1993 UPDATE

FAIRVIEW AREA COMPREHENSIVE PLAN

FAIRVIEW TOWNSHIP & BOROUGH

AUTHENTICATED U.S. GOVERNMENT INFORMATION GPO

1993 UPDATE
TO THE
FAIRVIEW AREA COMPREHENSIVE PLAN

A REPORT OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL RESOURCES TO THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION PURSUANT TO NOAA AWARD NO. - NA27OZ0335-01

DER GRANT/CONTRACT NO. - CZ1:92.01PE
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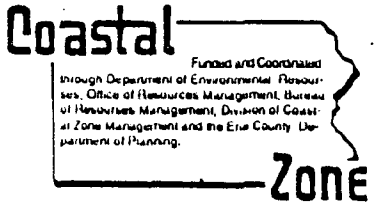

The Fairview Township portion of this project was financed in part through a federal Coastal Zone Management Grant from the Pennsylvania Department of Environmental Resources with funds provided by the NOAA. The views expressed herein are those of the author(s) and do not necessarily reflect the views of NOAA or any of its subagencies.

The preparation of this Plan and associated maps was funded, in part, through a SPAG Grant from the Pennsylvania Department of Community Affairs, under the provisions of Act 8 A, approved June 30,1992, as administered by the Bureau of Community Planning, Pennsylvania Department of Community Affairs.

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PREFACE

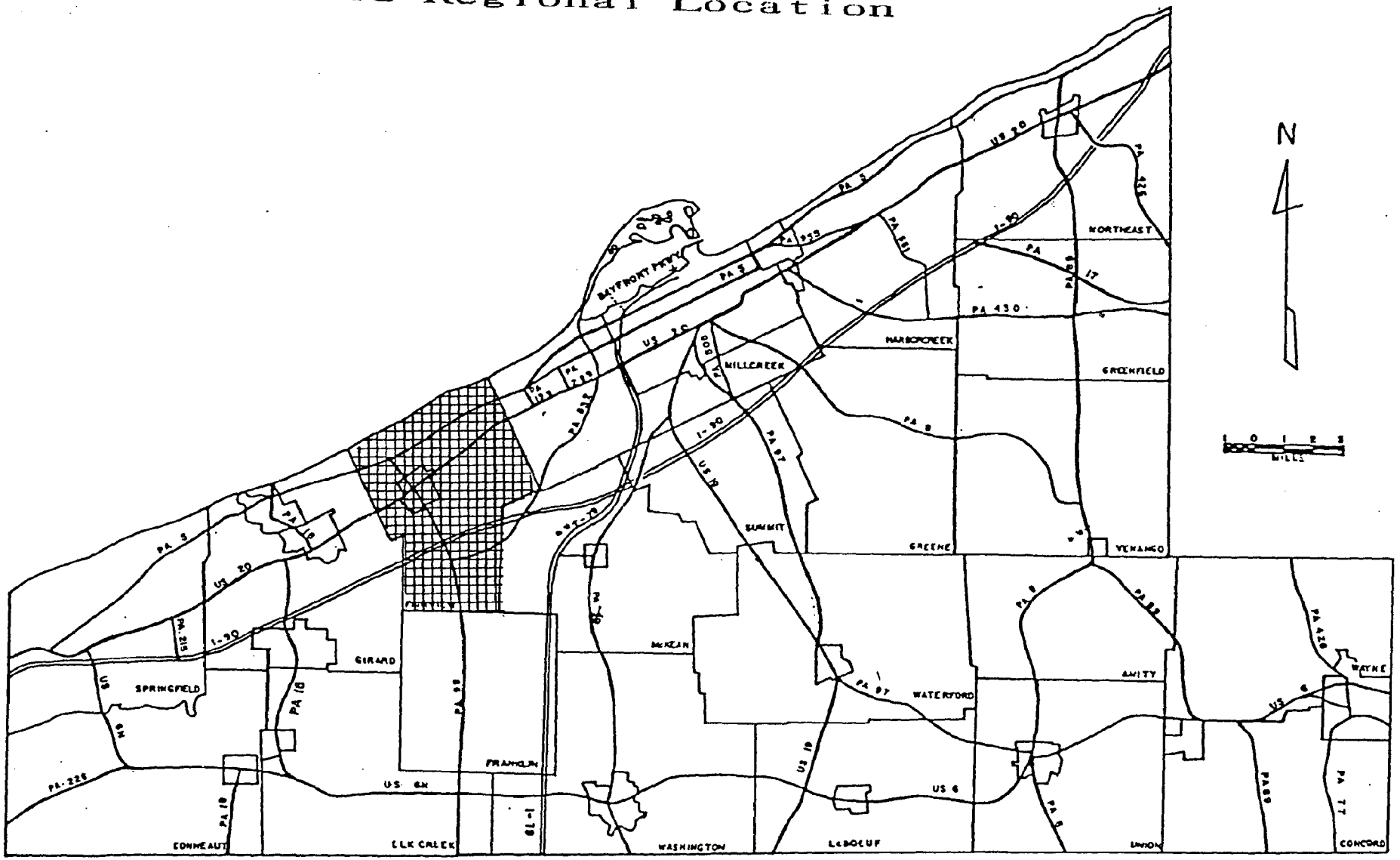
INTRODUCTION

The Township of Fairview and the Borough of Fairview, Erie County, Pennsylvania, retained the services of Mourice Waltz Planners and Consultants to update the 1980 Fairview Area Comprehensive Plan. This Plan is to be considered as an update to the 1980 Plan and should be used in concert with the 1980 Plan. While both documents are to be used for working purposes, some sections of the 1980 Plan have either been restated or summarized for the ease of the reader.

The Comprehensive Plan Update consists of four elements: The People, The Land, The Infrastructure and The Plan.

The preparation of this Comprehensive Plan Update was funded in part through grant assistance from the Commonwealth of Pennsylvania through the Coastal Zone Management Program and the State Planning Assistance Grant Program.

Fairview Area Regional Location



HISTORIC SUMMARY OF THE FAIRVIEW AREA

The small community of Fairview Borough was incorporated in 1868 and covered an area of one square mile. William Sturgeon built a modest log building which was the first tavern. The Sturgeon's were the first settlers of the area. A steam planing and saw mill, two wagon shops, a hardware store, two millinery stores, drug store, and three general stores were the basic components of the shopping area in the 1870's.

A surveyor named Francis Scott settled in the eastern portion of what is now Fairview Township. This early settlement and incorporation made Fairview one of the County's original thirteen townships.

The area received its name at the mouth of Walnut Creek. Colonel Forster and Captain Swan, who followed Francis Scott to the area, were standing on a high bluff overlooking the area when Colonel Forster exclaimed, "This is the fairest view I have seen yet."

Upon reviewing records with the State Historic Preservation Office in Harrisburg, it has been determined that the only historically registered building in the Fairview Area is the Sturegon Building, site of the present historical building.

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THE PEOPLE

GROWTH PATTERNS and PROJECTIONS

Within Erie County, Pennsylvania, Fairview Township and Fairview Borough are two of twenty communities which experienced population growth from 1980 to 1990. Fairview Township grew by 321 people (4.27%), and Fairview Borough grew by 133 people (7.17%).

Conversely, some Erie County communities experienced as much as 13% to 14% loss in population.

The Fairview Area has experienced growth since 1960. Between 1980 to 1990 the Borough of Fairview grew by approximately 7% and the Township of Fairview grew by approximately 4%. There is no reason to assume that a similar growth rate will not continue to the year 2000, particularly in light of proposed public water and sewer system expansions. However, it should be noted that the Borough is depleting its sources of available undeveloped land. this coupled with the national phenomenon of smaller family size could result in a leveling of population growth beyond the year 2000. Through the use of the Cohort Survival Method of population projection adjusted for migration, Fairview Borough is projected to the year 2000, at 2055, Fairview Township, at 8519 and the Fairview Area at 10,646.

TABLE I

1980-1990 Pennsylvania State Data Center
Penn State Harrisburg
1980 and 1990 Census of Population

Municipal Name	County	Census90	Census80	%Change
Erie County	Erie	275572	279780	-1.50
Albion Borough	Erie	1575	1818	-13.37
Amity Township	Erie	1034	1098	- 5.83
Concord Township	Erie	1384	1434	- 3.49
Conneaut Township	Erie	1938	1893	2.38
Corry City	Erie	7216	7149	0.94
Cranesville Borough	Erie	598	703	-14.94
Edinboro Borough	Erie	7736	6324	22.33
Elgin Borough	Erie	229	235	- 2.55
Elk Creek Township	Erie	1738	1775	- 2.08
Erie City	Erie	108718	119123	- 8.73
Fairview Borough	Erie	1988	1855	7.17
Fairview Township	Erie	7839	7518	4.27
Franklin Township	Erie	1429	1301	9.84
Girard Borough	Erie	2879	2615	10.10
Girard Township	Erie	4722	4306	9.66
Greene Township	Erie	4959	5238	- 5.33
Greenfield Township	Erie	1770	1677	5.55
Harborcreek Township	Erie	15108	14644	3.17
Lake City Borough	Erie	2519	2384	5.66
Lawrence Park Township	Erie	4310	4584	- 5.98
LeBoeuf Township	Erie	1521	1500	1.40
McKean Borough	Erie	418	465	-10.11
McKean Township	Erie	4503	4047	11.27
Millcreek Township	Erie	46503	44303	5.68
Mill Village Borough	Erie	429	427	0.47
North East Borough	Erie	4617	4568	1.07
North East Township	Erie	6283	5750	9.27
Platea Borough	Erie	467	492	- 5.08
Springfield Township	Erie	3218	3395	- 5.21
Summit Township	Erie	5284	5381	- 1.80
Union Township	Erie	1735	1779	- 2.47
Union City Borough	Erie	3537	3623	- 2.37
Venango Township	Erie	2235	2089	6.99
Washington Township	Erie	4102	3567	15.00
Waterford Borough	Erie	1492	1568	- 4.85
Waterford Township	Erie	3402	2874	18.37
Wattsburg Borough	Erie	486	513	- 5.26
Wayne Township	Erie	2679	1767	- 4.98
Wesleyville Borough	Erie	3655	3998	- 8.58

TABLE II
FAIRVIEW BOROUGH
1990 POPULATION PROFILE

	Persons	% of Total
TOTAL POPULATION	1988	100%
Under 5	153	7.6
5-17	611	30.7
18-20	83	4.1
21-24	87	4.3
25-44	665	33.4
45-54	195	9.8
55-59	99	4.9
60-64	95	4.7
65 and over	197	9.9
Male	944	47.4
Female	1044	52.5
White	1955	98.3
Black	5	0.2
Indian	0	1.1
Asian	0	0.2
Other	23	1.1
Hispanic Origin	31	1.5

Source:
1990 CPH-1-40
1990 Census of Population and Housing
U.S. Department of Commerce
Economics and Statistics Administration
Bureau of the Census

TABLE III
FAIRVIEW TOWNSHIP
1990 POPULATION PROFILE

	Persons	% of Total
TOTAL POPULATION	7839	100%
Under 5	441	5.6
5-17	1528	19.4
18-20	235	2.9
21-24	241	3.0
25-44	2136	27.2
45-54	1073	13.6
55-59	461	5.8
60-64	374	4.7
65 and over	1350	17.2
Male	3838	48.9
Female	4001	51.0
White	7738	98.7
Black	50	0.6
Indian	0	0
Asian	50	0.6
Other	1	0.0
Hispanic Origin	29	0.3

Source:
1990 CPH-1-40
1990 Census of Population and Housing
U.S. Department of Commerce
Economics and Statistics Administration
Bureau of the Census

HOUSING

INTRODUCTION

Housing has long been a nationwide planning concern. Likewise, it is of critical local importance. Therefore, this section of the Fairview Area Comprehensive Plan addresses the condition of local housing stock along with its availability and affordability. This section will also cover certain elements relative to housing from the 1990 Census. These characteristics are from the 1990 Census of Population and Housing, Summary Population and Housing Characteristics for Pennsylvania, Publication 1990 CPH-1-40.

GENERAL CHARACTERISTICS

Attached is a General Housing Profile for Fairview Township and Fairview Borough Table IV taken from the 1990 Census of Population and Housing, Summary Population nd Housing Characteristics for Pennsylvania, Publication 1990 CPH-1-40. The total number of housing units within the Fairview in 1990 was 3,397. The details of those units by unit type are shown on the general housing profile. About 94 percent of all units are single-family dwellings. Of these, an estimated 90 percent are owner-occupied. This high percentage of owner-occupied homes typically is found in stable communities with higher than average residential property values.

