

BEAVER BOROUGH

Future Land Use

FUTURE LAND USES

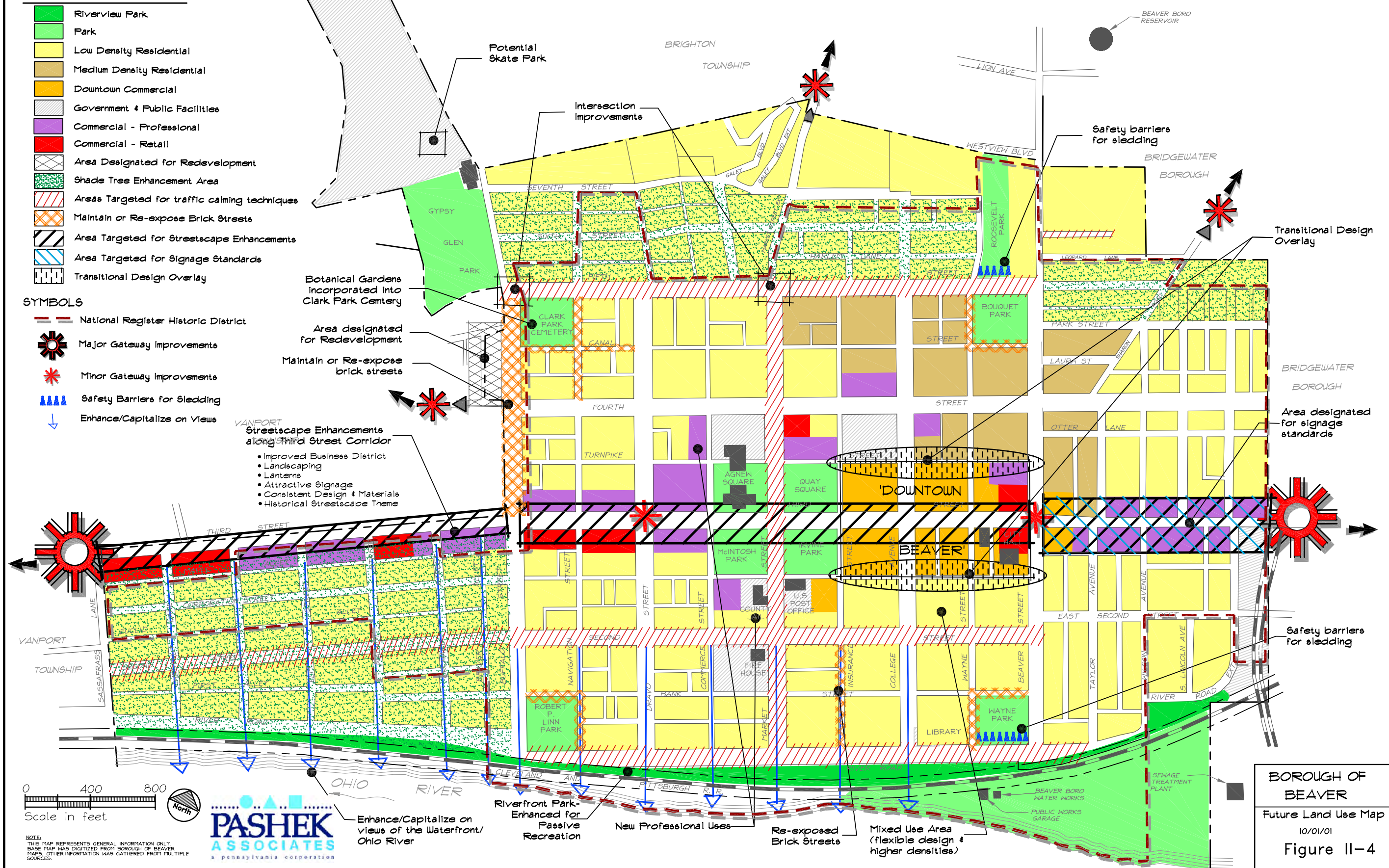
- Riverview Park
- Park
- Low Density Residential
- Medium Density Residential
- Downtown Commercial
- Government & Public Facilities
- Commercial - Professional
- Commercial - Retail
- Area Designated for Redevelopment
- Shade Tree Enhancement Area
- Areas Targeted for traffic calming techniques
- Maintain or Re-expose Brick Streets
- Area Targeted for Streetscape Enhancements
- Area Targeted for Signage Standards
- Transitional Design Overlay

