

Beaver Planning Commission Comprehensive Plan Review 2015



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A December, 2012 US Census Select Population, Housing,
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B Beaver Historic District Map - 1995

SUMMARYRECOMMENDATIONS

The following tasks are provided with consideration of public support expressed from public meetings, residents' online public attitudinal survey and input by planning commission members. Consideration was given beneficial community impact balanced against financial feasibility (cost/benefit).

NEAR TERM PRIORITY PROJECTS (% indicate public opinion survey support)

- Survey Response: Value Historic District (HD) and Preservation Activities (88%)
Guidelines for rehab & construction in HD (80%)
Preserve brick streets and sidewalks (74%)
Convert large historic homes to condo use (60%)
Action Item – Emphasize examination of these issues in comprehensive historic preservation consultant study funded by approved 100% grant PA History and Museum Commission
- Support and maintain/open Ohio River Linear Park Views (85%)
Action Item – Continue to reinvest in preserving views this unique regional asset through sound forestry practices
Survey Response: Hike/Bike Trail in Borough (77%)
- Action Item – 1) Provide support to the Ohio River Trail project a critical missing link that traverses the Borough planned to become an important segment in a "mega-trail" from the Great Lakes region, through to Washington, D.C. Related item: 2) Request the Beaver Streetscape committee to examine the feasibility of installing suitable public bike stands in the downtown area.
- Survey Response: Reduce % of rentals by zoning changes (72%)
Action Item – PC should re-evaluate and make a recommendation to Council on the two most recent zoning map changes R-1 to R-2) in 2012.
- Survey response: Property maintenance enforcement (52%)
Action Item – 1) Review and make specific recommendations addressing the Borough's Code enforcement procedures creating a well-defined system that is consistently well coordinated, timely and with a clear chain of command of authority and responsibilities. Codes include zoning/zoning appeals, HARB, building permits, property maintenance code and landlord rental registration code.
- Survey Response: Business District Enhancement (Frequent response in open-ended comment section of survey)
Action Item: Increase illumination at Central Business District Crosswalks for public safety

LONGER TERM PRIORITY PROJECTS

- Create a marketplace venue in Quay Park (80%)
Action item – Prepare a concept rendering and appoint ad hoc citizen advisory group to explore feasibility study and costs for Council's future consideration

NON-SURVEYRECOMMENDATIONS

- Rehabilitate existing Shaw Park Pavilion by enclosing the structure with an extension to include a warming kitchen, bathrooms and utility closet. The structure will promote use of green space and provide a service to the community.
- Potential Shell Project - While not geographically located in the Borough, officials should be aware of potential impacts that cross governmental borders if the proposed Shell development is implemented, including air quality, increased traffic (particularly on 3rd Street to I-376, light, noise, and degradation of scenic hillside opposite Beaver's Riverside Linear Park.
Action Item: Beaver officials should be fully engaged and keep lines of communication open and active with Shell representatives as further development plans are announced so that potential mitigation of impacts to its residents can be appropriately aired.

2015 Review of Beaver Borough 2001 Comprehensive Plan

Introduction

In 2013 Borough Council asked the Planning Commission to review and update relevant portions of the 2001 Comprehensive Plan. The first step taken was holding a public meeting to ascertain residents' attitudes and aspirations for the Borough. From that, develop a community questionnaire was used gathering as much public input as possible. This questionnaire was made available in both paper form and online and participation and was promoted within the community. Over 500 responses were received (approximately 25% of households providing a reliability of response rate of >95%).

A summary of the results is provided on page 8. The results were tabulated and shared at a public meeting in 2014 attended by approximately 35 community members. Pashek & Associates, a profession planning firm, was engaged to organize the planning effort and act as meeting facilitator to derive further public input. The planning commission used all of this input to develop the list of general community attitudes and aspirations shown below.

Significant Developments in Beaver Borough since 2001 Comprehensive Plan

Beaver Borough is landlocked and virtually fully built-out so it cannot grow in population. It does however continue to evolve and improve and has become a very attractive small town for both residents and local businesses. A major catalyst for this improvement was the \$2.7 million Downtown Historic Streetscape completed in 2002 coinciding with the Borough's bi-centennial. This local undertaking eliminated the overhead utilities lines, created brick sidewalks and greatly enhanced the quality of the Beaver's central business district (CBD).

This, along zoning restricting ground floor permitted uses (retailing, restaurants and personal services) together with removing parking meters along the 4 block CBD core (and in 2015 expanded meter removal along adjacent Insurance Street) has increased the vitality of the downtown with many new "destination" specialty retailers, notably restaurants, coffee shops emerging. The popularity of BYOB and outdoor sidewalk seating has helped the restaurants and coffee shops attract customers from a wider radius and the now vibrant Third Street sidewalks and parking is well used 6 days and evenings per week.

Beaver has always been an attractive and walk-able historic residential community with highly rated school district, but is built-out with few places for new construction. As older houses have sold, significant updating by homeowners or investors has led to mixed results in maintaining the integrity of the National Historic District and corresponding real estate values. However, as the economics of investing in value of property increases, an increasing trend of "teardown and rebuild new" has been noted. Also lack of new construction or rehabilitation standards in some cases yield substandard results adversely impacting neighboring properties.

This is especially important trend relative to converting single family homes into multi-tenant rental properties. These activities unabated threaten to the integrity of the National Historic District, when approved in 1995 contained 1258 contributing historic resources (87% of structures in the Borough). In 2013, Beaver Borough took concrete steps to preserve the historic character of town by forming a Historic Architectural Review Board . Council now plans to undertake a PA grant funded comprehensive Historic Preservation Plan in 2016. The Beaver Area Heritage Foundation (BAHF), an important local group, with financial support from the Borough and public/private sources, raised \$2.5 million to rehabilitate the town's historic train station in 2015, adapting it as a cultural & event center expected attract many new meetings/ events to Beaver.

In March 2012, Royal Dutch Shell announced the former Horsehead Industries site in Potter Township as its preferred site to build a multi-billion dollar ethane cracker plant. The petrochemical facility is designed to process "wet" natural gas into salable by-products. Approval has not been announced by Shell, but the company has advanced a substantial amount of site work and received many State and Federal permitting approvals. Although not located within the Borough, there are expected to be impacts associated with the development that if built, will cross governmental lines and affect the adjacent communities including Beaver. Some of these include air quality, increased traffic (particularly on 3rd Street) between State Routes SR 51/65/18/65 to I-376, light, noise, and alteration of the scenic hillside opposite Beaver's Riverside Linear Park. Care should be taken by Beaver elected officials to keep communication lines active with Shell representatives as further development plans are announced so that potential mitigation of impacts can be appropriately aired.

Land Use Pattern Changes and Trends

The main points relative to the existing land use and trend pattern in the Borough since 2001 include:

- An entirely updated Zoning Ordinance was adopted in 2012. Some of the major changes included adding a CBD District overlay creating a (RC-2) Retail Core Support District. The RC-2 surrounds and is intended to complement the traditional Central Business District (now RC-1). RC-2 was established to support a centrally located “mixed-use” presence and encourage creative off-street parking solutions contributing to the future commercial vitality of the Borough. A Historic District Overlay District was also established with a recommendation that the Borough adopt a Historic District Preservation Ordinance (adopted 2013) protecting historic resources from unfettered demolition by requiring a deliberate review of potential alternatives.
- The “traditional main street corridor” of Beaver is located along Third Street between Beaver Street (east) and Insurance Street (west). This corridor (zoned RC-1) of Beaver is located along Third Street between Beaver Street (east) and Insurance Street (west). As a rare self-sufficient, functioning downtown it is a strong point of the Borough. The zoning requirement of first floor retail, restaurants and personal services uses strongly reinforces the highly active commercial environment.
- Type and intensity of current land uses primarily are consistent with the existing zoning districts.
- Since 2013, four office building projects from 7,000 to 20,000 SF have been built along Third Street, most tear as down/re-build projects.
- Residential office conversions located along Third Street (east of commercial district) have maintained the residential character and appear to blend into the residential fabric of the surrounding neighborhoods. Current building setbacks are approximately 40 feet, but current zoning ordinance provisions permit 25 foot setbacks (encouraging demolition or unattractive additions) may negatively impact the intact character in order to accommodate development and off-street parking requirements.
- Commercial transition point at the intersection of Third Street and Beaver Street and serves as an east gateway of “downtown”. Formerly this uninspiring gateway featured two out-dated gas-stations. Fortunately, one of these was redeveloped in 2005 as mixed use-ground floor commercial and second floor residential development – and was constructed in harmony with the historic downtown character. The other from the standpoint of historic district compatibility was regrettably only “modernized” in 2014. This 2005 development along with the 2001 streetscape is credited by many as kindling evening downtown business activity. Outdoor dining business, encouraged by the updated zoning ordinance, appears to be flourishing and attracting an interesting mix of destination shopping opportunities in the CBD.
- The 6 acre central town squares lying between the public parking garage built in 2003 and CBD provides an opportunity for creative ideas to enhancing the viability CBD and in general the Town’s quality of life.
- Two larger scale condominium developments were completed during the mid-2000s, fronting on the central square park areas.
- A mixture of residential with emerging commercial dwellings interspersed is noted along Third Street from Buffalo Street west to the Borough line. Some sign clutter and emerging parking problems are observed in this area.
- Medium density, infill multi-family residential conversion development has continued to increase primarily north of 3rd Street.
- The 1.4 mile highly popular linear River Road Park has been improved by Borough efforts keeping scenic river vistas from being obscured by “junk” tree growth targeting public bench areas for viewing enjoyment by local residents and visitors.
- Historic brick streets are slowly being replaced with asphalt paving for perceived economic reasons.
- Care is needed to properly enforce the sign ordinance in RC-1 commercial district (particularly electronic).
- Light glare and sound from retail development in Center Township and river dredging operations and barge storage along the River Road Park are impacting peaceful enjoyment.