TABLE IV
GENERAL HOUSING PROFILE
FAIRVIEW AREA 1990

	Fairview Borough	Fairview Township
Total Housing Units	723	2674
1 Unit Detached	628	2458
1 Unit Attached	6	34
2-4 Units	39	36
5-9 Units	37	14
10 or more Units	4	42
Mobile Homes	9	90
Homeowner Vacancy (%)	.9	1.1
Rental Vacancy (%)	3.6	5.1
Overall Vacancy (%)	2.0	4.1
Persons Per Owner-Occupied Unit	2.88	2.91
Persons Per Rental-Occupied Unit	2.42	2.25
Persons Per Household	2.74	2.93
Owner-Occupied	569	2321
Rental-Occupied	135	203
Median Contract Rent($)	348	236
Units with Deferred Maintenance	31 (5%)	101 (450

Source:
1990 CPH-1-40
1990 Census of Population and Housing
U.S. Department of Commerce
Economics and Statistics Administration
Bureau of Census

MULTI-FAMILY UNITS

Multi-family units number 212 and are typically rentals. Finally, it must be noted that mobile homes, which total 99 units, compose two percent of the Area's housing stock.

Of importance to note, from the profile, is the overall vacancy rate of four percent. Such a rate can be regarded as "healthy".

rate of four percent. Such a rate can be regarded as "healthy". That is, it provides a fair number of units to meet the market demand while not providing an overburden of homes which could destabilize the market. However, the vacancy rate is not evenly distributed among housing types. When a detailed analysis of the vacancy rate is made, one can find that the availability of single-family units is only .9% in Fairview Borough and 1.1% in Fairview Township. These are extremely low vacancy rates and do not provide for the desired availability of homes for purchase.

HOUSING CONDITIONS

During the preparation of the Comprehensive Plan Update, a windshield survey of all housing units in the Fairview Area was undertaken. A map which shows the general location of homes with deferred maintenance deficiencies was prepared and will be used by the governing body for rehabilitation programs. This category includes those homes which are in need of some form of maintenance beyond the annual maintenance cycle. The number of housing units with deferred maintenance is modest and accounts for only approximately four percent of the total housing stock within the Fairview Area.

HOUSING COST and AVAILABILITY

The Pennsylvania Housing Finance Agency (PHFA) determined through a 1988 study, entitled "Pennsylvania Housing", that Erie County provides affordable housing opportunities. According to the PHFA,

no more than twenty percent,(20%), of the gross income can be used for housing cost in order for housing to be considered affordable. Housing costs are impacted by a variety of factors, such as land prices and other development costs. If the costs incurred by the developer are substantial, then higher costs of purchase or rent are obviously passed on to the consumer.

As presented in the 1980 Comprehensive Plan the Township had an abundance of high quality housing in 1970, with fifty-four,(54%), percent of the units valued at more that $25,000. The mean market value of the Township's housing stock in 1970 was $30,832. This exceptionally high mean value is directly attributed to the number of units with a value exceeding $50,000. Not many communities can compare favorably to the Township with respect to the number and percent of high value units. On the other hand, less than eighteen,(18%), of the Township's housing was valued at less than $15,000.

Housing values in 1970 in Fairview Borough revealed that the housing stock was more modest in size and value, but it was in excellent physical condition. The mean market value for the Borough's housing stock was $17,343.

According to 1990 census figures, the 1970 housing value trends still hold true today, with a median housing value in Fairview Township of $106,000 and Fairview Borough of $66,200 and low

deferred maintenance units of four percent, (4%), and five percent, (5%), respectively.

The above data simply reinforces the fact that certain portions of the Township can be considered upper-middle to high income suburban residential areas while the Borough is essentially a middle-class community. Regardless of the economic differences, both communities contain housing that is relatively new and in excellent physical condition and thus offer attractive residential possibilities to persons with diverse economic backgrounds.

Both Fairview Borough and Fairview Township have experienced significant housing growth since 1980, 26% and 22% respectively, which accounts for an overall growth in housing of 23%.

TABLE V

FAIRVIEW AREA 1980-1990

COUNT OF HOUSING UNITS

	1980	1990	% Change
Fairview Township	2193	2674	+22%
Fairview Borough	572	723	+26%
Fairview Area	2765	3397	+23%

TABLE VI

FAIRVIEW AREA HOUSING VALUE STATISTICS

MULTI-FAMILY UNITS

	Total Units	Multi-Family Units	%Total
Fairview Township	2674	126	5
Fairview Borough	723	86	12
Fairview Area	3397	212	6

SINGLE FAMILY

HOUSING UNITS WITH DEFERRED MAINTENANCE

Fairview Borough	628	31	5
Fairview Township	2458	101	4

FAIRVIEW AREA VACANCY RATE

	Owner	Rental	Overall
Fairview Township	1.1%	5.1%	5%
Fairview Borough	.9%	3.6%	2%
Total			4%

TABLE VI Con't.

HOUSING VALUE 1990

FAIRVIEW TOWNSHIP

Less $50,000	$50,000-99,999	$100,000-149,999	$150,000-1999
162	733	542	219

$200,000-299,999	$300,000-+	Lower Quartile Dollars
202	78	$71,800

Median	Upper Quartile Dollars
$106,000	$152,700

FAIRVIEW BOROUGH

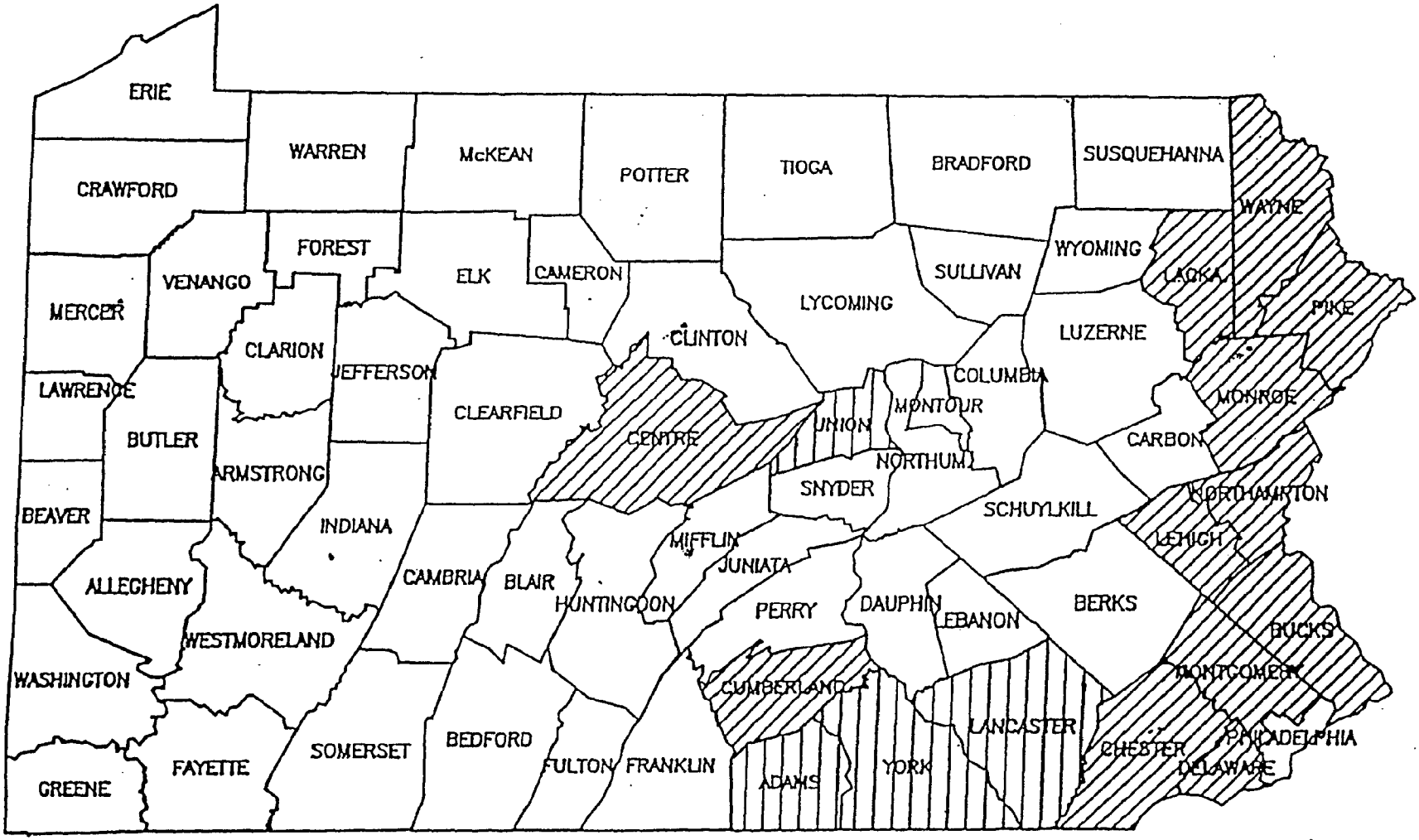
Less $50,000	$50,000-99,999	$100,000-149,999	$150,000-199,999
107	400	24	5

$200,000-299,999	$300,000-+	Lower Quartile Dollars
1	0	$53,000

Median	Upper Quartile Dollars
$66,200	$80,400

Source:
1990 CPH-1-40
1990 Census of Population and Housing
U.D. Department of Commerce
Economics and Statistics Administration
Bureau of Census

(1988)



Legend

- Affordable
- Less Affordable
- Least Affordable

NOTE: Moderate affordability problem means median income family of three cannot afford average sales price home under 10% down option. Serious problem means that median income family of three cannot afford average sales price home with either 10% or 20% down.

Source(s): State Tax Equalization Bd.; Fed. Home Loan Bank Bd.; Nat. Assoc. of Home Builders; U.S. Dept. of Housing and Urban Dev.

AFFORDABILITY OF RESIDENTIAL PROPERTIES IN 1988 BY COUNTY

COUNTY	1988 AVERAGE SALES PRICE FOR RESIDENTIAL PROPERTIES	MINIMUM ANNUAL INCOME NEEDED TO PURCHASE AVERAGE SALES PRICE RESIDENTIAL PROPERTY		1988 COUNRY MEDIAN INCOME (FAMILY OF 3)
		20%DOWN	10% DOWN	
ADAMS	$71,922	$26,096	$29,499	$29,063*
ALLEGHENY	67,784	24,545	27,753	29,438
ARMSTRONG	32,479	11,840	13,377	25,313
BEAVER	49,249	17,622	19,953	16,188
BEDFORD	22,889	8,625	9,708	24,563
BERKS	64,216	23,208	26,247	31,313
BLAIR	44,135	15,859	17,948	24,563
BRADFORD	40,702	14,675	16,601	24,563
BUCKS	140,662	50,201	56,858	31,188*
BUTLER	61,923	22,349	25,279	26,563
CAMBRIA	28,196	10,364	11,698	23,938
CAMERON	35,399	12,847	14,522	25,063
CARBON	71,020	25,758	29,119	29,875
CENTRE	78,846	28,691	32,422	28,063**
CHESTER	144,786	51,579	58,431	31,188**
CLARION	30,564	11,180	12,626	24,750
CLEARFIELD	26,211	9,679	10,920	25,000
CLINTON	42,139	15,171	17,165	24,563
COLUMBIA	47,621	17,060	19,314	24,625
CRAWFORD	41,010	14,781	16,721	27,125
CUMBERLAND	84,155	30,680	34,663	30,625**
DAUPHIN	71,217	25,832	29,202	30,625
DELAWARE	108,790	39,554	44,703	31,188**
ELK	41,694	15,017	16,990	28,938
ERIE	55,860	20,076	22,720	28,938
FAYETTE	30,685	11,222	12,674	29,438
FOREST	26,180	9,669	10,908	24,563
FRANKLIN	62,442	22,543	25,498	26,250
FULTON	39,519	14,267	16,137	24,563
GREENE	28,492	10,465	11,814	24,563
HUNTINGDON	39,217	14,163	16,020	24,563
INDIANA	44,982	16,150	18,279	26,563
JEFFERSON	33,214	12,093	13,665	25,500
JUNIATA	24,209	0,023	10,169	24,563
LACKAWANNA	76,176	27,690	31,296	24,625**

*Less Affordable. Median income family of three cannot afford average sales
**Least Affordable. Median income family of three cannot afford average sales price home with either 10 or 20 percent down, based on 28% of gross income.

