4	4	3
More police presence?	27	22	19	2
More attractive sidewalks and street furniture?	52	8	8	2

**What additional shops or services do you think the downtown should have?**

- This is not addressing the real problem. We need to create a more business friendly environment. Let's consider consolidation of public service schools, governments (local) county wide.
- Shopping hours. No stores, just restaurants and bars. All retail business is in Hempfield and Shenango Valley, Meadville, outlet mall Grove City.
- Everything. There's not much in the town that would attract anyone. Furthermore, there is no industry to support the businesses. We have a Wal-Mart and the people who work there shop there and few people come down to the main street unless they're looking for a beer.
- Meat market. Borders books, music, café. There's one at Millcreek Mall. Donut & pastry shop. High end artisan mini mall, not crafts, not [second] hand junk. Get the tattoo parlors off Main St.
- We've had some people try some great things, but give up to soon or they don't understand that you don't turn a profit in a year. Crafts shops, unique specialty, bakery, coffee shops. There's no need for additional public parking until you can attract more people downtown.
- Attractive restaurants, card shop
- Attractive storefronts with affordable products & services would be a plus to any business in downtown

B.v.  
Downtown Business Survey Results

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- Professional offices, computer store, tourism
- Outlet stores seem to attract a lot of customers
- Supermarket less bars & restaurants
- Need sidewalk days back? More decorations for Christmas
- Anything would be good
- Women's and men clothing stores, too hard to back out in traffic
- Which comes first? I would not invest money on a retail outlet downtown in the current economy. It would take multiple shops to create a draw for enough people to make it profitable.
- Most anything except beauty shops, tanning & tattoos. Merchandise of reasonable quality & price.
- It would be very hard to convince anyone to open retail store on Main Street. With Wal-Mart in Hempfield to compete with.
- More restaurants, boutiques, decorating shops, businesses. If the downtown area is fixed up it would probably attract more businesses.
- Grocery store
- With Wal-Mart so close I am not sure what could survive, you would have to be a specialty shop. Sidewalk maintenance; wintertime it is very bad
- Develop the community into a retirement community. Remove steel car facility
- Everything, anything
- Bike shop and a rails-to-trails near Main Street. Bridge would be a great addition
- Specialty shops
- Grocery store
- Retail specialty shops would help the most
- Professional offices, specialty shops, bakery, coffee shop
- Movie theater, deli, menswear, womenswear

**Total responses: 130**

**Spending Preferences**

1. **In general, do you buy designer label clothes and items?** 89 Yes 41 No

2. **Please identify the types of goods, services and entertainment/activities you purchase/utilize on a monthly basis. (Select all that apply)**

**Goods: 598 responses**

112 Groceries	116 Beverages	12 Small Appliance
47 Books/Magazines	64 School Supplies	30 Prescriptions
84 Clothing	18 Computer Equipment	7 Other
79 Gasoline	29 Other Electronics	

**Services: 460 responses**

8 Dry Cleaning	97 Dining–Fast Food	24 Coffee House
17 Auto Repair	83 Dining–Take-out/Delivery	9 Printing & Copying
88 Banking	21 Taxi/Bus/Shuttle Service	3 Other
70 Dining–Sit Down	40 Barber/Salon	

**Entertainment/Activities: 425 responses**

90 Movie Theater	21 Hiking	26 Plays
90 Movie Rental	15 Biking	30 Pool
43 Concerts	23 Private Health/Fitness Club	16 Comedy Clubs
50 Night Clubs/Bars	17 Golfing	4 Other

3. **Where do you purchase the majority of above goods and services? (select one)**

**Total responses: 119**

3 On-campus	7 On-line
67 On-campus and off-campus locally	42 On-campus and off-campus outside the local community

If off-campus outside the local community, please indicate the primary location where you purchase these goods, services and entertainment:

58 No answer  
20 Walmart

5 Hermitage  
7 Erie  
8 Cleveland, OH  
5 Grove City  
Boardman, OH  
Bucks County  
Butler  
Cleveland, OH or Sharon  
Erie, Millcreek  
hometown

Kittanning, PA  
Meadville  
Shenango Valley  
Monessen  
old navy  
Prime outlets  
Sharon Niles - Pittsburgh  
Sharpsville, hermitage  
Southern Park Mall  
Youngstown, OH  
Beaver County Greenville  
Akron, OH

**Student Needs (current & future)**

Are you interested in living in this region after you graduate? 10 Yes 120 No



Please indicate the types of goods, services, employment and activities that should be available locally to meet your needs:

**Comments included the following**

Affordable Restaurants  
Artistic/Creative Employment, Book  
Stores, Clubs  
Arts  
Clothes Store  
Dunkin Donuts, Fidelity Bank, Taco  
Bell  
Entertainment  
Everything I Need Is Here  
Gas Station, Mall, Gym, Grocery Store  
Golf Course  
Grocery Store, Bowling, Movie Theater,  
Café  
Grocery Store, Movies, Bowling, Pool,  
Clubs  
Gym, Mall, Movie Theater  
I Possibly Will Stay In Area If I Can  
Find A Job  
Italian Designed Shoes, Better Clothing  
Stores  
Jobs, Movie Theater  
Mall  
Mall, Gas Station  
Mall, Grocery Store, Park, Movie  
Theater

Mall, Taco Bell, Movie Theater  
Minorities Can Not Find Employment  
More Employment, Cheaper Rent  
Movie Theaters  
Movie Theatre  
Movie Theatre, Restaurants, Night  
Clubs  
Movie, Taco Bell, Mall  
Movies  
Movies, Eateries, Coffee Houses  
Movies, Mall, Skating Rink, African-  
American Salon  
Need Taco Bell  
Use Food Pts For Lunch Here Locally  
Night Life  
Shopping Mall, Movie Theater  
Shopping Malls, Fast Food  
Taco Bell  
Taco Bell  
Taco Bell, Arbys  
Theaters, Restaurants  
Theatre  
Theatre

- I believe in order for the college to grow the town must too. Offering activities for students off campus like the dance club in Youngstown (19 and up admitted) would be very beneficial.
- More recreational facilities, a larger library, better water pipes, movie theatre, public transportation

**Background Information**

**1. Subject area/s in which you intend to major or currently majoring in: 117 responses**

Accounting 2	Biology 5	Cosmetology
Accounting - Business	Business 7	Criminal Justice 3
Admin 2	Business Adm, Math,	Education 4
Accounting/Business	Science	Elem Ed & Sociology
Comm	Business Admin	Elem Ed & Spanish
Acturial Studies	Business Admin/Mortuary	Elementary Education 8
Acturial Studies &	Science	English &
Accounting	Business Comm	Communications
Administration	Business Comm & Comm	Engineering
Art	Business, Comm & Acct.	English 6
Art & Psychology	Chemistry	English/Education
Art, Spanish	Communications	English/History 2
Art/Theatre	Computer Science 3	Graphic Design

## Thiel College Student Survey Results

History 6	None	Psychology/Religion
History/Secondary Ed	Parish Ed/Elem. Ed	Psychology/Religion
International Business	Pharmacy	Sociology 3
Juvenile & Family Justice	Philosophy	Sociology, JFJ
Math	Physics/Chem	Speech & Hearing Science
MIS	Political Science 5	3
Mortuary Science	Psychology 13	Undecided 3

- 2. What year are you starting and what is your age?: 114 responses, average age 19.7 years old**  
**56** Freshman    **15** Sophomore    **26** Junior    **23** Senior    **5** Graduate    **5** No answer
- 3. What is your type of enrollment? (select one)**  
**113** Full-time    **6** Part-time    **11** No answer
- 4. What is the average number of paid hours you work per week? (select one)**  
**38** 0    **42** 5-10    **7** 15-20  
**9** 1-5    **16** 10-15    **9** 20+    **9** No answer
- 5. What range reflects your average annual income? (select one)**  
**89** 0 - \$5,000.00    **1** \$10,000 - \$15,000  
**17** \$5,000 - \$8,000    **4** \$15,000+  
**6** \$8,000 - \$10,000    **13** No answer
- 6. Where do you reside? (select one)**  
**112** Student housing on campus    **4** Off-campus residence in town  
**1** Off-campus apartment in town    **4** Off-campus out of town (commuter)  
**9** No answer
- 7. Indicate your interest in entrepreneurial opportunities. 118 total responses**  
**21** Small business start-up    **7** Other  
**16** Student coop opportunities    **19** Business management internships  
**55** None

## Greenville Area High School Youth Input Results 12/16/03

**Economic Development***Reutilize abandoned sites*

Jordan Theatre, Trinity

*Downtown*

Revitalize Downtown

Cater to young crowd

Redo store frontages &amp; Utilize second and third story floors

Want more shopping  
Parking and traffic is a problem

Thinks there are too many bars

Would like nice (sit-down-not fast food) restaurants

Bakery

Taco Bell

Coffee shop

Theatre

**Recreation***Overall*

Need better maintenance on existing facilities

Swimming pool is not used due to condition--dirty chipped

Lighted basketball courts that kids can use after dark

Need a community center like Thiel college has

Motorized Vehicle Trails, places to ride ATVs

Motorcross speedway

Too much sports orientation no "alternatives"

Trails

River Access is needed

Skate Park

Hockey Rink

*Sports Complex*

Poor condition

Not used by community

*Recreation Center*

Closes too early

Riverside park nice but also closes too early

**General**

Kids want to leave area, but would come back to raise their families if there were jobs

Currently go shopping to: Sharon, Pittsburgh, Grove City, WalMart, Online

Support regionalizing and sharing services between communities

Would like to see Trinity site a mixed use with retail, companies to

Would like to address curfews between Greenville and Hempfield Township

provide jobs and recreation sites--skate park, paint ball, etc.

Support merging police, fire  
Too historically oriented--need to think about moving forward and concentrating on revitalization**Movement of People and Goods**

Would like sidewalks extended on Hadley Road

Would like to be able to walk to shopping area near Wal-Mart

**Environmental**

Clean up river

### 35 Surveys Returned

**Question 1: What is your association with the borough/township?**

- Resident: 22
- Business: 18

**Question 2: Do you feel that the development of a Comprehensive Plan will be beneficial for the community?**

- Yes: 85%
- No: 5%

Please describe why:

- Think regional to develop a plan for the future
  - Allow for competitive loans and grants
  - Provide focus to use existing assets more effectively and perhaps realize a cost savings regarding services
  - Think regional and put an end to bad feelings between Greenville and Hempfield
  - Provide a realistic evaluation of assets and liabilities to develop goals that can be implemented
- Concern regarding placing Hempfield Township in the position of having to bail out Greenville of its financial/leadership problems

**Question 3: How would you describe the present quality of life in your community?**

- Excellent: 8%
- Good: 71%
- Poor: 5%

What would you change?

- Increase economic development opportunities
- Protect against increase of taxes
- Improve infrastructure
  - Parking
  - Water/Sewage
- Capitalize on Thiel College
- A more aesthetic downtown w/centralized shopping/business area
- Need more recreation and entertainment

**Question 4: What are the biggest threats to the present quality of life?**

- Lack of economic opportunities and loss of tax base
  - Loss of young people and families
  - Shrinking manufacturing base
- Continued increases in property taxes
- Aging infrastructure
- Failure to plan regionally

**Question 5: What are the best aspects of your community?**

- People
- Small town, rural
- Relatively safe/low crime
- Community Amenities
  - Thiel College, UPMC Horizon Hospital/healthcare, Schools, St. Paul Nursing Home, Recreation facilities
- Available housing
- Hempfield has low cost of living/taxes

**Question 6: “Are current municipal facilities adequate?”**

- Yes: 51%
- No: 34%

Which facilities are inadequate?

- Greenville municipal facilities
  - Inadequate parking, insufficient space for offices and department activities/equipment (street department)
- Aging water/sewer infrastructure
- Hempfield Township: facilities are adequate but a new fire station is needed

**Question 7: How effective is the governing body (council/supervisors) at addressing the needs of the community?**

- Excellent: 8%
- Good: 57%
- Poor: 17%

What would you change?

- Accountability
- Encourage intergovernmental cooperation
- Township needs to be more proactive

**Question 8: How would you describe the current municipal services?**

- Excellent: 11%
- Good: 77%
- Poor: 2%

What would you change?

