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Demographic Analysis

This Section of the Multi-Municipal Comprehensive Plan will examine the demographics of both the Sharpsville Region and the municipalities within. It will look at overall population trends, as well as trends and figures for age, race, income and employment, and family and household data. These figures provide the foundation for both understanding the Sharpsville Region as it has developed, and for making planning decisions for the future of the region.

POPULATION

According to 2000 U.S. Census information, the population of the Sharpsville Region is 7,990. The following paragraphs and tables will explain the trends in total population for the region and municipalities in the region. Table 1 shows the population of the region, as well as that of the County and the Commonwealth. Table 2 shows the rate of population change for the same areas.

TABLE 1				
POPULATION – 1970 to 2000				
	1970	1980	1990	2000
Borough of Sharpsville	6,126	5,375	4,729	4,500
Borough of Clark	467	667	610	633
South Pymatuning Twp.	2,973	3,016	2,775	2,857
Sharpsville Region	9,566	9,058	8,114	7,990
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Mercer County	127,125	128,299	121,003	120,293
Pennsylvania	11,793,909	11,864,720	11,881,846	12,281,054

Source: U.S. Census Data

TABLE 2				
POPULATION CHANGE – 1970 to 2000				
	1970-1980	1980-1990	1990-2000	TOTAL 1970-2000
Borough of Sharpsville	-12.3%	-12.0%	-4.8%	-26.5%
Borough of Clark	+42.8%	-8.5%	+3.7%	+30.6%
South Pymatuning Twp.	+1.4%	-8.0%	+3.0%	-3.9%
Sharpsville Region	-5.3%	-10.4%	-1.5%	-16.5%
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Mercer County	+0.9%	-5.7%	-0.6%	-5.4%
Pennsylvania	+0.6%	+0.7%	+3.4%	+4.1%

Source: U.S. Census Data

The Sharpsville region, with 7,990 residents, ranks fifth in Mercer County in population behind the Shenango Valley (which includes Sharon, Hermitage, Farrell, and Wheatland), the Grove City Region (which also includes Pine, Liberty, Springfield, and Wolf Creek Townships), the Greenville Region (which also includes Hempfield Township), and the Mercer Region (which also includes Coolspring, E. Lackawannock,

Findley, and Jefferson Townships). However, the region has been losing a sizeable portion of its population each decade (see Table 2). The Shenango Valley region is the only area of the County that is losing population at a faster pace than the Sharpsville Region. Much of this population decline can be attributed to manufacturing plant closures in the area, such as Sharpsville Inc. in Sharpsville Borough, and Westinghouse, National Castings, and Sharon Steel, among others, in the Shenango Valley. There has been a population loss of 1,576 people in the Sharpsville region over the past 30 years. This decline would comprise almost one-fifth (19.7%) of the current population in the region. Although the rest of Mercer County has also lost population (4.4% over the past 30 years) over this time, it has not been to the degree of the Sharpsville region. During the same period of time, the state has slowly increased its population. This decline slowed in the past decade, but the out-migration that has occurred is an area of concern, due to many reasons, one being the increased burden on providing municipal services to the residents with less tax base.

Sharpsville Borough

Sharpsville Borough is the most heavily populated municipality in the region. Its population of 4,500 makes it the sixth largest municipality in Mercer County. However, its population has been declining at an alarming rate. In the past 30 years, the Borough has lost over one-quarter of its population. This decline in population is representative of all of the population loss in the region, and the only municipalities that have lost a larger portion of their population in the entire County over the past 30 years are the City of Farrell and Jamestown Borough, and is similar to that of the City of Sharon and Greenville Borough. The main reasons for this population loss have been plant closures and out-migration to more suburban or rural areas.

Clark Borough

Clark Borough is the only municipality out of the three in the region that has gained population over the past 30 years. Clark has added 143 residents since 1970, which is a 30.6% increase in population. This increase could be attributed to suburban-style growth from the Shenango Valley communities and Sharpsville. This growth in Clark was concentrated in the decade between 1970 and 1980. Due to plant closures in the early 1980's, Clark lost population from 1980 to 1990, but then grew once again from 1990 to 2000, with a growth rate that exceeded the County and State.

South Pymatuning Township

South Pymatuning Township's population fluctuated over the past 30 years. As shown in Tables 1 & 2, the Township showed slight increases in the 1970-1980 and 1990-2000 decades, but experienced a larger population loss in the 1980-1990 decade, coinciding with the plant closures that occurred during that time. The suburban growth outward from Sharon and Sharpsville has almost completely offset those losses, as the Township has only lost about 4% of its population over the past 30 years.

AGE

This section will examine the age characteristics of the region. Table 3 shows the median age for the study area, as well as the County and State figures. Table 4 breaks down the 1990 and 2000 population counts for the study area, the County, and the State into age cohorts that are commonly used in U.S. Census data to show the breakdown of each age group and the change to each group over the past decade.

TABLE 3 MEDIAN AGE FOR STUDY AREA	
MUNICIPALITY	MEDIAN AGE (years)
Sharpsville Borough	40.5 years old
Clark Borough	40.7 years old
South Pymatuning Township	41.7 years old
Sharpsville Region	40.7 years old
<hr/>	
Mercer County	39.6 years old
Commonwealth of Pennsylvania	38.0 years old
<i>Source: U.S. Census Data</i>	

TABLE 4 POPULATION BY AGE COHORTS IN 2000 (1990 Figures in parentheses)						
Number	Sharpsville Borough	Clark Borough	South Pymatuning	Entire Region	Mercer County	Pennsylvania
Total pop	4,500	633	2,857	7,990	120,293	12,281,054
>5 yrs	5.9% (6.5%)	6.6% (6.2%)	5.0% (5.3%)	5.6% (6.1%)	5.7% (6.2%)	5.9% (6.7%)
5-9 yrs.	6.6% (6.6%)	5.5% (7.9%)	6.2% (6.1%)	6.4% (6.5%)	6.3% (6.6%)	6.7% (6.6%)
10-14 yrs	7.1% (5.9%)	7.1% (8.0%)	7.0% (6.2%)	7.0% (6.2%)	6.9% (6.5%)	7.0% (6.4%)
15-19 yrs	6.4% (6.0%)	6.2% (7.7%)	6.3% (6.5%)	6.4% (6.3%)	7.5% (7.5%)	6.9% (6.9%)
20-24 yrs	4.4% (5.1%)	4.3% (3.9%)	2.9% (5.3%)	3.9% (5.1%)	5.9% (7.0%)	6.1% (7.3%)
25-34 yrs	12.1% (15.1%)	12.6% (12.3%)	11.6% (13.0%)	12.0% (14.1%)	11.2% (14.2%)	12.7% (16.1%)
35-44 yrs	14.5% (13.3%)	15.3% (19.8%)	17.0% (15.9%)	15.4% (14.7%)	14.8% (13.8%)	15.9% (14.7%)
45-54 yrs	13.2% (9.7%)	19.0% (12.6%)	15.4% (11.7%)	14.4% (10.6%)	13.7% (10.3%)	13.9% (10.2%)
55-59 yrs	4.9% (4.9%)	5.7% (5.1%)	4.9% (5.4%)	5.0% (5.1%)	5.2% (5.0%)	5.0% (4.6%)
60-64 yrs	4.5% (5.7%)	4.6% (4.3%)	5.6% (7.7%)	4.9% (6.3%)	4.5% (5.7%)	4.2% (5.1%)
65-74 yrs	9.4% (13.0%)	8.2% (7.9%)	10.6% (11.5%)	9.7% (12.1%)	9.1% (10.0%)	7.9% (9.0%)
75-84 yrs	8.7% (7.0%)	3.5% (3.3%)	6.4% (4.4%)	7.5% (5.9%)	6.8% (5.5%)	5.8% (4.9%)
85 yrs +	2.2% (1.3%)	1.4% (1.0%)	1.3% (0.8%)	1.8% (1.1%)	2.2% (1.7%)	1.9% (1.4%)

Percent %	Sharpsville Borough	Clark Borough	South Pymatuning	Entire Region
Total pop	4,500	633	2,857	7,990
>5 yrs	265 (306)	42 (38)	142 (148)	449 (492)
5-9 yrs.	298 (266)	35 (48)	176 (170)	509 (484)
10-14 yrs	318 (281)	45 (49)	200 (173)	563 (503)
15-19 yrs	290 (282)	39 (47)	179 (179)	508 (508)
20-24 yrs	198 (239)	27 (24)	84 (148)	309 (411)
25-34 yrs	546 (711)	80 (75)	331 (361)	957 (1,147)
35-44 yrs	652 (630)	97 (121)	485 (442)	1,234 (1,193)
45-54 yrs	596 (461)	120 (77)	439 (326)	1,155 (864)
55-59 yrs	220 (230)	36 (31)	140 (150)	396 (411)
60-64 yrs	201 (270)	29 (26)	160 (215)	390 (511)
65-74 yrs	422 (614)	52 (48)	303 (319)	777 (981)
75-84 yrs	393 (332)	22 (20)	182 (123)	597 (475)
85 yrs +	101 (61)	9 (6)	36 (21)	146 (88)

Source: U.S. Census Data

Sharpsville Region

The Sharpsville Region, with an approximate median age of 40.7 years old, is older than both the County and State figures. This can be an issue, due to the increased amount of services required by older adults. The main area of concern, however, is the low numbers of those aged 20-24 that reside in the Sharpsville region. At only 3.9% of the population, compared to 5.9% at the County level and 6.1% at the state level, a large number of young adults are leaving the Sharpsville region for other places. This age group moving out also means that their income, their future, and their future family will be taken outside of the Sharpsville region.

In comparing the figures from 1990 and 2000, the Sharpsville region workforce is getting significantly older. The 20-24 and 25-34 age groups both decreased, while the 35-44 and 45-54 both increased, with the 45-54 age group seeing the bigger jump. This could be an issue because as the 45-54 age group nears retirement age, the numbers of the younger age groups in the workforce that will be replacing them are shrinking. This could cause less tax revenue in the region for municipalities and municipal services.

Sharpsville Borough

Sharpsville Borough is the youngest of the three municipalities in the region, but is still above the County and State figures. Despite this, Sharpsville has an unusually high percentage of those ages 75-84. This can be attributed to senior housing in the Borough, much of which is located at the Wade D. Mertz towers, located at 52 S Mercer Ave., which contains 88 elderly units. If these units were subtracted from the total population, the age of the average Sharpsville resident would be closer to, if not below, the County average.

Clark Borough

The average age of residents in Clark Borough is 40.7 years old, which is slightly higher than Sharpsville Borough, but somewhat lower than South Pymatuning Township. Clark Borough has the highest percentage of children ages 5-19 and adults ages 25-44, showing that the Borough is attracting families and younger to middle aged adults more than the other municipalities in the region.

South Pymatuning Township

South Pymatuning is the oldest municipality in the region, with their median age about two years older than the County figures, and almost four years older than the State figures. South Pymatuning’s population has the lowest percentage of children in their population, and an equal percentage of elderly as Sharpsville, even though there are no elderly housing areas in South Pymatuning. One age group where South Pymatuning deviates most from not only the County and State, but the region as well is the 20-24 group, where only 2.9% of the population is in that age range. This, combined with South Pymatuning also being the lowest in the 25-34 age range, would seem to suggest that the Township is not retaining its younger population as they transition into a career after school.

RACE

This section will examine the racial makeup of the Region, as well as compare it to the County and State. Table 5 shows the 2000 data for race.