- Undeveloped Roosevelt Park "Water Lot" with natural spring provides passive recreation potential install a historical marker/educational signage.
- Majority of residential streets are lined with shade trees.
- Comprehensive sidewalk system is to be completed to comply with ADA regulations at all major street corners and a major upgrade of Third Street was completed in 2015.
- Crosswalks are provided at key locations, however, there is a need for Improved delineation, lighting and enforcement.
- General and truck traffic in the CBD is increasing and heaviest during daytime hours.
- Majority of environmentally sensitive or natural resource areas are in some form of public ownership. Gypsy Glen Park is Borough owned land, and includes sensitive flood plain areas and steep slopes; the flood plain along the Ohio River encompasses land owned by the Municipal Authority and has had a proposed concept plan developed for a new riverfront park.

Public Attitudes and Aspirations as Determined by Questionnaire and Public Meeting (Listed in priority order by survey respondents)

Maintain/Enhance the Quality of Built Environment

- Continue focus on historic district and preservation
- Enforce property maintenance code (including curbs and sidewalks)
- Replace deteriorated sidewalks and curbs, preserving as much as possible existing Brick streets and sidewalks
- Create guidelines for rehabilitation of existing buildings and for new construction

Traffic and Parking

- Improve traffic flow (Note:PennDOT issue on 3rd Street), create turning lanes
- Ensure adequate and accessible parking
- Initiate possible restrictions on truck traffic (use of airbrakes, weight limits, etc)

Business District Enhancement

- Install brighter street lights especially at crosswalks
- Continue working on burying overhead utility lines
- Continue downtown beautification efforts
- Encourage bike riders by providing suitable public bike stands

Parks and Recreation

- Make better use of riverfront property
- Better utilize perimeter parks to meet the needs of the community
- Install facilities in the central parks that will enhance holding special events, draw people to this community and enhance the quality of life for residents
- Create walking and bike routes through the community
- Continue to provide municipal swimming pool
- Rehabilitation of existing pavilion to create a community center

Adjustments to Zoning and related Code Enforcement

- Encourage the preservation of larger historic homes by permitting conversion into condominiums
- Decrease the R-2 district to reduce the percentage of rental properties
- Review and make specific recommendations addressing the Borough's Code enforcement procedures creating a well-defined system that is consistently well coordinated, timely and with a clear chain of command of authority and responsibilities. Codes include zoning/zoning appeals, HARB, building permits, property maintenance code and landlord rental registration code. Enforce property maintenance, adopt rental registration ordinances

See pages 8-9 -Review by Pashek Associates from Public Meeting for Survey basis and recommendations

Overview of Government Operations

Beaver Volunteer Fire Department The BVFD provides the invaluable service of protecting the property and people of this community since established in 1836. Strategically located in the center of town, Station 101 runs three trucks and has 30 firefighters, all volunteers, covering one square mile. Justifiably, BVFD takes great pride in helping to protect our community's 4500 residents, dozens of businesses, many historic homes and sprawling County Courthouse facilities.

Police Department After discussion and negotiation, the Beaver Police Department now serves not only the residents of Beaver Borough, but also now Vanport Township (2002) and Industry Borough (2012) through joint shared service agreements. The current staff includes a Police Chief, two Sergeants, one K-9 Unit, one detective, seven Patrolmen and fifteen part-time officers and two office staff. It is envisioned regionalization cost savings will be realized through improved economy of scale.

Business District Authority The Business District Authority is responsible for the administration of the facade and streetscape programs and dedicated to the continued improvement of Beaver's central business district and to the renewal of its nearby community neighborhoods. The Authority serves to promote its vision for the downtown through Organization, Architecture & Design, Business Development, and Community Life initiatives; for connected neighborhood development by a coordinated "Elm Street" approach; and for both by encouraging real community involvement in all renewal efforts.

Civil Service Commission The CSC maintains rules and regulations governing the hiring, promoting or personnel matters of Beaver police officers. They also provide as a first line appeal for officers should they challenge any disciplinary action imposed by Council on a Beaver police officer. The CSC meets as needed.

Planning Commission The Planning Commission is a seven-member body, appointed by Council, and responsible for short and long-term planning within the Borough. The Planning Commission reviews subdivision and land development plans and upon request makes recommendations to the Borough Council concerning issues such as the Borough zoning ordinance.

Code Enforcement Beaver Borough has adopted the International Property Maintenance Code enforced by the Borough Code Enforcement Officer. Additionally, the Borough Zoning Officer administers the zoning ordinance and the Building Code official performs building inspections and issues building permits

Shade Tree Commission Trees help make Beaver the special place it is. We are proud to have been named a “Tree City USA” for the past nine years. To protect and nurture this valuable resource, Beaver operates a five-person Shade Tree Commission that implements a tree maintenance ordinance. Extensive pruning or removal of a tree within the Borough R-O-W requires an application for permit (no charge) from the tree commission. Commission member will review an application, visit your property, examine the trees, and make a determination.

Zoning Hearing Board The primary purpose is to help assure fair and equitable application and administration of the zoning ordinance by hearing appeals on the zoning officer’s determinations and by granting relief from in certain hardship situations.

Historic Architectural Review Board (HARB) The HARB is a Board that conducts a systematic review of proposed demolition application of listed contributing properties within Beaver’s designated historic district. The HARB then makes written recommendation to Borough Council, who then make the decision to permit such demolition. Additionally the HARB is to compile, maintain, and update the inventory of historic resources within the Borough. The HARB also is generally charged with educating the Borough Council and citizens on historic preservation matters.

Beaver Area Chamber of Commerce The Beaver Area Chamber of Commerce is a non-profit organization that represents both the business and residential communities. Chamber members consist of professional people, retail business owners, local residents, and people who work in the community. The local chamber is dedicated to enhancing both the business and residential community. They bring both together in order to help create a viable community with a prosperous business area. The chamber realizes that you need both and works at joining the two interests. The Chamber plans and supports many of the local activities in our community, which includes the antique show and sale, car cruise, a craft show, wine festival, a fall festival, the Halloween parade, Christmas light up weekend, and helps with Borough events.

Beaver Area Heritage Foundation

Although not a formal board or commission of the Borough, the Beaver Area Heritage Foundation (BAHF) works closely with Borough Government to support preservation of the historic character of the community. Fulfillment of its mission has had a favorable impact on land use patterns in the Borough. As noted earlier, history is an important unifying element in the Borough as it implicates many aspects of land use decision-making in the Borough. In fact of all matters covered by the planning survey, historic preservation efforts were judged as the highest priority (88% as either highly important or important) among all issues surveyed.

Through the combined efforts of the BAHF and the Borough, a Historic Resources inventory was completed in the early 1990s, application was filed and the US Department of the Interior which established Beaver as a National Register Historic District in 1995 covering a majority of the Borough. (See map at end of report).

In 2013 with close cooperation with the Borough Council, BAHF acquired the 1897 passenger train station property with a widely supported fundraising effort driven by a formal adaptive reuse plan to repurpose it for public use as a cultural and event center. In October of 2015 Beaver Station opened as a direct result of over \$2.6M in public (30%) and private contributions (70%).

Community Attitude Questionnaire Topics		Strongly Agree	Priority
Feb-14		Or Agree	Rank
Value Historic District and Preservation Activities		88%	1
Support maintain/open River Road Linear Park Views		85%	2
Create a marketplace venue in Quay Park		80%	3
Guidelines for rehab & construction in HD		80%	3
Support Hike/Bike Trail through Borough		77%	5
Preserve brick streets and sidewalks		74%	6
Property maintenance enforcement		72%	7
Free Wi-Fi in the Parks		63%	8
Implement Riverfront Park		62%	9
Require homeowner walk & curb repair		61%	10
Convert large historic homes to condo use		60%	11
New off ramp from south 51 onto 3rd St		54%	12
Reduce % of rentals by zoning changes		52%	13
Borough parks need investment		52%	13
Undertake indoor Recreation facility		37%	15
More lively CBD a positive trend?	disagree	0.4%	Highest
	agree	63.0%	
Pool Questions	support upgrades	38%	Highest
	keep status quo	14%	
	support new pool if needed	32%	
	close the pool	4%	
	close if gets too costly	13%	
	don't use the pool	0%	
Undertake an indoor recreation facility	should not be involved	28%	
	only if not borough funds	35%	

Note: % do not add to 100% due to no opinion option

Survey Respondent Demographics:

Borough residents – 50% > 20 yrs, 32% 5 to 20 yrs, 15% < 5 yrs,

Age – 20% 20 to 40, 50% 40 to 65, 30% > 65 years old

20% work in Borough

60% Women 40% Men

80% own residence

6% own borough property but live elsewhere



Beaver Borough Comprehensive Plan Update Review

Key Issues and Goals

Based on the public meeting input, five key issues that planning should focus on are:

- Quality of Life
- Traffic and Parking
- Parks and Recreation
- Land Use and Ordinances
- Infrastructure

Within each major category, there were issues that were raised as part of the public process. These were ideas that were frequently mentioned and had some likelihood of getting accomplished within a ten year planning horizon.