- Water—poor quality
- Sewage—needs to be expanded
- Transportation infrastructure is in need of improvement
- Improve EMS response time
- Regionalize services
- Joint authorities

**Question 9: How would you describe the housing stock in the borough/township?**

- Excellent: 8%
- Good: 71%
- Poor: 8%

What could be done to remedy the situation?

- Code enforcement
- Target downtown housing development
- Senior housing, multi-family housing
- Maintain historic heritage of downtown
- Lower taxes or incentive credits for rehabilitation programs

**Question 10: How would you describe the attractiveness of downtown Greenville?**

- Excellent: 2%
- Good: 20%
- Poor: 71%

Identify areas for improvement:

- Streetscape improvements (street furniture, building façade improvements, landscaping)
- Code enforcement (include streetscape maintenance and cleaning program)
- Capitalize on historic district

- Capitalize on waterfront area

**Question 11: How would you describe the current business/industry climate within the borough/township?**

- Excellent: 0
- Good: 8%
- Poor: 77%

What can be done to address this?

- Marketing the area's location, low cost of living, business-friendly environment
- Evaluate and determine what retail niche markets would thrive here and develop marketing to attract a diversification of industries/businesses (hi-tech, small businesses)
- Educating the residents is a place to start
- Borough is fair to poor, township is good
- Encourage communication among county development organizations and foster better leadership in the economic development side \

**Question 12: How would you describe the road network in the borough/township?**

- Excellent: 5%
- Good: 74%
- Poor: 14%

Identify areas for improvement:

- Traffic / congestion downtown
- Roads need repaired
- Parking lots behind the stores need to be repaved and lines repainted
- Widen bridge on Williamson Road to allow 2-way traffic
- Consider truck bypass
- Modernized traffic signal system
- Hadley Road

**Question 13: How would you describe the pedestrian network in the borough/township?**

- Excellent: 5%
- Good: 68%
- Poor: 11%

Identify areas for improvement:

- Better traffic control, pedestrian signing regarding traffic control
- Needs more walking/biking trails
- Develop pedestrian access to Hempfield
- Township roads should be wider to accommodate walking

**Question 14: How would you describe the recreation facilities/programs available to the borough/township?**

- Excellent: 8%
- Good: 37%
- Poor: 5%

What would you change?

- Need bike path for better access to parks
- Utilize Riverside Park more
- Need a movie theatre
- Ice rink at the soccer field
- Finish sports complex
- Implement rail trail from Greenville to Jamestown

- Need indoor pool facilities for all ages
- Utilize recreation center for youth activities more consistently and effectively
- Patrol the park more regularly

**Question 15: How would you describe the relationship between the council/supervisors and residents?**

- Excellent: 5%
- Good: 42%
- Poor: 23%

What would you change?

- Council does not answer residents concerns, not business friendly
- Need to improve communication/coordinate mutual services to public
- Accountability
- Residents still angry over past situations – new council makes major effort to work with residents

**Question 16: Please describe your vision for future development (if any) of the borough/township?**

- “United we stand”—think regionally, recognize “land-locked situation of borough”
- Regionalize services
- Market as desirable housing community
- Advertise and capitalize on history or region e.g. RR engine, museum, canal
- Develop senior housing, cContinued expansion of St. Paul’s retirement
- Encourage property maintenance
- Develop more interaction with Thiel College
- Develop a rail trail from Greenville to Jamestown that intersects with the park and sports complex
- Develop brownfields e.g. transform Trinity area into a new source of tax revenue and jobs

**Question 17: List any properties that are publicly or privately owned that are presently underutilized:**

- Trinity plants
- Downtown
- Jordan Theatre
- Former Bilo market plaza
- CBI
- Bessemer
- Parks in both communities
- N. Front Street Area
- Store next to railroad museum
- Greenville Airport
- Thiel’s Passavant Center
- Abandoned railroad beds – a Rails to Trails network connecting the Shenango Valley to Pymatuning and Greenville to Franklin’s trail would make the borough the hub of a network in northern Mercer County
- Schools – open to public before and after hours for exercise, adult education classes, pre-school day care, after school care
- Churches – facilities need utilized for youth activities, community group meetings, geriatric day care
- Thiel College
- Shenango River
- KOZ areas – properties available for development
- Vacant homes on Waugh Avenue in township
- Reynolds Development
- Sports complex
- Water Authority property on Hadley Road

**APPENDIX C**

**SAMPLE COOPERATIVE IMPLEMENTATION  
AGREEMENT**





**INTERGOVERNMENTAL COOPERATION AGREEMENT FOR  
IMPLEMENTING THE GREENVILLE BOROUGH & HEMPFIELD  
TOWNSHIP  
JOINT COMPREHENSIVE PLAN**

**THIS INTERGOVERNMENTAL COOPERATION AGREEMENT FOR MULTI-MUNICIPAL PLANNING** dated as of the \_\_\_\_ day of \_\_\_\_\_, 2004, by and among Greenville Borough and Hempfield Township, Mercer County, Pennsylvania, hereinafter referred to as the Participants:

**SECTION 1: AUTHORITY**

Article XI of the Pennsylvania Municipalities Planning Code, 53 Pa.C.S. §§ 11001 et seq. (hereinafter referred to as the MPC), enables governing bodies of municipalities and the county or counties in which they are located to enter into intergovernmental cooperative agreements for the purpose of implementing a comprehensive plan for the geographic area in which the participating municipalities are located.

**SECTION 2: PURPOSE**

The Participants desire to preserve and enhance community quality of life, encourage beneficial growth and development, effectively establish public infrastructure integral to achieving the prior objectives, and enhance local land use and development regulations. Recognizing that such objectives are best pursued by cooperative involvement and planning, the Participants prepared and adopted, according to the standards of the MPC, the Greenville Borough & Hempfield Township Joint Comprehensive Plan (hereinafter referred to as the Plan). This Agreement is established to provide for implementation of the Plan pursuant to MPC Article XI and to afford the Participants legal authorities and effects established for multi-municipal plan participants in the MPC.

**SECTION 3: POWERS AND SCOPE OF AUTHORITY**

This Agreement provides authority for the Participants cooperatively to implement the Plan in accordance with the MPC and the terms of this Agreement, including specific powers and responsibilities hereinafter set forth, and to do all acts and things necessary or convenient within the scope of reasonable resources to carry out the purpose of this Agreement. The powers and authorities herein conferred shall not usurp the powers, duties, and authorities of the individual Participants and their governing bodies and planning commissions in matters outside of the Plan and the scope of this Agreement.

**SECTION 4: ADOPTION OF CONFORMING ORDINANCES**

Within two years after the adoption date of the Plan (or the later adoption date if Greenville Borough and Hempfield Township adopt the Plan on different dates) and any subsequent amendment of the Plan, each Participant will review and amend, as necessary, its zoning ordinance [*and capital improvement plan, if one exists*] so as to be generally consistent with the Plan or subsequent amendment.

**SECTION 5: PROCESS FOR ACHIEVING GENERAL CONSISTENCY**

Implementing Actions by the Participants shall be subject to a process to ensure that they achieve general consistency with the Plan. Implementing Actions are defined as adoption or amendment of zoning ordinances, subdivision and land development ordinances, or capital improvement plans and capital projects extending service or increasing capacity of public water or sewer systems or highways. [*Additional items optionally could be added including floodplain ordinances, official maps, historic district ordinances, sign ordinances, stormwater ordinances, Act 537 plans, public funding applications, etc.*] The process shall include the following:

- A. Advisory Committee – The Greenville Borough & Hempfield Township Joint Comprehensive Plan Advisory Committee, established by appointments of each of the Participants for purpose of guiding the preparation of the Plan (hereinafter referred to as the Committee), shall be authorized to continue to function and to make determinations of general consistency of Implementing Actions with the Plan. The Committee may consult with the county planning agency or with other parties of relevant expertise, but such consultations are not binding on the Committee.
- B. General Consistency Standards – In making determinations of general consistency, the Committee shall apply:
- 1) The following definitions taken verbatim from the MPC, provided that if such definitions are revised by amendment of the MPC, the Committee shall apply the revised definitions:
    - a) Consistency – An agreement or correspondence between matters being compared which denotes a reasonable, rational, similar, connection or relationship.
    - b) General consistency – That which exhibits consistency.
  - 2) The following additional criteria:
    - a) The Implementing Action furthers or complements, or at least does not interfere with, the goals, policies, and recommended actions and strategies contained in the Plan; and
    - b) The Implementing Action is compatible with the proposed future land uses and densities and/or intensities contained in the Plan.
- C. Review and Determination Process – The process authorized by this section shall include:
- 1) Notice and information for a proposed Implementing Action shall be submitted to the Committee by the Participant proposing the action. The sponsor Participant may also submit a statement with its opinion of the general consistency of the proposed action.
  - 2) The Committee shall review the proposed Implementing Action and make a determination that it either is or is not generally consistent with the Plan. The determination shall be written and submitted to the sponsor Participant. The Committee shall act in a timely manner, sensitive to schedules and deadlines appropriate to the proposed Implementing Action
  - 3) If the proposed Implementing Action is determined by the Committee to be generally consistent, the sponsor Participant may proceed to undertake the Implementing Action.
  - 4) If the proposed Implementing Action is determined by the Committee to be not generally consistent, the Committee shall state in its determination the reasons and suggested modifications to the action (if any) that would make it generally consistent. In response, the sponsor Participant shall either modify the proposed action, seek an amendment to the Plan, or submit the matter to the dispute resolution process provided for in this Agreement. Where the sponsor Participant elects to modify the proposed Implementing Action, the modified proposal shall be submitted to the Committee for review and determination in accord with this section.
  - 5) The sponsor Participant shall not undertake an Implementing Action until the Committee has determined the action is generally consistent with the Plan.

## **SECTION 6: DEVELOPMENTS OF REGIONAL SIGNIFICANCE AND IMPACT**

Any development of regional significance and impact (hereinafter referred to as DRI) proposed within Greenville Borough or Hempfield Township shall be subject to a review process set forth herein. The process shall include the following:

A. Advisory Committee – The Greenville Borough & Hempfield Township Joint Comprehensive Plan Advisory Committee, designated herein to make consistency determinations, shall also be authorized to review DRIs. The Committee may consult with the county planning agency or with other parties of relevant expertise, but such consultations are not binding on the Committee.

B. DRI thresholds – Any development meeting the following definition and threshold criteria shall be considered a DRI and subject to the review process set forth herein:

- 1) The following definition taken verbatim from the MPC, provided that if such definition is revised by amendment of the MPC, the Committee shall apply the revised definition:

Development of regional significance and impact – any land development that, because of its character, magnitude, or location will have substantial impact upon the health, safety, or welfare of citizens in more than one municipality.

- 2) DRI threshold criteria specified in the Plan, Section \_\_, page \_\_.

C. Review Process – The process authorized by this section shall include:

- 1) Notice and information for a zoning permit application for a DRI shall be submitted within 10 days of receipt by the Participant receiving the application to the Committee and to the other Participant.
- 2) The Committee shall review the proposed DRI and may make comments to the host Participant. The other Participant may also make comments to the host Participant. Comments shall be in writing and may address consistency of the proposed DRI with the Plan, impacts of the proposed DRI on any Participants, and mitigation measures that may be needed by either Participant such as upgrade and/or installation of public infrastructure and/or services, environmental mitigation measures to minimize noise, lighting, stormwater runoff, pollutants, etc., or other measures to protect public health, safety, and welfare.
- 3) It is acknowledged that, in accord with the MPC, the host Participant retains the decision-making authority to grant or deny the zoning permit and must approve the DRI if it meets all local requirements. Further, despite the DRI review process specified in this Agreement, the host Participant's permit process may take no longer than already provided for in the MPC.
- 4) The DRI host Participant shall notify the Committee and the other Participant of any proposal to vary, modify, or waive a local zoning or development regulation on behalf of the DRI.

*[Note: The zoning ordinances of both Greenville Borough and Hempfield Township both require the zoning officer to act on a zoning permit within 10 days of application. In order to allow time for DRI review, zoning ordinances may require amendment to specify additional review time for uses identified as DRIs.]*

## **SECTION 7: DESIGNATION OF GROWTH, FUTURE GROWTH, AND RURAL RESOURCE AREAS**

The Participants hereby officially designate as growth areas, future growth areas, and rural resource areas those areas identified in the Plan (as amended) as growth areas, future growth areas, and rural resource areas.