TABLE 5 RACIAL MAKE-UP OF STUDY AREA						
RACE	Sharpsville Borough	Clark Borough	South Pymatuning	Sharpsville Region	Mercer County	Pennsylvania
White	96.2%	99.5%	98.8%	97.4%	93.1%	85.4%
Black/African Am.	2.3%	0.2%	0.4%	1.5%	5.3%	10.0%
American Indian	0.1%	---	---	0.1%	0.1%	0.1%
Asian	0.4%	---	0.3%	0.3%	0.4%	1.8%
Pacific Islander	---	---	---	---	---	---
Other	0.3%	0.2%	0.1%	0.2%	0.2%	1.5%
Two More Races	0.7%	0.2%	0.4%	0.5%	0.9%	1.2%
Hispanic	0.9%	0.5%	0.3%	0.7%	0.7%	3.2%

Source: U.S. Census Data

All three of the municipalities in the Sharpsville Region have a very similar racial makeup. The Region is mostly made up of persons who are considered “White”, 97.4% to be exact. The only other racial group with over 1% of the population is those considered “Black or African-American”, which has 1.5% of the population. The Sharpsville region’s numbers are less racially diverse than both the County and State figures.

INCOME AND POVERTY

The Income and Poverty statistics show that the Sharpsville Region is a middle-income region with low levels of poverty. Table 6 shows the income statistics in 2000 for the Sharpsville Region, and table 7 shows the poverty rate in 2000.

TABLE 6 INCOME STATISTICS						
Income (in \$)	Sharpsville Borough	Clark Borough	South Pymatuning	Sharpsville Region	Mercer County	Pennsylvania
Less than \$10,000	9.6%	4.2%	5.8%	7.9%	9.6%	9.7%
\$10,000 to \$14,999	7.2%	1.7%	6.0%	6.4%	7.7%	7.0%
\$15,000 to \$24,999	20.1%	9.3%	13.5%	17.1%	17.1%	13.8%
\$25,000 to \$34,999	16.9%	10.2%	12.5%	14.9%	16.1%	13.3%
\$35,000 to \$49,999	19.4%	16.9%	20.3%	19.5%	18.7%	16.9%
\$50,000 to \$74,999	18.6%	29.2%	22.0%	20.5%	18.5%	19.5%
\$75,000 to \$99,999	3.1%	15.7%	12.0%	7.1%	6.9%	9.6%
\$100,000 to \$149,999	2.7%	7.2%	5.6%	4.0%	3.5%	6.6%
\$150,000 to \$199,999	1.0%	1.3%	1.2%	1.1%	0.9%	1.8%
\$200,000 or more	1.4%	4.2%	1.1%	1.5%	1.1%	1.9%
Median family income	\$39,468	\$56,944	\$50,089	----	\$41,776	\$49,184
Median household income	\$32,580	\$53,438	\$44,102	----	\$34,666	\$40,106
Per capita income	\$17,979	\$24,892	\$20,637	\$19,477	\$17,636	\$20,880
Median Earnings:						
Male (full-time)	\$31,969	\$40,729	\$40,091	---	\$33,743	\$40,106
Female (full-time)	\$21,339	\$26,625	\$22,639	---	\$21,842	\$26,687
Median Household Income 1980-2000						
	Sharpsville Borough	Clark Borough	South Pymatuning	Mercer County	Pennsylvania	United States
1980	\$17,693	\$23,269	\$21,059	\$17,160	\$16,880	\$17,710
1990	\$23,136	\$34,500	\$30,260	\$24,599	\$29,069	\$29,943
2000	\$32,580	\$53,438	\$44,102	\$34,666	\$40,106	\$41,994
Change 80-00	+84.1%	+129.7%	+109.4%	+102.0%	+137.6%	+137.1%

TABLE 7 POVERTY STATISTICS					
	Sharpsville Borough	Clark Borough	South Py. Township	Mercer County	Pennsyl- vania
Families in poverty:	8.2%	1.0%	5.2%	8.8%	7.8%
1. With children under 18:	13.0%	---	8.5%	14.9%	12.1%
2. With children under 5:	10.8%	---	8.6%	19.3%	15.3%
Families with female householder:	26.9%	---	17.5%	32.0%	24.9%
1. With children under 18:	13.0%	---	8.5%	14.9%	12.1%
2. With children under 5:	56.4%	---	---	63.8%	47.4%
Individuals in poverty:	8.4%	1.7%	8.0%	11.5%	11.0%
18 years and older:	7.8%	2.2%	5.8%	9.5%	9.8%
65 years and older:	6.8%	4.3%	3.3%	7.2%	9.1%

Source: U.S. Census Data

Sharpsville Region

The incomes of the Sharpsville Region are higher than those of Mercer County as a whole. This difference takes place mostly in the income ranges under \$15,000/yr, where the County figures are higher: 17.3% to 14.3%. This bodes well for the Region, as higher incomes allow for the possibility of collecting the same amount of tax revenue than other municipalities in the county with a lower tax rate. Higher incomes also generally mean more money spent on goods, services, and housing stock in the region. However, even though the incomes in the region are higher than the County figures, the Region figures still lag behind the State figures. Much of this difference is in the upper income figures, of workers making \$75,000 or more a year. The Region has 12.4% of its workers making over \$75,000 a year, while the State has 19.9%.

The poverty rate in the Region, although they were not able to be computed using 2000 Census information, seem to be lower than the County and State figures. This is also beneficial to the Region, as fewer residents are heavily reliant on social services to survive than in the County and State.

The change in incomes between 1980 and 2000 for the communities in the Sharpsville Region is definitely a cause for concern, even though the income levels are higher in the Sharpsville Region than the County as a whole. As is the case for Mercer County, the incomes for the Sharpsville Region have not increased at the rate of the rest of the Commonwealth or the Nation. This trend is showing that the gap in income, where the Sharpsville Region is already lower than Pennsylvania or United States figures, is continuing to widen. This gap is especially pronounced in Sharpsville Borough, where the incomes are increasing at the slowest pace, even much slower than the County figures.

Sharpsville Borough

Sharpsville Borough has the lowest incomes and highest poverty rates of any of the communities in the Region. Despite this, Sharpsville Borough's income and poverty rates are comparable to the County rates as a whole. The lower incomes and higher rates of poverty in the Sharpsville Region may be attributed to factors such as the Sharpsville Gardens, an affordable housing development with 60 apartments for low-to-moderate income families, and to the increased development of new housing in the other communities in the Region, but not in Sharpsville.

Clark Borough

Clark Borough has the highest incomes and lowest poverty rates in the Region. Clark's income figures are above the State and County figures, and their Median Family and Household incomes are the highest of any municipality in Mercer County.

South Pymatuning Township

Much like Clark Borough, South Pymatuning Township has high incomes and low levels of poverty. The Township's income figures are higher than both the County and State figures. The poverty rates are lower than the County and State, but not as low as Clark Borough. One reason for this may be due to rural poverty that may occur in the Township, due to its mostly rural nature, compared to Clark Borough, which is generally suburban in nature.

EMPLOYMENT OF WORKERS

Instead of looking at the entire population of the Sharpsville Region, as has been done with all the previous statistics, this section of the demographic analysis focuses on the employed residents of the Region. There are two common Census figures that discuss the employment of the area: the Occupation they are employed in and the Industry that they are employed in. Also important is where workers who live in the Region work, as well as where the people who work in the Region live. Table 8 shows the Occupation of all workers in the Sharpsville Region.

OCCUPATION	Sharpsville Borough	Clark Borough	South Pymatuning	Sharpsville Region	Mercer County	Pennsylvania
Management & Professional	24.2%	39.9%	30.4%	28.0%	27.6%	32.6%
Service occupations	16.8%	11.3%	15.1%	15.7%	17.3%	14.8%
Sales and office	30.7%	24.5%	24.0%	27.6%	25.3%	27.0%
Farming, fishing, and forestry	---	0.6%	1.8%	0.8%	0.6%	0.5%
Construction, extraction, and maintenance	7.0%	11.6%	10.5%	8.7%	8.2%	8.9%
Production & Transportation	21.4%	11.9%	18.2%	19.3%	21.0%	16.3%

Source: U.S. Census Data

As shown in Table 8, the percentage of workers in most of the occupational categories for the Sharpsville Region ranges between the County and State figures. Slightly more workers in the Sharpsville Region are employed in the sales & office and farming, fishing, & forestry occupations than the County and State figures. Sharpsville Borough has the highest percentage of sales & office and service occupation workers, due to its proximity to the location of many these establishments in Sharpsville and the Shenango Valley, and the highest percentage of production and transportation workers. Clark Borough has the highest percentage of management and professional workers, which is not surprising due to their higher incomes, as discussed in the last section, as well as construction, extraction, and maintenance occupations. South Pymatuning Township has the majority of the people in the Region that are employed in the farming, fishing, and forestry occupations, due to the Township’s more rural nature.

Another category that can be used to measure how the workers of an area are employed is by the industry that they are employed in. Table 9 shows the Industry of workers in the Sharpsville Region.

Sharpsville Region

As shown in Table 9, the top three industries in the Sharpsville Region: Education, Health & Social Services; Manufacturing; and Retail Trade; are the same as the County and State, but the Region seems to have a greater concentration of some industries and a lesser concentration of others, instead of being between the two figures. Unfortunately, some of the Industries that the Region is higher than average on, such as Retail Trade and Manufacturing, are lower-skilled jobs. In addition, the Region is lacking in many of the Industries of the generally higher-skilled jobs of the “new economy” or “information economy”, such as Information; Finance, Insurance & Real Estate; and Professional, Scientific, & Management.

Sharpsville Borough

Sharpsville Borough has a higher proportion of its workers in industries that are more known for being city or urban industries than the other municipalities in the Region. This includes Arts, Entertainment, & Recreation; Public Administration; and Retail Trade.

Clark Borough

Clark Borough has a higher proportion of its workers in industries that would tend to yield higher incomes, such as Educational, Health, & Social services and Finance, Insurance, & Real Estate.

South Pymatuning Township

South Pymatuning Township has its workers in proportions in between the two other municipalities in most fields, except Manufacturing, where the Township exceeds all other municipalities in the Region as well as the County and State.

INDUSTRY	Sharpsville Borough	Clark Borough	South Pymatuning	Sharpsville Region	Mercer County	Pennsylvania
Agriculture, forestry, fishing & mining	---	---	3.5%	1.3%	1.6%	1.3%
Construction	4.4%	4.1%	3.7%	4.1%	5.1%	6.0%
Manufacturing	18.1%	20.8%	22.9%	20.2%	20.1%	16.0%
Wholesale trade	4.6%	2.8%	1.9%	3.4%	3.8%	3.6%
Retail trade	15.5%	9.4%	11.1%	13.3%	13.4%	12.1%
Transportation & warehousing	3.4%	3.8%	4.3%	3.8%	5.0%	5.4%
Information	0.9%	0.9%	2.8%	1.6%	1.6%	2.6%
Finance, insurance, & real estate	4.6%	10.4%	5.4%	5.4%	4.2%	6.6%
Professional, scientific, & management	4.3%	3.1%	4.3%	4.2%	4.7%	8.5%
Educational, health, & social services	22.2%	29.6%	23.3%	23.3%	23.7%	21.9%
Arts, entertainment, & recreation	9.9%	4.7%	6.5%	8.2%	7.7%	7.0%
Public Administration	6.3%	4.1%	3.3%	4.9%	4.2%	4.2%
Other Services	5.7%	6.3%	7.0%	6.2%	5.0%	4.8%

Understanding where the residents of the Sharpsville Region work, and where the people who work in the Sharpsville Region live can show many things about the communities in the Region, as well as those that surround it. Table 10 shows where the residents of the Sharpsville Region work, and Table 11 shows where the workers of the Sharpsville Region live.

