

## Where We Live...



## A Comprehensive Plan for Indiana County, Pennsylvania

Connecting people with each other, with communities and with the countryside

Indiana County Board of Commissioners

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Patricia A. Evanko

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## Acknowledgements

The Indiana County Board of Commissioners, the Indiana County Planning Commission, and the Indiana County Office of Planning & Development wish to thank the public and the following individuals who assisted in the planning process for Where We Live... A Comprehensive Plan for Indiana County, Pennsylvania.

### Steering Committee Members:

- ◆ Bob Begg, Chair, White Township Planning Commission
- ◆ Doug Bieda, Member, Farmland Preservation Board
- ◆ Catherine Catalfamo, Board Member, Historical & Genealogical Society of Indiana County
- ◆ Tom Clark, Member, Evergreen Conservancy
- ◆ David Cook, District Traffic Engineer, PennDOT
- ◆ Barry Dore, Chairman, Water Plan Board
- ◆ Michael Duffalo, Executive Director, Indiana County Municipal Services Authority
- ◆ Bonni Dunlap, Director, Indiana County Department of Human Services
- ◆ Ron Evanko, Director, PA State Association of Boroughs
- ◆ Linda Gwinn, Board Member, Blairsville Community Development Authority
- ◆ Jack Hammerlee, Chairman, Redevelopment Authority of Indiana County
- ◆ Todd Heming, Manager, Indiana County Airport

### Steering Committee Members (Cont.):

- ◆ Dana Henry, President, Indiana County Chamber of Commerce
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  - ◆ Ted Kuckuck, Director, Indiana County Conservation District Board of Directors
  - ◆ Roberta Naugle, President, PA State Association of Township Supervisors -Indiana County Association
  - ◆ Penny Perman, Executive Director, Indiana County Tourist Bureau
  - ◆ Bob Pollock, Extension Educator, Penn State Extension Office
  - ◆ Jerry Seitz, Member, Blairsville Borough Planning Commission
  - ◆ Nancy Smith, Director, IRLC Community Services
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  - ◆ Dr. David Werner, Interim President, Indiana University of Pennsylvania
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INDIANA COUNTY, PENNSYLVANIA  
FILE OF BOARD OF COMMISSIONERS  
SESSION OF 2012

A RESOLUTION OF THE COUNTY OF INDIANA, COMMONWEALTH OF PENNSYLVANIA ADOPTING THE INDIANA COUNTY COMPREHENSIVE PLAN, DATED THIS 12th DAY OF SEPTEMBER, 2012 AS PREPARED BY THE INDIANA COUNTY PLANNING COMMISSION IN COLLABORATION WITH A COUNTY APPOINTED STEERING COMMITTEE, AND FACILITATED BY THE INDIANA COUNTY OFFICE OF PLANNING & DEVELOPMENT PURSUANT TO ARTICLE III AND ARTICLE IX OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE.

WHEREAS, Where We Live...A Comprehensive Plan for Indiana County, Pennsylvania, replaces the outdated Indiana County Comprehensive Plan previously adopted by the Indiana County Commissioners in the 1960's; and,

WHEREAS, a copy of the draft Comprehensive Plan, which includes the text, maps, charts and any other items which form the whole of the Comprehensive Plan, was made available for public review at the Indiana County Courthouse, the Indiana County Office of Planning & Development, the Indiana County Chamber of Commerce, the Indiana Free Library, the Burrell Township Library, the Saltsburg Library, the Blairsville Library, and the Stapleton-Stabley Library at the Indiana University of Pennsylvania, is attached hereto as Exhibit "A"; and,

WHEREAS, the Indiana County Comprehensive Plan includes four documents: "Where We Live...A Comprehensive Plan for Indiana County, Pennsylvania"; "Indiana County Comprehensive Recreation, Park, and Open Space Plan"; "Indiana County Open Space, Greenways and Trails Plan"; and "More People Biking & Walking More Often: Pedestrian & Bicyclist Transportation Plan for Indiana County"; and,

WHEREAS, the Indiana County Comprehensive Plan was reviewed and recommended for adoption by the Indiana County Planning Commission to the Indiana County Board of Commissioners on June 28, 2012; and,

WHEREAS, the draft Indiana County Comprehensive Plan was sent to the 38 municipalities and 11 school districts within Indiana County, and the contiguous 5 counties, 8 school districts, and 25 municipalities on June 29, 2012; and,

WHEREAS, Indiana County has received no substantial comments from the municipalities and school districts within Indiana County, or from the contiguous counties, school districts, and municipalities within forty-five (45) days of submission of the Indiana County Comprehensive Plan; and,

WHEREAS, notice of a public hearing to present the final Indiana County Comprehensive Plan was forwarded to the Indiana Gazette to be advertised and published on August 8, 2012 and August 14, 2012; and,

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WHEREAS, the Indiana County Board of Commissioners held a public hearing on August 22, 2012 to hear and consider public comments on the final Indiana County Comprehensive Plan, and that the comments received at the public hearing were noted for future planning consideration; and,

WHEREAS, the Indiana County Board of Commissioners, after consideration of comments received, has determined that the Indiana County Comprehensive Plan, as originally set forth in Exhibit "A", should not be substantially revised in whole or in part; and,

WHEREAS, the County has found the Comprehensive Plan is beneficial to the health, safety and welfare of the citizens of the County.