Quality of Life

Issue One – Walk-ability – The Borough already has the reputation as a walk-able community and research shows that this community attribute contributes to the desirability of moving to or staying in the Borough and by extension, maintaining or increasing property values. **Goal - continue to maintain and even improve the walk-ability of the Borough.** This might include making sure sidewalks are maintained, new development providing for sidewalks, creating walking and jogging loops that are advertised and signed. This might increase periodic community walks and 5K jogs. Street trees are an important part of comfortable walking and well-marked crosswalks and installation of curb ramps provide a safe walking experience. Other traffic calming measures might be considered to enhance the experience for bikers/walkers and accessibility for those with less mobility is important.

Issue Two – Quality of the Built Environment – The Borough has benefited from property owners largely maintaining their properties, preserving those that are especially historic in character. The Borough Historic District was listed on the National Register of Historic Places in 1996, and includes much of the Borough. **Goal - work with commercial and residential property owners to maintain and improve the special visual character of the Borough.** This might be accomplished with Borough HARB that is charged by Council to establish design guidelines, find funding for historic renovations and address concerns property owners might have in trying to meet twenty-first century needs with a nineteenth century structure. Maintenance and replacement of street trees and reducing the clutter of signs and overhead utility structures would benefit this goal. When new construction is proposed, collaboratively develop a strategy that meets the need of the Owner while maintaining the quality built environment of the Borough.

Issue Three – Community Image – The borough as a terrific image throughout the region for an attractive community with tree lined streets, ample parks and excellent schools. It is the county seat of government and has easy access to nearby highways. But some at the public meetings have suggested that the Borough could be more proactive in “getting the word out” about the many qualities of the Borough. **Goal - highlight and communicate effectively about the many benefits of living and working in the Borough.** It was suggested that a committee be

formed to develop a list of assets and create an easy way to communicate those community strengths. It is thought that by proactively developing a marketing plan focused on the Borough and developing a suitable “brand” or image that more and more people will know about the wonderful built environment and programmed activities that go on in the Borough. The development of an email list of residents and business owners would allow quick notification of special events like music performances or craft or Farmer markets. Add to the already extensive public events and enhance communication (social media) to maximize participation.

Traffic and Parking

Issue One – Improve traffic flow through the business district – There is concern that it takes an unreasonable amount of time to get through the business district. An unintended consequence of this is that some people bypass the main street and add traffic speed and volume on adjacent residential streets. **Goal - develop strategies to reduce time travelling through the business district.** There were a number of suggestions made at the public meeting including synchronizing the street lights, adding left turn lanes at intersections and reducing truck traffic. Although having a small impact, the idea of providing safe alternatives to driving your car down the main street with well-marked bike lanes and sidewalks in good condition might also contribute to less traffic and reduced travel times.

Issue Two – Improve Parking – As the business district becomes even more vibrant and especially when the second floors of businesses become filled with offices and apartments, a proactive strategy for providing more parking must be developed. There was also discussion about the need for parking meters in general and specifically at the post office where most visits are for a few minutes. **Goal - provide adequate parking for both current owners and tenants in the business district and for future parking needs as the business district become even more vibrant and second floor use increases.** There probably needs to be a parking study done at various times of day and various days of the week to better identify if, when and where parking problems exist. Then, as plans become more advanced for development of the second floor spaces, parking should be further evaluated. An alternative way to improve parking in the business district as suggested by a public meeting participant would be to provide satellite parking for downtown employees and provide a shared shuttle. This analysis should include a cost benefit analysis of having meters, replacing the meters with pay stations and eliminating paid parking.

Parks and Recreation

Issue One – Improve existing parks and add new facilities needed by the community. – Beaver Borough has a number of beautiful parks with the potential in the future to develop a new Riverfront Park. Yet, some of the facilities may not meet current needs of residents and new facilities like a dog park, skateboard park or trails along the river might enhance the quality of life. Some suggested that the existing pool would benefit from enhancements. **Goal - develop a needs analysis to better match the existing park facilities with current and future needs.** In addition to possible new facilities, two areas of interest were expressed at the public meeting. One was the desire to begin developing public access to the Riverfront Park. Most recognized that the ultimate plan might take many years to accomplish. However, it might be very feasible to cut in a few trails, provide an aggregate parking lot for a few cars and provide a few benches and maybe a small picnic shelter overlooking the river. A second focus was the interest in adapting the historic parks in the center of town for special events like crafts and farmers’ markets or music performances. This might include temporary food booths, restrooms and a stage.

Issue Two – Develop more special events for residents like music performances and crafts/farmers markets. –

There is interest in providing more activities in Quay Square Park that will support the business district. The Borough already supports Garrison Day and the Carnival in June. Some think that additional activities ought to be provided and that there may be a point where permanent support facilities are developed in the park for these special events. **Goal - expand on the events that take place in parks in Beaver and if warranted, the addition of support structures for those events.** A committee would provide ideas and begin to get activities planned for the parks for many weekends in the summer and for special events in the spring and fall. The goal is to attract people to the Borough and into the business district in the hopes that they stop and shop or eat while attending the event. Depending on the events planned, there may be a desire to construct a stage, restrooms or provide utilities for food vendors.

Land Use and Ordinances

Issue One – Create a regulatory environment that encourages positive development that enhances the community while maintaining the historic nature of the community. – there seems to be opposing views on development regulations with some saying regulations stifle investment and development while others believe that regulations (or enforcement of existing regulations) are too relaxed and do not protect the community from unattractive development inconsistent with the overall character of the borough. **Goal – explore how to bring both sides together to insure development is contextual while encouraging investment in the borough.** This might take the form of a committee that does not see this issue in an adversarial manner but takes a collaborative approach at serving both sides of this debate. Design guidelines might help illustrate what contextual design is in the borough. Development should be reviewed within these guidelines. It was mentioned that the property maintenance code should be strengthened to ensure that properties do not decline.

Issue Two – Minor adjustments to zoning – There were suggestions that zoning be adjusted to allow for some commercial use on properties around the train station (restaurants) and that mixed use and more dense housing development be permitted along the river. **Goal - determine if there is widespread support for these types of changes and if so, amend the zoning ordinance to allow for mixed use in these or other areas of the borough. –** The first step for this issue would be to complete the Comprehensive Plan update. This provides for the overall policy framework for land use in the borough. If that Plan suggests mixed use in some areas of the borough, then it would be appropriate to amend the ordinances to be consistent with the comprehensive plan.

Infrastructure

Issue One – Enhance the appearance of the business district. Several people at the public meeting indicated that the business district would be more attractive if the overhead utility lines were buried and that the street lights were brighter. **The Goal would be to improve the appearance of the business district from a street lighting and overhead wire perspective.** A review should be made as to whether the street lighting should be enhanced. This may be an opportunity to replace street lamps with LED fixtures to reduce electrical costs. At the same time, continued progress should be made on increasing pedestrian safety visibility increasing lighting at business district crosswalks.

Socio-Economic Characteristics

This section provides an overview of general population, housing, ethnicity, education, income, and employment characteristics for Beaver Borough.

POPULATION AND AGE CHARACTERISTICS:

The Census Bureau estimates a slight decrease in population for the Borough between 2000 and 2010, a trend that has continued for decades as the community ages and household size shrinks. As shown in Figure I-5 surrounding communities with the exception of Brighton Township, show population decline percentage during that time period. County likewise showed similar decline while PA population actually grew by 3.4%, highest in the Mid Atlantic region.

Beaver data indicates continuing as in the recent past, an extremely elderly population. Not surprisingly, because of age, the female population is substantially more than males. Beaver's median age of 46.6 is statistically much older than the 42.2 of State of Maine, oldest of all US states (Utah the youngest at 28.8). When examining Beaver's 5-year age cohorts, the group from 45 to 59 is the most prominent. Important from the standpoint of estimating future growth (attributable to live birth + net in-migration less deaths), Beaver's child bearing age cohort from 20 to 34 are comparatively the smallest.

Other notable characteristics include Beaver extreme and historically static lack of racial diversity, (mainly composed of those of Anglo/Western European heritage) comparatively small household size, lower than average percentage of "family households", and not surprisingly the percentage of households with unmarried partners.

Table 1 BEAVER (and Select Municipalities) POPULATION TRENDS

Area	2000	2010	Change	2012
Beaver	4,775	4531	-5%	4,487 Estimate
PA	12.3 m	12.7 m	3.4%	
Bridgewater	739	704	-5%	
Brighton Twp	8,024	8,227	3%	
Industry	1,921	1,835	-4%	
Vanport	1,451	1,321	-9%	
Beaver County	181,412	170,539	-6%	

US Census 2010

Table 2 2010 Beaver Gender Characteristics and Distribution

Males: 2,061 (46.0%)

Females: 2,426 (54.0%)

Table 3 Median resident age:

Beaver: 46.4 years 44.0

PA median age: 39.9 years

Pennsylvania 6th oldest

Maine oldest 42.2 years

Utah youngest at 28.8)

US: 36.8 years

<http://usatoday30.usatoday.com/news/nation/census/median-age-by-state.htm>

Table 4 Beaver Borough Age Group By 5 year cohorts - 2010

Under 5	203
5-9	248
10-14	259
15 to 19	276
20-24	203
25-29	242
30-34	232
35-39	240
40-44	270
45-49	327
50-54	369
55-59	373
60-64	317
65-69	216
70-74	205
75-79	200
80-84	179
Over 84	172

Table 5 Beaver Race makeup – one race only

By Race:	
White	95.9%
Black	1.4%
American Indian & Alaska Native	0.1%
Asian	0.9%
Some other race	0.4%

Table 6 Ancestries:

German	(26.4%)
Irish	(12.4%)
English	(10.0%)
Italian	(7.3%)
Polish	(6.1%)
Scotch-Irish	(4.2%).