## **SECTION 8: IMPLEMENTATION ROLES AND RESPONSIBILITIES**

The Participants will generally undertake roles and responsibilities for implementation of the Plan as outlined in the recommendations contained in the Plan. In doing so, the Participants will make sincere efforts within reasonable capabilities, schedules, budgets, and resources.

*[This section could go further to outline specific tasks, projects, programs, etc., and define which Participant will accept responsibility plus a schedule for action. Or, it could specify that the Participants annually adopt an action plan for implementing the Plan. Either route would be valuable to encourage Greenville and Hempfield to choose and act on those implementation recommendations agreed to be of highest priority.]*

## **SECTION 9: YEARLY REPORT**

By March 1 in each year following the execution of this Agreement each Participant will prepare a report describing the activities carried out pursuant to this Agreement during the previous year. The report shall include summaries of public infrastructure needs in growth areas and progress towards meeting those needs through capital improvement plans and implementing actions, and reports on development applications and dispositions for residential, commercial, and industrial development in each municipality for the purpose of evaluating the extent of provisions for all categories of use and housing for all income levels within the region of the Plan. The report shall be submitted to each Participant and to the county planning agency. Also, the Participants shall request from the county planning agency a report of its activities undertaken in support of implementation of the Plan.

## **SECTION 10: AMENDMENT AND REVIEW OF THE PLAN**

The Greenville Borough & Hempfield Township Joint Comprehensive Plan may be amended by consent of both Participants indicated via adopting action of each of the Participants' governing bodies, provided:

- A. Adoption shall follow the procedures and requirements of the MPC.
- B. Additionally, a proposed amendment shall be submitted to the Committee at least 30 days prior to the earliest public hearing on the proposed amendment scheduled by one or both jointly of the Participants. The Committee may provide comments on the amendment.
- C. The Plan shall be reviewed at least every ten years in accord with procedures and requirements of the MPC. Such review shall consider redefinition of the growth areas, future growth areas, and rural resources areas designated in the Plan. When such review occurs, review and comment shall be solicited from the Committee. If warranted by the review, the Participants may propose and adopt by the above procedures amendments to the Plan, or may undertake a comprehensive update of the Plan or development of a new comprehensive plan.

## **SECTION 11: DISPUTE RESOLUTION**

Any disputes between the Participants or one or both Participants and the Committee over execution of this Agreement, including but not limited to matters such as consistency review, DRI approval, and roles and responsibilities in Plan implementation, may be resolved as follows:

- A. The disputing parties shall first discuss and negotiate in good faith in attempt to resolve the dispute amicably and informally.
- B. If the dispute cannot be resolved via the preceding means, the disputing parties shall attempt to resolve the dispute in an amicable manner by mediation utilizing a recognized mediation agent, including the county as prescribed in MPC Section 1104(d), as the parties may agree. Unless otherwise agreed, any costs of mediation shall be shared equally by the disputing parties.
- C. The Participants agree to make best efforts to resolve disputes as they arise.

## **SECTION 12: FINANCES**

Each Participant shall be responsible for its costs and expenses incurred in preparing and adopting this Agreement and in carrying out the transactions contemplated by this Agreement to be performed on the part of the Participant. The Participants shall share costs of operations of the Committee. The Committee shall not be empowered on its own to authorize expenditures, accept grants or gifts, enter into contracts, or employ persons. *[The last statement attempts to address Section 7(7) of Act 180, the Pennsylvania Intergovernmental Cooperation Law, and should be reviewed for appropriateness by a municipal solicitor.]*

## **SECTION 13: EXECUTION, EFFECTIVE DATE & TERM**

- A. To enter into this Agreement, the governing body of a Participant must adopt an ordinance approving this Agreement.
- B. This Agreement will become effective on the first day of the calendar month immediately following due adoption by both Participants of an ordinance approving this Agreement.
- C. This Agreement will remain in effect until terminated by the written consent of one or both of the Participants. Upon termination or dissolution, any acquired assets, after all expenses and liabilities are paid in full, shall be divided among the Participants in the same proportion as the Participants shared the expenses related to this Agreement immediately prior to termination or dissolution.

**SECTION 14: AMENDMENT OF AGREEMENT**

This Agreement may be amended by consent of both Participants indicated via approval action of each of the Participants' governing bodies, provided the amendment is not inconsistent with the Plan.

**IN WITNESS WHEREOF**, the Participants, intending to be legally bound hereby, have caused this Intergovernmental Cooperation Agreement to be subscribed, as of the date set forth under of the duly authorized signature of each Participant.

BOROUGH OF GREENVILLE

Date:

\_\_\_\_\_

By: \_\_\_\_\_

Attest: \_\_\_\_\_

President of Borough Council

Borough Secretary

TOWNSHIP OF HEMPFIELD

Date:

\_\_\_\_\_

By: \_\_\_\_\_

Attest: \_\_\_\_\_

Chairman of Board of Supervisors

Township Secretary


Exhibits: Ordinances approving this Agreement

**APPENDIX D**

**SAMPLE ORDINANCES**




## **Aquatic Buffer Model Ordinance (source: [www.epa.gov](http://www.epa.gov))**

 *This ordinance focuses primarily on stream buffers. Communities creating coastal buffers may wish to incorporate additional features. For an example of a coastal buffer ordinance, see the Rhode Island ordinance.*

### **Section I. Background**

Buffers adjacent to stream systems and coastal areas provide numerous environmental protection and resource management benefits that can include the following:

- 1) Restoring and maintaining the chemical, physical, and biological integrity of the water resources
  - 1) Removing pollutants delivered from urban stormwater
  - 2) Reducing erosion and sediment entering the stream
  - 3) Stabilizing stream banks
- 4) Providing infiltration of stormwater runoff
- 5) Maintaining base flow of streams
- 6) Contributing the organic matter that is a source of food and energy for the aquatic ecosystem
- 7) Providing tree canopy to shade streams and promote desirable aquatic organisms

 *This benefit applies primarily to forested buffer systems. In some communities, such as prairie settings, the native vegetation may not be forest. See the example ordinance from Omaha, Nebraska, for an example.*

- 8) Providing riparian wildlife habitat
- 9) Furnishing scenic value and recreational opportunity

It is the desire of the \_\_\_\_\_ (Natural Resources or Planning Agency) to protect and maintain the native vegetation in riparian and wetland areas by implementing specifications for the establishment, protection, and maintenance of vegetation along all stream systems and/or coastal zones within our jurisdictional authority.

### **Section II. Intent**


The purpose of this ordinance is to establish minimal acceptable requirements for the design of buffers to protect the streams, wetlands, and floodplains of \_\_\_\_\_ (jurisdiction); to protect the water quality of watercourses, reservoirs, lakes, and other significant water resources within \_\_\_\_\_ (jurisdiction); to protect \_\_\_\_\_'s (Jurisdiction's) riparian and aquatic ecosystems; and to provide for the environmentally sound use of \_\_\_\_\_'s (jurisdiction's) land resources.

### **Section III. Definitions**

Active Channel	The area of the stream channel that is subject to frequent flows (approximately once per one and a half years) and that includes the portion of the channel below the floodplain.
Best Management Practices (BMPs)	Conservation practices or management measures that control soil loss and reduce water quality degradation caused by nutrients, animal wastes, toxics, sediment, and runoff.
Buffer	A vegetated area, including trees, shrubs, and herbaceous vegetation, that exists or is established to protect a stream system, lake, reservoir, or coastal estuarine area. Alteration of this natural area is strictly limited.
Development	1) The improvement of property for any purpose involving building

- 2) Subdivision or the division of a tract or parcel of land into two or more parcels
- 3) The combination of any two or more lots, tracts, or parcels of property for any purpose
- 4) The preparation of land for any of the above purposes

**Nontidal Wetlands** Those areas not influenced by tidal fluctuations that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

 *The definition of "nontidal wetland" here is adapted from the definition of "wetland" used by the USEPA and the US Army Corps of Engineers.*

**Nonpoint Source Pollution** Pollution that is generated by various land use activities rather than from an identifiable or discrete source and is conveyed to waterways through natural processes, such as rainfall, stormwater runoff, or groundwater seepage rather than direct discharges.

**One Hundred-Year Floodplain** The area of land adjacent to a stream that is subject to inundation during a storm event that has a recurrence interval of 100 years.

**Pollution** Any contamination or alteration of the physical, chemical, or biological properties of any waters that will render the waters harmful or detrimental to

- 1) Public health, safety, or welfare
- 2) Domestic, commercial, industrial, agricultural, recreational, or other legitimate beneficial uses
- 3) Livestock, wild animals, or birds
- 4) Fish or other aquatic life

**Stream Channel** Part of a watercourse either naturally or artificially created that contains an intermittent or perennial base flow of groundwater origin. Base flows of groundwater origin can be distinguished by any of the following physical indicators:

- 2) Hydrophytic vegetation, hydric soil, or other hydrologic indicators in the area(s) where groundwater enters the stream channel in the vicinity of the stream headwaters, channel bed, or channel banks
- 3) Flowing water not directly related to a storm event
- 4) Historical records of a local high groundwater table, such as well and stream gauge records.

**Stream Order** A classification system for streams based on stream hierarchy. The smaller the stream, the lower its numerical classification. For example, a first-order stream does not have tributaries and normally originates from springs and/or seeps. (See Figure 1.)

**Stream System** A stream channel together with one or both of the following:

- 1) 100-year floodplain
- 2) Hydrologically related nontidal wetland

**Streams** Perennial and intermittent watercourses identified through site inspection and US Geological Survey (USGS) maps. Perennial streams are those which are depicted on a USGS map with a solid blue line. Intermittent streams are those which are depicted on a USGS map with a dotted blue line.

☞ *Defining the term “stream” is perhaps the most contentious issue in the definition of stream buffers. This term determines the origin and the length of the stream buffer. Although some jurisdictions restrict the buffer to perennial or “blue line” streams, others include both perennial and intermittent streams in the stream buffer program. Some communities do not rely on USGS maps and instead prepare local maps of all stream systems that require a buffer.*

Water Pollution                      A land use or activity that causes a relatively high risk of potential water pollution.  
Hazard

#### **Section IV.     Applications**

- A) This ordinance shall apply to all proposed development except for that development which meets waiver or variance criteria as outlined in Section IX of this regulation.
- B) This ordinance shall apply to all timber harvesting activities, except those timber harvesting operations which are implementing a forest management plan that has been deemed to be in compliance with the regulations of the buffer ordinance and has received approval from \_\_\_\_\_(state forestry agency).
- C) This ordinance shall apply to surface mining operations except that the design standards shall not apply to active surface mining operations that are operating in compliance with an approved \_\_\_\_\_(state or federal agency) surface mining permit.
- D) The ordinance shall not apply to agricultural operations that are covered by an approved Natural Resources Conservation Service (NRCS) conservation plan that includes the application of BMPs.