SYMBOLS

- National Register Historic District
- Major Gateway Improvements
- Minor Gateway Improvements
- Safety Barriers for Sledding
- Enhance/Capitalize on Views

Streetscape Enhancements along Third Street Corridor

- Improved Business District
- Landscaping
- Lanterns
- Attractive Signage
- Consistent Design & Materials
- Historical Streetscape Theme



**BOROUGH OF
BEAVER**
Future Land Use Map
10/01/01
Figure II-4

4. Concepts for Enhancing the Character of the Land Uses

The following figure describes the areas targeted for land use changes and enhancements depicted on the "Future Land Use Map," Figure #II-4. The map and figure were based on an exercise and discussions with the steering committee.

Figure II-5

Land Use Character Enhancements and Target Areas
<p><u>TRANSPORTATION</u></p> <p>T Traffic Calming on the following targeted streets:</p> <ul style="list-style-type: none"> ◊ River Road ◊ Market Street ◊ College Avenue ◊ Second Street ◊ Fourth Street ◊ Fifth Street <p>T Intersection Improvements at the following intersections:</p> <ul style="list-style-type: none"> ◊ Fifth Street at Market Street ◊ Fifth Street at Buffalo Street <p>T Access improvements to:</p> <ul style="list-style-type: none"> ◊ Route 51 via Leopard Lane ◊ Downtown Pittsburgh <p><u>AREAS TARGETED FOR REDEVELOPMENT</u></p> <p>T Buildings adjacent to Agnew Square (targeted for professional businesses).</p> <p>T Former County Jail tract</p> <p><u>PEDESTRIAN & BICYCLE LINKAGES AND IMPROVEMENTS</u></p> <p>T Pedestrian improvements should be made throughout the Borough.</p> <p>T Ramps for accessibility should be incorporated throughout the Borough .</p> <p>T Create a historic and scenic River Walk that is pedestrian friendly along River Road.</p> <p>T Consider the establishment of bikeways along existing roads</p> <p><u>TRANSITIONAL AREAS</u></p> <p>T Create a zoning overlay that will allow flexibility in land uses and ensure consistency in design between the central business district and the surrounding area.</p> <p>Standards will include: building height, facade design, parking, setbacks, sidewalks, signage, landscaping, materials used, etc.</p>

Streetscape and Various Aesthetic Improvements

- T** Enhance the streetscape along Third Street. These will include:
 - ◊ Improved business district
 - ◊ Landscaping
 - ◊ Street lanterns
 - ◊ A historic streetscape theme
 - ◊ Attractive and consistent signage
 - ◊ Consistent building design and materials
- T** Enhance views of the Ohio River along the following street corridors:
 - ◊ River Road
 - ◊ Sassafrass Lane
 - ◊ Chestnut Lane
 - ◊ Elm Street
 - ◊ Walnut Street
 - ◊ Orchard Street
 - ◊ Beaver Alley
 - ◊ Buffalo Street
 - ◊ Navigation Street
 - ◊ Dravo Street
 - ◊ Commerce Street
 - ◊ Market Street
 - ◊ Insurance Street
 - ◊ College Avenue
- T** Add shade trees to the following areas:
 - ◊ The southwest section of Beaver Borough between Third Street, River Road, and Buffalo Street.
 - ◊ The northern section of Beaver Borough between Seventh Street and Fifth Street.
 - ◊ The section between Leopard Lane and Park Street.
- T** Add landscaping and beautification plantings in the following areas:
 - ◊ Third Street
 - ◊ Clark Park Cemetery
- T** Develop consistent signage standards throughout the Borough that are compatible with its character, especially on Third Street.
- T** Keep the brick streets that exist and re-expose or relay brick streets along the following roadways:
 - ◊ Buffalo Street
 - ◊ Canal Street
 - ◊ Target streets surrounding the parks
- T** Capitalize on river views.
- T** Consider developing a historic overlay district.