Read more: <http://www.city-data.com/city/Beaver-Pennsylvania.html#ixzz2l126Uzks>

Table 7 Household Characteristics:

Average household size:

Beaver:	2.1 people
PA:	2.5 people

Table 8 Percentage of family households:

Beaver:	56.8%
PA:	65.0%

Table 9 Percentage of households with unmarried partners:

Beaver:	4.3%
PA:	6.6%

<http://www.city-data.com/city/Beaver-PA.html#ixzz2kvGa0eLm>

Table 10 Population in Households and Group Quarters

	Number	%
Population in households	4,517	99.7%
Householder	2,125	46.9%
Spouse	943	20.8%
Child	1,148	25.3%

	Number	%
Other relatives	137	3.0%
Nonrelatives	164	3.6%
Population in group quarters	14	.3%
Institutionalized population	0	0%
Non-institutionalized population	14	0.3%

EDUCATIONAL CHARACTERISTICS:

Beaver exhibits a comparatively higher than average degree of K-12 educational attainment compared to PA and the nation. Beaver has HS graduation rates of over 93%, compared to PA at 85.3.% and US at 87.9%. However, the borough trails both the Commonwealth and US in Bachelor, graduate and professional degrees. This is noteworthy because of the traditionally superior test results comparatively of SAT and PSSA standardized testing produced by BASD students and relatively higher income level of Beaver families.

Table 11 Beaver Educational Attainment for the Population 25 Years and Over - 2010

	By Number	%	US %	PA %
Population 25 years and over	3,236	100.0%		
Less than 9th grade	68	2.1%		
9th to 12th grade, no diploma	154	4.8%		
High school graduate	1,019	31.5%	85.3%	87.9%
Some college, no degree	599	18.5%		
Associate's degree	279	8.6%		
Bachelor's degree	749	23.1%	27.9%	26.4%
Graduate or professional degree	368	11.4	10.3%	10.2%

Percent bachelor's degree or higher 34.5% 38.2% 36.6%
http://www.census.gov/compendia/statab/cats/education/educational_attainment.html

INCOME CHARACTERISTICS:

According to census data, household median being \$29,213, and the Family median \$54,185, up from \$42,113 ten years earlier, up 28%., 17% higher than County as a whole. Beaver Borough also has a very small percentage of families in poverty but a larger percentage of families with children in poverty, about 25% the rate of PA and the US.

Table 12 Median Household Income

Beaver, PA	\$54,185
PA	\$50,398
U.S.	\$51,914
Brighton Twp	\$62,824
Vanport Twp	\$32,606
Bridgewater	\$38,654
Industry Boro	\$53,140
Center Twp	\$60,484
Economy Boro	\$69,882
Sewickley Boro	\$52,699
BEAVER CO.	\$46,190 (22nd of 67 PA Counties)

Table 13 Mean Household Income

Estimated median household income in 2011: \$53,700 (it was \$42,113 in 2000)

Beaver: \$53,700

Pennsylvania: \$50,228

<http://www.city-data.com/city/Beaver-Pennsylvania.html#ixzz2vBvuCekA>

Table 14 Household Income Other than Earnings

	Beaver, PA		PA	U.S.		
	%+	Average Amount	%+	Average Amount	%+	Average Amount
Interest, Dividends, Net Rental Income	38.82%	\$12,418	27.83%	\$11,447	24.21%	\$15,308
Social Security Income	45.57%	\$17,349	31.52%	\$15,908	27.48%	\$15,495
Public Assistance Income	0.96%	\$4,421	3.21%	\$2,847	2.47%	\$3,553
Retirement Income	23.36%	\$18,631	20.08%	\$17,889	17.51%	\$21,489

ACS 2005-2009 data Table 15 Median Household Income by Age

Age	Beaver,	PA	U.S.
25 to 44	\$72,216,	\$57,751	\$57,132
45 to 64	\$63,056,	\$62,923	\$63,398
65 or over	\$34,219,	\$30,708	\$33,906

Based on 2006-2010 data.

Analysis of Economic, Employment and Financial Conditions:

The economic base of the Borough is the residential and commercial real estate. Most occupations in the community are service and professional in nature, much of which are connected government and medical.

The assessed value of taxable real estate in the Borough was \$56.8 million in 2014 (in 2000 was \$54.3 million) representing only of 70 percent of the total assessed value due to exempt properties such as government and religious facilities (75.3 million). The primary sources of revenue are real estate and earned income taxes, which generated \$1,258,000 and \$470,000 in 2012 (up from \$779,400 (5% average per year) and \$386,200 (3% average per year) respectively in 2000).

Tax revenue growth is largely created by tax rate increases, not by new tax base formation. Total property assessments in Beaver Borough increased just 1% between 2015-2016 certified assessment rolls. The real estate tax rate in 2015 is set at 24 mills (up 53% from 14.5 mills in 2000, an average of about 3.5% per year). In 2000, the Comprehensive Plan noted that Borough millage levy had remained unchanged for the preceding 8 years. Other taxes levied include mercantile and business privilege taxes was \$360,000 in 2013 (up from \$336,100 in 2000) or less than .5% per year average.

Employment and population in the County declining for five consecutive decades, the Borough has maintained a vibrant central business district (CBD) with expanded retail and restaurant activities along the 3rd Street downtown area. Beaver has 59% of businesses in its CBD being retail or restaurant, by far the highest percentage in Beaver County. It also unique as a self-sufficient "fully-functioning downtown", addressing most all basic in-town shopping needs for residents like groceries, hardware, pharmacy, etc. The CBD square foot vacancy rate of the downtown is also the lowest in the County, as of November 2015 at 2.6%. As a nearly fully developed Borough, there is little opportunity for new development (tax base) except when "creating" such sites by demolition of existing properties.

This begs several questions: Will future demolition and substandard construction/rehabilitation endanger Beaver's Historic District? Will demolition trends, without careful planning, negatively impact its very historic nature that made Beaver such an attractive location in which to live and invest in the first place? Is there a need to evaluate current code enforcement practices and consider architectural standards to help minimize the negative consequences that unbridled new construction and incompatible renovation can bring?

Table 16 Beaver – Industry

	Beaver, PA	%	PA	U.S.
Civilian Employed, 16 Years and Over	2,213	100%	5,940,972	141,833,331
Ag., Forestry, Fishing, Hunting, Mining	21	0.95%,	1.25%	1.86%
Construction	45	2.03%,	6.20%	7.13%
Manufacturing	253	11.43%,	12.98%	10.99%
Wholesale Trade	47	2.12%,	3.10%	3.06%
Retail Trade	184	8.31%,	11.68%	11.49%
Transportation, Warehousing, Utilities	150	6.78%,	5.30%	5.07%
Information	61	2.76%,	2.04%	2.38%
FIRE	222	10.03%,	6.59%	7.00%
Prof, Scientific, Mgmt, Admin	303	13.69%,	9.52%	10.42%
Ed, Health Care, Social Asst	634	28.65%,	24.76%	22.05%
Arts, Entertainment,	189	8.54%,	7.77%	8.86%

Table 17 Commuting Patterns

	Beaver, PA	%	Pennsylvania	U.S.
Workers 16 Years and Over	2,136		5,799,572	139,255,035
Car, Truck, or Van—Drove Alone	1,781	<u>83.4%</u>	76.4%	76.0%
Car, Truck, or Van—Carpooled	164	<u>7.7%</u>	9.4%	10.4%
Public Transportation	53	<u>2.5%</u>	5.4%	4.9%
Walked	87	<u>4.1%</u>	4.0%	2.9%
Other Means	11	<u>0.5%</u>	1.3%	1.7%
Worked at Home	40	<u>1.9%</u>	3.5%	4.1%

ACS 2006-2010 data

Table 18 Poverty Level

	Beaver	%	PA	U.S.
Poverty Population	167	3.82%,	12.38%	13.82%
Families in Poverty	26	2.16%,	8.54%	10.08%

*Based on 2006-2010 data.

**Table 19
Downtown
Profile 2013**

Occupant Type	Units	% of CBD Core	Square Feet	% of CBD Core
Food Service	15	20%	20,731	13%
Municipal Service	1	1%	4,050	3%
Retail Business	29	39%	76,754	48%
Service Business	24	32%	48,845	31%
Vacant	6	8%	9,139	6%
Total Units 75	Total Square Feet 159,519			

Source: Town Center Associates Website
http://www.towncenter.info/downtown/beaver/beaver_home.aspx

HOUSING

Unlike in the past, 2010 Census does not provide data on housing condition. However, it is widely recognized that while Beaver's housing stock while old, it remains in relatively good overall condition. There are some concerns over deterioration and Borough officials have been preparing to adopt a building maintenance codes and landlord registration program to help track and remediate housing safety and appearance standards. A significant concern is the higher than average amount of rental housing in the Borough. Currently 39% of its housing stock classified as rental housing and this trend has been accelerating over the past several decades. This is 60% higher than the County rental rate average. The Borough current housing market (4Q 2015) can be characterized as "tight." WestPenn Multi-List only lists 22 residential homes for sale when typically in recent years the number would be double that amount or more.