☞ *Communities should carefully consider whether exempt agricultural operations from the buffer ordinance because buffer regulations may take land out of production and impose a financial burden on family farms. Many communities exempt agricultural operations if they have an approved NRCS conservation plan. In some regions, agricultural buffers may be funded through the Conservation Reserve Program (CRP). For further information, consult the Conservation Technology Information Center (CTIC) at [www.ctic.perdue.edu](http://www.ctic.perdue.edu).*

☞ *Livestock operations near and around streams may be regulated by communities. Livestock can significantly degrade the stream system and accelerate streambank erosion. The King County Livestock Management Ordinance is one example of a local livestock ordinance. For more information, contact the King County Department of Development and Environmental Services at (206) 296-6602.*

- E) Except as provided in Section IX, this ordinance shall apply to all parcels of land, structures, and activities that are causing or contributing to
  - 2) Pollution, including nonpoint source pollution, of the waters of the jurisdiction adopting this ordinance
  - 3) Erosion or sedimentation of stream channels
  - 3) Degradation of aquatic or riparian habitat

#### **Section V.     Plan Requirements**

- A) In accordance with Section IV of this ordinance, a plan approved by the appropriate agency is required for all development, forest harvesting operations, surface mining operations, and agricultural operations.
- B) The plan shall set forth an informative, conceptual, and schematic representation of the proposed activity by means of maps, graphs, charts, or other written or drawn documents so as to enable the agency an opportunity to make a reasonably informed decision regarding the proposed activity.
- C) The plan shall contain the following information:

☞ *The ordinance can identify the scale of maps to be included with the analyses in items 2) through 7). A 1"=50' to 1"=100' scale will generally provide sufficient detail.*

- 1) A location or vicinity map
- 1) Field-delineated and surveyed streams, springs, seeps, bodies of water, and wetlands (include a minimum of 200 feet into adjacent properties)

- 1) Field delineated and surveyed forest buffers
- 1) Limits of the ultimate 100-year floodplain

☞ *The limits of the ultimate floodplain (i.e., the floodplain under “built-out” conditions) might not be available in all locations.*

- 2) Hydric soils mapped in accordance with the NRCS soil survey of the site area
- 3) Steep slopes greater than 15 percent for areas adjacent to and within 200 feet of streams, wetlands, or other waterbodies

☞ *The ordinance may also explicitly define how slopes are measured. For example, the buffer may be divided into sections of a specific width (e.g., 25 feet) and the slope for each segment reported. Alternatively, slopes can be reported in segments divided by breaks in slope.*

- 1) A narrative of the species and distribution of existing vegetation within the buffer
- D) The buffer plan shall be submitted in conjunction with the required grading plan for any development, and the forest buffer should be clearly delineated on the final grading plan.
- D) Permanent boundary markers, in the form of signage approved by \_\_\_\_\_ (natural resources or planning agency), shall be installed prior to final approval of the required clearing and grading plan. Signs shall be placed at the edge of the middle zone (See Section VI.I).

#### **Section VI. Design Standards for Forest Buffers**

- D) A forest buffer for a stream system shall consist of a forested strip of land extending along both sides of a stream and its adjacent wetlands, floodplains, or slopes. The forest buffer width shall be adjusted to include contiguous sensitive areas, such as steep slopes or erodible soils, where development or disturbance may adversely affect water quality, streams, wetlands, or other waterbodies.
- E) The forest buffer shall begin at the edge of the stream bank of the active channel.
- C) The required width for all forest buffers (i.e., the base width) shall be a minimum of 100 feet, with the requirement to expand the buffer depending on
  - 4) Stream order
  - 5) Percent slope
  - 6) 100-year floodplain
  - 4) Wetlands or critical areas

☞ *The width of the stream buffer varies from 20 feet to 200 feet in ordinances throughout the United States (Heraty, 1993). The width chosen by a jurisdiction will depend on the sensitivity and characteristics of the resource being protected and the political realities in the community.*

- A) In third-order and higher streams, 25 feet shall be added to the base width of the forest buffer.
- A) The forest buffer width shall be modified if steep slopes are within close proximity to the stream and drain into the stream system. In those cases, the forest buffer width may be adjusted.

☞ *Several methods may be used to adjust buffer width for steep slopes. Two examples ifollow:*  
*Method A*

Percent Slope	Width of Buffer
15%-17%	add 10 feet
18%-20%	add 30 feet
21%-23%	add 50 feet
24%-25%	add 60 feet

*Method B*

Percent Slope	Type of Stream Use	
	Water Contact Recreational Use	Sensitive Stream Habitat
0% to 14%	no change	add 50 feet
15% to 25%	add 25 feet	add 75 feet
Greater than 25%	add 50 feet	add 100 feet

- A) Forest buffers shall be extended to encompass the entire 100-year floodplain and a zone with a minimum width of 25 feet beyond the edge of the floodplain.
- A) When wetland or critical areas extend beyond the edge of the required buffer width, the buffer shall be adjusted so that the buffer consists of the extent of the wetland plus a 25-foot zone extending beyond the wetland edge.

H) Water Pollution Hazards

The following land uses and/or activities are designated as potential water pollution hazards and must be set back from any stream or waterbody by the distance indicated below:

- 4) Storage of hazardous substances—(150 feet)
- 5) Aboveground or underground petroleum storage facilities—(150 feet)
- 6) Drainfields from onsite sewage disposal and treatment systems (i.e., septic systems)—(100 feet)
- 7) Raised septic systems—(250 feet)
- 8) Solid waste landfills or junkyards—(300 feet)
- 9) Confined animal feedlot operations—(250 feet)
- 10) Subsurface discharges from a wastewater treatment plant—(100 feet)
- 11) Land application of biosolids—(100 feet)

☞ *For surface water supplies, the setbacks should be doubled.*

☞ *A community should carefully consider which activities or land uses should be designated as potential water pollution hazards. The list of potential hazards shown above is not exhaustive, and others may need to be added depending on the major pollutants of concern and the uses of water.*

- I) The forest buffer shall be composed of three distinct zones, with each zone having its own set of allowable uses and vegetative targets as specified in this ordinance. (See Figure 2.)

☞ *Although a three-zone buffer system is highly recommended, the widths and specific uses allowed in each zone may vary between jurisdictions.*

I) Zone 1, Streamside Zone

- a) Protects the physical and ecological integrity of the stream ecosystem.
- b) Begins at the edge of the stream bank of the active channel and extends a minimum of 25 feet from the top of the bank.
- c) Allowable uses within this zone are highly restricted to
  - i) Flood control structures
  - ii) Utility right of ways
  - iii) Footpaths
  - iv) Road crossings, where permitted
- d) Target for the streamside zone is undisturbed native vegetation.

☞ *This ordinance assumes that the native vegetation in the stream corridor is forest. In some regions of the United States, other vegetation such as prairie may be native. See the Omaha,*

*Nebraska, buffer ordinance for an example of a stream buffer ordinance that protects nonforested systems.*

- 2) Zone 2, Middle Zone
  - b) Protects key components of the stream and provides distance between upland development and the streamside zone.
  - c) Begins at the outer edge of the streamside zone and extends a minimum of 50 feet plus any additional buffer width as specified in this section.
  - d) Allowable uses within the middle zone are restricted to
    - i) Biking or hiking paths
    - ii) Stormwater management facilities, with the approval of *(local agency responsible for stormwater)*.
    - iii) Recreational uses as approved by \_\_\_\_\_ *(planning agency)*.
    - iv) Limited tree clearing with approval from \_\_\_\_\_ *(forestry agency or planning agency)*.
  - d) Targets mature native vegetation adapted to the region.
- 3) Zone 3, Outer Zone
  - c) Prevents encroachment into the forest buffer and filters runoff from residential and commercial development.
  - d) Begins at the outward edge of the middle zone and provide a minimum width of 25 feet between Zone 2 and the nearest permanent structure.
  - e) Restricts septic systems, permanent structures, or impervious cover, with the exception of paths.
  - f) Encourages the planting of native vegetation to increase the total width of the buffer.

## **Section VII. Buffer Management and Maintenance**

- A) The forest buffer, including wetlands and floodplains, shall be managed to enhance and maximize the unique value of these resources. Management includes specific limitations on alteration of the natural conditions of these resources. The following practices and activities are restricted within Zones 1 and 2 of the forest buffer, except with approval by *(forestry, planning or natural resources agency)*
  - 3) Clearing of existing vegetation
  - 4) Soil disturbance by grading, stripping, or other practices
  - 5) Filling or dumping
  - 6) Drainage by ditching, underdrains, or other systems
  - 7) Use, storage, or application of pesticides, except for spot spraying of noxious weeds or non-native species consistent with recommendations of \_\_\_\_\_ *(forestry agency)*
  - 8) Housing, grazing, or other maintenance of livestock
  - 9) Storage or operation of motorized vehicles, except for maintenance and emergency use approved by \_\_\_\_\_ *(forestry, planning, or natural resources agency)*
- B) The following structures, practices, and activities are permitted in the forest buffer, with specific design or maintenance features, subject to the review of \_\_\_\_\_ *(forestry, planning, or natural resources agency)*:
  - 1) Roads, bridges, paths, and utilities:
    - c) An analysis needs to be conducted to ensure that no economically feasible alternative is available.
    - d) The right-of-way should be the minimum width needed to allow for maintenance access and installation.
    - e) The angle of the crossing shall be perpendicular to the stream or buffer to minimize clearing requirements
    - f) The minimum number of road crossings should be used within each subdivision, and no more than one fairway crossing is allowed for every 1,000 feet of buffer.
  - 2) Stormwater management:
    - c) An analysis needs to be conducted to ensure that no economically feasible

alternative is available and that the project either is necessary for flood control or significantly improves the water quality or habitat in the stream.

- d) In new developments, onsite and nonstructural alternatives will be preferred over larger facilities within the stream buffer.
- e) When constructing stormwater management facilities (i.e., BMPs), the area cleared will be limited to the area required for construction and adequate maintenance access as outlined in the most recent edition of \_\_\_\_\_ (refer to stormwater manual).

☞ *Rather than placing specific stormwater BMP design criteria in an ordinance, it is often preferable to reference a manual. With this approach, specific design information can be changed over time without going through the formal process needed to change ordinance language.*

☞ *The Maryland Stormwater Design Manual is one example of an up-to-date stormwater design manual. For more information, go to [www.mde.state.md.us](http://www.mde.state.md.us). Under topics, choose "Stormwater Design Manual."*


- f) Material dredged or otherwise removed from a BMP shall be stored outside the buffer.
- 3) Stream restoration projects, facilities, and activities approved by (forestry, planning, or natural resources agency) are permitted within the forest buffer.
- 4) Water quality monitoring and stream gauging are permitted within the forest buffer, as approved by \_\_\_\_\_ (forestry, planning or natural resources agency):.
- 5) Individual trees within the forest buffer that are in danger of falling, causing damage to dwellings or other structures, or causing blockage of the stream may be removed.
- 6) Other timber cutting techniques approved by the agency may be undertaken within the forest buffer under the advice and guidance of \_\_\_\_\_ (state or federal forestry agency) if necessary to preserve the forest from extensive pest infestation, disease infestation, or threat from fire.
- C) All plans prepared for recording and all right-of-way plans shall clearly
  - 3) Show the extent of any forest buffer on the subject property
  - 4) Label the forest buffer
  - 5) Provide a note to reference any forest buffer stating: "There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the agency."
  - 6) Provide a note to reference any protective covenants governing all forest buffer areas stating: "Any forest buffer shown hereon is subject to protective covenants that may be found in the land records and that restrict disturbance and use of these areas."
- D) All forest buffer areas shall be maintained through a declaration of protective covenant, which is required to be submitted for approval by \_\_\_\_\_ (planning board or agency). The covenant shall be recorded in the land records and shall run with the land and continue in perpetuity.

☞ *This protective covenant can be kept either by the local government agency responsible for management of environmental resources or by an approved nonprofit organization. An example conservation easement is included later in this section.*

- E) All lease agreements must contain a notation regarding the presence and location of protective covenants for forest buffer areas and shall contain information on the management and maintenance requirements for the new property owner.
- F) An offer of dedication of a forest buffer area to the agency shall not be interpreted to mean that this automatically conveys to the general public the right of access to this area.
- G) \_\_\_\_\_ (responsible individual or group) shall inspect the buffer annually and immediately following severe storms for evidence of sediment deposition, erosion, or concentrated flow channels and corrective actions taken to ensure the integrity and functions of the forest buffer.

☞ *A local ordinance will need to designate the individual or group responsible for buffer maintenance. Often, the responsible party will be identified in protective covenants associated with the property.*

- H) Forest buffer areas may be allowed to grow into their vegetative target state naturally, but methods to enhance the successional process such as active reforestation may be used when deemed necessary by \_\_\_\_\_ (*natural resources or forestry agency*) to ensure the preservation and propagation of the buffer area. Forest buffer areas may also be enhanced through reforestation or other growth techniques as a form of mitigation for achieving buffer preservation requirements.