5. Relationship of the Borough's Land Use to the Surrounding Municipalities

Communities immediately surrounding Beaver Borough are Bridgewater Borough to the east, Vanport Township to the west, and Brighton Township to the north. This section gives a general description of the character of each municipality as well as the relationship to land uses that are immediately adjacent to Beaver Borough.

Bridgewater Borough is evolving into a quaint village with unique shops, and numerous housing opportunities with the implementation of new townhouse developments. The development which is adjacent to Beaver Borough consists of medium to high residential, commercial, retail, and office uses. Because Bridgewater is so close to Beaver Borough, it is important for both municipalities to consider the adjacent uses and provide noise and landscaping buffers when needed.

Brighton Township is the largest in terms of land area of the adjacent communities. It has established itself primarily as a residential community offering larger lot sizes. Residents of Beaver Borough also enjoy Brady's Run Park, a County facility, located within Brighton Township. The community has recently completed a bicycle and pedestrian feasibility study which conceptually describes linkages to Beaver Borough.

Vanport Township, located at the eastern entrance to Beaver Borough from Route 60, offers a range of affordable housing opportunities and commercial business sites. Like Bridgewater Borough, Vanport is more densely developed; therefore, it is important for both Beaver Borough and Vanport Township to consider adjacent land uses when adding new developments or redeveloping existing areas and provide buffers when needed.



FOR ACTION

How do we get there?

“People set goals, enjoy striving, and take pleasure in achievement, contribution, and association” --Unknown



This section presents the various implementation strategies for achieving the vision, goals, and objectives of the plan. Figure III-1 outlines the specific action strategies which is a program to be implemented over the next five to ten years. The chart includes the strategy, priority (high, moderate, or low), responsible party, estimated cost/potential funding sources, and a space for documenting action taken to implement the strategy.

The following topic areas have organized these strategies:



- Transportation and Infrastructure
- Land Use and Enhancement Areas
- Business

- Cooperation
- Education
- Environment
- Parks, Recreation, and Special Events
- Historic and Cultural Resources
- Community

- Municipal Government and Intergovernmental

- Housing
- Economic Health

The strategies presented are intended to provide guidance to the decision makers of Beaver Borough and those organizations that are designated to implement portions of this plan. Most importantly, it is the responsibility of all citizens to ensure that their objectives are being met. The implementation of these strategies will depend upon the fiscal and political climate and the level of citizen involvement in any given year. Therefore, it will be essential for the Borough to review the Action Program strategies and set priorities on an annual basis prior to the Borough's budgeting process.

It should be noted that the cost estimates contained herein are wide-ranging and should serve only as a starting point for project evaluation. Detailed costs will need to be developed as a particular project or strategy is selected for implementation. The potential funding sources identified offer sources for providing all or partial financing for an action or project. These are

not exhaustive and other possible sources should continually be sought. It will be important for the Borough to be up-to-date on future funding sources.

On the following pages is the action program. Each goal is followed by a list of strategies and the responsible and participating parties. The Beaver Borough Council is involved in overseeing the implementation of each strategy and therefore is not listed in the chart.