TABLE 10 WHERE RESIDENTS OF REGION WORK			
Sharpsville Region	Sharpsville Borough	Clark Borough	S. Pymatuning Twp.
Total – 3,686	Total – 1,931	Total – 313	Total – 1,442
Hermitage – 23.0%	Hermitage – 27.3%	Sharon – 21.1%	Sharon – 21.4%
Sharon – 20.5%	Sharon – 19.8%	Hermitage – 20.8%	Hermitage – 17.6%
Sharpsville Reg. - 16.2%	Sharpsville – 14.3%	Trumbull Co., OH – 10.0%	Trumbull Co., OH – 13.4%
Trumbull Co., OH - 11.3%	Trumbull Co., OH – 10.0%	Greenville – 8.6%	S. Pymatuning – 9.9%
Farrell – 3.8%	Farrell – 3.9%	Clark – 6.7%	Sharpsville – 6.2%
Greenville – 3.1%	Mahoning Co., OH – 3.0%	Sharpsville – 6.1%	Farrell – 4.2%
Mahoning Co., OH – 2.6%	Wheatland – 2.8%	Grove City – 2.9%	Greenville – 2.6%
Wheatland – 2.5%	Greenville – 2.5%	New Castle – 2.2%	Mahoning Co., OH – 2.5%
Grove City – 1.8%	West Middlesex – 2.0%	Jefferson – 1.9%	Pymatuning Twp – 2.7%
Pymatuning Twp. – 1.6%	Hempfield Twp – 2.0%	Pymatuning & South Pymatuning (tie) – 1.6%	Grove City & Wheatland (tie) – 2.4%

TABLE 11 WHERE WORKERS OF SHARPSVILLE REGION LIVE			
Sharpsville Region	Sharpsville Borough	Clark Borough	S. Pymatuning Twp.
Total – 1,889	Total – 1,246	Total – 143	Total – 500
Sharpsville Region 31.6%	Sharpsville – 22.2%	Hermitage City – 22.4%	South Pymatuning – 28.6%
Sharon City – 14.3%	Sharon City – 16.5%	Clark – 14.7%	Hermitage City – 12%
Hermitage City – 13.3%	Hermitage City – 12.8%	Sharon City – 14.7%	Sharon City – 8.6%
Trumbull Co, OH – 4.4%	South Pymatuning – 7.2%	South Pymatuning – 5.6%	Sharpsville – 6.6%
Pymatuning Twp – 4.1%	Trumbull Co., OH – 4.7%	West Salem Twp – 5.6%	Pymatuning Twp – 5.4%
West Salem Twp – 2.4%	Pymatuning Twp – 4.0%	Clarion Borough – 4.2%	Trumbull Co., OH – 5.2%
Hempfield Twp – 2.3%	Hempfield Twp – 2.8%	Shenango Twp – 4.2%	West Salem Twp – 3.8%
Lackawannock Twp 2.1%	Lackawannock Twp 2.8%	Mahoning Co., OH – 3.5%	Geauga Co., OH – 1.8%
Shenango Twp – 1.7%	Shenango Twp – 2.1%	West Middlesex – 3.5%	Hickory Twp (Lawrence Co) / Farrell / Hempfield Twp (tie) – 1.8%
Farrell City – 1.5%	Clark / Farrell (tie) – 1.5%	4 tied at 2.8%	

The Sharpsville Region as a whole, as shown by Tables 10 & 11, has more workers than it does jobs, suggesting that the area is more of a bedroom community than an employment center. There are 3,686 workers that live in the Sharpsville Region, and 1,889 jobs, which is about 51% of the amount of workers who live in the Region. While this shows that the Region is preferred for housing instead of employment, it also could pose a potential problem for the Region, because it does not have the employment base to sustain the number of workers.

While many of the people who work in the Sharpsville region live there also, the people who live in the Region are more likely to commute to work in other areas. The Region is where more of the Sharpsville Region’s workers, almost one-third, reside than anywhere else. Sharon and Hermitage are a distant second and third, with 14.3 and 13.3 percent. As Table 10 shows, the top places that residents of the Region work are not in the Region. Hermitage and Sharon are the places where the most residents go to work. Sharpsville Borough has the highest percentage of residents who work in the region,

followed by South Pymatuning. Clark has the lowest percentage of residents that work in the Region.

HOUSEHOLD AND FAMILY CHARACTERISTICS

While the previous sections have focused on the individual, this section will focus on the households that constitute the Sharpsville Region.

The Household Characteristics of the Sharpsville Region, as shown by Table 12, are comparable to the State and County figures, except for the higher percentage of households age 65 and older. This can pose a greater burden on public services for those that are older.

TABLE 12 HOUSEHOLD CHARACTERISTICS					
Household	Sharpsville Borough	Clark Borough	South Py Township	Mercer County	Pennsylvania
Households with kids under age 18	30.5%	39.2%	32.2%	31.9%	32.6%
Households with individuals age 65+	36.1%	24.2%	32.9%	31.4%	27.8%
Average size Household	2.35	2.79	2.53	2.44	2.48
Average family size	2.94	3.02	2.94	2.96	3.04

Source: U.S. Census Data

TABLE 13 FAMILY HOUSEHOLDS						
Family	Sharpsville Borough	Clark Borough	South Py Township	Sharpsville Region	Mercer County	Pennsylvania
Family Households	66.1%	85.9%	76.5%	71.0%	69.3%	67.2%
-with own kids <18	(28.2%)	(32.2%)	(29.4%)	(28.9%)	(29.3%)	(30.0%)
Married couples	48.8%	76.7%	66.8%	57.0%	54.8%	51.7%
-with own kids <18	(19.6%)	(29.1%)	(25.6%)	(22.4%)	(21.4%)	(21.8%)
Female householder, no husband	12.9%	7.0%	6.6%	10.3%	10.9%	11.6%
-with own kids <18	(7.0%)	(2.6%)	(2.7%)	(5.2%)	(6.1%)	(6.2%)

Source: U.S. Census Data

Table 13 shows the statistics of families in the Sharpsville Region. The Region has a higher percentage of both family households and married couples, as 71% of the households are family households, and 57% of the households have married couples. Clark Borough and South Pymatuning have much higher rates for these two categories, while Sharpsville Borough has rates slightly below the County and State figures. The Region also has a lower percentage of single female householders, which as shown in the income and poverty section, are more likely to be living in poverty.

**TABLE 14
NON-FAMILY HOUSEHOLDS**

	Sharpsville Borough	Clark Borough	South Py Township	Sharpsville Region	Mercer County	Pennsylvania
Non- Family Households	33.9%	14.1%	23.5%	29.0%	30.7%	32.8%
--Householder living alone	30.6%	11.9%	21.4%	26.1%	27.0%	27.7%
Householder 65 years +	17.5%	5.3%	12.2%	14.8%	13.2%	11.6%

Source: U.S. Census Data

Table 14 shows the statistics for non-family households in the Sharpsville Region. The Region has less people in non-family households, such as living alone or with a roommate, than the County and State as a whole. Sharpsville Borough has a larger portion of these non-family households, which could be due to the increased amount of rental housing in the Borough as opposed to the other two municipalities.

POPULATION PROJECTIONS

Instead of looking at current figures to describe the state of the Sharpsville Region, this section looks at projecting what the future of the Region might hold. These population projections have been calculated for the Sharpsville Region by using a cohort survival projection method, which takes into account the actual population for the years 1980, 1990, and 2000, the retention rates in those years, and current fertility rates (the number of live births per 1,000 women of a specified age group).

Three projections were done for both the Region and each of the three municipalities. The low projection (#1) represents a continuation of the trends from 1980 to 2000. The likely projection (#2) assumes a better but not stable economy, coupled with slight out-migration. The high projection (#3) assumes a stable economy and no out-migration from the Region. Table 15 shows the projections for 2010 and 2020.

**TABLE 15
POPULATION PROJECTIONS**

	Population			Low - #1		Likely - #2		High - #3	
	1980	1990	2000	2010	2020	2010	2020	2010	2020
Sharpsville Borough	5,375	4,729	4,500	4,135	3,738	4,242	3,947	4,423	4,286
Clark Borough	667	610	633	612	563	636	608	652	640
South Pymatuning	3,016	2,775	2,857	2,826	2,684	2,899	2,824	2,993	3,012
Sharpsville Region	9,058	8,114	7,990	7,573	6,985	7,777	7,379	8,068	7,938
<i>Average of Projections</i>		2010	2020	<small>Source: Mercer County Regional Planning Commission (MCRPC)</small>					
Sharpsville Borough		4,267	3,990						
Clark Borough		633	604						
South Pymatuning		2,906	2,840						
Sharpsville Region		7,806	7,434						

The population projections for the Sharpsville Region show a continued decline in population for the Sharpsville Region, even if economic conditions were to improve in the next 20 years. The current population for the Region is 7,990, and the average of the projections is 7,434, a decline of 556 persons, or 7.0 percent. Even though the average of the projections shows a loss of population in all three municipalities, much of this decline occurs in Sharpsville Borough. The Borough shows a decline in all three projections of anywhere from 4.8% (projection #3) to 17.0% (projection #1). Even though Clark and South Pymatuning showed population decline (about 4.6% for Clark and 0.6% for South Pymatuning) in the average of the projections, they are not of the magnitude of Sharpsville Borough. In fact, in the high projection, both municipalities show a slight increase in population. These further declines in population mean that the municipalities will need to do one of many things: cut municipal services, raise taxes to provide a similar level of service, or find a way to reverse the trends of population out-migration that have not only plagued the region in the past 30 years, but look to continue into the future.

EXISTING LAND USE

The existing land use of a planning area is indicative of growth patterns within the communities. These growth patterns are an important element of assessment to determine future land use. The development plan has considered the existing land use of the municipalities in the planning area and in many cases proposes extensions to those existing land uses as well as, proposals for new land uses, and new zones in the Zoning Ordinance, such as the resort village zone and the light industrial performance standard zone and resort commercial zone.

While, the existing land uses have developed to accommodate all forms of uses in each municipality, the proposed development plan will consider the possibility of limiting land uses within any one of the three municipalities while allowing for all forms of land uses within the planning area.

The existing land use map is self explanatory with regard to the types and locations of land uses. It is apparent from viewing the existing land use map that lesser development has occurred in South Pymatuning Township north and to the west abutting the Trumbull County line. As compared to development activity in South Pymatuning Township adjacent to the Borough of Sharpsville and in the eastern portions adjacent to the Borough of Clark. In the Borough of Clark and South Pymatuning Township non-residential land uses are somewhat limited. The development plan will concentrate on how these areas can be expanded.

As shown, the Borough of Sharpsville is built-out with the exception of some scattered lots and old brownfield re-use.

Through visual observation in the field the existing land use was collected during the summer of 2004 by the Mercer County Regional Planning Commission Staff. The existing land use is attached.

HOUSING

The availability of a sound housing stock with a good mix of price ranges and vacancies is important to the vitality of a community and its continued economic stability or growth. Without a sound housing stock, a community which is primarily “built-out” cannot provide the necessary housing to support economic recovery or growth. If a community relies solely on housing development in adjacent communities to support economic development or stabilization and does not maintain its housing stock, housing deterioration may continue, to the point that extreme vacancies may be experienced; property values can decrease and accordingly tax revenues used to support public services will decline. In short, disaster is inevitable. This element of the comprehensive strategy for Sharpsville Borough, Clark Borough and South Pymatuning Township will look at the existing housing stock, the current activities in place to upgrade the stock and the future needs for housing. While Sharpsville Borough is “built-out” there is available land for future development in South Pymatuning Township and Clark Borough. However, additional infrastructure will be required.