 *Explicit forestry management criteria are often included in a forestry or natural resources conservation ordinance. An example forest conservation ordinance from Frederick County, Maryland is included in the miscellaneous ordinances section of this site.*

#### **Section VIII. Enforcement Procedures**

- E) \_\_\_\_\_ (*director of responsible agency*) or his/her designee is authorized and empowered to enforce the requirements of this ordinance in accordance with the procedures of this section.
- F) If, upon inspection or investigation, the director or his/her designee is of the opinion that any person has violated any provision of this ordinance, he/she shall with reasonable promptness issue a correction notice to the person. Each such notice shall be in writing and shall describe the nature of the violation, including a reference to the provision within this ordinance that has been violated. In addition, the notice shall set a reasonable time for the abatement and correction of the violation.
- G) If it is determined that the violation or violations continue after the time fixed for abatement and correction has expired, the director shall issue a citation by certified mail to the person who is in violation. Each such notice shall be in writing and shall describe the nature of the violation, including a reference to the provision within this ordinance that has been violated and what penalty, if any, is proposed to be assessed. The person charged has 30 days within which to contest the citation or proposed assessment of penalty and to file a request for a hearing with the director or his/her designee. At the conclusion of this hearing, the director or his/her designee will issue a final order, subject to appeal to the appropriate authority. If, within 30 days from the receipt of the citation issued by the director, the person fails to contest the citation or proposed assessment of penalty, the citation or proposed assessment of penalty shall be deemed the final order of the director.
- B) Any person who violates any provision of this ordinance may be liable for any cost or expenses incurred as a result thereof by the agency.
- C) Penalties that may be assessed for those deemed to be in violation may include the following:
- 3) A civil penalty not to exceed \$1,000.00 for each violation. Every day that such violation(s) continue will be considered a separate offense.
  - 4) A criminal penalty in the form of a fine of not more than \$1,000.00 for each violation, imprisonment for not more than 90 days, or both. Every day that such violation(s) continue will be considered a separate offense.
  - 5) Anyone who knowingly makes any false statements in any application, record, or plan required by this ordinance shall upon conviction be punished by a fine of not more than \$1,000.00 for each violation, imprisonment for not more than 30 days, or both.

 *Specific penalties will vary between communities, and should reflect realistically enforceable penalties given the political realities of a jurisdiction.*



- F) In addition to any other sanctions listed in this ordinance, a person who fails to comply with the provisions of this buffer ordinance shall be liable to the agency in a civil action for damages in an amount equal to twice the cost of restoring the buffer. Damages that are recovered in accordance with this action shall be used for the restoration of buffer systems or for the administration of programs for the protection and restoration of water quality, streams, wetlands, and floodplains.

#### **Section IX. Waivers/Variances**

- E) This ordinance shall apply to all proposed development except for activities that were completed prior to the effective date of this ordinance and had received the following:
- 3) A valid, unexpired permit in accordance with development regulations
  - 4) A current, executed public works agreement
  - 5) A valid, unexpired building permit
  - 6) A waiver in accordance with current development regulations.
- F) The director of the agency may grant a variance for the following:
- 3) Those projects or activities for which it can be demonstrated that strict compliance with the ordinance would result in a practical difficulty or financial hardship
  - 4) Those projects or activities serving a public need where no feasible alternative is available
  - 5) The repair and maintenance of public improvements where avoidance and minimization of adverse impacts to nontidal wetlands and associated aquatic ecosystems have been addressed
  - 6) Those developments which have had buffers applied in conformance with previously issued requirements
- G) Waivers for development may also be granted in two additional forms, if deemed appropriate by the director:
- 3) The buffer width may be reduced at some points as long as the average width of the buffer meets the minimum requirement. This averaging of the buffer may be used to allow for the presence of an existing structure or to recover a lost lot, as long as the streamside zone (Zone I) is not disturbed by the reduction and no new structures are built within the 100-year floodplain.
  - 4) \_\_\_\_\_ (*planning agency*) may offer credit for additional density elsewhere on the site in compensation for the loss of developable land due to the requirements of this ordinance. This compensation may increase the total number of dwelling units on the site up to the amount permitted under the base zoning.
- H) The applicant shall submit a written request for a variance to the director of the agency. The application shall include specific reasons justifying the variance and any other information necessary to evaluate the proposed variance request. The agency may require an alternative analysis that clearly demonstrates that no other feasible alternatives exist and that minimal impact will occur as a result of the project or development.
- I) In granting a request for a variance, the director of the agency may require site design, landscape planting, fencing, signs, and water quality best management practices to reduce adverse impacts on water quality, streams, wetlands, and floodplains.

#### **Section X. Conflict With Other Regulations**

Where the standards and management requirements of this buffer ordinance are in conflict with other laws, regulations, and policies regarding streams, steep slopes, erodible soils, wetlands, floodplains, timber harvesting, land disturbance activities, or other environmental protective measures, the more restrictive shall apply.

Figure 1: Stream Order (Source: Schueler, 1995)

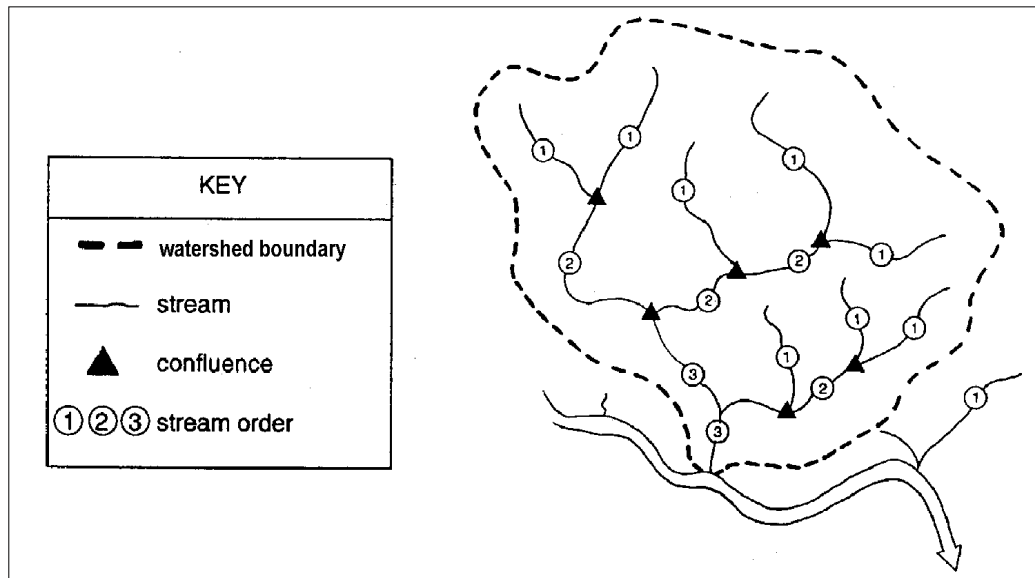
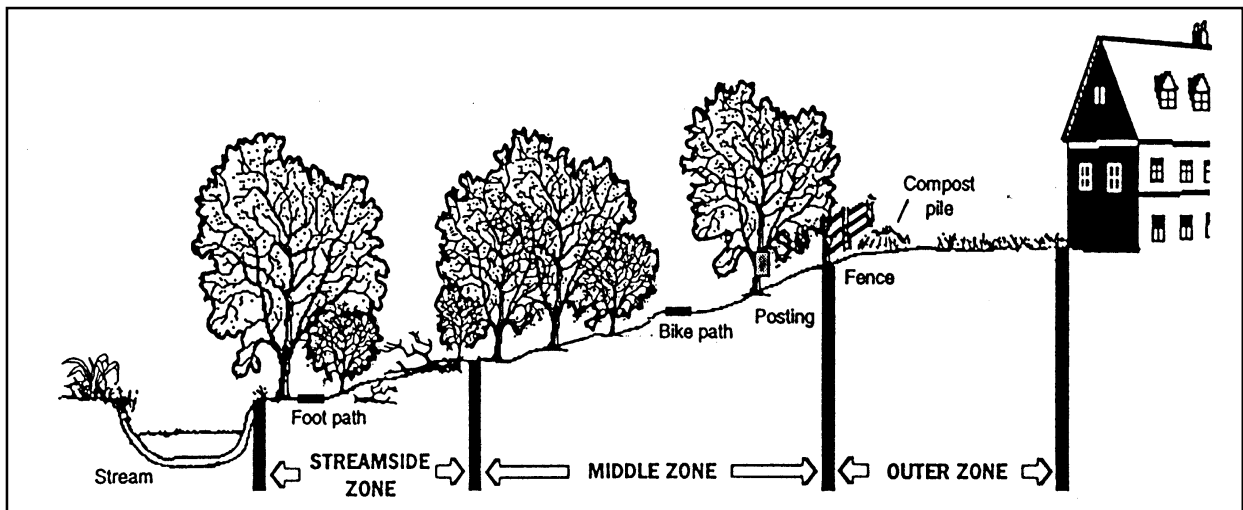


Figure 2: Three Zone Buffer System (Adapted from Welsch, 1991)





**APPENDIX E**

**RECREATION ASSESSMENT FORM**



## Recreation Assessment

Site/Facility Name \_\_\_\_\_

Date \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

### Parking

Available	yes	no	
# of spaces _____			
Good condition (Surface needs regular routine maintenance)	yes	no	
Fair condition (spot repairs are needed)	yes	no	
Poor condition (Several areas in need of major repair)	yes	no	

### Accessibility

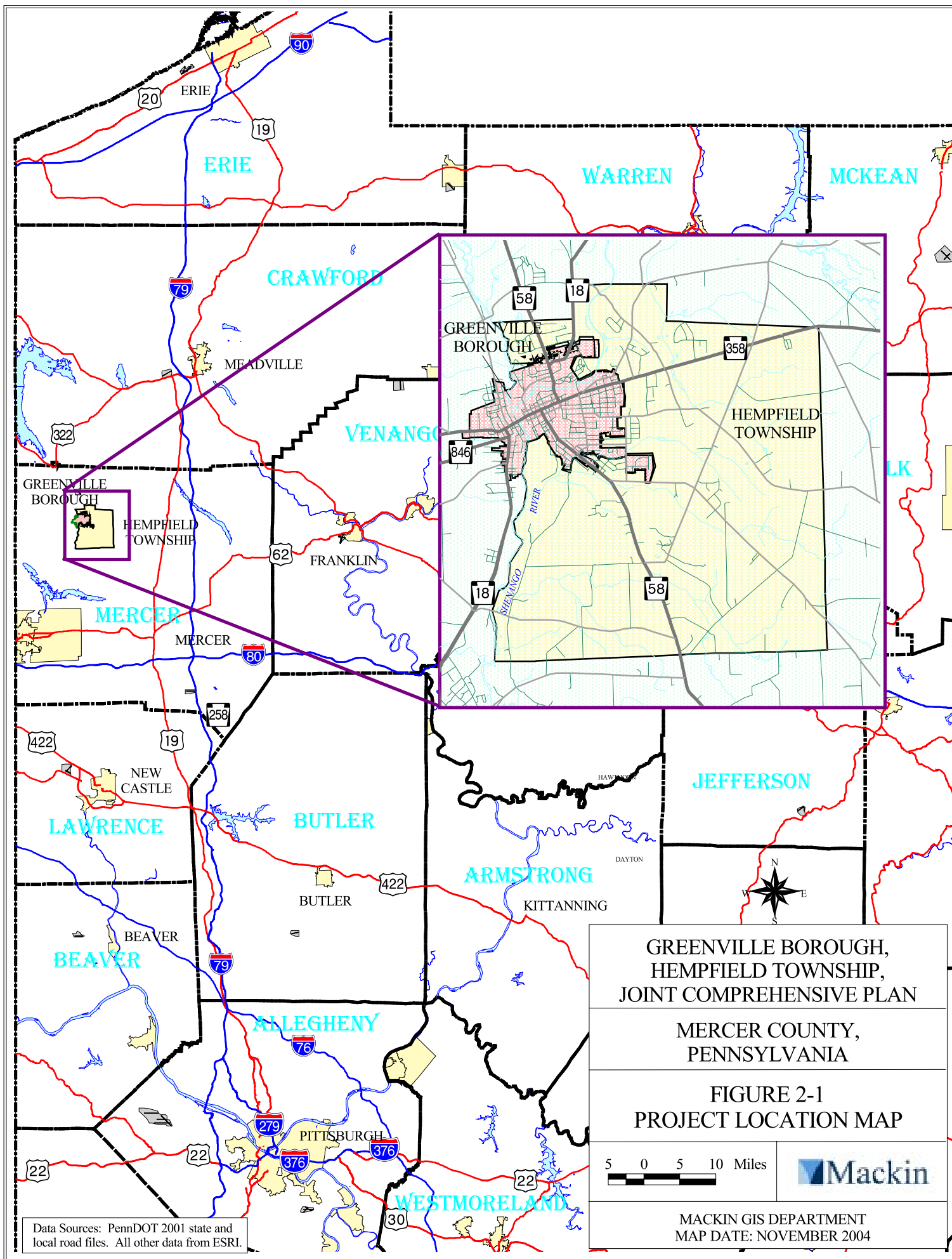
Handicapped accessible	yes	no	
Visible from main road or housing area	yes	no	
Signage is present indicating location and hours	yes	no	