Figure III-1

Beaver Borough – Strategies for Action					
1. Goal: Municipal Government & Intergovernmental Cooperation – To provide the best consolidated and cost efficient services to Beaver Borough residents through coordination with Beaver County as well as Beaver, Brighton, Bridgewater, Vanport, and other local municipalities.					
Strategies:		Priority	Responsible Parties Participating Parties	Cost	Record of Action
1	Improve communications between the Borough's boards and organizations.	H	Borough Manager Borough's Boards and Organizations	NA	
2	Strengthen existing inter-municipal relationships and consider building new partnerships by the following:	H		NA	
	- Informing surrounding municipalities of development activity.	H	Borough Manager Planning Commission Zoning Hearing Board	NA	
	- Work with surrounding municipalities to develop joint recreation facilities and programs.	H	Borough Manager Recreation Committee School District	NA	
	- Expand joint purchasing.	M	Municipal Managers Beaver Area School District	NA	
	- Budget funds to assist Planning Commission members and related boards in attending Pennsylvania Planning Association Conferences and other beneficial workshops.	L	Borough Manager Planning Commission Wage and Personnel Committee	~\$800/ person (includes hotel fee)	
3	Encourage interaction between communities regarding police force, joint code enforcement officer, or joint building inspectors.	H	Municipal Managers Zoning Officer, Police, Code Enforcement Officer, Building Inspector	NA	
4	Support the development of a code enforcement officer position.	H	Borough Manager Wage and Personnel Committee Planning and Zoning Commission	Annual Salary	

2. Goal: Education – To work with the school district to continue to maintain and improve Beaver’s first class school system.

Strategies:		Priority	Responsible Parties Participating Parties	Cost	Record of Action
1	Encourage and explore partnerships between the school district and other organizations and businesses to allow for new opportunities and to reduce costs.	M	Beaver Area School District Interested Businesses Beaver Chamber of Commerce Beaver Business District Authority	NA	
2	Facilitate open communication between teachers and communities, including the business community and school board.	M	School Board BDA Businesses in Community	NA	

3. Goal: Environment

- To preserve Beaver’s environmental amenities, such as the parks, riverfront, and urban forest.
- To actively engage Beaver residents in environmental stewardship activities.

Strategies:		Priority	Responsible Parties Participating Parties	Cost	Record of Action
1	Maintain views to the river while stabilizing the river bank through proper vegetation.	H	Planning and Zoning Commission STC Riverfront Committee	STC Funds	
2	Address issues of trees growing into power lines.	H	STC Utility Companies Protections for Persons and Property Committee Tree City USA	NA	
3	Develop public landscaping design standards.	M	Planning Commission Zoning Hearing Board Zoning Board of Adjustment	~ \$2500	
4	Develop a greenway setback along certain roadway corridors.	M	Planning Commission Zoning Hearing Board Zoning Board of Adjustment	NA	
5	Address tree maintenance costs.	M	Shade Tree Commission (STC) Tree City USA	STC Funds	
6	Put recycle bins in parks on event days.	L	Recreation Committee	NA	

4. Goal: Parks, Recreation, and Special Events – To enhance the existing community parks and riverfront while providing additional active and passive recreational opportunities and community events.					
Strategies:		Priority	Responsible Parties Participating Parties	Cost	Record of Action
1	Develop a park plan to address the following issues:	H			
	– Provide a variety of year round recreation programs for citizens of all ages.	H	Recreation Committee Chamber of Commerce Special Services Committee	NA	
	– Continue to work with neighboring municipalities to develop regional recreational opportunities.	H	Municipal Manager Recreation Committee School Districts Macintosh Recreation Facility	NA	
	– Develop a brochure that highlights the points of interest and recreational activities within the Borough.	H	Recreation Committee Historic Review Commission Special Services Committee	~\$1000	
	– Develop and implement a special events program.	H	Chamber of Commerce Recreation Committee Borough Manager	NA	
	– Develop master plans for any new extensive recreation facility.	H	Public Works Recreation Committee	NA	
	– Continue to preserve park and recreation facilities, possibly upgrading the landscape in the future.	H	Planning Commission Zoning Hearing Board Historic Review Commission Public Works Shade Tree Commission	NA	
	– Provide swings, water fountains, picnic tables, bench pavilions, and shading in parks and recreational facilities where appropriate.	M	Planning Commission Zoning Hearing Board Historic Review Commission Public Works Recreation Committee	Facility Specific	
2	Maintain existing swimming pool and explore potential heating systems and costs.	H	Borough Manager Recreation Committee	System Specific	
3	Develop riverfront by implementing the Riverfront Plan by: – Preserving natural habitat – Creating open space area – Providing walking trails – Maintaining access to river	H	Borough Manager Riverfront Committee Beaver Borough Municipal Authority Authorities Committee	See Riverfront Plan Costs are Project Specific	