Table 20 HOUSING

<u>Housing Tenure</u>	By #	By %
Occupied housing units	2,125	100.0%
Owner-occupied housing units	1,299	61.1%
Population in owner-occupied housing units	3,132	(X)
Average household size of owner-occupied units	2	(X)
Renter-occupied housing units	826	38.9%
Population in renter-occupied housing units	1,385	(X)
Average household size of renter-occupied units	2	(X)

<http://www.zip-codes.com/city/pa-beaver-2010-census.asp>

Table 21 Housing Occupancy

	County		PA	U.S.
Total Housing Units	78,211		5,567,315	131,704,730
Occupied Housing Units	71,383	<u>91.3%</u>	90.15%	88.62%
Owner Occupied	52,335	<u>66.9%</u>	62.72%	57.69%
Renter Occupied	19,048	<u>24.4%</u>	27.43%	30.93%
Vacant Housing Units	6,828	<u>8.7%</u>	9.85%	11.38%
For Rent	1,842	<u>2.4%</u>	2.43%	3.14%
For Sale Only	1,273	<u>1.6%</u>	1.16%	1.44%
Rented or Sold, Not Occupied	503	<u>0.6%</u>	0.53%	0.48%
Seasonal/Recreation Use	361	<u>0.5%</u>	2.90%	3.53%
For Migrant Workers	1	<u>0.0%</u>	0.01%	0.02%
Other Vacant	2,848	<u>3.6%</u>	2.82%	2.77%

[*2010 historical housing occupancy data](#)

Table 22 House Value**Median Value of a Total of 1,289 Owner Occupied Houses in Beaver, PA**

Beaver, PA \$164,700

PA \$159,300

U.S. \$188,400

Table 23 Median House Price Growth Since 2000

Beaver, PA 53.1 %

PA 70.6%

U.S. 50.4%

Table 24 Owner Cost as a Percentage of the Total Income, Distribution

	Beaver, PA	%	PA	U.S.
10% or Less	194	44.80%,	33.74%	38.92%
10% to 20%	184	42.49%,	33.77%	31.98%
20% to 30%	33	7.62%,	14.72%	12.67%
30% to 40%	0	0.00%,	6.86%	5.90%
40% or More	12	2.77%,	10.06%	9.51%

*Based on 2006-2010 data.

Table 25 Units in Structure

	Beaver, PA	%	PA	U.S.
Total Housing Units	2,192	100%	5,537,308	130,038,080
1-unit, Detached	1,424	64.96%,	56.88%	61.62%
1-unit, Attached	130	5.93%,	18.24%	5.74%
2 Units	173	7.89%,	4.86%	3.88%
3 or 4 Units	85	3.88%,	4.28%	4.47%
5 to 9 Units	115	5.25%,	3.39%	4.84%
10 or More Units	252	11.50%,	8.01%	12.68%
Mobile Home, Boat, RV, Van, etc.	13	0.59%,	4.35%	6.76%

*Based on 2006-2010 data

Table 26 Gross Rent

Monthly Rental	Beaver, PA	%	PA	U.S.
Occupied Units Paying Rent	686	100%	1,341,115	35,969,315
\$199 or Less	28	4.1%,	3.1%	2.3%
\$200 to \$299	12	1.8%,	4.4%	3.4%
\$300 to \$499	155	22.6%,	13.4%	9.8%
\$500 to \$699	266	38.8%,	24.2%	19.4%
\$700 to \$999	161	23.5%,	31.4%	29.9%
\$1,000 \$1,499	64	9.33%,	17.70%	23.51%

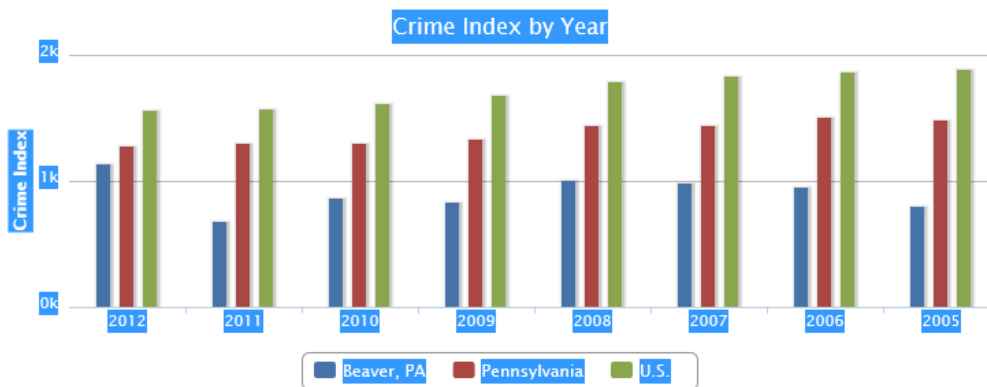
\$1,500 to \$1,999	0	0.00%,	3.75%	7.56%
>\$2,000	0	0.00%,	2.04%	4.16%
Median Rent	\$608	-	\$739	\$841

*Based on 2006-2010 data

Table 27 Law Enforcement

Beaver, PA Crime by Year

Year	Location	Crime Index
2012		
	Count	
	Beaver, PA	Per 100,000 1,137
	Pennsylvania	Per 100,000 1,272
	U.S.	Per 100,000 1,557
2011		
	Count	
	Beaver, PA	Per 100,000 682
	Pennsylvania	Per 100,000 1,295
	U.S.	Per 100,000 1,576
2010		
	Count	
	Beaver, PA	Per 100,000 868
	Pennsylvania	Per 100,000 1,295
	U.S.	Per 100,000 1,610



Demographic Report of the Beaver, PA Area

Beaver Drive Time

Drive form Center of Beaver:

2 minutes 5 minutes 10 minutes

Median Household Income

1990 Median HH Income	\$29,067	\$23,747	\$23,794
2000 Median HH Income	\$41,843	\$35,778	\$35,574
2010 Median HH Income	\$50,741	\$46,983	\$46,947
2015 Median HH Income	\$60,685	\$54,585	\$54,536
1990-2000 Annual Rate	3.71%	4.18%	4.1%
2000-2010 Annual Rate	1.9%	2.69%	2.74%
2010-2015 Annual Rate	3.64%	3.04%	3.04%

Per Capita Income

1990 Per Capita Income	\$16,796	\$13,694	\$12,286
2000 Per Capita Income	\$23,918	\$19,139	\$18,280
2010 Per Capita Income	\$27,820	\$24,663	\$23,662
2015 Per Capita Income	\$31,663	\$27,763	\$26,527
1990-2000 Annual Rate	3.6%	3.4%	4.05%
2000-2010 Annual Rate	1.49%	2.5%	2.55%
2010-2015 Annual Rate	2.62%	2.4%	2.31%

Average Household Income

1990 Average Household Income	\$37,322	\$32,447	\$30,430
2000 Average Household Income	\$52,246	\$43,921	\$44,020
2010 Average HH Income	\$60,294	\$55,238	\$56,242
2015 Average HH Income	\$68,418	\$61,955	\$62,830
1990-2000 Annual Rate	3.42%	3.07%	3.76%
2000-2010 Annual Rate	1.41%	2.26%	2.42%
2010-2015 Annual Rate	2.56%	2.32%	2.24%

ANALYSIS

Households by Income

- Current median household income is \$46,947 in the market area, compared to \$54,442 for all U.S. households.
- Median household income is projected to be \$54,536 in five years. In 2000, median household income was \$35,574, compared to \$23,794 in 1990.
- Current average household income is \$56,242 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$62,830 in five years. In 2000, average household income was \$44,020, compared to \$30,430 in 1990.
- Current per capita income is \$23,662 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$26,527 in five years. In 2000, the per capita income was \$18,280, compared to \$12,286 in 1990.

Population by Employment

	2	5	10 Minute Radius
• Total Businesses	335	901	2,279
• Total Employees	3,180	10,736	24,969

- Currently, 90.1 percent of the civilian labor force in the identified market area is employed and 9.9 percent are unemployed.
- In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 91.7 percent of the civilian labor force, and unemployment will be 8.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent and 8.8 percent will be unemployed. In 2000, 58.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

- In the current year, the occupational distribution of the employed population is:
 57.5 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
 19.9 percent in service jobs (compared to 17.3 percent of U.S. employment)
 22.6 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)
- In 2000, 83.9 percent of the market area population drove alone to work, and 1.8 percent worked at home. The average travel time to work in 2000 was 22.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

- In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:
- 10.5 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 40.2 percent were high school graduates only (29.6 percent in the U.S.)
- 10.6 percent had completed an Associate degree (7.7 percent in the U.S.)
- 14.5 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 5.7 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Sources: U.S. Bureau of the Census, 2000 Census of Population and Housing.

Esri forecasts for 2010 and 2015.