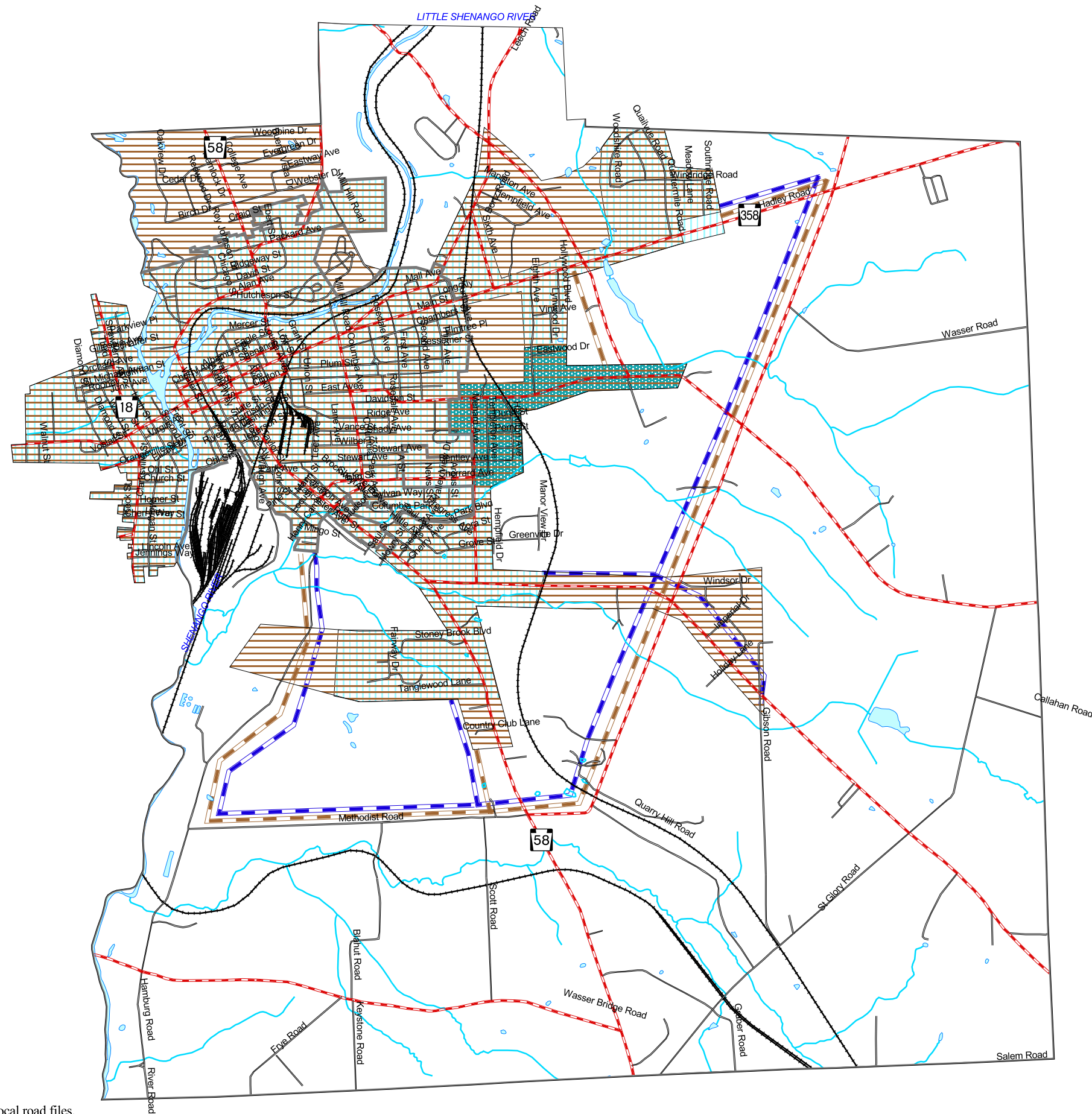
### Equipment

Good condition (needs regular routine maintenance)	yes	no	
Fair condition (Equipment usable but minor repairs are needed)	yes	no	
Poor condition (Equipment is in need of major repair - missing elements of equipment)	yes	no	

### Courts

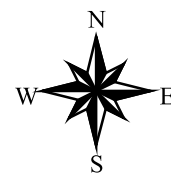
Good condition (needs regular routine maintenance)	yes	no	
Fair condition (minor repairs are needed - patching, stripping)	yes	no	
Poor condition (Surface is in need extensive repair/resurfacing - potholes/cracks are present)	yes	no	





### MAP LEGEND

- State Road
- Local Road
- Railroad
- River or Stream
- Proposed Water Line Extension
- Proposed Sewer Line Extension
- Existing Sewage Coverage Area
- Existing Water Coverage Area
- Planned Extended Water Coverage Area



GREENVILLE BOROUGH & HEMPFIELD TOWNSHIP  
JOINT COMPREHENSIVE PLAN

MERCER COUNTY,  
PENNSYLVANIA

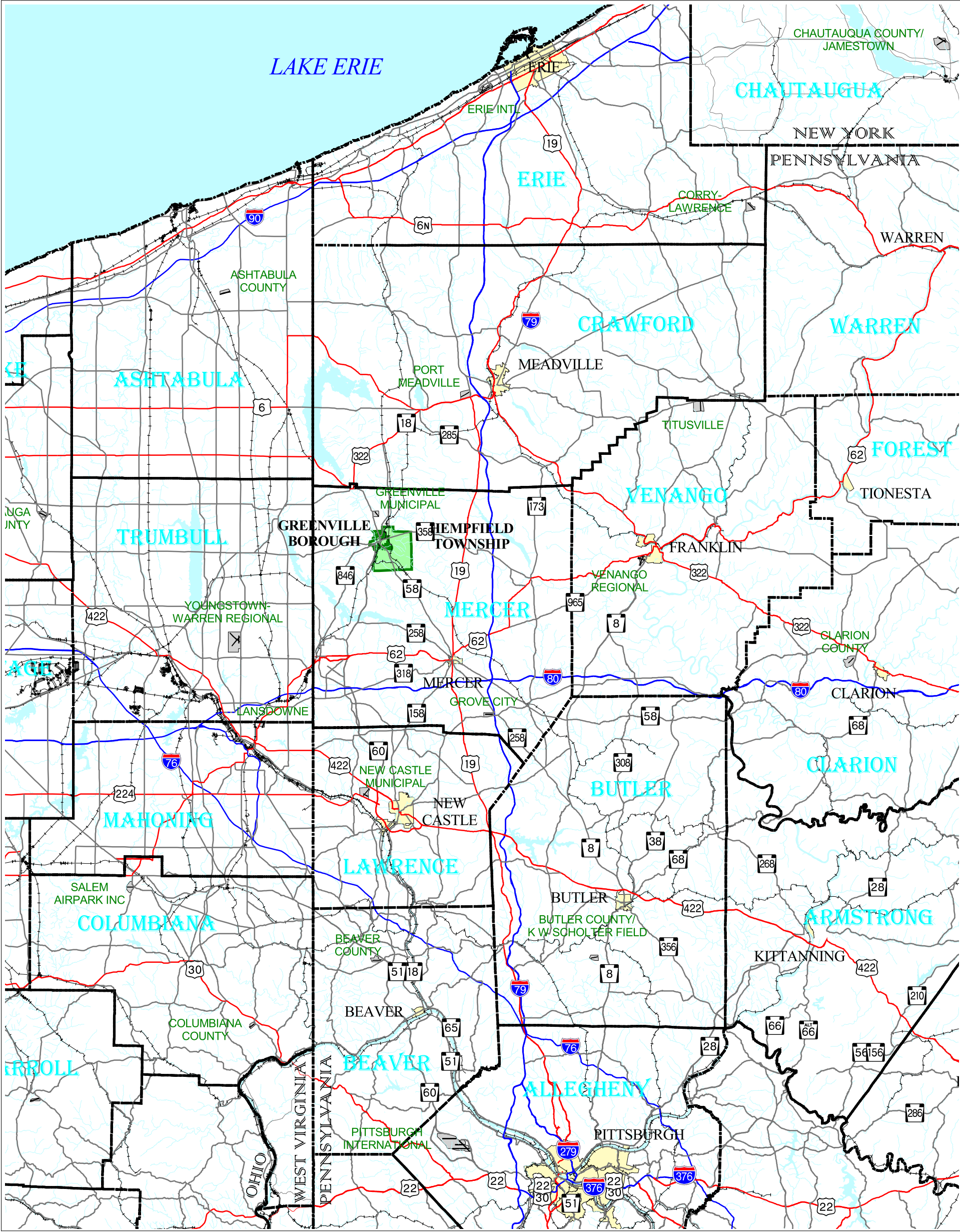
FIGURE 5-1  
INFRASTRUCTURE

900 0 900 1800 Feet

MACKIN ENGINEERING GIS DEPARTMENT  
MAP DATE: NOVEMBER 2004

Source Data: PennDOT 2001 state and local road files.  
 Railroad data obtained from USGS topographic maps.  
 Township boundary obtained from USGS DLG data.





GREENVILLE BOROUGH,  
HEMPFIELD TOWNSHIP,  
JOINT COMPREHENSIVE PLAN

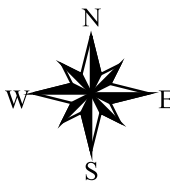
MERCER COUNTY,  
PENNSYLVANIA

FIGURE 7-1  
REGIONAL TRANSPORTATION  
NETWORK

0 5 10 Miles



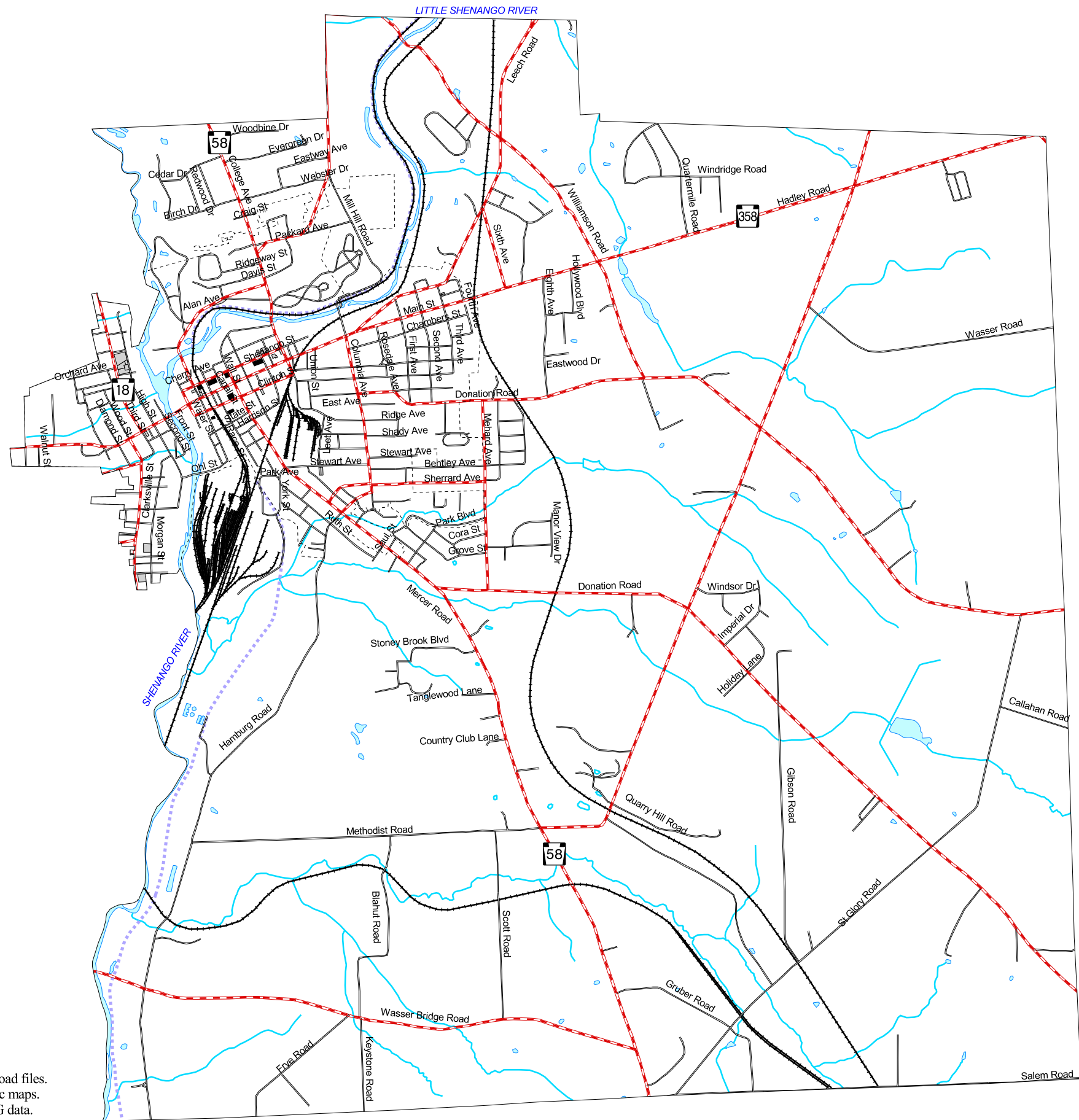
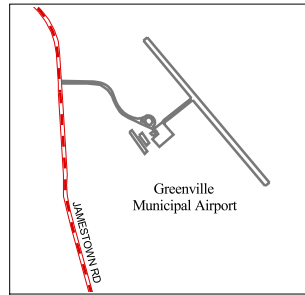
MACKIN GIS DEPARTMENT  
MAP DATE: NOVEMBER 2004