'ANCASTER	$78,676	$28,627	$32,350	$29,250*
AWRENCE	34,336	12,480	14,105	25,750
LEBANON	61,229	22,089	24,987	30,625
LEHIGH	90,641	33,111	37,401	29,875**
LUZERNE	49,269	17,628	19,960	24,625
LYCOMING	50,446	28,048	20,435	25,313
MCKEAN	27,683	10,187	11,496	26,188
MERCER	35,480	12,875	14,554	26,188
MIFFLIN	36,745	13,311	15,050	24,563
MONROE	87,751	32,028	36,181	24,625**
MONTGOMERY	139,102	49,680	56,263	31,188**
MONTOUR	58,914	21,221	24,009	25,313
NORTHAMPTON	95,903	35,083	39,622	29,875**
NORTHUMBERLAND	32,648	11,898	!#,$$$	@$,%¢#
PERRY	50,694	18,141	20,540	30,625
PHILADELPHIA	46,838	16,791	19,007	28,938
PIKE	105,027	38,297	43,268	24,625**
POTTER	30,567	11,181	12,628	24,563
SCHUYLKILL	33,561	12,213	13,801	24,563
SNYDER	47,339	16,963	19,203	24,563
SOMERSET	40,671	14,664	16,589	23,938
SULLIVAN	26,783	9,876	11,144	24,563
SUSQUEHANNA	44,548	16,001	18,109	24,563
TIOGA	26,242	9,690	10,932	24,563
UNION	66,957	24,235	27,404	24,563*
VENANGO	31,767	11,595	13,098	25,500
'ARREN	43,141	15,516	17,557	28,938
WASHINGTON	63,497	22,938	25,944	29,438
WAYNE	86,022	31,300	35,451	24,563**
WESTMORELAND	54,822	19,688	22,282	29,438
WYOMING	52,589	18,851	21,340	24,625
YORK	73,622	26,733	30,217	29,063*

Sources: state Tax Equalization Board (average sales prices): Federal Home Loan bank (Interest rates);National Association of Home Builders (property taxes and insurance costs); U.S. Department of Housing and Urban Development (median family incomes).

FUTURE HOUSING NEEDS

HOUSEHOLD PROJECTIONS

A housing plan cannot concentrate on the existing housing stock alone. Housing is a dynamic arena, and new homes will be needed. Traditionally, there are three sources which drive the demand for new homes. One is to serve as replacement units for homes which are taken out of the housing stock due to abandonment, fire, or similar reasons. In contemporary times, a second reason has been the much discussed decrease in household size, where a given population's need for homes will increase as the average number of people in each household decreases. Finally, any increase in population will also result in an increased demand for housing.

One element of this equation is to estimate the need for replacement housing. Housing attrition, the loss of homes through abandonment, conversion to other uses, fire or natural calamity, is frankly, a difficult one to ascertain. Various regional and national statistics suggest an annual average attrition loss of .75 percent to one (1) percent of the housing stock. That number appears much too high for the Fairview Area. Unfortunately, census figures are just not reliable enough to use for such fine-grain calculations. Furthermore, due to the nature of local record keeping a precise figure cannot be garnered in that fashion. We can state that, based upon the housing survey, only one to two units are in a dilapidated state. Over a five year period, this

number is set at only one to two, a very small count which will only have a minor impact on housing needs. The annual attrition rate is set between .2 to .4 units or .02% of the total housing stock.

In order to estimate future housing needs, some type of household projection is needed. Generally, this projection is a function of population and average household size. The result of that figure should present an accurate estimate of those "expected to reside" persons in the Fairview Area. Based upon available demographic studies, a continuing trend of decreasing household size can be projected. Between 1990 and 2000, the average household size in the Fairview Area is expected to decrease slightly from the 1990 count of 2.9 in Fairview Township and 2.7 in Fairview Borough to an average of 2.7 for the Area in 2000.

The 1990 Census by the U.S. Bureau of Census records 22.96% low/moderate income persons in Fairview Borough and 12.7% in Fairview Township. The census further records 1.7% minority persons in Fairview Borough and .7% in Fairview Township. These rates have been applied to the household projection to estimate expected to reside projections.

TABLE VII

VACANCY RATE ADJUSTMENT

HOUSEHOLD PROJECTION YEAR 2000

	Population	Household Size	Households
Fairview Borough	2055	2.7	761
Fairview Township	8591	2.7	3182
Total	10646	2.7	3943
Total adjusted for .02% attrition rate/5 years			3951

It is estimated that the number of households will increase from 3397 in 1990 to 3943 in the year 2000. The resulting household projection of 3943 was then adjusted by the .02% annual attrition rate, thus a projected year 2000 households of 3951. This is based upon an average household size of 2.7 in the year 2000.

TABLE VIII

NEW HOUSEHOLDS EXPECTED TO RESIDE

	Total	LMI	Minority
Fairview Borough	40	9	1
Fairview Township	509	65	4
Total	549	74	5

REDUCING BARRIERS TO AFFORDABLE HOUSING

The Borough of Fairview recently updated its zoning ordinance through a detailed review by the Fairview Borough Planning Commission. During the review consideration was given to reducing barriers to affordable housing.

The Township of Fairview recently updated both its subdivision regulations and zoning ordinance. During the update process, consideration was given to reducing barriers to affordable housing.

Consideration included such factors as lot size, set backs, definition of mobile homes, required infrastructure and mobile home park regulations.

The one remaining concern which will be addressed in the proposed land use plan is the need for developable land for more dense multi-family housing units.

FAIRVIEW AREA AND THE PENNSYLVANIA CHAS

A special section has been prepared which deals with the Fairview Area and the Pennsylvania Comprehensive Housing Affordability Strategy. The recommendation of the Pennsylvania CHAS for Northwest Pennsylvania has been considered in the housing strategy and is contained in the special study section of the document.

THE LAND

THE LAND

INTRODUCTION

The land and its features are an important element to be considered in the proposed land use synthesis. Elements to be considered consist of the land's regional setting, riverine and physical features, soils and geology and existing land use. With the exception of the loss of additional bluff area since 1980, very little changes in the physical features have occurred, which is to be expected. However, there have been growth changes in the existing land use which will be discussed in detail. Wetlands have become an important issue in the late 1980's and 1990's. Therefore, attention will be payed to this element, which was not previously discussed in any detail in the 1980 Comprehensive Plan. Resource maps which have had no significant changes since 1980 will not be presented, but can be found in the 1980 Comprehensive Plan.

LOCATION

Fairview Borough and Fairview Township are located in the west central portion of Erie County. The Township is bordered by Girard Township to the west and Millcreek and McKean Townships to the east. To the north is Lake Erie, and Franklin Township forms the southern border. Fairview Borough is completely surrounded by Fairview Township and is situated at the crossroads of Routes 20 and 98.

The area is located approximately five (5) miles west of the City of Erie, and is in the midst of an important transportation network extending from Cleveland, Ohio to Buffalo, New York and Pittsburgh, Pennsylvania. The Fairview Area is located near Interstates 90 and 79 which are the primary arterials connecting these three major cities. The Borough is 1.3 square miles in area and the Township is 26.9 square miles, forming a combined area of 28.2 square miles.

The existing land use by acreage, as discussed later, is contained on Table IIX.

TABLE IIX
EXISTING LAND USE ACREAGE

LAND USE	FAIRVIEW BOROUGH	FAIRVIEW TOWNSHIP	TOTAL
Residential	274	2040	2314
Commercial	39	112	151
Industrial	1	348	349
Vacant	412	13193	13605
Public	83	1051	1134
Streets/RR	88	1038	1126

NATURAL FEATURES

RIVERINE

The Fairview Area is part of the Great Lakes drainage basin and is drained by two (2) major watersheds. The larger is Elk Creek, which flows in the southern portion of the Township, while Walnut Creek, in the eastern portion of the Township empties into the Lake in the northeast corner of the Township. Additional drainage occurs through a number of tributaries. These include Porter Run, Brandy Run, Falk Run, and Goodban Run adjoining Elk Creek and Bear Run on Walnut Creek. In addition, Trout Run and four unnamed streams empty directly into Lake Erie. Detailed maps are contained in the 1980 Fairview Area Comprehensive Plan.

Flood Plains in the Fairview Area have been delineated by the Department of Housing and Urban Development's Federal Insurance Administration. The official FIA Flood Hazard Boundary Maps illustrate flood plains for the Fairview Area. Flood prone areas are located adjacent to Elk Creek, Walnut Creek, Trout Run, and portions of Brandy Run and Bear Run.

TOPOGRAPHY

The topography of the Fairview Area varies in elevation from 572 feet to 1,180 feet above sea level. Along the lake, a steep bluff rises an average height of approximately seventy (70) feet to a relatively level plain which extends as a narrow corridor along the entire south shore of Lake Erie. This plain does not generally exceed an eight percent slope and in most of the area a slope of less than three percent predominates. The Lake Plain extends three to four miles inland to a more pronounced slope, rising to a region of rolling hills where eight to fifteen percent slopes predominate. Slopes which exceed fifteen percent in the Lake Plain are either the result of stream valleys which traverse this area or the result of wave action from Lake Erie upon its shoreline. Further south, steep slopes and escarpments have been formed by Elk Creek as it flows from east to west. The highest elevations in the Area, reaching approximately 1,180 feet above sea level, occur in the southeast corner of the Township resulting in harsh terrain in some locations.

Slope can be defined as the measured change of the land surface from the horizontal distance. A slope of one hundred percent would constitute a forty-five degree angle, where the vertical rise is equal to the horizontal distance.

Slope categories are defined and interpreted as follows:

0-8 PERCENT-flat to nearly flat land where slope presents few or no constraints for conventional development.

9-15 PERCENT-moderately steep land where slope may be an important factor in determining suitability for certain types of conventional development.

16-25 PERCENT-very steep land where slope is a critical factor in determining suitability for certain types of conventional development.

OVER 25 PERCENT-excessively steep land where slope is a prohibitive factor for all types of development.

Given favorable soil characteristics, slopes of up to fifteen percent are generally assumed to be suitable for most types of conventional development. On slopes over fifteen percent, development problems tend to be more severe, and special engineering techniques and/or design approaches are often needed to properly overcome them. Slopes exceeding twenty-five percent tend to be so ecologically fragile and pose such severe problems for development, that they are considered to be undevelopable for all practical purposes.

Areas with excessively steep slopes should be left in their natural state and used as open space buffers. Most of these areas are wooded stream valleys that perform an important ecological function-namely soil stabilization and erosion control.

Consequently, if any action is directed toward these areas, it should be to preserve and conserve their unique character and function. For example, various conservation methods and/or techniques could be employed to prevent further environmental damage and to insure that such areas are protected from adverse development impacts.

There are several steep slope areas in the Fairview Area and most of these are part of the Walnut Creek and Elk Creek stream valleys that pass through the Township. Other less extensive steep slope areas include bluff areas along the Lake Erie shoreline, small streams such as Trout Run which empty into the Lake, and portions of the escarpment that lay between U.S. 20 and the railroads. The latter area is particularly noticeable west of Eaton Road.

A slope map is in the 1980 Fairview Area Comprehensive Plan and will be used to prepare the proposed land use plan.

SOILS

Prime agricultural soil has unique chemical and physical properties which create superb natural fertility. Its most important value is its great food productivity. However, these soils have many other resource values which reflect their natural flexibility. Prime agricultural land characteristically has gentle slopes, deep soil and good to excellent drainage. These conditions are ideal

for all types of development activity and offer significant aesthetic and recreational value in addition to intrinsic agricultural value.

Most of the original concentrations of prime soil have been eliminated due to extensive subdivision and development. Fairview Borough is located in what was once one of the largest concentrations of prime agricultural soils in the Area. Development within Fairview Township is also generally occurring on prime soils, reducing the availability of prime agricultural soil in the Area.

Soil properties affect the location, construction and maintenance of buildings. Soils are rated slight, moderate or severe in terms of the degree of limitation for development. Most of the problems encountered in land development are related to on-lot sewage disposal. Successful operation of a septic tank disposal field depends on the soil's permeability and the depth to a limiting zone.

Soil conditions which allow effluent to pass too rapidly or too slowly may not be acceptable for sub-surface sewage disposal. Other alternatives may exist such as small flow surface discharges and community systems. These type systems, however, often times provide additional development cost and may be economically prohibitive. Consideration to soils suitability is a prime

consideration in the Erie County Soils Survey and will be used to develop the Proposed Land Use Plan for the Fairview Area.

SENSITIVE AREAS

Sensitive areas consist primarily of flood plains, wetlands, bluff areas and special mud slide and erosion and steep slope areas. All of the above are present in the Fairview Area and mapped in the 1980 Comprehensive Plan and will be used in the Land Use Synthesis.