**HOUSING STUDY
UNIT TYPE**

Community	1 Unit		Duplex Units		Apartment Units		Total
Clark	217	96%	4	2%	5	2%	226
Sharpsville	1447	75.9%	167	8.7%	293	15.4%	1902
South Pymatuning	1125	96.7%	12	1.1%	25	2.2%	1163
Pennsylvania	2,935,248	55.9%	273,798	5.2%	837,059	15%	4,046,105

In all three municipalities, the vast majority of housing stock units are single family detached, Clark 96%, Sharpsville 75.9% and South Pymatuning Township 96.7%. The duplex stock in all three municipalities is rather insignificant. The apartment units in Clark and South Pymatuning is also very low at approximately two (2%) percent of the housing stock of each of these municipalities. In the case of Sharpsville Borough approximately nine (9%) percent of the housing stock is in duplex units and fifteen (15%) percent is in apartment units. This is probably a good indication of the location of the

majority of rental units, however, one hundred (100) of these units are in the senior citizen high rise and sixty (60) are at the low income housing complex, which leaves approximately one hundred thirty-three (133) privately owned apartment units or seven(7%) percent of the total housing of Sharpsville compared to approximately two (2%) percent in each of Clark Borough and South Pymatuning Township.

AGE OF DWELLING

Community	Prior to 1960		1960-1994		1994-2000		Total
Clark	73	32.3%	142	62.8%	11	4.9%	226
Sharpsville	1514	79.4%	393	20%	0	0%	1907
South Pymatuning	618	53.1%	468	40.2%	77	7.6%	1163
Pennsylvania	2,865,822	54%	2,104,096	40%	279,832	.5%	5,249,750

The housing stock built prior to 1960 accounts for fifty-three (53%) percent in South Pymatuning Township and seventy-nine (79%) percent is Sharpsville Borough. Both considerably higher than Clark Borough at thirty-two (32%) However, the construction of the Shenango Reservoir in the 1960's with housing units removal and demolition probably plays heavily into the statistics. Particularly, when considering the 1960-1994 housing units started which was sixty-three (63%). Both South Pymatuning Township and Clark Borough have experienced housing starts since 1960. In the case of Sharpsville, the housing starts from 1960-1994 was only twenty (20%) percent of the total stock and from 1994-2000, there were no recorded starts. Some minor housing starts have occurred in Sharpsville in recent years, primarily due to subdivision activities of which little additional land for such activity is available.

New housing starts, if required, will need to take place in Clark Borough and South Pymatuning Township. In large part, due to soil suitability, housing starts in South Pymatuning will be limited unless the existing public sewer system is expanded. This is discussed in more detail in the Community Facilities Element.

LACKING PLUMBING AND KITCHEN

Community	Plumbing	Kitchen
Clark	0	0
Sharpsville	0	6
South Pymatuning	1	0
Pennsylvania	24,450	25,831

Either is less than .00% and is insignificant

There are no units lacking complete plumbing or kitchen facilities in the Borough of Clark. South Pymatuning Township has one (1) unit lacking complete plumbing facilities and Sharpsville Borough has six (6) units lacking complete kitchen. Those numbers are dated insignificant, but could be addressed in a joint housing rehabilitation program.

VACANCY RATES

Community	Homeowner	Rental
Clark	1.1	2.5
Sharpsville	1.3	6.1
South Pymatuning	10	00
Pennsylvania	55,891	105,585

The vacancy rate for Clark Borough is healthy at one (1%) percent for homeowner and 2.5% for rental. South Pymatuning Township has a healthy rate for homeowner occupied but a healthy rental rate should be two (2%) percent. In the case of Sharpsville Borough the homeowner occupied vacancy rate of 1.3% is healthy, while the rate of 6.1 percent is higher than should be.

DEFERRED MAINTENANCE UNITS

Deferred maintenance housing units are those units which have deficiencies beyond the normal maintenance cycle. In most cases, units can be assessed by windshield survey, however, it is possible that interior and exterior conditions may vary. The windshield survey is a good tool to make preliminary estimates on the need for housing rehabilitation. By windshield survey conducted in 2004, it was documented that there are only approximately forty (40) deferred maintenance single family dwellings. Of these units, there are forty-one (41%) percent in South Pymatuning Township, forty-six (46%) percent in Sharpsville Borough and thirteen (13%) percent in Clark Borough.

The Borough of Sharpsville has provided housing rehabilitation financial assistance programs for homeowner occupied housing units since the mid-1980's with the exception of years when funding ran out and a new funding cycle was anticipated. Since 1986, the Borough has assisted fifty-two (52) low/moderate income households with it's single family owner-occupied program. The waiting list for applicants is currently at twenty-eight (28). The Borough must continue to fund this necessary program in order to provide quality housing for the elderly and other low/moderate income households. If

the housing stock is not preserved, then future households, such as young families, will find it difficult to purchase quality beginning homes. As a priority Sharpsville Borough should request HOME Program funds to continue it's homeowner-occupied housing rehabilitation assistance program.

During 1998, South Pymatuning Township requested and received funds for a homeowner-occupied housing rehabilitation program and were able to assist seven (7) homeowners, South Pymatuning Township also has a waiting list.

HOUSING GROWTH

A major component of the Development Plan is proposed housing growth areas in South Pymatuning Township. The future growth areas, as mapped, are consistent with the Township Sewage Facilities Plan for future sewer service areas. Obviously, Sharpsville Borough is considered "built-out" for any major future housing growth with the exception of the proposed mixed use residential in the old SQP Brownfield. Clark Borough is also targeted for some minor housing growth consistent with the Borough's Sewage Facilities Plan for future improvements and expansion. A proposal to expand housing

Opportunities for single family development in Clark Borough would be to extend Parkview Street north to Route 258, this would provide land available to accommodate approximately thirty-five (35) homes.

The proposed development scheme for South Pymatuning Township will accommodate approximately 150-200 acres of developable residential property where the public sewer system is extended to the western portion of the Township.

COMMUNITY FACILITIES

SANITARY SEWER

The Borough of Sharpsville is completely served by a public sanitary sewer system. The Township of South Pymatuning and the Borough of Clark are partially served by public sanitary sewers. (See attached map).

Sharpsville

The Borough of Sharpsville has an old sanitary sewer collection system and the water is transported to the City of Sharon's Wastewater Treatment Plant. Significant sanitary sewer system repair or replacement is necessary to eliminate infiltration/inflow. The Sharon Wastewater Treatment Plant is hydraulically overloaded and other upgrades are necessary. The City is currently studying the treatment facility and replacement or upgrade will be determined. It is a foregone conclusion that waste will continue to be transported to the City of Sharon Wastewater Treatment Plant.

South Pymatuning Township

The Township of South Pymatuning has a public sanitary sewer system that has two distinct and separate service areas which serve the built-up area of the Township. The western sanitary sewer system constructed in the 1970's and is experiencing some problems on Tamarack Drive associated with line elevations and loading from Dean Foods. It is proposed that a new sanitary sewer interceptor be located along McCullough Run which will take all loading from Dean Foods, as well as, provide capacity to extend the public sanitary sewers to the Ohio line, (see attached map). It is further proposed that public sewer service would extend northward to serve the proposed mixed-use resort community adjacent to the Shenango River Reservoir.

The existing public sanitary sewer system in the western portion of the Township is transported to the Upper Shenango Valley Sanitary Sewer System Interceptor which receives the waste and transports to the City of Sharon Wastewater Treatment Plant, as previously discussed.

The other public sanitary sewer system is located in the eastern portion of the Township adjacent to the Clark Borough portion of which are commonly referred to as the “Wynwood Acres” area. This system is of newer vintage being constructed in the 1980’s. The City of Hermitage Public Sanitary System transports the waste to the Hermitage Wastewater Treatment Plant. Other than the proposed eight inch (8”) collection line along Route 18, no other improvements are proposed. See attached map for existing and proposed public sanitary sewer service areas.

Clark Borough

The built-up area of Clark Borough is served by a public sanitary sewer system. The system was constructed in the 1980’s and no problems are being experienced. The City of Hermitage transports the waste and treats it at the Hermitage Wastewater Treatment Plant. An eight inch (8”) collector line is proposed to expand the collection system in an eastern direction, (see attached map). The Hermitage Wastewater Treatment Plant has capacity for the foreseeable future and no major problems are being experienced.

Note: The attached mapping reflects the existing and proposed sewer service facilities for all three municipalities.

PUBLIC WATER SERVICE

Sharpsville Borough

The attached mapping reflects both existing and proposed public water service at the present time, there are three entities providing public water service. The Borough of Sharpsville has a water system intake on the Shenango River with an adjacent water treatment plant, main and elevated storage tanks and generally serves all of Sharpsville Borough. The Borough also sells bulk treated water to South Pymatuning Township.

South Pymatuning Township

South Pymatuning Township purchases bulk water from the Borough of Sharpsville, from a meter located in the Borough. Bulk water is pumped to the Township owned elevated water storage tank located just off of Saranac Drive. The water service area (existing and proposed) is reflected on the attached map.

Clark Borough

Portions of Clark Borough and South Pymatuning Township east are served by Aqua of Pennsylvania. Aqua (previously, Shenango Valley Water, Consumers of Pennsylvania), has a new water treatment plant an intake on the Shenango River just south of the Clark Street Bridge in the City of Sharon and serves an extensive area of the Shenango Valley. Aqua has proposed to purchase the Sharpsville Borough water treatment plant and supply facility. The Borough of Sharpsville Council is currently considering such a proposal. Should the facility be sold, South Pymatuning Township would possibly follow and the sole provider of public water to the planning area would be Aqua of Pennsylvania.

STREETSCAPING

The Borough of Sharpsville has completed the Phase I Streetscaping Project which is located at the low income housing complex on Shenango Street then following Mercer Avenue to the senior citizen high rise and proceeding along Main Street to the Borough Municipal Building. The Phase II Streetscaping Plan has been approved and will continue along Main Street to the intersection of Third Street. Should the Elm Street Application be approved, either 2005 CDBG assistance will be programmed or the existing 2004 CDBG funds will be re-programmed to Walnut Street from Main to Ridge Avenue.

Remaining Phases will include completion of Main Street and Walnut Street to the bridge, coordinated with the proposed Historic District, Shenango Street will be streetscaped from Mercer Avenue to the Historical Park on High Street.

See attached plan

PARKS AND RECREATIONAL FACILITIES

The areas of Sharpsville Borough, Clark Borough and South Pymatuning Township have a lot to offer the public with parks and recreational facilities. The following is a report detailing all parks and recreational facilities.

Mahaney Recreation Area

This is located off of High Street, within the Borough of Sharpsville, and offers a boat launch, picnicking, fishing, hiking, playgrounds and bike riding. There is a nominal fee to use the boat launch daily, and this is open from Memorial Day until the end of September.

There are many picnic areas at this recreation area these are as follows:

Skyline Shelter and Rolling Meadow Pavilion

Offering shelters, picnic tables, grills, restroom facilities, playground area and parking lot.

Spruce Cove Pavilion and Trails End Pavilion

Offering shelters, picnic tables, grills, playground area and parking lot.

Mahaney Recreation Area

Offering observation deck for an overlook view of the dam. Detailed tours of the dam which are open to the public, restrooms and parking lot.

Mahaney Park

Located in the Borough of Sharpsville, at the intersection of Walnut and Shenango Streets. This is a passive park with a gazebo and benches.

Sharpsville Canal Lock Recreation Park

Containing the last remaining lock of the Erie Extension Canal this park offers picnic shelter and is an excellent area for fishing and viewing the Shenango River. The Riasch Log Cabin is located here and is open to the public for tours.

James M. McCracken Football Field

Located on Leona Street within the Borough of Sharpshville, is the areas high school football field. This field has bleachers, concession stands, field house, restrooms and press box. This field has had extensive renovations over the past few years and it must be noted that it was built during the WPA work program during the 1930's.

Thirteenth Street Playground

Offering a jungle gym, monkey bars, basketball court and picnic shelter, this is located in the Borough of Sharpshville on Thirteenth Street.