MAP LEGEND

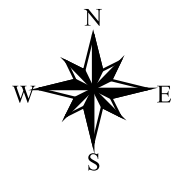
- |                     |                    |
|---------------------|--------------------|
| Interstate Highway  | Airport            |
| State Traffic Route | Airport Runway     |
| US Traffic Route    | Water/Lake         |
| Railroad            | County Seat        |
| River or Stream     | Greenville Borough |
| County Boundary     | Hempfield Township |

Data Sources: PennDOT 2001 state and  
local road files. All other data from ESRI.



**MAP LEGEND**

- Municipal Boundary
- State Road
- Local Road
- Railroad
- Erie Canal
- Airport
- Stream
- Public Parking Lot
- Private Parking Lot
- River or Lake



Source Data: PennDOT 2001 state and local road files.  
Railroad data obtained from USGS topographic maps.  
Township boundary obtained from USGS DLG data.

**GREENVILLE BOROUGH & HEMPFIELD TOWNSHIP  
JOINT COMPREHENSIVE PLAN**

**MERCER COUNTY,  
PENNSYLVANIA**

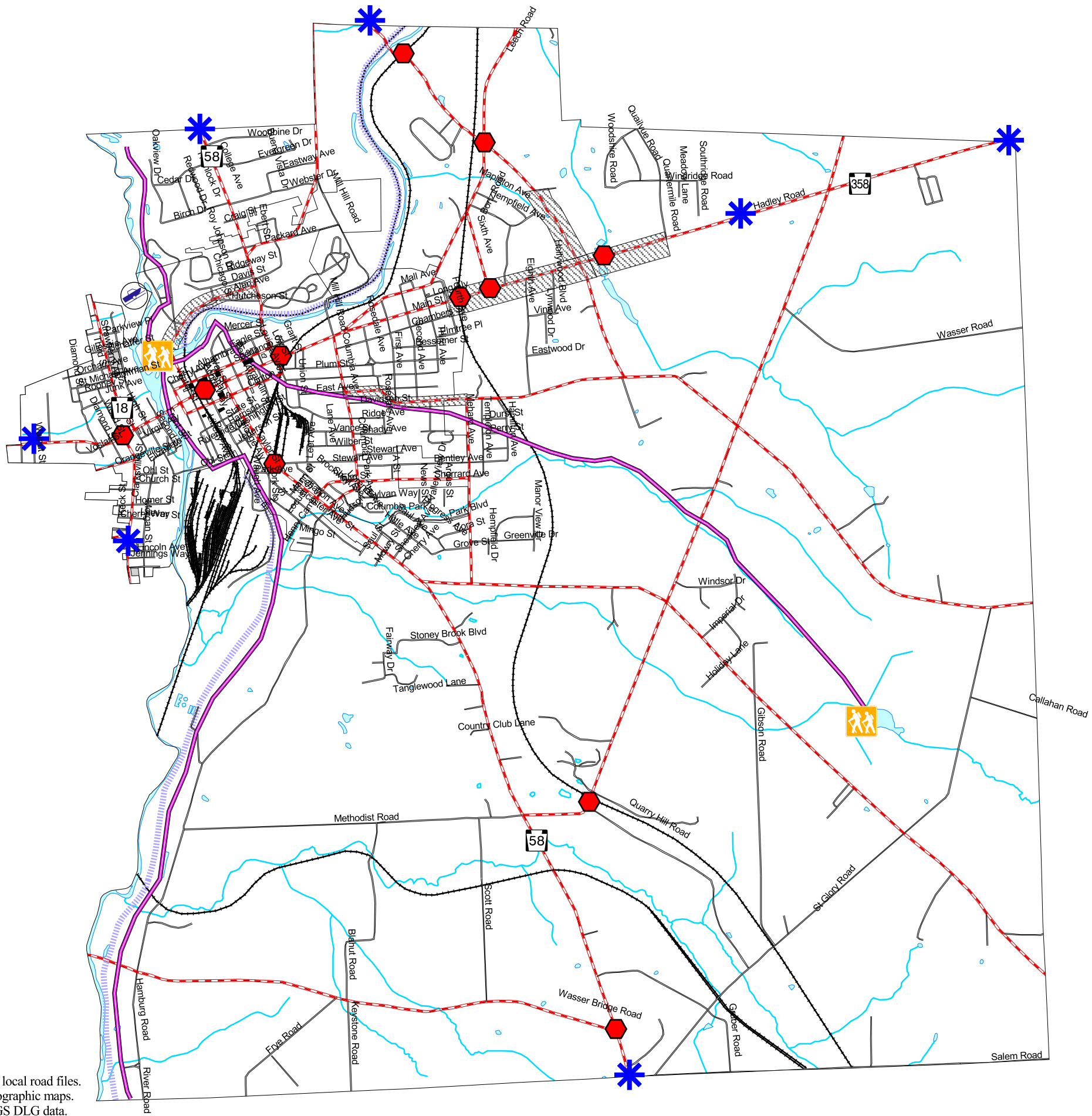
**FIGURE 7-2  
LOCAL TRANSPORTATION  
NETWORK**

900 0 900 1800 Feet

**Mackin**

MACKIN ENGINEERING GIS DEPARTMENT  
MAP DATE: NOVEMBER 2004





**MAP LEGEND**

- State Road
- Local Road
- Railroad
- River or Stream
- Erie Canal
- Proposed Trail
- Proposed Sidewalk Construction
- Proposed Gateway
- Proposed Intersection Improvement
- Proposed Trailhead
- Proposed Boat Launch

**GREENVILLE BOROUGH & HEMPFIELD TOWNSHIP  
JOINT COMPREHENSIVE PLAN**

**MERCER COUNTY,  
PENNSYLVANIA**

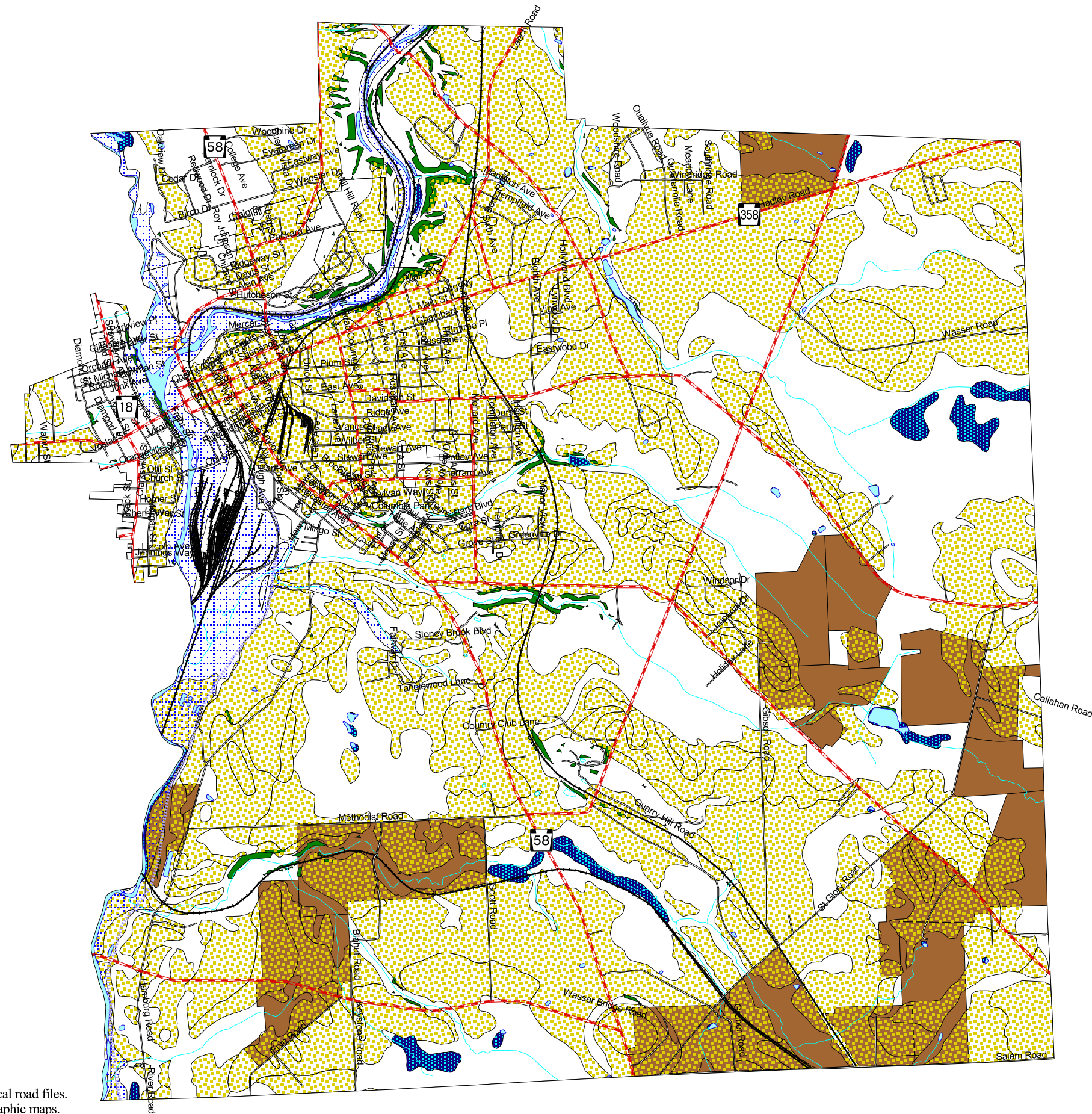
**FIGURE 7-3  
TRANSPORTATION  
IMPROVEMENTS**

900 0 900 1800 Feet

**Mackin**

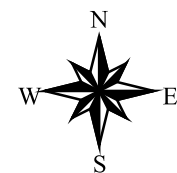
MACKIN ENGINEERING GIS DEPARTMENT  
MAP DATE: NOVEMBER 2004

Source Data: PennDOT 2001 state and local road files.  
 Railroad data obtained from USGS topographic maps.  
 Township boundary obtained from USGS DLG data.



**MAP LEGEND**

- State Road
- Local Road
- Railroad
- Erie Canal
- Water Resource
- NWI Wetland
- 100 Year Floodplain
- Prime Agriculture Soil
- Slope > 25%
- Agricultural Security Area



Source Data: PennDOT 2001 state and local road files.  
 Railroad data obtained from USGS topographic maps.  
 Township boundary obtained from USGS DLG data.