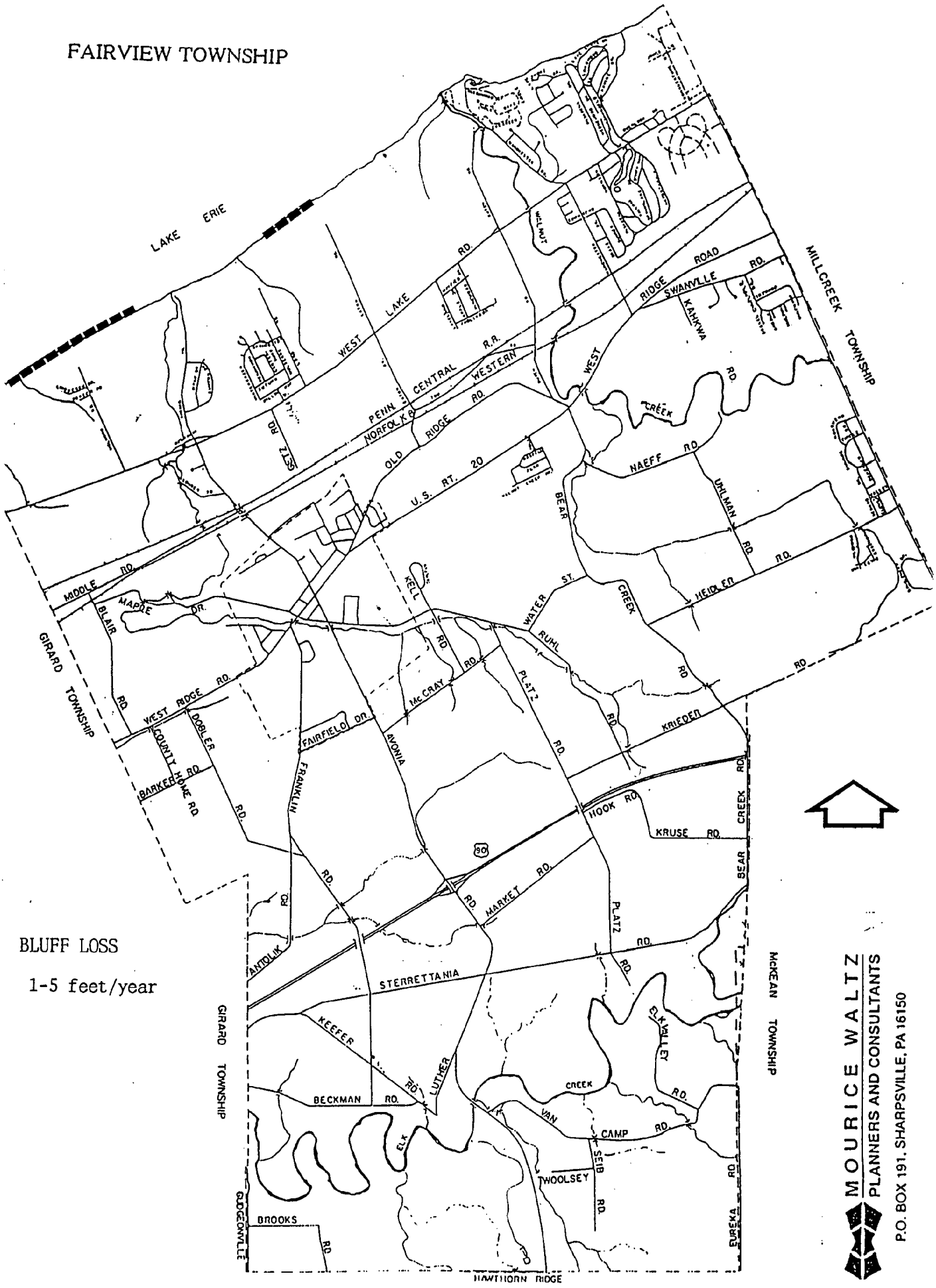
Since 1980 the bluff area in some locations has been reduced by as much as five feet, (see Bluff Loss Map at the end of this section).

The Fairview Township Supervisors intend to undertake aerial photographs and detailed mapping of the bluff in late 1993 or early 1994. However, an attempt has been made to map this area in sufficient detail to be used in the proposed land synthesis. Low lying flood plain areas, found within the numerous stream valleys, are prone to flooding during periods of high water or rapid run off. These are considered unsuitable for general development due to frequent high water and/or flooding or consistently wet conditions due to a high ground water table. Moreover, the designated flood plains are highly regulated with respect to the type of development that can occur in the flood plain.

Since 1980 when the Fairview Area Comprehensive Plan was prepared, there has been considerable change in the regulation governing development on wetland areas. The major change deals with low

wetland being more defined. At the writing of the Comprehensive Plan Update, wetlands include those areas previously defined by the U.S. Fish and Wildlife Service, as well as all soils defined by the U.S. Soil Conservation Services as hydric soils or soils with hydric inclusions. In order to consider these wetland soils in the land use synthesis, the soils which are considered as hydric or with hydric inclusions have been mapped, the work maps are available at the Township office for detailed consultation.

FAIRVIEW TOWNSHIP



BLUFF LOSS

1-5 feet/year

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EXISTING LAND USE

INTRODUCTION

The existing land use of a community is an important factor in helping to determine the current trends in land uses and provides one important ingredient in the land use synthesis to prepare a proposed land use plan. Commonly, the existing land use is broken into several typical land use types, such as residential, public/semi-public, recreation, commercial, industrial, agricultural and vacant.

During the course of the Comprehensive Plan Update, the existing land use of both the Borough and the Township were updated. Existing land use maps have been prepared in work map form and are available at the Township and Borough offices. The maps will be updated on a daily basis as permits for construction, conversion or demolition are issued. The maps were also used in the Land Use Synthesis which was undertaken to develop the plan.

FAIRVIEW BOROUGH

In the case of Fairview Borough the existing land use has not changed significantly since 1980, with the exception of continued infilling of existing available property and the provision of a

multi-family complex, located in the northern central extremes of the Borough. The general land use pattern of the Borough consists of predominate commercial along U.S. Route 20 with scattered residential uses; the northernmost area of the Borough is committed to residential use; the southwestern portion is committed to residential, agricultural, and wooded use; and the southeastern portion is committed to predominately agricultural use with some scattered residential and commercial uses. The recreational uses are discussed in the Community Facilities section.

FAIRVIEW TOWNSHIP

In the case of Fairview Township, the only appreciable land use changes since 1980 are in residential land use consisting primarily of single-family subdivision activity. The general land use trends of Fairview Township consist of significant residential development in the northernmost portion of the Township with other concentrations along various streets and roads within the central and southern portions of the Township. The industrial activity to date is generally located in an east-west direction from the railroad tracks south to the West Ridge Road. However, this band running through the Township is not heavily concentrated and is scattered with some residential and public uses.

GENERAL

The most predominate and extensive development within the Borough and the Township is that of residential uses. As presented in the housing element of this plan, there has been a continual progression of residential development particularly in the Township. The Borough is rapidly approaching a built out schematic, unless additional properties are made available for residential development. However, in the case of the Township there is significant property remaining for such residential development. Of importance to note is that there is one land use that does not appear to be of particular abundance within the Fairview Area. This is the medium density land use of multi-family development.

There is also not much commercial development within the Township, particularly in the form of clustered commercial areas which could serve neighborhoods or clusters of neighborhoods for convenience activity. It would also appear that additional areas should be considered for industrial development activities, particularly in the area close to the intersection of Route 98 and Interstate 90.

The acreage in the various land use types within the Borough and the Township has been calculated and previously presented.

THE
INFRASTRUCTURE

COMMUNITY FACILITIES

Since 1980, community facilities in the Fairview Area have changed a great deal. This section will address those changes and evaluate recommendations for future community facilities for the Fairview Area.

EDUCATION FACILITIES

Presently, the Fairview School District maintains one elementary school, a middle school, and a high school. Because of the rural suburban elements of the Area, most of the students are bused to and from the schools.

Chestnut Elementary School

Built in 1927 as a high school, the first major renovations and additions to the building occurred in 1937 and 1952. A second addition was added in 1972. The building is a two-level, crescent-shaped structure of 62,761 square feet and comprises the complete educational facilities for grades kindergarten through four. Located on a 13.8 acre site at 7554 Chestnut Street, the building contains sixteen (16) general classrooms with separate art, general music, resource, computer lab and cafeteria areas.

Enrollment for the 1992-93 school year was 620 students, with a

staff of 38 teachers, a nurse, a guidance counselor and a principal.

By the year 2000, enrollment at Chestnut Elementary is anticipated to be near 757 students. This will place operating beyond the functional capacity with severe program limitations.

Garwood Middle School

Build in 1961 as a high school, this building has been expanded to its current 90,000 square feet of instructional space. The Garwood Middle School is a four year comprehensive academic middle school housing grades five through eight. The building is a single story structure located on 39.66 acres, at 4967 Garwood Street.

Enrollment for the 1992-93 school year was 550, with a staff of 35. By the year 2000 projected enrollment will be at 621. This projected enrollment is somewhat of a problem as the building is exceeding capacity at the present time. This building is a candidate for renovation and expansion to meet the needs of the instructional program.

Fairview High School

Constructed in 1973, this open plan school at 7460 McCray Road, has been modified to accommodate program requirements. Spreading across 154,848 square feet of space, this three story split-level building has a student commons which serves as a foyer for the

cafeteria, auditorium, gymnasium and anatatorium.

Enrollment for the 1992-93 school year was 530 with a faculty of 33. This high school currently has instructional programs for grades 9 through 12. It is felt that this school is adequate to handle school growth for the coming years.

PAST AND PROJECTED SCHOOL ENROLLMENT

YEAR	ENROLLMENT
1980	1948
1981	1850
1982	1837
1983	1800
1984	1751
1985	1744
1986	1753
1987	1790
1988	1749
1989	1757
1990	1749
1991	1751
1992	1779
1993	1800
1994	1852
1995	1880
1996	1910
1997	1967
1998	1992
1999	1997
2000	2026

These figures represent a modest, yet, steady growth pattern over the past ten years.

Within any school district it is important to note the need for additional educational processes beyond the traditional learning

experience. The Fairview School District has a wide variety of such learning programs.

Special Education Programs

The Fairview School District provides appropriate education for all identified exceptional children, through its own District-operated program thorough the Intermediate Unit program, or thorough approved private schools. These programs and services are organized to effectively and efficiently meet the needs of exceptional children. District-operated programs for exceptional children (gifted) include participation in Program Enhance sponsored by Edinboro University of Pennsylvania.

The District uses the services of the Northwest Tri-County Intermediate Unit #5 to conduct programs for the Educable Mentally Retarded, Trainable Mentally Retarded, Profoundly Mentally Retarded, Emotionally Support, Neurologically Impaired, Physically Support, Speech and Language Impaired, Hearing Impaired, and Vision Impaired.

Exceptional students may also participate in programs offered at the Erie County Technical School. Several exceptional students are presently enrolled in vocational programs and are supported by facilitators, who are professionals assigned to assist.

Exceptional students are mainstreamed to the maximum extent possible. Gifted and Speech/language students are enrolled in

regular classes the majority of the school day. Physical Support and other exceptional students also are mainstreamed; these special education students are eligible for the same services and programs that are made available to other students. Fairview School District school administrators are aware of the possibility, that, students participating in special education services outside the District could be required to attend school within the Fairview School District in the future, especially those students attending classes in neighboring school districts; such an action would require employment of additional teaching staff and designation of additional classroom/laboratory areas.

Education Support Services

Located on a site of approximately fourteen acres at the Chestnut Elementary School is a large tract of non-instructional or cocurricular use. The two building transportation center/bus garage is capable of housing twenty-three buses under its roof. Other areas are designed for support service personnel, such as, director, food service, support staff, and mechanic repairs.

Located at 7460 McCray Road the central administrative personnel are accommodated in a two-level rectangular brick structure. This one acre building sits prominently between Fairview High School and Garwood Middle School. District Superintendent, Assistant Superintendent, Controller, and supporting personnel occupy this building along with the tax office. A Board of School Directors'

meeting room is available on the top level with an auxiliary meeting room on the lower level.

RECREATION FACILITIES

Within any community the need for recreation facilities is as essential as the need for water, sewer and shelter. With the close proximity to Lake Erie and the associated facilities and current programs offered by the Fairview Area Recreation Authority little is necessary to enhance the community-wide recreational opportunities for the Fairview Area. The following narrative includes a listing of the activities offered for the residents of the Fairview Area.

Fairview is unique in that it has a very active and successful Recreation Authority (FRA), which coordinates programs year round for residents of both Fairview Township and Fairview Borough. Each member of the FRA is appointed by the Borough of Fairview, Fairview Township, or the Fairview School District. There are seven members on the Board. With four lists of programs for year-round activities, these programs are sent to each resident. The programs do vary in content and number from season to season and year to year. A fee is charged to each participant which covers in most cases, the expenses. However, it must be noted that not all programs are financially successful. Most of the programs have paid instructors, and programs are cancelled if the minimum number of participants needed to cover expenses is not reached.

The Fairview Area also offers many private recreational activities, including:

- WLD RANCH located on Woolsey Road which is owned by the Federated Church of East Springfield. This facility offers religious retreats for youth and adults as well as a variety of other activities, such as , horsemanship, archery, riflery and swimming in season.