Buhl Park

Bordering Sharpshville Borough on the south and west with nearly seven hundred (700) acres, owned by the Buhl Trustees, this area offers year-round activities. There is a public swimming pool, fishing, four (4) picnic shelters, hiking, kite flying, tennis courts, ballfield, and a free nine (9) hole golf course. The historic casino may be rented for events.

Bayview ORV Area

Near the Shenango River Reservoir, this area is designated for riding ATV, dirt bikes, and snowmobiles.

Hartford Access Area

Containing a small boat launch, this is used mostly for fishing.

Kirila and Yourga Baseball Fields

Used mostly for girls softball teams, the field contains four (4) baseball fields, two picnic shelters, concession stand and restrooms.

South Pymatuning Sports Complex

Located on the site of the former South Pymatuning Township Elementary School, this area contains the soccer field, track field, baseball field, press box, bleachers, dugouts, scoreboard, batting cage, practice field, for the high school extracurricular sports activities.

Golden Run Wildlife Area

Containing a boat launch area, this is designated for viewing of wildlife.

Clark Recreation Area

Containing picnic tables, grills, fishing pier, restrooms, and boat launch area.

Henderson Taylor Community Park

Offering picnic shelters, basketball court, playground area.

Shenango Recreation Area

This large area offers three hundred two (302) camping sites of which some have electrical hook-ups, there are restrooms, playgrounds, water fountains, horseshoe courts, volleyball court, public phones, launch ramp, amphitheater, natural trail, ranger station, the camp site is a peninsula into the Shenango River Reservoir.

Chestnut Run Swim Beach

Located on the Shenango River Reservoir and offering, water fountains, grills, parking, picnic area, playground, snack bar, restrooms, showers, and swimming.

Route 846 Hunting Area

Offering hunting areas, and handicapped parking, this is located along Route 846 in South Pymatuning Township, next to the Shenango River Reservoir.

RC Marina

Located in the Borough of Clark, this private marina offers, boat rentals, water fountains, fishing, visitor center, laundromat, parking, picnic areas, playground, restrooms, store, nature trails.

Baseball Complex/Sharpsville

Located next to the Thirteenth Street Playground, is the Sharpsville/South Pymatuning/Clark area Little League Fields, with restrooms, bleachers, concession stand, and four (4) ballfields.

RECREATION PLANNING

There are several proposed plans for recreation improvements in the planned area. Such plans are mapped and include the following activities.

Trout Island Trail

The Rails to Trails Project has been funded and is currently underway. This trail will begin at Mercer Avenue in Sharpsville along the abandoned rail bed and continue ultimately to the Chestnut Run Swim Beach at the Shenango River Reservoir. Every effort should be made to continue this trail project in the future years to complete the leg to the swim beach.

Erie Canal Lock Trail

When completed this trail would circle from the Sharpsville Memorial Park along the abandoned rail bed to the cleared old SQP site and then travel west to the river and parallel the river through the last remaining lock of the Erie Extension Canal and proceed to link with the Trout Island Trail. The portion of the trail that would extend toward the Trout Island Trail has been funded, however, every effort should be made to acquire the necessary rights-of-way to accomplish the Trout Island Trail linkage.

McCullough Run Sports Complex

This facility was recently provided and additional facilities are proposed. The school building, which was damaged by fire, has been demolished and removed. It is proposed that an additional ballfield and indoor recreation facility be provided. Such facilities can be funded, in part, under the Keystone Recreation Program of the PA Department of Conservation and Natural Resources.

McCullough Run Pedestrian Access and Bikeway

With the development of the McCullough Run Sports Complex, it has become apparent that the access from Sharpsville Borough and the Walnut Street Bridge is necessary to provide safe pedestrian and bicycle access, primarily for school age children. A proposed bituminous surface accessway is proposed and should be on the improvement plan. This activity could be funded through the PA Penn-DOT Safe Routes to Schools Program.

Shenango River Reservoir Trails

The plan proposes a trail connection to the Trout Island Trail which would circle the Shenango River Reservoir and connect with various facilities such as the Clark Access Area, Chestnut Run Swim Beach and the proposed Bayview Village Resort.

Canoe Access Launch Shenango River

Two Canoe Access Launch Area are proposed on the Shenango River. One is proposed in the Sharpsville Historical Park located on the Shenango River just south of the Shenango River Reservoir. The other launch to be used primarily for canoe retrieval would be in the Patagonia Area of the City of Hermitage, at a location to be established near the Upper Shenango Valley Sewage Pump Station and the Clark Street Bridge.

Hartford Road Access Area

With the development plan proposed to create a Village Resort Zone in South Pymatuning Township, it is proposed that the U.S. Army Corps of Engineers consider an upgrade to the existing access area. If a complete mini-marina is not possible then it is recommended that improved landing facility and temporary short term docking facilities be provided. In light of the adjacent Bayview ORV Area, it is proposed that this overall area be reassessed in light of such proposal for a Village Resort Development. For planning purposes, this area will be referred to as Bayview.

General Water Oriented Improvements

During plan preparation one resounding comment which continued to be discussed was the need for more short term and overnight boat parking at the Shenango River Reservoir, as well as, additional camping sites. Therefore, the recommendations are proposed for discussion with the U.S. Army Corps of Engineers.

TRANSPORTATION

The planning area is served by one major artery which is PA Route 18. This route is a north-south route with connection to PA south with I80 (east-west) and PA Route 60 (south). Other regional access is provided on Route 718 to South Pymatuning Township north from the City of Sharon and Ohio Route 305 from Ohio Routes 7 and 11 east to South Pymatuning Township. At the present time, this is a major corridor for truck traffic access to Dean Foods in South Pymatuning Township. Dean Foods is a major national supplier of beverage products. See attached map.

The only major planned highway improvement project is a proposed bridge on PA Route 518 which connects Sharpsville Borough and South Pymatuning (west) to PA Route 18. This project would replace a snakeshape which has dangerous alignment. The project is on the State’s Twelve Year Highway Program. Other minor studies and improvements are proposed the improved safety and truck turning radius. These have been mapped and include intersections at:

- #1 Buckeye Drive and Saranac Drive, South Pymatuning Township
- #2 Tamarack Drive and Saranac Drive, South Pymatuning Township
- #3 Ivanhoe Road and Tamarack Drive, South Pymatuning Township
- #4 Tamarack Drive and Seneca Road, South Pymatuning Township
- #5 Buckeye Drive and Ivanhoe Road, South Pymatuning Township

With regard to the Borough of Sharpsville, a traffic signal warrant study should be undertaken at the intersection of Hazen Road and Mercer Avenue due to the number of accidents which occur at this location. While Hazen Road and Mercer Avenue are in the Borough of Sharpsville, the intersection is actually in the City of Hermitage. Turn radius improvements should be made at the intersection of Seventh Street and Main street to accommodate the truck traffic to the industrial park.

Rail Access

The planning area has rail access, primarily in Sharpsville Borough, however such access is underutilized for local shipping over the years. The railroad has progressively become less important to the planning area.

Air

Minor air service to the planning area is provided by the Youngstown Regional Airport. (Fifteen to twenty minutes from the planning area). The fixed base operation is Winner Aviation and commercial air service is only provided on a loaner basis. The FBO does provide charter service. Primarily commercial service is provided by the Pittsburgh International Airport and the Cleveland Hopkins Airport within sixty minutes of the planning area.

Directional Signage

Directional Signs to a number of Shenango Reservoir facilities is absent along PA Route 18. Such signs should be located to advise the motoring public of facilities such as the Mahaney Recreation Area, Bayview ORV Area, Sharpsville Canal Lock Recreation Area, Trout Island Trail, Golden Run Wildlife Area, Chestnut Run Swim Beach, Clark Area Recreation Area and the Marina. In addition, to these signs, all of the proposed new facilities such as the canoe launches, trails, bayview village and the lodge at Clark should be properly signed, for direction to the facility when constructed.

It is the recommendation of this Plan that other general directional signs be provided such as dining, shopping, and historic district be provided.

MUNICIPAL PARKING LOTS

The Borough of Sharpsville has two (2) publicly owned parking lots. One on Walnut Street adjacent to the Municipal Building and one across the street. The Borough is proposing to locate a third facility on Sixth Street to serve numerous businesses in that area. The provision of this facility is contingent upon the Borough acquiring abandoned railroad property from Sixth Street to Walnut Street. Additional discussion about the use of this property is contained in the Restoration and Housing Plan.

STORM SEWERS

All three municipalities have some storm sewer facilities. Most of the storm sewer facilities are located in the older infrastructure areas (Sharpsville Borough). Other facilities consist of parallel roadside drainage. Attention needs to be given towards improving the facilities in Sharpsville Borough, primarily, on the state owned roads.

The Borough of Clark is experiencing problems along Nora Street and these facilities must be improved.

South Pymatuning Township is experiencing problems on Tamarack Drive, which is a state owned road and along Thomason Road which is Township owned.

MUNICIPAL BUILDINGS

Sharpsville

The Borough of Sharpsville has five (5) publicly owned buildings.

The Borough offices and police station are located at One Walnut Street. This building was constructed in 1983, and has 2,500 square feet in good repair. There are no proposals to improve the facility during the planning period.

The fire department is located on Main Street. The building houses the fire department office, squad room and five vehicles. The structure was build in the late 1970's and is in good repair. Recent changes have been made to the building and no improvements are proposed during the planning period.

The municipal garage is a complex of three (3) buildings; one is the salt storage bin which also provides equipment storage and the structure is in fair repair.

The other building houses equipment, public works office and older file storage. The Borough proposes to construct an additional salt bin within the next five (5) years.

Clark

The Borough of Clark has one (1) publicly owned building which is the Clark Borough Municipal Building located on Winner Road. The current building houses the fire company and the Borough offices, which includes a small meeting room. The Borough proposes and is in need of an additional meeting room and Council chambers space. The Borough has received a \$35,000 grant to assist in the construction of a new municipal/emergency vehicle maintenance building, however, it is estimated that a new fire company building with three bays is estimated to cost in the neighborhood of \$90,000. Additional assistance might be available through FEMA or the U.S. Department of Agriculture for additional financing to construct this facility. An additional option which could be considered would be to utilize the \$35,000 to construct a smaller first responder safety building which would house a lesser amount of equipment to be used for immediate response to emergencies and assistance within five minutes from the Borough of Clark. The Borough of Clark has a population of approximately 630 people and since the demand for safety services must be met, the first responder concept may allow the Borough to adequately finance this type of emergency service while providing for full scale services from an adjacent identity. Utilizing this concept would allow the Borough of Clark to move forward with construction at a cost of approximately \$358,000 and allow the existing the municipal building to be utilized solely for public offices, Borough offices, Council chambers, meeting room and equipment storage.

South Pymatuning

The only municipality owned building other than the recreation buildings at the McCullough Run Recreation Complex, is the municipal building located on Tamarack Drive. This building houses the Township offices and equipment storage, as well as, a small meeting facility. The small meeting facility is approximately 1,000 sq. ft. and is inadequate to handle any large numbers of groups for meeting facilities. The Township is proposing to add a twenty by 1,000 sq. ft. addition to the existing meeting room to expand the number of persons which can be handled at larger meetings. To the rear of the municipal building is a storage facility used primarily for the storage of salt and road materials. The structure was recently constructed and is suitable for the foreseeable future. Adjacent to the Township building is the South Pymatuning Volunteer Fire Department which houses the fire department equipment and a small meeting room, there are no plans for expansion and this facility appears to be adequate at this time.

COMMERCIAL REVITALIZATION PLAN

The Commercial Revitalization Plan targets the older commercial core areas of Sharpsville Borough. The revitalization of this area under a Joint Zoning Ordinance would allow for certain central commercial activities to be eliminated in South Pymatuning Township and Clark Borough. The central commercial activities could include, but not limited to, general mercantile and retail sales. Such relocation would allow for specialty retail in South Pymatuning Township and Clark Borough which could focus on resort commercial activities as neighborhood businesses and services.