Esri converted 1990 Census data into 2000 geography

Compiled by Town Center Associates

<http://www.towncenter.info/downtown/beaver/beaver%20demographics.pdf>



SOUTHWESTERN PENNSYLVANIA COMMISSION
Municipal Profile: General Population and Housing Characteristics 2010

State: Pennsylvania

County: Beaver

Municipality: Beaver Borough

1. MAJOR TOTALS			3. POPULATION BY 5-YEAR AND OTHER AGE GROUPS (IN YEARS)						
Total population	4,531		Age Group	Number	Age Group	Number	Other Age Groups	Number	% of Total
Total housing units	2,332		Under 5	203	45 to 49	327	Total 18+	3,624	80.0%
		5 to 9	248	50 to 54	369	Males 18+	1,625	35.9%	
		10 to 14	259	55 to 59	373	Females 18+	1,999	44.1%	
Total households	2,125		15 to 19	276	60 to 64	317	Total 21+	3,506	77.4%
		20 to 24	203	65 to 69	216	Males 21+	1,558	34.4%	
		25 to 29	242	70 to 74	205	Females 21+	1,948	43.0%	
2. POPULATION BY GENDER			30 to 34	232	75 to 79	200	Total 62+	1,152	25.4%
Gender	Number	% of Total	35 to 39	240	80 to 84	179	Males 62+	451	10.0%
Males	2,082	46.0%	40 to 44	270	Over 84	172	Females 62+	701	15.5%
Females	2,449	54.0%					Total 65+	972	21.5%
4. POPULATION: ONE RACE ONLY							Males 65+	366	8.1%
Race			Number	% of Total			Females 65+	606	13.4%
One race only total			4,472	98.7%	Median age (years)	46.4			
White			4,346	95.9%					
Black or African American			62	1.4%	5. POPULATION: TWO OR MORE RACES				
American Indian & Alaska Native			3	0.1%				Number	% of Total
Asian			41	0.9%					
Native Hawaiian & Other Pacific Islander			0	0.0%	Total persons of two or more races		59	1.3%	
Some other race			20	0.4%	White & Black or African American		18	0.4%	
6. POPULATION: HISPANIC OR LATINO					7. POPULATION: RACE ALONE OR IN COMBINATION WITH ONE OR MORE OTHER RACES				
			Number	% of Total					
Total Hispanic or Latino (of any race)			76	1.7%					
Mexican			28	0.6%	Race		Number	% of Total	
Puerto Rican			23	0.5%	White		4,404	97.2%	
Cuban			1	0.0%	Black or African American		86	1.9%	
Other Hispanic or Latino			24	0.5%	American Indian & Alaska Native		22	0.5%	
8. POPULATION: NOT HISPANIC OR LATINO					Asian		56	1.2%	
			Number	% of Total	Native Hawaiian/Othr Pacif Islndr		2	0.0%	
Total not Hispanic or Latino			4,455	98.3%	Some other race		25	0.6%	
White alone			4,292	94.7%	NOTE: the numbers may add to more than the total population and the percentages may add to more than 100% because individuals may report more than one race				
9a. POPULATION IN HOUSEHOLDS AND GROUP QUARTERS			9b. POPULATION IN GROUP QUARTERS BY TYPE						
			Number	% of Total					
Total population			4,531	100.0%	Institutional facilities:				
Population in households			4,517	99.7%	In correctional facilities for adults				0
Householder			2,125	46.9%	In juvenile facilities				0
Spouse			943	20.8%	In nursing facilities/Skilled-nursing facilities				0
Child			1,148	25.3%	In other institutional facilities				0
Other relatives			137	3.0%	Noninstitutional facilities:				
Nonrelatives			164	3.6%	In college/university student housing				0
Population in group quarters			14	0.3%	In military quarters				0
Institutionalized population			0	0.0%	In other noninstitutional facilities				14
Noninstitutionalized population			14	0.3%					
10. AREA IN SQUARE MILES									
Total	1.1230	Land	0.9159	Water	0.2071				



SOUTHWESTERN PENNSYLVANIA COMMISSION
Municipal Profile: General Population and Housing Characteristics 2010

State: Pennsylvania

County: Beaver

Municipality: Beaver Borough

11. HOUSEHOLDS BY TYPE			12. HOUSEHOLDS WITH INDIVIDUALS OF SPECIFIED AGE		
	Number	% of Total		Number	% of Total
Total households	2,125	100.0%	Households with individuals		
Family households (families)	1,207	56.8%	under 18 years old	505	23.8%
Husband-wife family	943	44.4%	Households with individuals		
Male householder, no wife present	61	2.9%	65 years & over	743	35.0%
Female householder, no husband present	203	9.6%			
Nonfamily households	918	43.2%			
Householder living alone	825	38.8%			
Householder 65 years & over	380	17.9%			
			13. AVERAGE SIZE		
			Average household size	2.13	Average family size 2.85
14a. HOUSING OCCUPANCY			14b. VACANT HOUSING UNITS BY TYPE		
	Number	% of Total			
Total housing units	2,332	100.0%	For rent	78	For seasonal, recreational, or occasional use 22
Occupied housing units	2,125	91.1%	Rented, not occupied	12	
Vacant housing units	207	8.9%	For sale only	18	
			Sold, not occupied	5	All other vacants 72
15. HOUSING UNITS, HOUSEHOLD POPULATION, AND AVERAGE HOUSEHOLD SIZE BY HOUSING TENURE					
	Number of units	% of Total	Population in units	% of Total	Average household size
Occupied housing units	2,125	100.0%	4,517	100.0%	2.13
Owner-occupied housing units	1,299	61.1%	3,132	69.3%	2.41
Renter-occupied housing units	826	38.9%	1,385	30.7%	1.68

Comparison of selected data items for different areas

<u>Data Item</u>	<u>This Municipality</u>	<u>This County</u>	<u>SPC 10-entv Region</u>	<u>Pennsylvania</u>	<u>United States</u>
Sex ratio (males per 100 females)	85.0	93.2	93.8	95.1	96.7
Median age (in years)	46.4	44.4	42.5	40.1	37.2
% of population aged 65 & over	21.5%	18.6%	17.2%	15.4%	13.0%
% of total population that is one race only	98.7%	98.3%	98.4%	98.1%	97.1%
% of population that is Hispanic or Latino	1.7%	1.2%	1.3%	5.7%	16.3%
% of population in group quarters	0.3%	2.0%	2.8%	3.4%	2.6%
Average household size	2.13	2.34	2.30	2.45	2.58
% of total housing units that are vacant	8.9%	8.7%	9.1%	9.9%	11.4%
% of occupied housing units that are owner-occupied	61.1%	73.3%	69.8%	69.6%	65.1%
Population density (persons per square mile of land)	4,947	392	366	284	87
Household density (households per square mile of land)	2,320	164	155	112	33
% minority population	5.3%	9.6%	12.4%	20.5%	36.3%



SOUTHWESTERN PENNSYLVANIA COMMISSION

Municipal Profile: Selected Social Characteristics 2007-2011

State: Pennsylvania

County: Beaver

Municipality: Beaver Borough

School Enrollment by Level of School for the Population 3 Years and Over

	<u>Number</u>	<u>% of Total</u>
Population 3 years and over enrolled in school	902	100.0%
Nursery school, preschool	37	4.1%
Kindergarten	113	12.5%
Elementary school (grades 1-8)	413	45.8%
High school (grades 9-12)	161	17.8%
College or graduate school	178	19.7%

Marital Status for the Population 15 Years and Over

	<u>Number</u>	<u>% of Total</u>
Population 15 years and over	3,784	100.0%
Never married	974	25.7%
Now married, except separated	2,017	53.3%
Separated	47	1.2%
Widowed	358	9.5%
Female	294	7.8%
Divorced	388	10.3%
Female	236	6.2%

Veteran Status for the Civilian Population 18 Years and Over

	<u>Number</u>	<u>% of Total</u>
Civilian population 18 years and over	3,662	100.0%
Civilian veterans	385	10.5%

Place of Birth by Nativity and Citizenship Status

	<u>Number</u>	<u>% of Total</u>
Total population	4,542	100.0%
Native	4,420	97.3%
Born in U.S.	4,398	96.8%
Born in state of residence	3,315	73.0%
Born in different state	1,083	23.8%
Born outside U.S.	22	0.5%
Foreign born	122	2.7%
Naturalized citizen	50	1.1%
Not a citizen	72	1.6%

Place of Birth for the Foreign-Born Population Excluding Population Born at Sea

	<u>Number</u>	<u>% of Total</u>
Total	122	100.0%
Europe	45	36.9%
Asia	46	37.7%
Africa	0	0.0%
Oceania	0	0.0%
Latin America	5	4.1%
Northern America	26	21.3%

Educational Attainment for the Population 25 Years and Over

	<u>Number</u>	<u>% of Total</u>
Population 25 years and over	3,236	100.0%
Less than 9th grade	68	2.1%
9th to 12th grade, no diploma	154	4.8%
High school graduate (includes equivalency)	1,019	31.5%
Some college, no degree	599	18.5%
Associate's degree	279	8.6%
Bachelor's degree	749	23.1%
Graduate or professional degree	368	11.4%
Percent high school graduate or higher	93.1%	
Percent bachelor's degree or higher	34.5%	

Grandparents as Caregivers

	<u>Number</u>	<u>% of Total</u>
Grandparents living with own grandchildren under 18 years	106	100.0%
Grandparent responsible for own grandchildren under 18 years	18	17.0%

Geographical Mobility in the Past Year for Residence 1 Year Ago for Population 1 Year and Over

	<u>Number</u>	<u>% of Total</u>
Total living in area 1 year ago	4,399	100.0%
Non-movers	3,600	81.8%
Moved to different house in U.S.	799	18.2%
Same county	607	13.8%
Different county	192	4.4%
Same state	155	3.5%
Different state	37	0.8%

This table provides geographical mobility for persons relative to their place of residence 1 year ago. The estimates do not include people who moved to Puerto Rico, other U.S. Island Areas, or Foreign Countries.