-CAMP NOTRE DAME originally began as a boys retreat which was used from June through August, but has evolved into a residential camp for boys and girls for year-round use. The center of the summer activities include ten cabins, dining hall, game room, chapel, administration building, bathroom/shower buildings, paved area for basketball, volley ball and tennis, a large fenced in area of barnyard fowl and animals, ball field, three acre pond for boating and fishing, nature and craft center and miles of hiking trails. There is also a modern swimming facility in this area. A total of 851 children attended the camp in the summer of 1992. The staff consist of college age students, some of which are specialists in handling hearing impaired programs.

-CAMP HAWTHRONE RIDGE is owned by the Penn Lakes Girl Scout Council.
This property is used year-round by the Girl Scouts from five Pennsylvania counties and one Ohio township. Over 4,980 girls and adults visited the site for camping experiences and day events during 1992. There are five winterized cabins, two with indoor bathrooms, four platform tent units, and a large nonwinterized hall. There are also open areas for hiking, cross country skiing, and a new swimming pool.

MUNICIPAL BUILDINGS

Fairview Township Municipal Building

Built on a five acre lot in 1964 on McCray Road, this building is in excellent condition. With offices for the Zoning Officer, Planning Commission Secretary, Municipal Authority and an area in the conference room for the Township Secretary, it is felt that it is adequate for future and present needs of the Township government. There is also a large garage and work area to the rear of the building which houses the Township road equipment.

Besides being a place for many Township activities, this building is also the location where the Township of Fairview holds elections.

Although it is in excellent physical condition, this building is not handicapped accessible. Therefore, the Supervisors are presently preparing to make handicap accessibility improvements to the entrance as well as the bathroom facilities.

While, the Township Municipal Building is adequate to meet future and present needs of the Township government, it is proposed and plans are underway to construct a building to house the Municipal Authority adjacent to the Township Building.

Fairview Borough Municipal Building

This one story brick structure built on Franklin Street houses offices for the Borough Secretary and the Police Chief as well as administrative offices and the Borough Council chambers. Sharing 4.1 acres of land with the Borough's well field and water storage tank, the building is in good physical condition and is adequate to meet the needs of the Borough for the future.

For the most part this building is handicapped accessible; with the only barrier being the entrance to the building. The bathrooms and inside the building are handicapped accessible. For the future there may be a need to renovate the building's entrance in order to remove any barriers.

Fire Protection

Fire protection is provided by the Fairview Firemen's Relief Association, a volunteer fire department which operates and maintains two fire stations in the Fairview Area. Station One which is located in the Borough on East Main Street, is a new building which was purchased in 1981. Additions were subsequently added to the building. Fire Station Two is located in the Township on West Lake Road near Eaton Road.

The Association has a total of twenty-six (26) fire fighters and twelve (12) fire police who have received special training in fire fighting and rescue techniques as well as first aid training. This

organization also holds fire drills once a week and attends fire protection seminars. There is also an eighteen (18) member auxiliary. As in any organization success depends upon the generation of funds. These funds are generated by the auxiliary holding dinners at Fire Station One. Fire Station One also has a social hall which is rented for showers, weddings, etc. Funds are also generated through the solicitation of the residents of the Fairview, Area, a turkey raffle and an open house. This all volunteer organization also has several fire protection programs offered to the children of the Fairview Area.

Equipment

Station One Houses:

1. A 1970 maximum pumper equipped with a 1000 gallon/minute pump and a 750 gallon water tank.

2. A 1992 International tanker 1000 gallon/minute pump, 3000 gallon water tank.

3. A Heavy Reasquel 1977 Chevy maximum Bodry 250 gallon/minute 300 gallon water hydraulic rescue tool. The rescue truck is equipped with a full compliment of equipment including axes, saws, jacks, life lines, oxygen equipment, etc.

Station Two Houses:

1. An 1800 gallon tanker equipped with a 400 gallon/minute pump.

2. A 1986 Grunman fire cat 1000 gallon/minute 1000 gallon tank.

3. A 1984 Horton ambulance.

This volunteer fire rescue service is also aided by a Paramedic unit provided by the West County Paramedic Association.

The Department receives approximately 631 calls per year. These

calls consist of 376 ambulance, 46 MVA, 80 fire, 8 vehicle fires, 7 grass fires, 4 hazardous materials, 100 miscellaneous.

The average response time for a fire call is approximately five to eight minutes; approximately three minutes are required to mobilize the equipment. Only a small portion of the Township lies beyond the generally accepted three mile service area radius for the suburban-rural area.

Presently, even with the increase in development within the Fairview Area, it is felt that the Department adequately handles the emergencies as they arise.

It needs to be noted that there is a mutual aid agreement with municipalities outside of the Fairview Area in the case of a major fire or rescue problem.

Also, elections for the Borough are held at Station One.

Postal Services

Built on Garwood Street in the Borough of Fairview, this first class, rural delivery office has been showing a steady growth pattern. The brick one story building was dedicated in April of 1968. There are 652 post office boxes and 2,299 deliveries. Fairview Borough and Fairview Township are served by the County-wide house numbering system.

Health Care Facilities

Within the Fairview Area is the Fairview Manor Home, a senior citizen care service. This modern facility has 121 beds, with a staff of 124. There is presently a ninety-nine percent occupancy rate.

Excellent hospital facilities are within reasonable distance from the Fairview Area in the City of Erie.

COMMUNITY WATER SERVICES

FAIRVIEW BOROUGH

The availability of public utilities, particularly public water supply and sewage collection treatment systems is of significant importance for intensive future development. Oftentimes the location of such activities drive development trends.

The water distribution system available to the Fairview Area is shown on the accompanying map. The water service within Fairview Borough is provided by the Fairview Borough system and obtains its supply from wells. As with any older system, continued maintenance and improvements are necessary for continued operation. As shown on the water distribution map, the Borough is proposing to extend a main line along Avonia Road from the Borough limits into the Township to serve the proposed industrial area shown on the proposed land use plan map. As stated in the 1980 Comprehensive Plan, the Borough may need to consider interconnecting with the Erie suburban system in the future in order to maintain sufficient capacity and service capacity.

Fairview Township

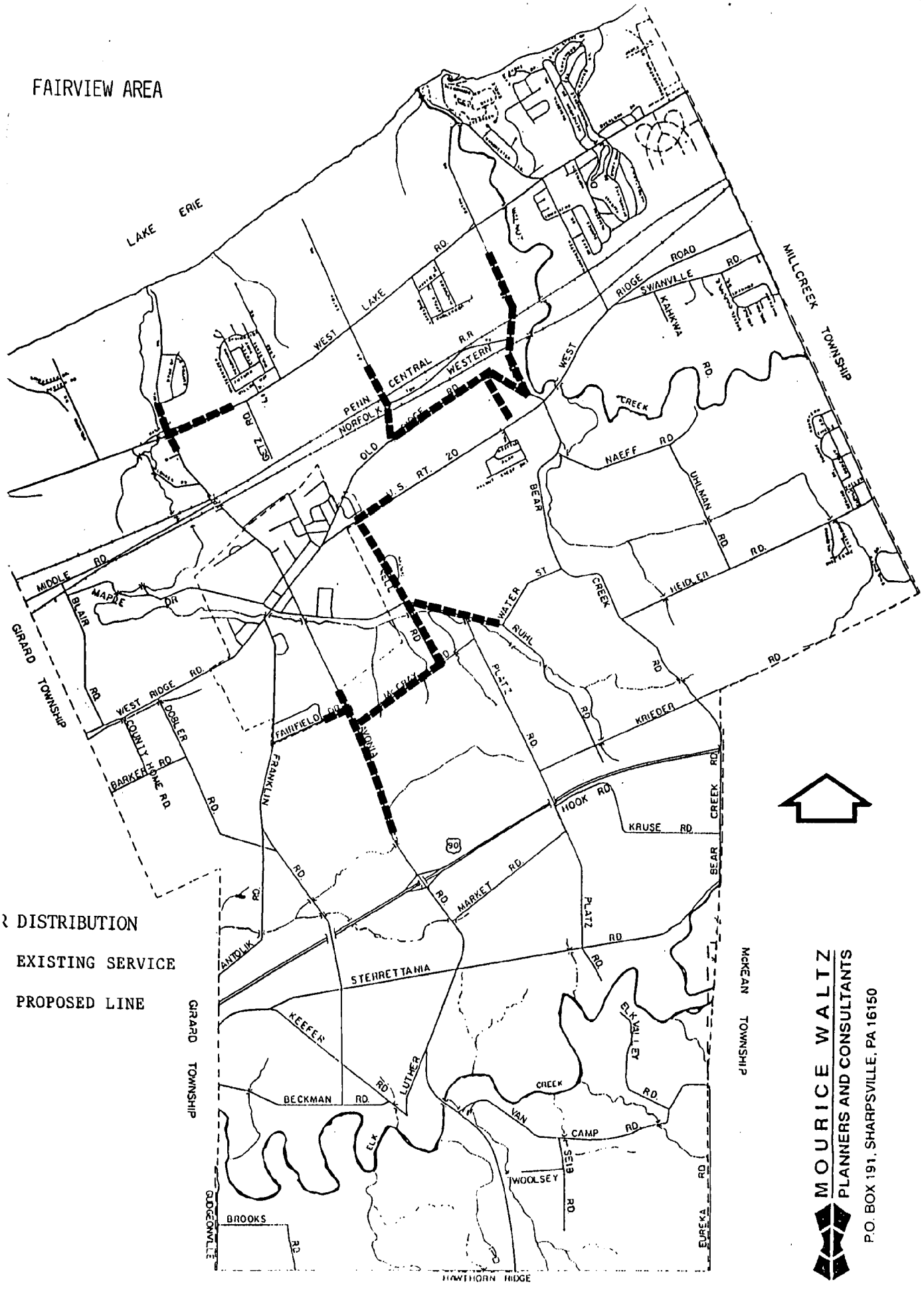
The water service for Fairview Township is shown on the water distribution map. However, it should be pointed out that bulk water is sold to several private systems within the Township which

consist of the Manchester Heights area, the Lake Shore area, the Colony area, and the Old Orchard area. The remaining areas of the Township are served by individual wells. Since 1980, the Pennsylvania Water Company sold the Erie suburban division to the Millcreek Township Water and Sewer Authority and subsequent to that sale, the Fairview Township Water and Sewer Authority purchased that portion of the water system within Fairview Township. The Fairview Township system is no longer served by wells located between the Conrail tracks and West 38th Street; is now interconnected to the City of Erie system

Due to the limited availability of federal and state funds for public utility extension, many of the plans which were considered in the 1980 Comprehensive Plan have been pushed back until such time that demand and financial options would allow those expansion plans to proceed. It is not anticipated that any significant expansion other than that which is contained in this plan will occur through the first decade of the year 2000. However, the proposed projects have been mapped.

It is important to note three rather pressing projects. Those include water distribution to the north Avonia Road area to resolve existing serious water quality problems and the replacement of the systems servicing the Colony and Lake Shore areas.