The commercial revitalization involves two components, re-use and façade and restoration.

CORE AREA RE-USE

The “core” area of the Borough of Sharpsville is reflected in the older area development of the planned area which contains the majority of the commercial and industrial activity. The “core” area is characterized by a small, clustered, downtown area with other scattered commercial and historic properties mixed with older residential and the low income housing complex. A number of recent year activities have offered current opportunities for re-use of planning this area. The SQP property previously Shenango Industries and Foundry was acquired and the old industrial structures have been demolished and removed. Adjacent to this property, is the area which has recently been purchased which was part of the Shenango Industries facility and is available for re-use. Recently approved and undertaken activities which also lend toward the appropriate re-use of the “core” area include the now under design bikeway which will follow the railroad which travels this area, as well as, the current, under construction renovation of the low income housing complex located on Shenango Street. Certainly, other resources of this area include the last remaining locks of the Erie Extension canal and the Gateway to the Mahaney Park a facility of the Corps of Engineers located on the Shenango River Reservoir.

The revitalization of the “core” area involves several different components which include the re-subdivision of previous industrial partials into residential building lots, the proposed creation of a visitor/tourist district, the creation of

an historic district and the expansion of and location of parking facilities and the creation of a mini-park with handicapped accessible pathways.

The details of the “core” area re-use are contained in the Development Plan and involves mixed use residential with services professional and light industrial.

The funding of a Façade and Restoration Program has been discussed on numerous occasions in the Borough of Sharpsville. Therefore, a Façade and Restoration Plan has been prepared and is attached in the appendix. This plan is proposed to be implemented in the proposed Historical District, as well as, at the various locations of other older commercial uses.

FAÇADE AND RESTORATION PLAN

The Façade and Restoration Plan deals primarily with revitalizing the older “core” area of Sharpsville Borough. The “core” area has been previously outlined in various other sections of this report. An Historic Preservation District is herein proposed and delineated.

Other facets of the Façade and Restoration Plan deal with the proposed Streetscaping Program in the “core” area, which includes amenities such as ornamental street lighting, benches, planters, litter containers, sidewalk improvements and signage.

FAÇADE GUIDELINES

Rehabilitation and Maintenance of Historic Resources

The Secretary of the Interior’s Standards for Rehabilitation

The Rehabilitation Process

Evaluation

What is the historic character?

The historic character of the “core” area

Brick front commercial architecture.

Other commercial design.

Elements and relationships.

Physical conditions.

Extent of alterations.

Options

Minimal rehabilitation.

Guidelines for rehabilitation of upper facades.

Guidelines for rehabilitation of existing storefronts.

Historic windows.

Secondary design elements.

Awnings.

Guidelines for awning designs.

Signage.

Guidelines for signage designs.

Major renovation.

The storefront.
Guidelines for replacement storefronts.

Secretary of the Interior's Standards for Rehabilitation

The Secretary's "Standards for Rehabilitation" are general guidelines developed by the federal government, to provide direction in preservation projects. These guidelines are the official criteria used to determine if a preservation project qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, the Revenue Act of 1978, and the Economic Recovery Tax Act of 1981. In order to qualify as a "certified rehabilitation" any alterations made in the rehabilitation process must be consistent with the historic character of the structure or the district in which it is located. By definition, rehabilitation assumes the necessity of at least some alteration to provide for efficient contemporary use. However, these changes must not damage or destroy the materials and features which are important in defining the historic character of the resource. The Secretary's "Standards for Rehabilitation" are based upon the preservation philosophy that it is "better to preserve than repair, better to repair than restore, and better to restore than reconstruct". This set of official criteria is designed to assure the preservation of those portions and features of a property which are significant to its historic, architectural and cultural values. Any façade improvement or rehabilitation project should observe these standards.

The Secretary's "Standards for Rehabilitation" are as follows

- #1 Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or its environment, or to use a property for its originally intended purpose.
- :
- #2 The distinguishing original qualities or character of a building, structure, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.

- #3 All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance, shall be discouraged.
- #4 Change which may have taken place in the course of time are evidence of the history and development of a building, structure, or site, and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- #5 Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site, shall be treated with sensitivity.
- #6 Deteriorated architectural features shall be repaired, rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of mission architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- #7 The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods will damage the historic building materials, shall not be taken.
- #8 Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any project.
- #9 Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

- #10 Wherever possible, new additions or alterations to structures shall be done in such a manner that such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be impaired.

The Rehabilitation Process-Evaluation-Options-Decisions

The rehabilitation process involves three basic steps:

1. Evaluation of the historic resource
2. Exploration of the historic resource
3. Making decisions on the appropriate course of action

Evaluation

What is the Historic Character?

To assure that alterations do not damage or destroy the historic character of a building or district, the nature of the historic character must first be determined. This is not really as abstract or difficult as it may seem. The historic character of a resource is determined essentially by the materials and features which are significant to its historic, architectural, and cultural values. First, these value must be identified, and cultural significant materials and features can also be identified. Assessment of these values and elements as a unit reveals the nature of a resource's historic character.

Because every resource is unique, the significant materials and features of each property must be identified as part of the rehabilitation of that property. As a contributing element of a district, the potential impact of changes to an individual property must also be considered in terms of the district as a whole.

The Historic Character of Sharpsville's "Core" Area Downtown Historic District

The historic and cultural values of Sharpsville's "core" area are reflected in the Borough's downtown commercial architecture. This historic district is the product of early century growth and development and influenced by the increasing industrialization and urbanization of the era. As a once center of commerce for a small, working, middle class town, the downtown architecture of this district are vernacular, rather than the academic, high style designs of architects. Although such vernacular architecture is less dazzling and awe inspiring than high style building, its significance as a historic resource is of equal or greater importance. The vernacular building tradition more accurately

reflects the ordinary, everyday and commonplace activities which lie at the heart of the community's heritage.

Brickfront Commercial Architecture

The most common variety of architecture found in the "core" area is classified simply as brick-front commercial. This architecture is common wherever commercial growth occurred in the United States between 1870 and 1940. This type of structure can be either a single detached building, or it may belong to a group of similar structures sharing party walls and unified by horizontal architectural details such as cornices.

Characteristically, these buildings are from one to three stories in height. The ground floor level was intended as the retail space, while the upper floors were designed for storage or living space. Access to the upper floors is either by a separate exterior entrance in the storefront, or through the interior of the store.

The lower level of the façade is dominated by the storefront with its large display windows. Because of the narrow and deep nature of most brick-front commercial structures, these windows maximize the penetration of natural light as well as, displayed merchandise. Transoms or clerestory windows are a common feature above the display window to further increase light penetration. The store entrance can be either centered or off center and is usually recessed with single or double pane and glass doors.

The façade above the storefront can vary from predominantly flat plain surface with little detail, to elaborately decorate surfaces. Decorative brickwork in the form of corebeling, dentils, and geometric patterns accentuates the parapet, cornice and frieze.

Other Design

Other design is exemplified in the residential historic structures which display Victorian characteristics, such as ornate cornices, decorative porches, and high style architecture. Other designs include churches which also display Victorian and gothic styles

Elements and Relationships

The character of the historic district is defined by eleven basic elements and relationships:

1. Architectural Styles and Types
2. Materials
3. Color
4. Setback
5. Textures
6. Scale
7. Height
8. Roofline
9. Rhythm of Spacing
10. Proportion of Openings
11. Rhythm of Solids to Voids

Brick is the primary commercial building material. Less obvious is the importance of glass as a building material in the commercial district. However, some ground level facades, the storefronts are characterized by their large display windows. As the unit of construction, brick also determines the texture, scale, and usually the color of the district's buildings.

Physical Condition

Once the significant materials and elements of a resource have been identified, their physical condition must also be assessed before the evaluation is complete.

Mild deterioration generally requires only maintenance level treatments:

Does the surface material need repair?

Is paint flaking?

Are metal components rusting?

Do joints need recaulking where materials meet glass windows?

Moderate deterioration generally requires patching or splicing of the existing elements with new pieces to match the deteriorated element:

Can rotted or rusted or broken sections of material be replaced with new material to match the old?

Can solid material, such as carrara glass, from non-conspicuous location, be used on the historic façade repair damage element?

Do stone or brick components need repointed?

Is the storefront watertight with good flashing connections?

Are there leaky gutters or air conditioner units which drip condensation onto architectural features?

Is caulking needed?

Severe deterioration generally requires replacement of deteriorated elements as part of the overall rehabilitation.

Have existing facing materials deteriorated beyond repair through vandalism, settlement, or water penetration?

Is there a loss of structural integrity?

Is the material rusted through, rotted, buckling, completely missing?

Are structural lintels sagging?

Are support columns settled or out of alignment?

Extent of Alterations

Before exploring rehabilitation options, it is a good idea to determine the actual extent of alterations to the property. An easy way to accomplish this is through the study of old photographs and postcards. With luck and a magnifying glass an enormous amount of information can be discovered about a historic building.

Rehabilitation Options

After evaluation of the historic resource, rehabilitation options need to be explored. The extent and nature of the façade improvement will depend on the condition of the resource (as determined in the evaluation), and the budget available to make improvements. Priority should be given to rehabilitation of storefronts and upper floor windows. Property owners have three basic approaches to consider in façade improvements, minimal rehabilitation, major renovation and restoration. Regardless of the approach chosen, all existing historic features and fabrics should be preserved, repaired and maintained. Only if a historic element is deteriorated beyond repair should it be replaced.

Minimal Rehabilitation

Minimal rehabilitation is an option when a resource has been only slightly altered. This method will probably be effective as long as the upper façade has not been entirely obscured, and storefront alterations have remained within the traditional boundaries, proportions, and ratios of glass to masonry. For instance, façade improvement will be minimal if alteration is easily reversed and does not exceed the boarding or blockage of upper floor windows. If alterations are more extensive than this, required rehabilitation will probably be more involved to achieve the desired affect.

This level of façade improvement requires:

- Basic maintenance

- Necessary replacement of elements such as missing windows

- Removal of extraneous materials, like over-sized signs and tacked-on facades and storefront coverings.

- Simple improvements of secondary design elements such as signage, paint schemes and awnings.

Guidelines for Rehabilitation of Upper Facades

- Uncover and open blocked windows. Follow guidelines for treatment of historic windows.
- Preserve, maintain and repair all historic fabric including decorative brickwork, metals, glass and wood elements.
- Follow recommended procedures for cleaning historic masonry, never sandblast.
- Painting should be based upon historic appearance. Do not coat surfaces which have never been painted.
- Use appropriate materials. Avoid those unavailable at the time of construction, such as vinyl and aluminum, mirrored or tinted glass, artificial stone and brick veneer.

Guidelines for Rehabilitation of Existing Storefronts

- Preserve, maintain or repair all existing historic fabric. Do not alter an existing historic storefront.
- Historical themes which predate the building are inappropriate. For example, colonial detailing is inappropriate for Sharpsville. Avoid "historic" accessories like coach lanterns, mansard overhangs, wood shakes, and small paned windows.
 - Preserve the character. If an adaptive use requires less exposed window area, consider interior blinds, curtains, or some other solution. Retain the transparency of the ground level façade.
 - Open up transom windows which have been blocked, covered or painted.
 - Repair any necessary elements.

Historic Windows

The upper floor windows of a commercial façade play an important role in the visual image of the district. These regularly spaced windows contribute strongly to the continuity of the streetscape. Infilled and obscured windows disrupt the consistent pattern of the visual image.

--Priority should be given to uncovering and opening blocked windows

--The original configuration of the window opening should be respected

--Remove all window air conditioning units and any other protruding objects.