4	Support the development of a skateboard park for the youth of the community.	H	Recreation Committee Borough Manager Planning Commission Zoning Hearing Board	~\$100,000	
5	Use landscaping and plants to address safety issues such as providing barriers to the street (including sledding barriers in parks).	M	Planning Commission Zoning Hearing Board Zoning Board of Adjustment Shade Tree Commission	\$4,000-\$8,000??	
6	Consider adding a memorial flower garden to Clark Park.	L	Shade Tree Commission	\$5,000+	
7	Expand on improvements in Roosevelt Park including trail connections to Brighton Township.	L	Recreation Committee Historic Review Committee	NA	

5. Goal: Historic and Cultural Resources - To ensure all historic structures with the Borough will be preserved, and to promote the awareness of cultural opportunities.

Strategies:		Priority	Responsible Parties Participating Parties	Cost	Record of Action
1	Maintain and update a historic sites inventory within the Borough to identify structures that could be placed on the National Register of Historic Places.	H	Historic Review Commission Beaver Area Heritage Foundation	NA	
2	Encourage creative partnerships to upgrade the existing library with additional resources and computer technology.	H	Beaver Area Memorial Library School District Borough Manager	NA	
3	Develop a historic street lighting program.	M	Historic Review Commission Planning Commission Zoning Hearing Board Beaver District Authority Streetscape Committee	NA	
4	Provide guidance for the design/rehabilitation of new and old structures for historic preservation.	M	Planning Commission Zoning Hearing Board Zoning Board of Adjustment Historic Review Commission	NA	

6. Goal: <u>Community and Special Events</u> - To provide events for residents to become actively engaged in civic activities.					
Strategies:		Priorit y	Responsible Parties Participating Parties	Cost	Record of Action
1	Support, encourage, and promote neighborhood "self-help" activities.	H	Chamber of Commerce Citizens of Beaver	NA	
2	Further develop a concerts in the park program.	M	Special Services Committee Chamber of Commerce	NA	
3	Support and further expand activities for the community picnic.	M	Borough Manager Recreation Committee	NA	
4	Promote a bicycle show.	L	Chamber of Commerce Recreation Committee	NA	
5	Celebrate Beaver as the county seat.	L	Chamber of Commerce Beaver County	NA	
7a. Goal: <u>Transportation and Infrastructure</u> - To apply traffic control and calming techniques in appropriate areas.					
Strategies:		Priorit y	Responsible Parties Participating Parties	Cost	Record of Action
1	Implement traffic calming techniques on the primary roads of River Road, Market Street, and Beaver Street.	H	Planning Commission Zoning Hearing Board Highways Committee	Facility Specific	
2	Coordinate street system/direction, and correct one-way roads opening up into two-way roads.	M	Planning Commission Zoning Hearing Board Highways Committee PennDOT Borough Manager	NA	
3	Investigate implementing impact fees with new development (requires developer to pay for additional street improvements such as relaying brick or paying for the construction costs of the traffic calming devices).	M	Planning Commission Zoning Hearing Board Highways Committee	NA	