FAIRVIEW AREA



DISTRIBUTION

EXISTING SERVICE

PROPOSED LINE

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COMMUNITY SEWER SERVICE

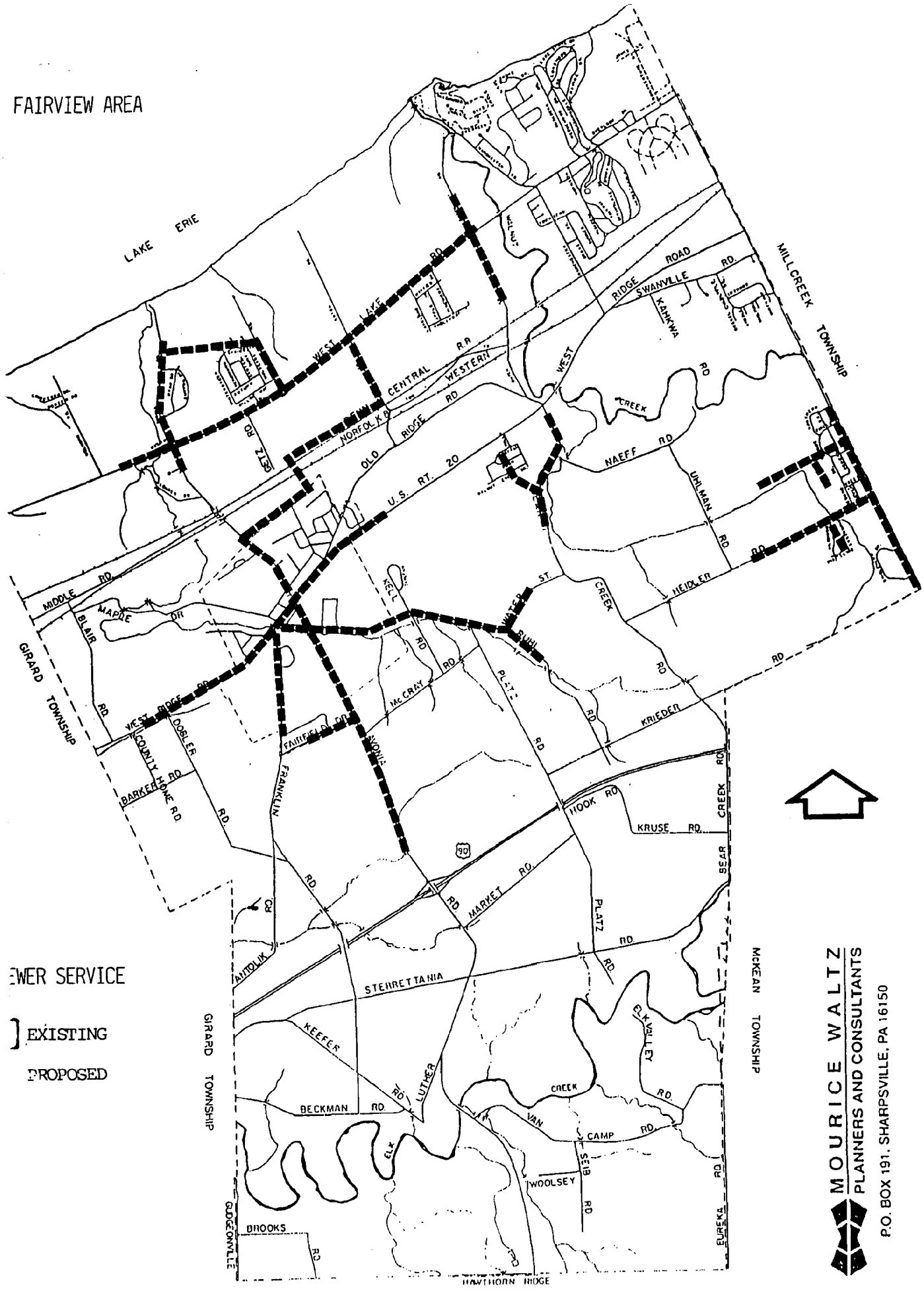
As shown on the accompanying map, the Fairview Township Water and Sewer Authority serves the extreme northeast portion of the Township with public sewer service and also extends from the intersection of Ridge Road and Swansville Road west along U.S. Route 20 to within approximately 2500 feet of Fairview Borough. Fairview Borough is not served by a public sewage collection and treatment system. The sanitary sewage collection system collects sewage and transports it via an interceptor system that extends from Fairview Township through Millcreek Township to the City of Erie's collection and treatment system. There are numerous waste water treatment plants that primarily serve specific subdivision, industries, and the school districts. There are several smaller on-site private waste water treatment plants scattered throughout the Township. These systems range from extended aeration systems to septic tanks with sand filters. The remaining portions of the Township and the Borough are served by existing on-lot sewage disposal systems.

It is proposed, and shown on the accompanying map, that the sewage collection line on Route 20 be extended in a westerly direction through the Borough to Avonia Road and then south on Avonia Road to the proposed industrial area. It is further proposed that the Walnut Heights area, which is a subdivision immediately south of

Route 20 between the Borough and Dutch Road, also be served. The Township of Millcreek is currently extending sewers to Millfair Heights in Millcreek Township. When such services are provided, it is logical that the Sunnydale Subdivision, the Princess Ann Subdivision, and the Bridlewood Subdivision in the extreme eastern portion of Fairview Township and Heidler Road could be served.

As in the case of proposed water service areas, the proposed sewer expansion projects have been shelved until such time as demand and financial resources for system expansion would allow such expansion to proceed. However, the plans have been mapped.

FAIRVIEW AREA



EWER SERVICE

] EXISTING

PROPOSED

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TRANSPORTATION

Transportation

The transportation element deals primarily with vehicular access. However, with the advent of the federal "American with Disabilities" Act, Fairview Borough is required to provide handicapped ramps at all intersections where sidewalks are provided.

Other elements subsections consist of functional classification, an assessment of improvements which are still valid since 1980 and proposals for new projects and programs.

Highway Improvement Program

This portion of the Plan contains recommendations for physical improvements to the existing highway/road system that should be programmed by the local communities and/or the Pennsylvania Department of Transportation (PennDOT). Included are both safety and/or functional improvements designed to improve internal circulation and mitigate potential accident situations. The recommended improvements are categorized for convenience.

Upgrading Rail Crossings

This deals with a critical safety situation at Blair Road. Rubberization projects should be undertaken at Dutch, Blair,Eaton and Millfair Roads at the railroad crossings.

Hazardous Intersections

This accident analysis section in the 1980 Plan identified several intersections that have a high incidence of accidents due to a number of various factors. Since 1980, the following intersections still need improvements:

1. Pasadena and Hardscrabble Drives at West Lake Road (PA 5)
2. Whitehall Place at West Ridge Road
3. Bear Creek at West Ridge Road
4. Millfair Road at Heidler Road
5. Avonia Road (PA 98) at I-90

Suggested recommendations for reducing the accident potential at these intersections are as follows:

1. Pasadena and Hardscrabble Drives

Install high visibility warning signs to indicate:
  a. numerous left turns
  b. substantial cross traffic
  c. substantial traffic entering the highway

2. Whitehall Place

Install high visibility warning signs to indicate left turns and traffic entering the highway

3. Bear Creek Road

Install high visibility dangerous intersection signs on U.S. 20 and yellow turning with caution light.

4. Millfair Road at Heidler Road

Widen the intersection by increasing the radius and paved "Flares" at each corner of the intersection. Also post appropriate warning signs.

5. Avonia Road at I-90

Improve sight visibility on the east and west bound exit ramps where traffic enters PA 98. Existing guard rails and bridge sides tend to obscure north and south bound traffic on PA 98. Also, the surface conditions of the approach to the overpass and the bridge deck should be resurfaced (and perhaps reconstructed), to eliminate a dangerous surface condition. Also, warning signs could be posted on PA 98 warning motorist of traffic entering the highway from I-90.

Hazardous Road Sections

The Accident Location Map in 1980 reveals several hazardous road sections that have resulted in a high number of accidents. Since 1980, the following road sections still need improvements:

1. West Lake Road in the vicinity of Avonia Road
2. West Ridge Road in Fairview Borough
3. Sterrettania Road between Platz Road and Bear Creek Road

Suggested improvements to the above areas include:

1. West Lake Road to Avonia Road

   Several road side commercial uses encroach on the roadway on the east side of the intersections. Furthermore, there are some older style channelization dividers for left turn lanes from West Lake Road which should be upgraded. Specific improvements could include upgrading the appearance of the intersection and the western approach to it by signing, lighting, renovation of the left turn lanes and other visibility improvements.

2. West Ridge Road in Fairview Borough

   This road section is similar to the preceding section except the speed limit is lower in the Borough. Most accidents in this area are related to turning movements generated by the numerous residential and commercial uses situated on Main Street.

Practical solutions to the problem are limited to improved signing, enforcement of parking regulations and speed limits and improved channelization at the intersection of PA 98 and U.S. 20. As with the preceding road section, it may be difficult to implement significant improvements due to the encroachment of present development on the intersections and roadways.

3. Sterrettania Road (Platz to Bear Creek Road)

This is one of the most hazardous road sections in the Fairview Area. Existing deficiencies include a narrow, winding cartway elevation changes, poor berms and a poor road surface. All accidents have been generally attributed to driver negligence; i.e. driving too fast for conditions, speeding, etc. But, obviously, the present alignment and surface conditions are inherent contributory factors. Recommended improvements should include:

Reconstruction of the hazardous section from West to Nissen Road to the intersection of Bear Creek and West Roads.

New Road Construction

The extension of Platz Road is probably the most essential of the new road proposals. Extending the road to U.S. 20 would eliminate the need for traffic to go through the Borough. It would also serve as a stimulus to residential development in the area south of U.S. 20. Sieb Road should also be extended to the Franklin Township line.

Maintenance of Clear Sight Lines

There are several areas in the Fairview Area that should be protected from intrusions into the clear sight triangles at intersections and clear sight lines along certain road sections. PennDOT should take a much more active role in such maintenance and enforcement along some roads.

Improvements to Support Economic Development

The Township recently created a New Industrial Park (IP-II) Zoning District which is located along Route 98 just north of I-90 interchange. At the time of creation, the Township's planning consultant performed a demand/capacity analysis for Route 98. As stated in the conclusion, Route 98 will need improvements, over the long term, to sustain future traffic volumes.

While this is not an immediate concern, Route 98 will need improvements during the planning period. In conjunction with the Route 98 improvements, the intersection and signalization of Route 98 and Route 20 will also need improvements, (i.e. turning, radius, turning lanes, appropriate signalization).

Hard Surface Improvements

The Township only has approximately three and one half miles of gravel roads. These roads have been located on the attached map. It is recommended that appropriate improvements be made during the planning period to provide a hard surface.

Proposed Bridge Program

The only bridge in the Township which is proposed for improvements in the twelve year highway program of PennDOT, as prepared by the municipal planning organization, (Erie County Department of Planning), is the Luther Road Extension Bridge on Van Camp Road.

There are numerous other bridges which will need attention during the planning period, such as:

Hathaway Bridge

Platz Road/I-90 Bridge

Franklin Road/I-90 Bridge

Bear Creek Road Bridge

Neff Road/Bear Run

Ulman Road/Bear Run

Lohrer Road Bridge

Porter Bridge/Van Camp Road

Millfair Bridge was recently improved by a joint $150,000 deck replacement project by Millcreek Township and Fairview Township. During the planning period the bridge will need superstructure improvements.

PennDOT and the Fairview Area must consider and fund an ongoing bridge improvement program.

A. Study Route 98 from I-90 North to and including the intersection of Route 98 and Route 20, to recommend improvements to handle increased traffic due to the proposed industrial park complex north of I-90 on route 98.

B. Prepare an ongoing bridge improvement program.

C. Develop a joint municipal/PennDOT program for the maintenance of clear sight triangles.

D. Finish paving of final three and one half miles of gravel roads in Fairview Township.

Proposed Land Use

The proposed land use plan is herein presented. In the preparation of the Land Use Plan, a land use synthesis was performed, the synthesis considered existing features such as soils, flood plains, bluff erosion areas, wetlands, topography, existing land use, utilities and vehicular access.

During the synthesis, consideration was given to providing additional developable land for multi-family housing development and neighborhood retail service. Consideration was also given to rearranging and providing likely development space for industrial/economic development.

As a part of the plan recommendations it is recommended that Fairview Township consider a de-centralized (neighborhood), concept of recreation. This de-centralized concept suggests that recreation be provided close to concentrations of housing. Thus, reducing the distance of travel to a park and increasing the opportunity for walking or bicycling to the facility.

It is suggested that the Township consider revising the subdivision regulations to require mandatory dedication of park space and or payment of a fee in lieu of dedication (recreation impact fee). Through dedication of land or collection of funds to allow acquisition, a comprehensive park system can be acquired and developed without becoming a significant burden to Township residents.

Through a recreation impact fee, development costs could also be considered.