--Historic windows should be repaired if necessary, not replaced.

--Windows altered with painted glazing should be cleaned, not replaced.

--All historic windows should receive regular maintenance.

--Any replacement glazing should be transparent, no mirrored or tinted glass.

--Should the historic windows no longer exist, replacement must convey the same visual appearance as the original.

--Storm windows to increase energy efficiency are not discouraged, but should match the original windows in form and style. Minimize the visual impact by selecting compatible frame colors. Unfinished aluminum storm windows should be avoided. They should not obscure the pattern of the window or detract from its appearance in any way.

Awnings

Awnings became a popular façade element after 1890 and were common throughout the early twentieth century. Their use would be an appropriate façade improvement treatment. A carefully designed and coordinated awning scheme could enhance the visual image of the downtown and reinforce the continuity of the historic district.

Awnings are both functional and aesthetic. They not only protect the consumer from the sun and weather, but also add inviting color to the streetscaping. In some cases, they can even be used to disguise inappropriate storefront alterations in an inexpensive way. Canvas is usually the least expensive and preferred material, although vinyl-coated canvas and acrylic are also appropriate.

<u>Material</u>	<u>Life Expectancy</u>
Canvas	4-7 years
Vinyl Coated Canvas	7-10 years
Acrylic	7-12 years

Retractable awnings which allow flexibility of use are recommended over fixed awnings.

Inappropriate storefront alterations can be effectively disguised by mounting an awning over the alterations while maintaining the proportions of a traditional storefront.

Guidelines for Awning Design

Awnings should be attached to the storefront either above the display windows and below the cornice or signboard, or between the transom and display window.

Standard street level awnings should be mounted so that the valance is about seven (7) feet above the sidewalk and projects between four (4) and seven (7) feet from the building. The valance flap is typically twelve (12) inches and can also serve as a sign panel.

Design should respect the scale of the building and achieve a visual balance.

Awning should reinforce the frame of the storefront.

Awnings should be designed and attached in a fashion which does not obscure any significant architectural features.

Signage

Signs are an important key to defining the character of the district. The purpose of course, is to inform customers of a business location and type. As a pedestrian and slow traffic area, downtown signage can be small in scale and yet effective. Creative signage can convey the store's individual impact while maintaining the historic character of the district. Remember, the entire façade of the historic building advertises the business. The first step is to clean up the façade by removing the clutter of any inappropriate signage.

Guidelines for Signage Design

- Signs should be kept subordinate to the building, never covering significant architectural features.
- Keep signs simple with a direct message
- A storefront should not have more than two signs
- Mounted signs should be placed on the signboard or fascia of the historic storefront, (the area above the display or transom windows and below the second story window sills). The dimensions of the sign should not exceed the boundaries of the storefront or be more than 2-1/2 feet in height.
- Projecting or hanging signs should be placed with care not to interfere with neighboring signs or detract from the streetscaping. They need to be mounted at least 8-1/2 feet above the sidewalk and project no more than five (5) feet.
- Window signage should not obscure or clutter the display area.

The Storefront

The storefront of a historic commercial building is often its most important architectural feature. Because of its key role in advertising and merchandising, the storefront is also the most common altered feature. When alterations ignore traditional storefront boundaries, proportions and materials, they create dissonance with the historic character of the building and disrupt the continuity of the district.

Inappropriate non-historic storefronts should be replaced with either an accurate restoration of the original storefront, or a contemporary design which is compatible with the scale, design, materials, color, and texture of the rest of the building and the district.

Guidelines for Replacement Storefronts

- Retain the “storefront” character. Even if the building is being used, rehabilitated for something other than retail use, the ground level façade must read as a storefront to remain compatible with the district’s character.
- Emphasize transparency. Use glass doors, transoms and display areas for visibility into and out of the store.
- Observe the traditional ratio of window to wall area.
- Respect the building’s scale and proportions.
- Observe the historic storefront boundaries. The replacement design should fit within the original storefront opening without obscuring the piers.
- Storefront setback should be approximately four (4) to twelve (12) inches from the front edge of the opening.
- Retain the appearance of a three part façade,(storefront, upper façade, cornice), with a clear horizontal separation between the storefront and the upper façade. The use of the fascia board as a signboard reinforces this division.
- Differentiate the primary retail entrance from the secondary access to upper floors. Check current code requirements for entrances (out-swinging doors generally must be recessed).
- Select compatible construction materials. In general, they should be simple and unobtrusive. Glass, wood and cast iron are more appropriate than masonry which tends to create a massive appearance.
- Secondary design elements should be simple to avoid visual clutter which detracts from the façade and streetscape.
- Avoid inappropriate historical themes.

What Not To Do

- Do not destroy the storefront appearance.
- It is not recommended to design a period storefront as a replacement. Such period designs are a mistake which in the end actually detracts from the historic character of a resource. Even copying traditional details and features from neighboring buildings of the period result in the historical fakery of an appearance that never existed. Conjectural designs are not recommended.

- Do not alter the historic character of the building with the addition of inappropriate elements. For instance, the creation of an arcade where one never existed would be inappropriate.
- Never sandblast. Use only approved cleaning techniques for historic materials.

You may have seen it done somewhere else, but that is not a reason to do it in Sharpsville Borough.

Restoration

Restoration is defined as the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

The restoration approach requires returning the façade to its original appearance. Any restoration must be accurately based upon historical, pictorial, and/or physical documentation. If a building has been altered in only minor ways, restoration may be inexpensive and desirable.

Should this be the façade improvement choice, special care should be taken in deciding which features to preserve, repair or replace. Always remember, it is better to preserve than repair, better to repair than restore and better to restore than reconstruct.

Decisions

Before rehabilitation work begins, the potential impact of any proposed alteration must be assessed. The guidelines and recommendations, under rehabilitation options are designed to minimize the affect of any alterations to the resource district. Work which observes those recommendations should result in a compatible design sensitive to the historic character. To assure successful façade improvement, all alterations within the local historic district, requiring a demolition or building permit, must be approved with a “certification of appropriateness” by the Historic Review Committee pursuant to local ordinance.

The following checklist of guidelines is designed to assist the Historic Review Committee in determination of the appropriate or inappropriate nature of proposed changes.

Historic Review Committee Checklist

- Will the proposal promote the general welfare of the area and all citizens?
- Will the proposal preserve and protect the historic and architectural nature of the district?
- Are proposed cleaning and repair within recommended guidelines for historic material?
- Are the basic elements and relationships of the proposal compatible with the historic character of the resource and district? Architectural Styles/Types, Materials, Scale, Textures, Setbacks, Height, Roofline, Color, Rhythm of Spacing, Proportion of Openings, and Rhythm of Solids to Voids.
- Are historic exterior architectural features preserved and unobscured by the proposal?
- Is proposed replacement of elements of material absolutely necessary? Could the be repaired or preserved intact rather than replaced by new fabric?
- Are replacement features, such as new storefront designs, appropriate? Do they observe recommended guidelines?
- Are secondary design features (awnings, signage) appropriate?

Color

Color is unquestionably one of the most difficult and controversial aspects of façade improvement and historic district regulation. Color choice is often a highly personal decision for a property owner. The ultimate goal for a business owner is choosing a paint scheme is to create an eye catching and attractive effect. A new coat of paint can be a dramatic improvement in the appearance of a historic building and business image. Or, without careful thought and consideration, a new paint job can be a disaster for the historic character of the resource and district.

Consult with the Historic Review Committee before committing to a paint scheme. Even though the Committee has no authority to regulate the color choice when no building permit is required, their goal is to assist the property owner(s) in the improvement of their buildings and shopping district.

In general, the paint scheme for a historic commercial building should be kept simple. The idea is to complement and enhance the resource, not overwhelm it. Color selection should be sensitive to the historic character of the building and so it should be appropriate to the time period.

Three part color schemes have proven quite effective in façade improvement. Such façade treatment involves coordination of major and minor trim with the base color. Trim colors should highlight these architectural features rather than overpower the façade. Color choice should relate in a way which ties all the building parts together.

Three Part Color Scheme

Base Color

Wall Surfaces

Storefront Piers

Major Trim

- Cornice
- Window Cap
- Window Frames
- Storefront Cornice
- Storefront Columns
- Bulkheads (Kickplates)

Minor Trim

- Window Sash
- Doors
- Storefront Frame
- Small Details on Cornice
- Bulkheads (Kickplates)
- Windowhoods

Basic Painting and Color Guidelines for New Construction

- Consult the Historic Review Committee
- Do not coat historic surfaces which have never been painted
- Restoration of a façade to its original appearance requires accurate paint analysis
- Color selection should be appropriate to the historic character and time period of the building
- Choose colors within the natural color range of the material
- Keep paint schemes simple
- Make all necessary repairs before painting. Ignoring needed repairs can result in wasted money and effort in painting.
- A primer may be desired for improved adherence of the final coat

Property owners may wish to contact a Historic Preservation Consultant who specializes in rehabilitation design, color and paint schemes to develop a specific color design scheme for an individual property or the district as a whole.

Contact the State Historic Preservation Office (SHPO) for further technical assistance in color selection, or any aspect of rehabilitation.

Maintenance

Maintenance of historic resources is an integral and vital aspect of preservation. Occasional repair and systematic maintenance prevent the big problems which require big spending. Required treatment for historic structures differs from that for contemporary buildings, because of the specific nature of historic construction techniques and materials. Quite often, a treatment which is safe for non-historic buildings can severely damage historic ones.

Buildings deteriorate for a variety of man-made and natural causes. Water (moisture) is a structure's most dangerous enemy. The presence of excess moisture coupled with the climatic freeze-thaw cycle, results in mechanical disintegration of the building material. Proper maintenance can prevent water damage and other threats to your building.

Causes of Deterioration

Physical Causes-water, wind, temperature, etc.

Chemical Causes-pollution, oxidation, etc.

Botanical Causes-tree roots, vines, etc.

Biological Causes-insects, birds, etc.

Historic Masonry

Brick was the primary commercial building material in the Borough of Sharpsville. Even though it is one of the most durable building materials, it is susceptible to damage through improper maintenance/repair and harsh, abrasive cleaning.

Brick is composed of relatively soft interior material, with a hard, protective surface layer produced in firing. Damage to the hard outer layer results in deterioration of the entire brick.

Cleaning Masonry

- Clean only when necessary to halt physical deterioration or remove heavy soiled/paint build –up.
- Never sandblast masonry surfaces using dry or wet grit or other abrasives. Sandblasting destroys the protective surface layer of a brick, leading to deterioration. This damage is permanent and cannot be reversed. Deterioration will continue even with the application of sealants.
- Use the gentlest means possible, low pressure water with mild masonry detergents and natural bristle brushes or a non-harmful chemical solution.
- Always test a cleaning method on a small area of the masonry surface for any negative effects before application.

Repointing Masonry

- Repair deteriorated mortar joints by repointing. Examine the building for signs of disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, damaged plaster.
- Duplicate historic mortar in strength and composition. Historic mortar tends to be much softer and more pliable than modern mortar. Replacement mortar must be pliable enough to accommodate the expansion and contraction of soft historic brick. The ratio of Portland Cement is usually higher in modern mixtures than it was in the early 20th century and is too hard to use on historic buildings.
- Duplicate the color and texture of historic mortar. Mortar which does not match, detracts significantly from façade appearance as “sloppy patchwork”.
- Duplicate the width and joint profile of historic mortar. Again, incorrect repointing results in a sloppy appearance.

New Construction

The compatibility of new construction in any historic district is crucial to maintaining the historic character of the district. This is especially true due to the small, compact nature of the historic district. Intrusive new construction would disrupt the continuity of the entire district.

Compatibility of new construction is determined by those same basic elements and relationships which determine the historic character of the district.