4	Traffic Control - To apply traffic calming and control technology in appropriate areas.	L	PennDOT Planning Commission Zoning Hearing Board Highways Committee Streetscape Committee	NA	
7b. Goal: <u>Transportation and Infrastructure, Connectivity</u> - To improve direct access from Beaver Borough to the regional highway network and seek direct railroad passenger service to downtown Pittsburgh.					
Strategies:		Priorit y	Responsible Parties Participating Parties	Cost	Record of Action
1	Design and implement a comprehensive pathway signage system.	H	Planning Commission Zoning Hearing Board Historic Review Committee BDA	NA	
2	Connectivity - Place additional Borough identification signs on Route 68 (they currently exist at the Borough line).	H	Planning Commission Zoning Hearing Board Historic Review Committee PennDOT BDA	~\$2,000 - \$5,000	
3	Improve access to Route 51 North. Improve intersection of Route 51 via Leopard Lane.	H	Borough Manager Bridgewater Manager PennDOT Highways Committee	Project Specific	
4	Work with transit providers to investigate opportunities for light rail or other types of direct transit service (commuter rail) to Pittsburgh. Conduct a preliminary feasibility study of alternatives and options.	M	BCTA Port Authority Planning Commission Zoning Hearing Board Highways Committee PennDOT	\$70,000- \$150,000	
5	Conduct an intersection improvement analysis at the intersections of: Fifth Street and Buffalo Street, and Market Street and Fifth Street.	M	Borough Manager Highways Committee	Study ~ \$30,000	
6	Join the rails-trails movement from the Ohio River to Erie and other Beaver County communities.	L	Recreation Committee Rails to Trails Organization	NA	

7c. Goal: Transportation and Infrastructure: Transportation Alternatives- To ensure walking and bicycling paths throughout the community with clear connections to various modes of transportation.

Strategies:		Priorit y	Responsible Parties Participating Parties	Cost	Record of Action
1	Update the stormwater management guidelines for roadway design.	H	Planning Commission Zoning Hearing Board Highways Committee	~\$2500	
2	Improve crosswalks.	H	Planning Commission Zoning Hearing Board Recreation Committee	NA	
3	Provide bicycle racks where appropriate.	M	Planning Commission Zoning Hearing Board Recreation Committee BDA	Facility Specific	
4	Ensure that all new public accommodations meet the requirements of the Americans with Disabilities Act.	M	Planning Commission Zoning Hearing Board Highways Committee	NA	
5	Develop a system of pedestrian and bicycle paths throughout the Borough.	L	Planning Commission Zoning Hearing Board Recreation Committee	NA	

8. Goal: Land Use and Enhancement Areas- To enhance existing gateways (residential and commercial) and mainstreet development while preserving the valued historic layout and design of the Borough. Also addresses zoning ordinance changes and enforcement.

Strategies:		Priorit y	Responsible Parties Participating Parties	Cost	Record of Action
1	Complete a comprehensive update of the existing zoning ordinance.	H	Planning Commission Zoning Hearing Board	\$10,000	
2	Develop comprehensive subdivision and land development ordinances.	H	Planning Commission Zoning Hearing Board	\$5,000	
3	Develop a zoning overlay encompassing the blocks surrounding the CBD that will allow flexibility in land uses and ensure consistency in design between the CBD and the surrounding residential area. Standards will include: building height, facade design, parking, setbacks, sidewalks, signage, landscaping, materials used, etc.	H	Planning Commission Zoning Hearing Board BDA Historic Review Commission	\$10,000	