Intergovernmental Cooperation

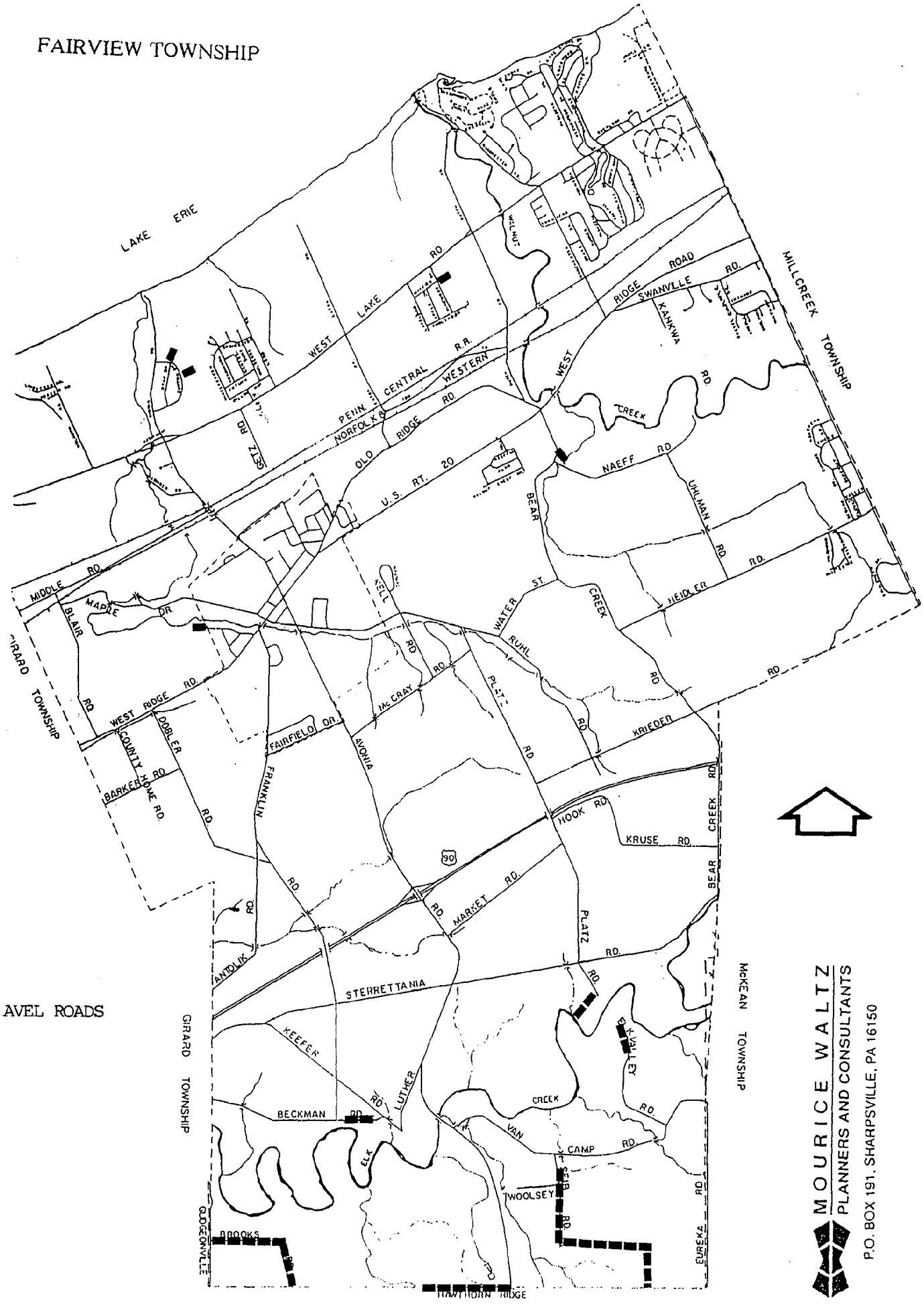
Fairview Borough and Fairview Township have recently entered into discussion and study to consider expanded cooperation and coordination in dealing with problems which are common to both communities and for the mutual benefit of both communities. These discussions should consider, at a minimum, the following:

1. Consideration of a Joint Municipal Authority or shared administration of the municipal water and sewer system. During these discussions, there are numerous options which could be considered.

2. Shared services, such as, police and public works.

3. Shared administration, such as, land use controls and other local, county or state mandated activities.

FAIRVIEW TOWNSHIP



AVEL ROADS

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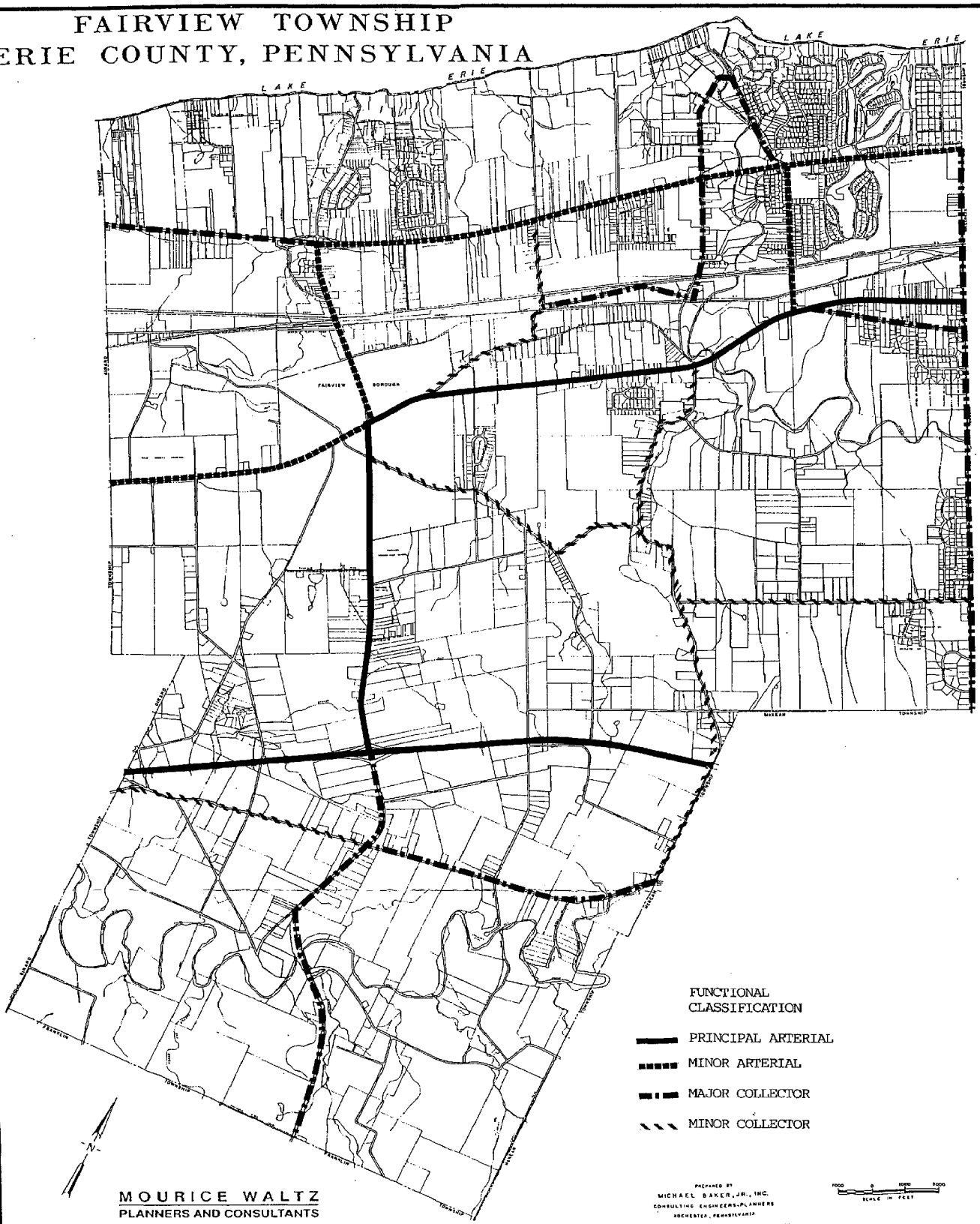
FAIRVIEW TOWNSHIP
ERIE COUNTY, PENNSYLVANIA



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SCALE IN FEET

THE PLAN

THE PLAN

Introduction

The Plan for the Fairview Area contains these basic elements: housing, infrastructure, and proposed land use. The Housing Plan is contained in the Housing Study Element and only summarized here. The Infrastructure Plan is contained in the Community Facilities and Utilities Section and Transportation Elements are only summarized here. The proposed Land Use Plan is presented here.

Housing

The housing conditions of the Fairview Area are generally good with only four to five percent of the units demonstrating deferred maintenance. However, to maintain housing mix at all income levels, a housing rehabilitation program should be considered. This is particularly true given the low vacancy rate in single family units of approximately one percent.

The Fairview Area averages only six percent of the total housing stock in multi-family units. Consideration should be given to providing additional area for such units, particularly in the Township where developable land is available. Consideration must be given to housing support stock such as neighborhood recreation, retail convenience services and public utilities.

Housing Strategy

Develop Housing Rehabilitation Program

Provide Developable Land for Multi-Family Units

Provide Housing Support Activities

Access Financial Resources

Utilities

The Community Facilities and Utilities Element contains proposed extensions and improvements for the public water and sanitary sewer system serving the Fairview Area. Fairview Borough, Fairview Township, and the Fairview Municipal Authority must actively pursue avenues to provide the necessary financing to proceed with the proposed improvements.

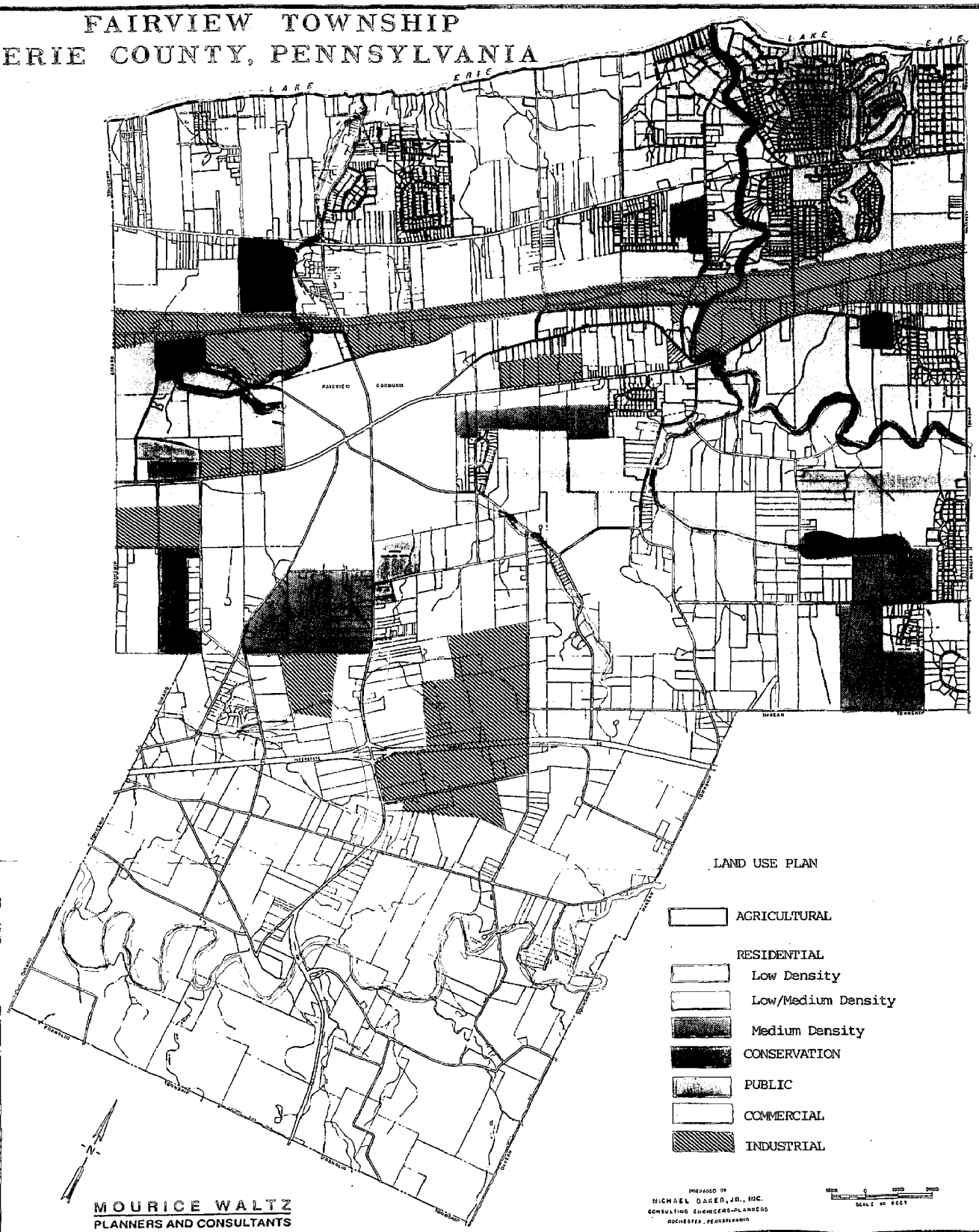
Utility Strategy

Develop a Detailed Capital Improvements Program for Water and Sanitary Sewer Improvements.

Transportation

The Transportation Element contains a detailed Highway Improvements Program. This improvement program was developed considering those improvements which have taken place since 1980 and an assessment of current needs. In addition to proposing critical improvements to hazardous intersections and roadway section the Plan contains certain other recommendations.