Criteria of Compatibility

Architectural Style

Modern architectural designs are discouraged. All design must be sensitive to the visual characteristics of the district. Recreation of historic styles is discouraged.

Materials

New building materials must be compatible with the predominant historic materials.

Texture

Texture of new construction must be compatible with the coursed brick texture relationship of the district.

Scale

Scale is created by the size of units of construction and architectural detail which relate to the size of man. Scale is also determined by building mass and how it relates to open space.

Color

The color of new construction should complement the historic character of the district.

Height

Height of new construction must be visually compatible with adjacent buildings. New construction in the historic district should be two or three stories in height. One story construction and anything over three stories would disrupt the visual continuity of the district.

Setback

The setback of new construction must be consistent with the historic sidewalk setback of the district.

Rhythm of Spacing

The relationship of a building to open space between it and adjoining buildings must be consistent with that of the historic district. In the Downtown Historic District, buildings are constructed flush to one another sharing party walls. No open space should be allowed between new construction and adjacent buildings.

Roofline/Roof Shape

The roof shape and resulting roofline must be compatible with adjacent buildings.

Rhythm of Solids to Voids

Rhythm of solids to voids of new construction must be compatible with that of historic construction in the district. This rhythm is an ordered recurrent alteration of strong and weak elements.

Proportion of Openings

The proportion of openings determined by the relationship of width to height of windows and doors must be compatible.

Demolition

It should be the policy of the Historic Review Committee and the Council of Sharpsville Borough, to promote and encourage the preservation of historic resources and protect against the razing or demolition of any historic structure within the historic district. The historic character of the historic district is such that every historic building makes a significant contribution to the district. Due to the small, compact nature of the district, loss of a valuable asset to the community and noticeably detract from the historic character of the district.

In review of any request for demolition of a building, structure or any part thereof, the Historic Review Committee should initially review the circumstances and the conditions of the structure or part proposed for demolition. The committee should consider:

- If the proposal is contrary to the general welfare of the area and all citizens.
- How the structure contributes to the historic character of the district.
- If retention of the building will help preserve and protect the historic character of the district.

DEVELOPMENT PLAN

As determined by the Strategic Planning Committee, the Plan proposed was directed to consider development schemes which would explore the opportunities to focus on the potential of development which could spin-off from the Shenango Reservoir.

The Development Plan considers three new development concepts for implementation in the Zoning Ordinance. These concepts are a proposed Village Resort Zone, Resort Commercial Zone and a Light Industrial Zone with performance standards.

VILLAGE RESORT ZONE

The proposed Village Resort Zone is created to develop an area which will have the ability to support a village setting with relation to resort activities support in large part by the Shenango River Reservoir. As discussed in the recreation element of this Plan, the Shenango River Reservoir is a significant resource for recreation activities. While the Reservoir was created as a flood control facility, there is certainly adequate time during the year when the facility can be used for recreation purposes and certain recreational facilities have been developed by the Corps, as well as, the swim beach which is maintained by the Mercer County Council of Governments. The proposed Resort Zone would allow for smaller lots, with public water and sewer facilities. The smaller lots would allow for more dense village-type setting for residential cottages and summer homes, as well as, full-time housing. The proposed zone would allow for mixed use of related retail and commercial establishments. Such retail and commercial would include outfitters, convenience stores, novelty shops, restaurants, rental facilities including such items as bicycles, small boats, canoe, ice fishing huts and petroleum products primarily used for boating activities. Planned Residential Development with multi-family will be encouraged.

RESORT COMMERCIAL ZONE

The Resort Commercial Zone is designed to serve the visitor community and motoring public with an ultimate destination of the Shenango River Reservoir. Therefore, the type of commercial which will be permitted in this district will be designed specifically to accommodate activities listed in the Village Resort Zone, as well as, additional uses such as recreational vehicle sales, and repair, petroleum products of a larger scale, lodging facilities, amusement, restaurants, car and boat washes, boat and trailer storage, commercial kennels.

VILLAGE/MIXED USE

Two other proposed concepts to be implemented in the future Zoning Ordinance include a General Village Zone in South Pymatuning Township adjacent to the Village of Orangeville, in Trumbull County, Ohio and a proposed Mixed Use Zone at the site of the vacant SQP property in the Borough of Sharpsville. The proposed General Village Zone adjacent to the village of Orangeville is proposed as an extension of the existing development in the village of Orangeville. The Mixed Use Zone in the Borough of Sharpsville is discussed in detail in the Implementation Strategy and proposes elderly four to six plexes, townhouses, (assorted rental/condominiums/homeowner occupied), single family (mid-scale), performance light industrial and limited professional/service.

LIGHT INDUSTRIAL

A new Light Industrial Zone is proposed for South Pymatuning Township. The Zone could be classified as L-1 and the existing Light Industrial Zones could be classified as L-2. The proposed L-1 Zone is proposed with performance standards to provide for a reserve of land for a limited range of industrial uses that are not generally considered objectionable in terms of noise, fumes, odors, glare, or vibration and which can reasonably accommodate on lot sizes which are compatible with surrounding land uses. Land in this district in close proximity to residential area shall be developed with clean industrial uses and at a density congruous with such areas, and, moreover, shall be sensitive to the necessity to construct buildings and grounds

in a manner which insures an attractive architectural and landscape character. Lands so designated for this use have reasonably good highway access and could, if not already, be served by sewer and water services.

OTHER

The Other Development Plan categories are self explanatory (see the mapped development plan), are to the nature of the development strategy as developed by the Strategic Planning Committee, the development plan is tied very closely to the Recreation and Trails and Access Plans.

A development proposal which relates, specifically, to the Borough of Clark, is the provision of a lodge with suggested location adjacent to the Tara Inn facility. Such location is proposed through a lease agreement on U.S. Army Corps of Engineers property and would accommodate overnight lodging and meals in a rustic environment. The facility should also be served, as well as, the Tara Inn, with short term docking facilities.

A second option for the proposed lodge in the Borough of Clark would be for a facility located on private property along Route 258 along immediately adjacent to the old YMCA campground. This location would afford additional opportunities for recreation on the old YMCA campground, as well as, provide additional space for overnight and short term dock facilities. More detailed site should be done for this location.

Within the Borough of Clark along Route 258 the commercial district has been expanded as previously discussed it would now be termed as resort commercial and would allow for additional commercial activities on currently owned Corps property which could be reviewed for topography level and a determination made whether such property could be sold by the Corps into private property or could be leased for commercial activities such as a convenience store and other entities such as an outfitters facility.

ADJACENT MUNICIPAL STATEMENT

The Planning Area which consists of the Borough of Sharpsville, South Pymatuning Township and the Borough of Clark have adjacent municipalities in Mercer County, Pennsylvania and Trumbull County, Ohio. The proposed land use for the western portion of South Pymatuning Township abutting Hartford township is residential in Trumbull County, the adjacent land use which abuts South Pymatuning Township is also residential. To the south, South Pymatuning Township abuts the City of Hermitage.

The proposed land use for South Pymatuning Township abutting the City of Hermitage is residential. The proposed land use for the City of Hermitage is also residential.

The western boundary of the Borough of Sharpsville abuts the City of Hermitage. The proposed land use for a portion of this area, in the City of Hermitage, includes an existing land fill that is no longer used, which, is across the Shenango River from the Borough of Sharpsville. On the Sharpsville side of the river the proposed land use is mixed use residential. The southern boundary lines of the Borough of Sharpsville abuts the City of Hermitage and the City of Sharon, the land use on that portion of the Borough of Sharpsville abutting these communities is residential. The abutting land use in the City of Hermitage is also residential and recreational, (which includes Buhl Park). That portion of the Borough of Sharpsville which abuts the City of Sharon has residential both in Sharpsville and in Sharon, as well as, industrial in the Borough of Sharpsville and the City of Sharon. The western portion of the Borough of Sharpsville that abuts the City of Hermitage have proposed residential both in the Borough of Sharpsville and the City of Hermitage. The eastern portion of South Pymatuning Township has a southern boundary which abuts the City of Hermitage.

The proposed land use for South Pymatuning Township is residential and the proposed land use for the City of Hermitage is also residential. However, Route 18 does intersect the two municipalities and the Township of South Pymatuning is not proposing to allow commercial development to extend from

its southern boundary from the City of Hermitage on Route 18 as a strip development. However, there is a proposed resort commercial zone which will extend from Route 18 and Thompson Road north to Clark Borough. This resort zone will not be adjacent to the City of Hermitage.

The eastern portion of Clark Borough is proposed for residential and the abutting community which is Jefferson Township also proposes residential adjacent to the Borough of Clark. There is proposed commercial in Jefferson Township along Route 258 adjacent to Clark Borough, however, the Borough of Clark does not propose to abut this area with commercial but rather plans to centralize the resort commercial closer to Route 18 along Route 258. There appears to be no conflict between the proposed residential in the Borough of Clark which will abut the commercial zone in Jefferson Township. The Borough of Clark and South Pymatuning Township abutted north by the Shenango River Lake and all proposed uses which include the proposed commercial zone, village resort zone, residential and recreation are all compatible with the Shenango River Lake.

The proposed development plan as previously discussed, is compatible with all adjacent municipal land use activities. It has been pointed out, however, that South Pymatuning Township intends to limit the commercial strip development on Route 18 at the City of Hermitage and the Township's boundary. It should be further pointed out and as previously discussed, in the infrastructure element, that, South Pymatuning Township and Trumbull County have been discussing the possibility of connecting the adjacent land uses in Hartford Township to the proposed sewer facilities which will serve the western portion of South Pymatuning Township particularly along Stateline Road. Additional coordination will also be necessary with the City of Hermitage relative to the development plans proposal to provide two canoe launch areas, one in the Borough of Sharpsville and one in the City of Hermitage. While the planning area is bounded on the north by the Shenango

River Lake, across the lake is Pymatuning Township and the development plan does provide for coordination between the planning are communities and Pymatuning Township relative to police and safety activities. This could further be extended to Jefferson Township which in fact does abut Shenango River Lake to the south and is immediately east to the Borough of Clark.

WATER SUPPLY

As discussed in the Community Facilities Element, the source of public water supply for all three existing public systems is the Shenango River. While quantity is of little question, quality of this supply must be guaranteed. Much of the production is guaranteed by regulations of the U.S. Army Corps of Engineers and the Pennsylvania Department of Environmental Protection. However, local enforcement of certain regulations is required by law. It may be advisable that the Township of South Pymatuning and the Borough of Clark, consider discussing with the Township of Pymatuning to jointly administer regulations such as the Pennsylvania Sewage Facilities Act, in order to have a more coordinated approach to protection of the Shenango River Lake. Since terrorism has recently become a prevention priority. The three municipalities in the planning and the Township of Pymatuning could consider a joint Police and Safety Force Commission, with concentration on protecting the Shenango River and Shenango Reservoir from any terroristic attacks.

With regard to private on-site water supplies, it is recognized that lawful activities such as mineral extracted agriculture and landfill can impact water supplies. There has also been some experience in the quality of aquifers being affected by oil well fracking. It is, therefore, important to govern such activities in the local and state statutes. The municipalities in the planning area should adopt legislation which assists the state bureaucracy in identifying such uses and limiting such uses when contaminated or poor quantity might occur. For example, the provision of public water supply to Dean Foods, Inc., was an example of quantity protection to the aquifer.

PRIME AGRICULTURAL

With regard to prime agricultural area, the attached list of property owners requested Phase I Delignation. However, such delignation carries no legal protection status. Since the property list was made available, it was reviewed in terms of any significant loss in agricultural land due to the proposals of this Plan. It was determined that only a few of the seventy (70) plus list would be affected. While, the properties that would be affected contained ravenna silt loam soils (which are prime agricultural soils), these properties were not actively used for any large tilled production.