4	Consider developing unique Borough informational and tourist signage.	H	Planning Commission Zoning Hearing Board BDA Historic Review Commission	\$15,000+	
5	Improve/update the checklist and process for reviewing plans.	H	Planning Commission Zoning Hearing Board	NA	
6	Enforcement of ordinances relating to consistent enforcement by the council of ordinances such as sidewalks, curbing, and general maintenance.	H	Code Enforcement Officer Borough Manager Police Highways Committee	NA	
7	Reduce the number of freestanding commercial signs and enforce current sign/banner ordinances.	H	Planning Commission Zoning Hearing Board Code Enforcement Officer Highways Committee	NA	
8	Synchronize and/or re-evaluate traffic lights.	L	Borough Manager Planning Commission Zoning Hearing Board PennDOT Highways Committee	Project Specific	
9	Consider developing a historic overlay district that includes design and structural requirements to protect and preserve both public and private historic structures.	L	Borough Manager Planning Commission Zoning Hearing Board Historic Review Commission	\$5,000 - 10,000	
9. Goal: Business Style and Character- To incorporate a historic streetscape theme into the Borough's Mainstreet, which will ensure a bustling business community.					
Strategies:		Priorit y	Responsible Parties Participating Parties	Cost	Record of Action
1	Address parking situation in the CBD.	H	Planning Commission Zoning Hearing Board BDA PennDOT	NA	
2	Expand upon the streetscape plan for the entire length of Third Street.	M	Streetscape Committee Planning Commission Zoning Hearing Board Historic Review Committee PennDOT	NA	

10. Goal: <u>Business, Economic Revitalization</u> - To promote and encourage business opportunities.					
Strategies:		Priorit y	Responsible Parties Participating Parties	Cost	Record of Action
1	Promote the on-going development of our Central Business District.	H			
	- Support the Beaver Business District Authority as the primary municipal organization responsible for downtown revitalization	H	Planning and Zoning Commission Borough Manager Chamber of Commerce BDA	NA	
	- Adopt the four point "Main Street" approach of A) Organization B) Business Development C) Image Development D) Design	H	Planning Commission Zoning Hearing Board BDA Chamber of Commerce Historic Review Committee	NA	
	- Identify and fully utilize County, State, and Federal resources to help fund our central business district initiatives.	H	BDA Chamber of Commerce	NA	
11. Goal: <u>Housing</u> - To continue to maintain the character of homes and residential neighborhoods and provide a variety of housing opportunities.					
Strategies:		Priorit y	Responsible Parties Participating Parties	Cost	Record of Action
1	Maintain quaintness of residential area.	H	Planning Commission Zoning Hearing Board Shade Tree Commission Historic Review Commission	NA	
2	Encourage the upgrade of residential structures, consistent with their original architectural style.	H	Planning Commission Zoning Hearing Board Historic Review Commission	NA	

SECTION III –STRATEGIES

FOR ACTION

3	Enact housing and building codes, and hire a Code Enforcement Officer.	H	Wage and Personnel Committee Planning and Zoning Borough Manager	Annual Salary	
4	Educate homeowners on the importance of trees.	M	Shade Tree Commission Tree City USA	NA	
5	Designate certain locations for multifamily-dwellings, set design guidelines, and offer incentives for improvements.	M	Planning Commission Zoning Hearing Board Historic Review Committee	NA	
12. Goal: <u>Economic Health</u>: – to improve financial viability of the community.					
Strategies:		Priorit y	Responsible Parties Participating Parties	Cost	Record of Action
1	Protect property values by enforcing all ordinances and rules relating to up-keep of property.	H	Code Enforcement Officer General Government Committee	NA	
2	Maintain up-to-date per capita, business, rental property, and mercantile tax lists.	H	General Government Committee Borough Tax Collector Treasurer	NA	
3	Establish, by ordinance, regulations clarifying discharge of certain tax obligations, i.e.: – Set a fee on all earned income tax returns filed after the April 15 deadline. – Disallow Pennsylvania Department of Revenue VE expenses as local earned income tax deductions. – Establish a minimum overpayment of tax on earned income before a refund will be issued instead of credit against future tax.	H	General Government Committee Tax Collector Solicitor Treasurer	NA	

SECTION III –STRATEGIES

FOR ACTION

4	Provide for a comprehensive program of grant applications by the Borough Officials	M	Borough Manager Treasurer All Organizations within the Borough	NA	
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