FAIRVIEW TOWNSHIP
ERIE COUNTY, PENNSYLVANIA



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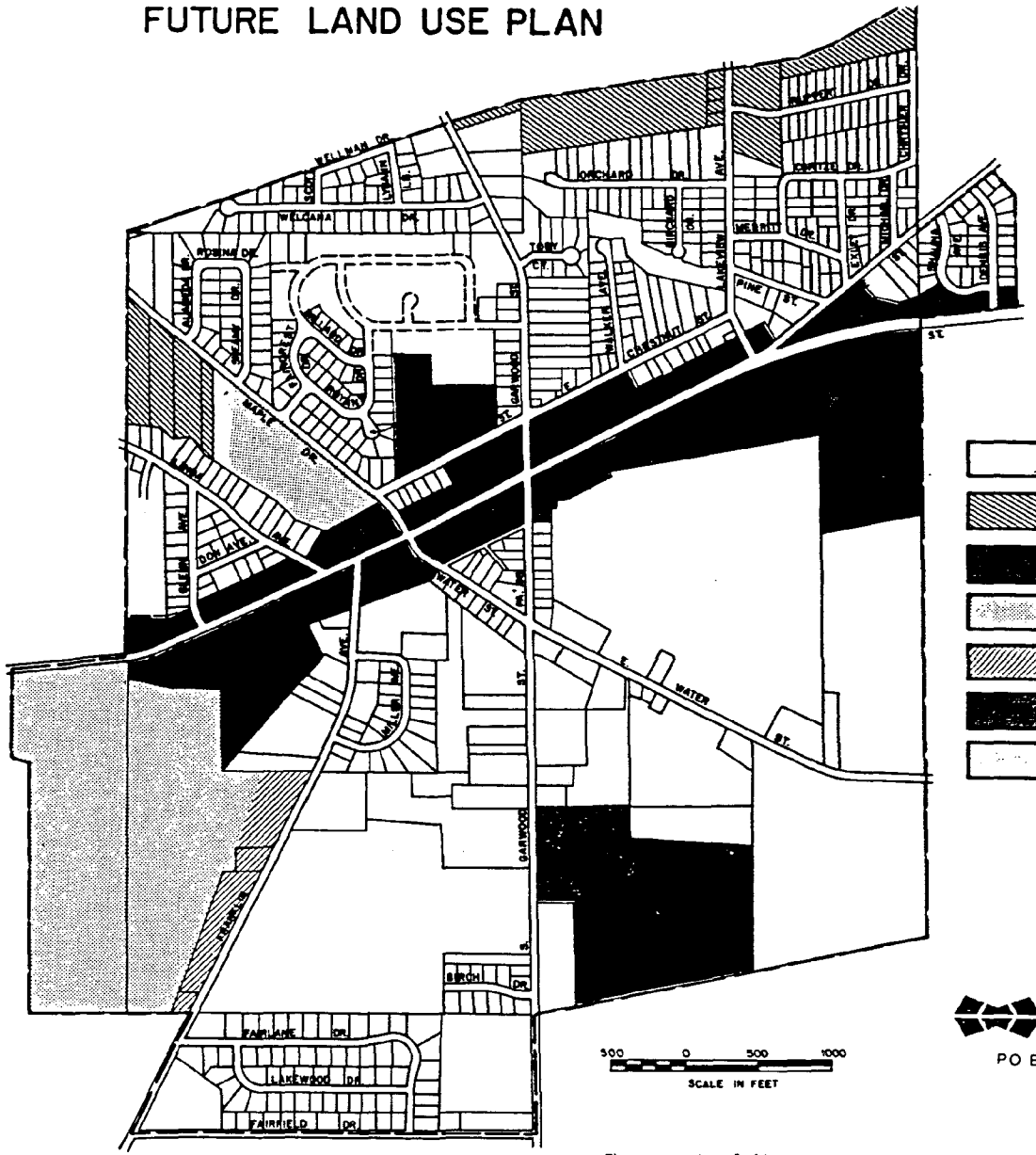
FUTURE LAND USE PLAN



LEGEND

- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RESTRICTED INDUSTRIAL
- PUBLIC
- RECREATION

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SCALE IN FEET

UPDATE-1993

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FAIRVIEW BOROUGH

ERIE COUNTY, PENNA.

JUNE, 1980

The preparation of this map was financed in part through a Comprehensive Planning Grant from the Department of Housing and Urban Development under the provisions of Section 701 of the Housing Act of 1954, as amended and as administered by the Bureau of Planning Pennsylvania Department of Communities Affairs.

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SPECIAL STUDIES

FAIRVIEW AREA

and

THE PENNSYLVANIA CHAS

The citation of problems associated with the Southwest Region as stated in the "Pennsylvania Comprehensive Housing Affordability Strategy (CHAS) for federal fiscal years 1992-1996" are closely applicable to the Fairview Area.

Economic Development

This Region, like Region Five, pointed out that economic development can help solve housing affordability problems. Housing assistance will be needed as long as incomes are insufficient to afford decent housing.

Financing

Coordination with Farmers Home Administration; This Region is primarily rural and consequently eligible for Farmers Home Administration (FmHA) housing programs.

Environmental Issues

The Region contains much undeveloped land and expanses lacking infrastrucutre. The State's environmental regulations appear to play a greater role in housing issues here than in other portions of the State.

In particular, regulations of wetlands, on-lot sewage, and water systems is a concern. The Commonwealth needs better coordination and quicker processing of environmental permits and approvals because the Federal Government is making environmental approvals a prerequisite for project funding. Availability of infrastructure is also critical for the development of affordable housing in rural areas.

Elderly and Persons with Disabilities

Persons with disabilities are a very diverse group. Not only do their disabilities differ significantly (e.g., mobility, vision, hearing impairments, mental limitations), but they span a broad range of ages, races, incomes, personal needs and goals.

Persons who are mentally retarded, persons with mental illness, and persons with physical disabilities who do not need supportive services share at least one common housing problem-access to affordable housing. Many of these individuals are low income and have great difficulities locating housing opportunities that they can afford.

Access to housing for these individuals can also be difficult because of discriminatory practices within a community. Zoning and other regulatory barriers often make affordable housing impossible for persons with disabilities.

Persons with physical disabilities who do not need supportive services still have important unmet housing needs-structural accessibility in

particular. A housing unit can be affordable but useless for a disabled person if he or she cannot get through the door.

Two significant obstacles are cost and poor design. Modifying an existing structure can be extremely costly and may be unfeasible. In some cases, there may be difficulties in obtaining funds to modify an existing structure. In addition, these costs can escalate further if local governments tax these modifications as property improvements increasing the value of the home. Even if adaptive modifications are made, poor design can make units undesirable if accessibility features are not workable and functional.

Federal and State laws can provide persons with disabilities with some assistance in overcoming accessibility problems. The Federal laws mandating accessibility include:

> Section 504 of 1973 Rehabilitation Act, Title VIII of 1968 Civil Rights Act (as amended), and the Americans with Disabilities Act of 1990.

The relevant State laws are the:

> Pennsylvania Human Relations Act of 1974 and the Universal Accessibility Act (Act 166 of 1988).

Pennsylvania's older population (age 60 and over) grew faster than the rest of the State's population over the decade. For example, between 1980

and 1987 the number of Pennsylvanians sixty and over increased 8.3 percent while the under sixty population decreased 1.1 percent. On a percentage basis, the elderly population age eighty-five and older is growing twice as fast as the entire elderly population. These trends are expected to continue through the nineties and will result in major social and economic changes. Pennsylvania ranks second among all states in the percentage of its population sixty-five and older.

Most older Pennsylvanians can satisfy their housing needs if they possess good health and have sufficient income. However, older Pennsylvanians with health limitations or who lack special supports have limited housing options. In addition, upper and moderate income older persons are faced with long waiting lists for continuing care retirement communities, limiting housing options even when incomes are sufficient.

Three major obstacles faced by this population group are the need for home repairs or modifications, lack of affordable housing, and a shortage of extended care facilties. A sampling of 2,606 elderly individuals taken in 1988 by the Pennsylvania Association of the Area Agencies on Aging Directors (PAAAAD) found that housing needs fell into these categories:

-Home repairs/improvements with 17.6 percent of requests.
-Affordable community housing with 34.7 percent of requests.
-Institutional care with 47.7 percent of requests.

The need for costly home repairs was also identified in a 1976 HUD study

They need housing located close to their jobs with easy access to convenient transportation. They should also have expanded opportunities for homeownership. For AFDC families , housing assistance should be a component of larger self-sufficiency efforts such as education, job training, household management, child care and personal counseling.

Low Income Individuals

In 1980 there were nearly 350,000 persons living alone in Pennsylvania with incomes below poverty levels. For such households, there is a need for more affordable single-room occupancy (SRO) and efficiency apartments in the State. Low income individuals also need supportive services including training in tenant responsibilities and life skills, job training, and if needed, access to substance abuse treatment.

Racial and Ethnic Minorities

This special needs group encounters problems in housing beyond affordability and supportive service needs which were discussed above. Minorities are disproportionately impacted by housing discrimination which limits their housing choices. Discrimination can include actions by housing providers, sellers, landlords and neighbors. Even planning and zoning decisions of local governments can be based on discriminatory practices.

PROPOSED CAPITAL IMPROVEMENT PROGRAM

FAIRVIEW BOROUGH

INTRODUCTION

A Capital Budget is the fiscal planning of a Comprehensive Plan. Capital Improvements should not be limited to rehabilitating the old and must provide for the new. The Capital Improvement Program should not be limited to infrastructure development and should embrace both physical development and a plan for change in the type and level of municipal services. The time horizons for the CIP for Fairview we recommend from 5 to 10 years. Before proceeding further with the process, it must be pointed out that CIP is subject to annual review in lieu of changes in the plan, forecasts and conditions which may alter scheduled projects/programs. The CIP budget is tied to the annual budget and is a continuing process which extends beyond a single year.

The Capital Improvement will be based upon recommendations of the Planning Consultants and as approved by the Planning Commission. After which a proposal will be made outlining a proposed CAPITAL IMPROVEMENT BUDGET within the Fairview fiscal agenda.

I. GENERAL GOVERNMENT ELEMENTS

A. Municipal bldgs.
B. Administration Facilities
    1. Personnel
    2. Office Equipment

II. PUBLIC SAFETY ELEMENTS.

A. Police
    1. Personnel
    2. Equipment-Vehicles -Special Police Type -etc.
    3. Communications-operations-etc.
B. Joint agreements with other municipalities
C. EMS - ambulance service -
D, Fire Protection Service
E. Building Codes - Zoning, other land use controls, etc.
F. Housing Rehabilitation Program-grants from other agencies.

III. PUBLIC WORKS ELEMENTS.

A. Personnel - shared with water utility
B. Equipment - shared with water utility
    1. Maintenance
    2. Replacement - reserve fund
    3. Miscellaneous
C. Roads/Streets
    1. Maintenance schedule
    2. Replacement - Reconstruction - Pavement Management Program - reserve fund.
    3. Projects with and through PADOT.
D. Water Utility
    1. Personnel -sharing
    2. Equipment
    3. Maintenance
        a. Tanks
        b. Well heads
        c. Pumps
        d. Distribution system

IV. PARKS AND RECREATION

A. Development of facilities and programs by and through existing Authority.

PROPOSED RESERVE FUNDING
CIP ELEMENTS

ELEMENT I - GEM. GOV. - There appears to be no need for capital expenses at this time for administration facilities. The office equipment is be adequate to meet the day to day operations of the Borough including utility (water) billing etc. With the possibility of a sanitary sewer system in the not too distant future it may be necessary to replace existing hardware and software. Such costs should be included as pat of the costs of implementing a sanitary sewer fiscal management system. There is no need to install any changes at this time.

The Borough Secretary should be part of the preparation and involved in the implementation of any Capital Budgets and/or Capital Funds. The present computer system may need to be reprogrammed or have revised software to include such fiscal programs.

ELEMENT II - PUBLIC SAFETY - Personnel costs may be improved by the participation in an intergovernmental sharing program (same as COG) with other municipalities. This could release funds for other Capital Expenses in public safety. The Comprehensive Plan will govern this area of capital programming. To establish a capital reserve fund for the Public Safety element an inventory of existing major equipment, vehicles, radios, etc., assign a life expectancy to each item and estimated costs of replacement. In a Capital Reserve Fund place an amount to be placed in the fund each year from the G.F. Budget to have adequate funds in the year scheduled for replacement. This element includes funding for a Housing Rehab Program together with funds available through grants.

ELEMENT III - PUBLIC WORKS - Capital Reserve Funds within this Element should include one for "pavement management" or pavement inventory. Several methods may be employed to provide for a sound and economic method of keeping roads/streets in good condition. The other would be a Equipment Replacement Fund (reserve fund). The latter is a simple process achieved through the present administrative structure. Obtaining information on the existing equipment and forecasting life expectancy, estimated replacement costs, and annual funding requirements. The pavement management process is a matter of expertise in the gathering of information and designing an appropriate program. Some of the work could be carried out by Borough employees, Road maintenance, traffic controls, parking, etc. are major factors in the General Fund budget and can be enhanced by sound management in all areas of the process.

PROPOSED CAPITAL IMPROVEMENT BUDGET

HOUSING REHABILITATION PROGRAM - Budget min. of $3500 to $5000 to develop program.

UTILITIES IMPROVEMENT PROGRAM - Budget Funds in amount as recommended by Consultants for studies to acquire additional sources of water supply including access to Lake for water intake, storage, etc.

ONGOING DEVELOPMENT PROGRAM - Allocate annually $1000 to $1500 to provide funds for development projects, including utilities.

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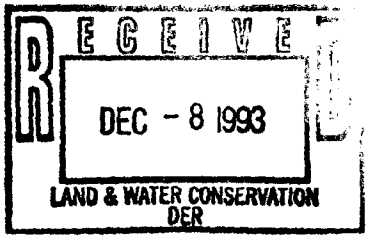
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