**GREENVILLE BOROUGH &  
 HEMPFIELD TOWNSHIP  
 JOINT COMPREHENSIVE PLAN**

**MERCER COUNTY,  
 PENNSYLVANIA**

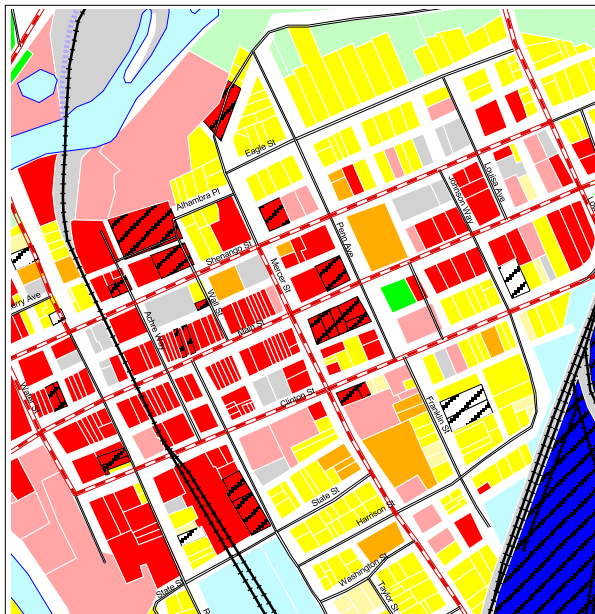
**FIGURE 8-1  
 ENVIRONMENTAL DEVELOPMENT  
 CONSTRAINTS**

900 0 900 1800 Feet

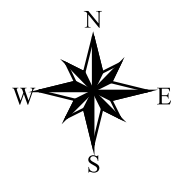
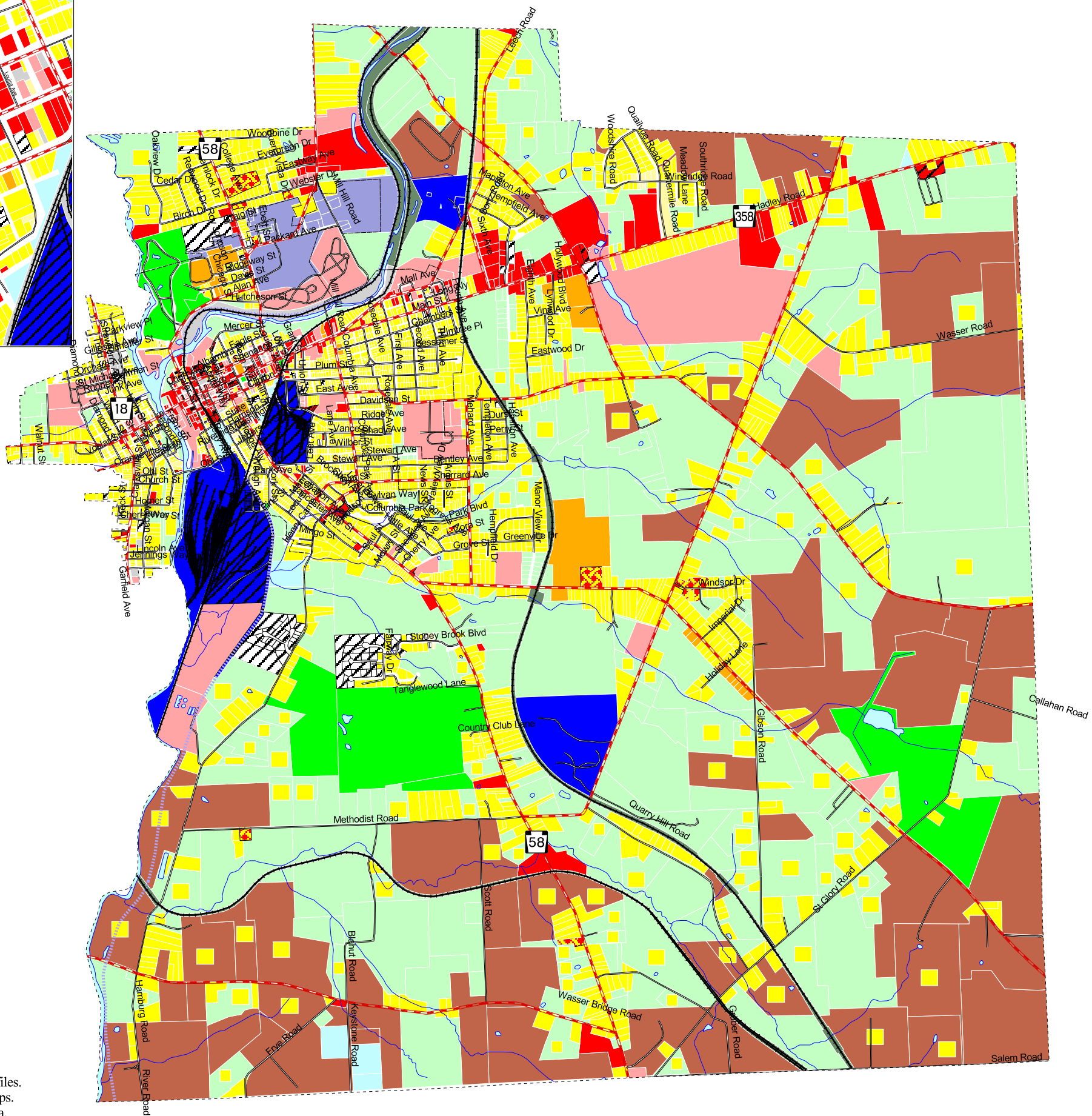
**Mackin**

MACKIN ENGINEERING GIS DEPARTMENT  
 MAP DATE: NOVEMBER 2004





Downtown Greenville



Source Data: PennDOT 2001 state and local road files.  
 Railroad data obtained from USGS topographic maps.  
 Township boundary obtained from USGS DLG data.

### MAP LEGEND

- Railroad
- State Road
- Local Road
- Erie Canal
- River or Stream

### EXISTING LAND USE CODE

- Agriculture
- Community Facility
- College
- Single Family Residential
- Multi Family Residential - Medium Density
- Multi Family Residential - High Density
- Open Space
- Recreation
- Commercial
- Residential / Commercial
- Heavy Industrial
- Light Industrial
- Vacant Residential
- Vacant Commercial
- Vacant Land

## GREENVILLE BOROUGH & HEMPFIELD TOWNSHIP JOINT COMPREHENSIVE PLAN

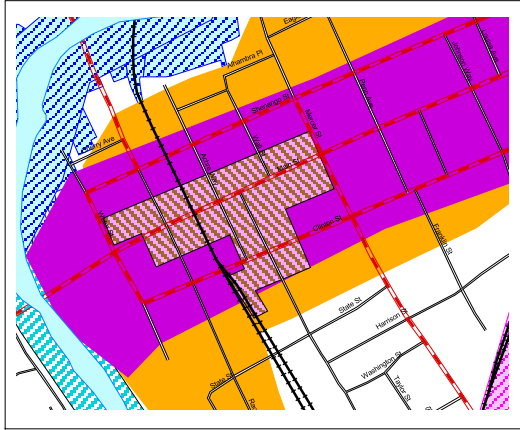
MERCER COUNTY,  
PENNSYLVANIA

FIGURE 10-1  
EXISTING LAND USE

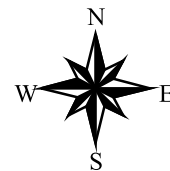
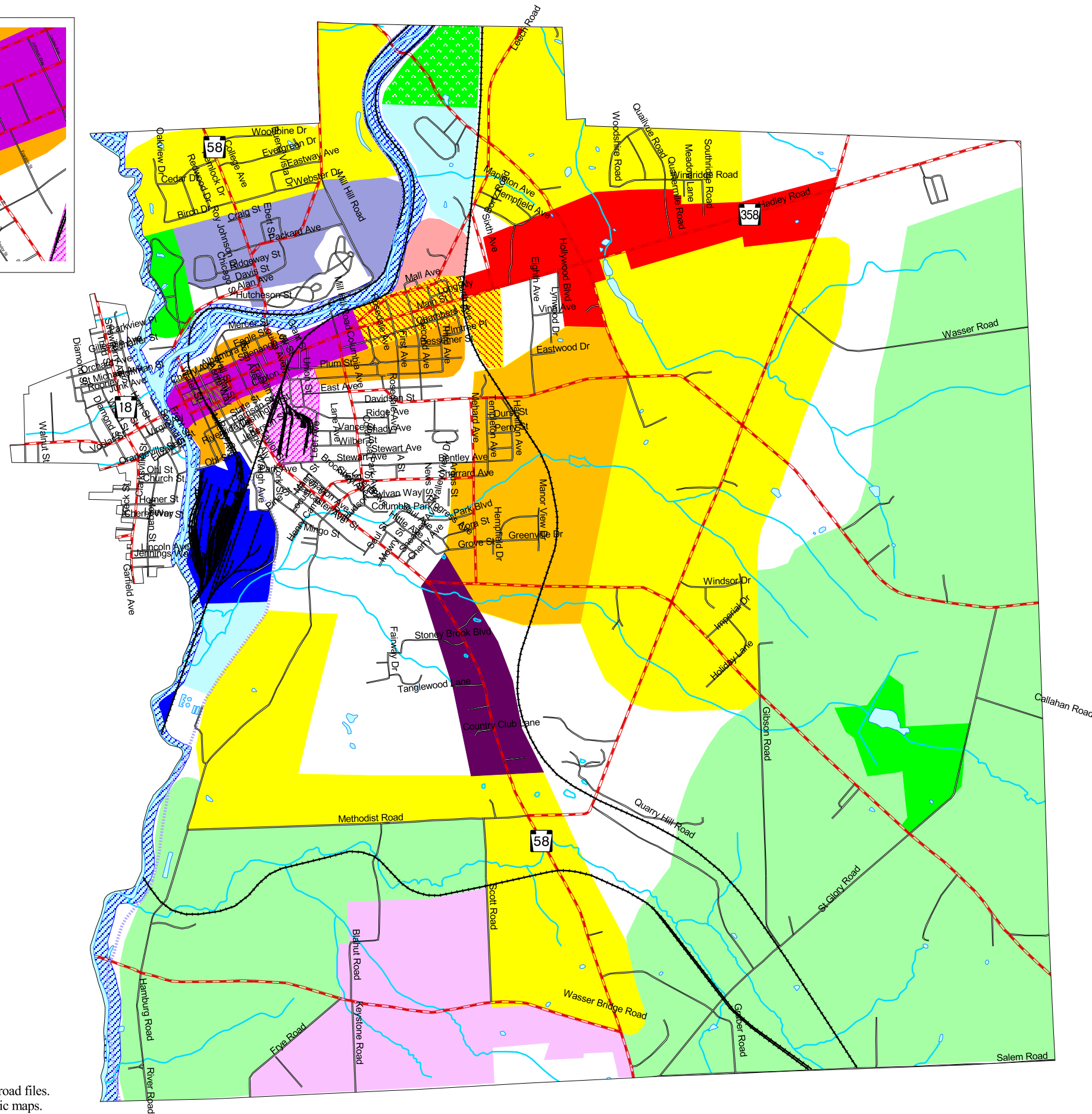
900 0 900 1800 Feet



MACKIN ENGINEERING GIS DEPARTMENT  
MAP DATE: NOVEMBER 2004



Historic District  
Downtown Greenville



Source Data: PennDOT 2001 state and local road files.  
Railroad data obtained from USGS topographic maps.  
Township boundary obtained from USGS DLG data.

## MAP LEGEND

- Railroad
- State Road
- Local Road
- Erie Canal
- River or Stream

## FUTURE LAND USE CODE

- River Overlay
- Recreation
- Community Facility
- College
- Single Family Residential
- Multi Family Residential - Medium Density
- Multi Family Residential - High Density
- Residential / Commercial
- Rural Residential
- Regional Commercial
- Downtown Commercial
- Neighborhood Commercial
- Mixed Use
- Business Park
- Commercial Recreation
- Heavy Industrial
- Light Industrial

## GREENVILLE BOROUGH & HEMPFIELD TOWNSHIP JOINT COMPREHENSIVE PLAN

MERCER COUNTY,  
PENNSYLVANIA

FIGURE 10-4  
FUTURE LAND USE

900 0 900 1800 Feet



MACKIN ENGINEERING GIS DEPARTMENT  
MAP DATE: NOVEMBER 2004