SOUTHWESTERN PENNSYLVANIA COMMISSION

Municipal Profile: Selected Social Characteristics 2007-2011

State: Pennsylvania

County: Beaver

Municipality: Beaver Borough

Language Spoken at Home by Ability to Speak English for the Population 5 Years and Over			Total Ancestry Reported (tallied for people with one or more ancestry categories reported) [20 largest named ancestry categories in the SPC region]		
	Number	% of Total		Number	% of Total
Population 5 years and over	4,345	100.0%	Total for these 20 largest	5,384	100.0%
English only	3,995	91.9%	American	240	4.5%
Language other than English	350	8.1%	Croatian	148	2.7%
Speak English less than "very well"	182	4.2%	Czech or Czechoslovakian	63	1.2%
Chinese	128	2.9%	Dutch	16	0.3%
Speak English less than "very well"	128	2.9%	English	619	11.5%
French (inc Patois, Cajun)	2	0.0%	European	42	0.8%
Speak English less than "very well"	2	0.0%	French (except Basque)	59	1.1%
German	21	0.5%	German	1,634	30.3%
Speak English less than "very well"	0	0.0%	Greek	96	1.8%
Italian	2	0.0%	Hungarian	226	4.2%
Speak English less than "very well"	0	0.0%	Irish	767	14.2%
Korean	8	0.2%	Italian	451	8.4%
Speak English less than "very well"	0	0.0%	Polish	374	6.9%
Russian	1	0.0%	Russian	27	0.5%
Speak English less than "very well"	1	0.0%	Scotch-Irish	260	4.8%
Spanish or Spanish Creole	88	2.0%	Scottish	107	2.0%
Speak English less than "very well"	29	0.7%	Slovak	53	1.0%
Vietnamese	0	0.0%	Swedish	90	1.7%
Speak English less than "very well"	0	0.0%	Ukrainian	19	0.4%
All other languages	100	2.3%	Welsh	93	1.7%
Speak English less than "very well"	22	0.5%			

Comparison of selected data items for different areas

Data Item	This Municipality	This County	SPC 10-enty Region	Pennsylvania	United States
% of population 25 years and over who are high school graduates or higher	93.1%	90.1%	90.7%	87.9%	85.4%
% of population 1 year and over who resided in area 1 year ago in same house	81.8%	90.0%	88.5%	88.2%	84.6%
% of population 1 year and over who resided in area 1 year ago in different house in same county	13.8%	6.2%	7.6%	7.4%	9.3%



SOUTHWESTERN PENNSYLVANIA COMMISSION

Municipal Profile: Selected Economic Characteristics 2007-2011

State: Pennsylvania

County: Beaver

Municipality: Beaver Borough

Households With Selected Types of Income in Past 12 Months

<u>Type of income</u>	<u>Number of households with type of income</u>	<u>% of Total households</u>	<u>Average income (in 2011 inflation-adjusted dollars) per household by type of income</u>
With earnings in the past 12 months	1,336	73.3%	\$69,482
With Social Security income in the past 12 months	741	40.7%	\$17,420
With Supplemental Security Income in the past 12 months	27	1.5%	\$6,411
With public assistance income in the past 12 months	33	1.8%	\$2,288
With retirement income in the past 12 months	425	23.3%	\$20,966
Total households	1,822	(This is total households, NOT the sum of the households above; a household may fall into more than one of the above "type of income" categories)	

Families by Family Income in the Past 12 Months (in 2011 Inflation-Adjusted Dollars)

	<u>Number</u>	<u>% of Total</u>		<u>Number</u>	<u>% of Total</u>
Families	1,085	100.0%	\$45,000 to \$49,999	8	0.7%
Less than \$10,000	5	0.5%	\$50,000 to \$59,999	130	12.0%
\$10,000 to \$14,999	18	1.7%	\$60,000 to \$74,999	149	13.7%
\$15,000 to \$19,999	28	2.6%	\$75,000 to \$99,999	235	21.7%
\$20,000 to \$24,999	27	2.5%	\$100,000 to \$124,999	88	8.1%
\$25,000 to \$29,999	51	4.7%	\$125,000 to \$149,999	57	5.3%
\$30,000 to \$34,999	22	2.0%	\$150,000 to \$199,999	119	11.0%
\$35,000 to \$39,999	35	3.2%	\$200,000 or more	66	6.1%
\$40,000 to \$44,999	47	4.3%			

Poverty Status in the Past 12 Months of Families by Type and Persons by Age for Whom Poverty Status is Determined

	<u>Below poverty level</u>	<u>At or above poverty level</u>	<u>Total</u>	<u>% of Total below poverty</u>
All families	51	1,034	1,085	4.7%
Married couple	37	928	965	3.8%
Male householder, no wife present	0	19	19	0.0%
Female householder, no husband present	14	87	101	13.9%
All persons	350	3,818	4,168	8.4%
Persons under 18 years	117	762	879	13.3%
Persons 18 to 64 years	189	2,301	2,490	7.6%
Persons over 64 years	44	755	799	5.5%

Miscellaneous Income Data in the past 12 months (in 2011 inflation-adjusted dollars)

<u>Median family income</u>	<u>Per capita income</u>	Median earnings for the full-time, year-round civilian employed population 16 year and over with earnings, by sex:	
\$75,557	\$28,661	<u>Males</u>	<u>Females</u>
		\$52,447	\$45,677



SOUTHWESTERN PENNSYLVANIA COMMISSION

Municipal Profile: Selected Economic Characteristics 2007-2011

State: Pennsylvania

County: Beaver

Municipality: Beaver Borough

Employment Status for the Population 16 Years and Over

	<u>Ages 16 to 64 years</u>		<u>Ages 65 years and over</u>		<u>Ages 16 years and over</u>		<u>Total</u>
	<u>Males</u>	<u>Females</u>	<u>Males</u>	<u>Females</u>	<u>Males</u>	<u>Females</u>	
Population	1,546	1,383	311	488	1,857	1,871	3,728
In labor force	1,018	1,075	61	41	1,079	1,116	2,195
In Armed Forces	0	0	Not applicable		0	0	0
Civilian labor force	1,018	1,075	61	41	1,079	1,116	2,195
Employed	930	1,038	55	41	985	1,079	2,064
Unemployed	88	37	6	0	94	37	131
Percent of civilian labor force	8.6	3.4	9.8	0.0	8.7	3.3	6.0
Not in labor force	528	308	250	447	778	755	1,533

Industry for the Civilian Employed Population 16 Years and Over

	<u>Number</u>	<u>% of Total</u>		<u>Number</u>	<u>% of Total</u>
Civilian employed population 16 years and over	2,064	100.0%	Finance & insurance, & real estate & rental & leasing	198	9.6%
Agriculture, forestry, fishing and hunting, and mining	28	1.4%	Professional, scientific, & management, & administrative & waste management services	221	10.7%
Construction	48	2.3%	Educational services, and health care and social assistance	535	25.9%
Manufacturing	255	12.4%	Arts, entertainment, & recreation, & accomodation & food services	227	11.0%
Wholesale trade	37	1.8%	Other services, except public administration	34	1.6%
Retail trade	205	9.9%	Public administration	58	2.8%
Transportation and warehousing, and utilities	156	7.6%			
Information	62	3.0%			

Occupation for the Civilian Employed Population 16 Years and Over

	<u>Number</u>	<u>% of Total</u>
Civilian employed population 16 years and over	2,064	100.0%
Management, business, science, and arts	934	45.3%
Service	221	10.7%
Sales and office	609	29.5%
Farming, fishing, and forestry	0	0.0%
Construction, extraction, installation, maintenance, & repair	155	7.5%
Production, transportation, and material moving	145	7.0%

Class of Worker for the Civilian Employed Population 16 Years and Over

	<u>Number</u>	<u>% of Total</u>
Civilian employed population 16 years and over	2,064	100.0%
Private for-profit wage and salary	1,377	66.7%
Private not-for-profit wage and salary	311	15.1%
Local government	109	5.3%
State and federal government	77	3.7%
Self-employed in own not incorporated business	167	8.1%
Unpaid family worker	23	1.1%

NOTE: employment and worker data pertain to place of residence, not place of work



SOUTHWESTERN PENNSYLVANIA COMMISSION
Municipal Profile: Selected Economic Characteristics 2007-2011

State: Pennsylvania

County: Beaver

Municipality: Beaver Borough

Households by Household Income in the Past 12 Months (in 2011 Inflation-Adjusted Dollars)			Means of Transportation to Work for Workers 16 Years and Over		
	<u>Number</u>	<u>% of Total</u>		<u>Number</u>	<u>% of Total excluding worked at home</u>
Households	1,822	100.0%			
Less than \$10,000	91	5.0%			
\$10,000 to \$14,999	131	7.2%	Total excluding worked at home	1,944	100.0%
\$15,000 to \$19,999	79	4.3%	Car, truck, or van -- drove alone	1,629	83.8%
\$20,000 to \$24,999	67	3.7%	Car, truck, or van -- carpooled	148	7.6%
\$25,000 to \$29,999	185	10.2%	Public transportation (excluding taxicab)	26	1.3%
\$30,000 to \$34,999	72	4.0%	Bicycle	6	0.3%
\$35,000 to \$39,999	77	4.2%	Walked	135	6.9%
\$40,000 to \$44,999	106	5.8%	Taxicab, motorcycle, or other means	0	0.0%
\$45,000 to \$49,999	24	1.3%			
\$50,000 to \$59,999	185	10.2%	Average travel time (in minutes) to work excluding worked at home	21.7	
\$60,000 to \$74,999	164	9.0%			
\$75,000 to \$99,999	279	15.3%			
\$100,000 to \$124,999	116	6.4%			
\$125,000 to \$149,999	59	3.2%			
\$150,000 to \$199,999	119	6.5%			
\$200,000 or more	68	3.7%			
Median household income in the past 12 months (in 2011 inflation-adjusted dollars)	\$52,632		Worked at home	37	1.9%
			Workers 16 years and over	1,981	100.0%

NOTE: Workers include members of the Armed Forces and civilians who were at work last week

NOTE: employment and worker data pertain to place of residence, not place of work

Comparison of selected data items for different areas

<u>Data Item</u>	<u>This Municipality</u>	<u>This County</u>	<u>SPC 10-entv Region</u>	<u>Pennsylvania</u>	<u>United States</u>
% of civilian labor force (ages 16 and over) that is unemployed	6.0%	6.4%	7.2%	7.9%	8.7%
% of commuters who drove alone excluding worked at home	83.8%	84.5%	80.0%	79.4%	79.4%
Average travel time (in minutes) to work excluding worked at home	21.7	24.9	25.5	25.7	25.4
Median household income in the past 12 months (in 2011 inflation-adjusted dollars)	\$52,632	\$47,928	\$48,660	\$51,651	\$52,762



SOUTHWESTERN PENNSYLVANIA COMMISSION

Municipal Profile: Selected Housing Characteristics 2007-2011

State: Pennsylvania

County: Beaver

Municipality: Beaver Borough

Housing Units in Structure			Year Structure Built		
	Number	% of Total		Number	% of Total
Total housing units	1,995	100.0%	Total housing units	1,995	100.0%
1 unit, detached	1,271	63.7%	Built 2005 or later	43	2.2%
1 unit, attached	124	6.2%	Built 2000 to 2004	41	2.1%
2 units	140	7.0%	Built 1990 to 1999	36	1.8%
3 or 4 units	90	4.5%	Built 1980 to 1989	33	1.7%
5 to 9 units	110	5.5%	Built 1970 to 1979	264	13.2%
10 to 19 units	109	5.5%	Built 1960 to 1969	137	6.9%
20 to 49 units	31	1.6%	Built 1950 to 1959	243	12.2%
50 or more units	108	5.4%	Built 1940 to 1949	231	11.6%
Mobile home	12	0.6%	Built 1939 or earlier	967	48.5%
Boat, RV, van, etc.	0	0.0%	Subtotal: built before 1970	1,578	79.1%
Rooms			Occupied Housing Units by Year Householder Moved into Unit		
	Number	% of Total		Number	% of Total
Total housing units	1,995	100.0%	Total occupied housing units	1,822	100.0%
1 room	0	0.0%	Moved in 2005 or later	738	40.5%
2 rooms	73	3.7%	Moved in 2000 to 2004	302	16.6%
3 rooms	182	9.1%	Moved in 1990 to 1999	338	18.6%
4 rooms	204	10.2%	Moved in 1980 to 1989	244	13.4%
5 rooms	256	12.8%	Moved in 1970 to 1979	95	5.2%
6 rooms	449	22.5%	Moved in 1969 or earlier	105	5.8%
7 rooms	301	15.1%			
8 rooms	247	12.4%			
9 or more rooms	283	14.2%			
Median number of rooms	6.1				
House Heating Fuel for Occupied Housing Units			Value of Owner-Occupied Housing Units		
	Number	% of Total		Number	% of Total
Total occupied housing units	1,822	100.0%	Total owner-occupied housing units	1,102	100.0%
Utility gas	1,540	84.5%	Less than \$50,000	67	6.1%
Bottled, tank, or LP gas	0	0.0%	\$50,000 to \$69,999	22	2.0%
Electricity	208	11.4%	\$70,000 to \$89,999	31	2.8%
Fuel oil, kerosene, etc.	41	2.3%	\$90,000 to \$99,999	96	8.7%
Coal or coke	0	0.0%	\$100,000 to \$124,999	177	16.1%
Wood	17	0.9%	\$125,000 to \$149,999	143	13.0%
Solar energy	0	0.0%	\$150,000 to \$174,999	110	10.0%
Other fuel	0	0.0%	\$175,000 to \$199,999	162	14.7%
No fuel used	16	0.9%	\$200,000 to \$249,999	120	10.9%
			\$250,000 to \$299,999	80	7.3%
			\$300,000 to \$399,999	48	4.4%
			\$400,000 to \$499,999	37	3.4%
			\$500,000 to \$749,999	9	0.8%
			\$750,000 to \$999,999	0	0.0%
			\$1,000,000 or more	0	0.0%
			Median Value of Owner-Occupied Housing Units	\$153,400	

Source: 2007-2011 American Community Survey 5-year estimates released December 2012

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SOUTHWESTERN PENNSYLVANIA COMMISSION

Municipal Profile: Selected Housing Characteristics 2007-2011

State: Pennsylvania

County: Beaver

Municipality: Beaver Borough

Vehicles Available for Occupied Housing Units			Mortgage Status and Selected Monthly Owner Costs		
	<u>Number</u>	<u>% of Total</u>		<u>Number</u>	<u>% of Total</u>
Total occupied housing units	1,822	100.0%	Total owner-occupied housing units	1,102	100.0%
No vehicles available	160	8.8%	Housing units with a mortgage	685	62.2%
1 vehicle available	756	41.5%	Less than \$200	0	0.0%
2 vehicles available	691	37.9%	\$200 to \$399	24	2.2%
3 vehicles available	182	10.0%	\$400 to \$599	14	1.3%
4 vehicles available	30	1.6%	\$600 to \$799	44	4.0%
5 or more vehicles available	3	0.2%	\$800 to \$999	61	5.5%
Occupants Per Room for Occupied Housing Units			\$1,000 to \$1,999	456	41.4%
	<u>Number</u>	<u>% of Total</u>	\$2,000 to \$2,999	57	5.2%
Total occupied housing units	1,822	100.0%	\$3,000 or more	29	2.6%
1.00 or less	1,822	100.0%	Housing units without a mortgage	417	37.8%
1.01 to 1.50	0	0.0%	Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months		
1.51 or more	0	0.0%		<u>Number</u>	<u>% of Total</u>
Gross Rent of Renter-Occupied Housing Units			Total owner-occupied housing units	1,102	100.0%
	<u>Number</u>	<u>% of Total</u>	Less than 20.0 percent	669	60.7%
Total renter-occupied housing units	720	100.0%	20.0 to 24.9 percent	77	7.0%
With cash rent	694	96.4%	25.0 to 29.9 percent	148	13.4%
Less than \$200	29	4.0%	30.0 to 34.9 percent	53	4.8%
\$200 to \$399	39	5.4%	35.0 percent or more	145	13.2%
\$400 to \$599	244	33.9%	Not computed	10	0.9%
\$600 to \$799	168	23.3%	Gross Rent as a Percentage of Household Income in the Past 12 Months		
\$800 to \$999	118	16.4%		<u>Number</u>	<u>% of Total</u>
\$1,000 to \$1,999	96	13.3%	Total renter-occupied housing units	720	100.0%
\$2,000 or more	0	0.0%	Less than 20.0 percent	263	36.5%
No cash rent	26	3.6%	20.0 to 24.9 percent	127	17.6%
Median gross rent for renter-occupied housing units paying cash rent	\$657		25.0 to 29.9 percent	81	11.3%
Selected Characteristics for Occupied Housing Units			30.0 to 34.9 percent	69	9.6%
	<u>Number</u>	<u>% of Total</u>	35.0 percent or more	142	19.7%
Total occupied housing units	1,822	100.0%	Not computed	38	5.3%
Lacking complete plumbing facilities	0	0.0%			
Lacking complete kitchen facilities	0	0.0%			
No telephone service available	15	0.8%			



SOUTHWESTERN PENNSYLVANIA COMMISSION

Municipal Profile: Selected Housing Characteristics 2007-2011

State: Pennsylvania

County: Beaver

Municipality: Beaver Borough

Comparison of selected data items for different areas

<u>Data Item</u>	<u>This Municipality</u>	<u>This County</u>	<u>SPC 10-enty Region</u>	<u>Pennsylvania</u>	<u>United States</u>
% of total housing units that are single-family units (Single-family units include 1 unit, attached; 1 unit, detached; mobile home; and boat, RV, van, etc.)	70.5%	82.9%	79.6%	79.5%	74.1%
% of total housing units that were built before 1970	79.1%	68.1%	66.4%	60.4%	42.0%
% of occupied housing units with no vehicles available	8.8%	9.2%	11.1%	11.5%	8.9%
Median value of owner-occupied housing units	\$153,400	\$113,600	\$119,031	\$163,200	\$186,200
Median gross rent for renter-occupied housing units paying cash rent	\$657	\$607	\$667	\$770	\$871
% of owner-occupied housing units where the selected monthly owner costs are 30% or more of household income in the past 12 months	18.0%	22.9%	22.3%	26.9%	30.2%
% of renter-occupied housing units where the gross rent is 30% or more of household income in the past 12 months	29.3%	41.1%	43.1%	45.2%	47.7%

Beaver Borough Historic District Map - 1995