NOW, THEREFORE, BE IT RESOLVED BY THE INDIANA COUNTY BOARD OF COMMISSIONERS, AND IS HEREBY RESOLVED AND ENACTED BY THE AUTHORITY OF THE SAME:

SECTION I. The Board of Commissioners of Indiana County, by this Resolution, adopts the Indiana County Comprehensive Plan as attached hereto as Exhibit "A", as pursuant to Article III and Article IX of the Pennsylvania Municipalities Planning Code.

SECTION II. Any and all previous comprehensive planning documents are hereby repealed.

Resolved and enacted this 12th day of September, 2012.


INDIANA COUNTY COMMISSIONERS

ATTEST:

  
Robin Maryai, Chief Clerk

  
Rodney D. Ruddock, Chairman

  
David S. Frick, Commissioner

  
Patricia A. Evanko, Commissioner

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## *WHERE WE LIVE*

### A Comprehensive Plan for Indiana County, Pennsylvania

CONNECTING PEOPLE WITH EACH OTHER, WITH COMMUNITIES AND WITH THE COUNTRYSIDE

## 1. INTRODUCTION





## Introduction

With the objectives of managing the impacts of past growth, strengthening guidance for future community development and protecting natural resources, Indiana County developed a new Comprehensive Plan. The Comprehensive Plan builds on the work that has been accomplished already and creates a blueprint for enhancing Indiana County's quality of life.

### Planning Team

*Where We Live...A Comprehensive Plan for Indiana County, Pennsylvania* was developed under the direction of the Indiana County Board of Commissioners and the Indiana County Planning Commission. The Indiana County Office of Planning & Development conducted background data collection and analyses; facilitated Steering Committee, Focus Group, and Working Committee meetings; and developed the Plan.

### Municipalities Planning Code

Amendments to the **Pennsylvania Municipalities Planning Code (MPC)** in 2000 gave new tools, authority and responsibility to local and county governments. *Where We Live* was developed in accordance with the requirements of the MPC, which states that all county comprehensive plans must include the following components:

- ◆ Statement of community development objectives
- ◆ Plan for future land use
- ◆ Plan to meet housing needs
- ◆ Plan for the movement of people and goods
- ◆ Plan for community facilities and utilities
- ◆ Plan for the protection of natural and historic resources
- ◆ Plan for the reliable supply of water
- ◆ Statement of interrelationships among various plan elements

### Chapter Contents

<i>Planning Team</i>	1.1
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<i>Keystone Principles and Criteria</i>	1.2
<i>Planning Context</i>	1.3
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***“A good plan is like a road map:  
it shows the final destination and usually  
the best way to get there.”***

*-H. Stanley Judd, Contemporary Author*

- ◆ Short-range and long-range implementation strategies
- ◆ Statement that existing and proposed development are consistent with or can be buffered against that in contiguous municipalities
- ◆ Land uses as they relate to important natural resources and the utilization of existing minerals
- ◆ Current and proposed land uses which have regional impacts and significance
- ◆ A plan for the preservation of prime agricultural land that encourages compatibility of land use regulations with agricultural operations
- ◆ A plan for historic preservation

Additionally, the MPC requires that a planning agency conduct surveys, studies, and analyses of housing, demographic and economic characteristics, land use, transportation, community facilities,

natural, historic and cultural resources, and opportunities for future growth when preparing a comprehensive plan.

*Where We Live* was developed under the leadership of a 30-member Steering Committee and a five-member Working Committee, comprised of representatives of the commissioning organizations and other organizations having expertise to oversee development of various plan elements.

Unlike an ordinance, *Where We Live* has no regulatory authority. It is an official document for the County. It establishes policies and land use guidelines to help local governments ensure the orderly development of land. Consistency with County and local plans and ordinances is considered in State permitting and funding decisions.

### Keystone Principles and Criteria

The **Keystone Principles** and Criteria for Growth, Investment and Resource Conservation were adopted by the

Pennsylvania Economic Development Cabinet in 2005. They were developed by the Interagency Land Use Team, a working group of the Cabinet, over two years.

The Principles and Criteria are designed as a coordinated interagency approach to fostering sustainable economic development and conservation of resources through the State's investments in Pennsylvania's diverse communities. The Keystone Principles lay out general goals and objectives for economic development and resource conservation.

### KEYSTONE PRINCIPLES

1. Redevelop First
2. Provide Efficient Infrastructure
3. Concentrate Development
4. Increase Job Opportunities
5. Foster Sustainable Businesses
6. Restore and Enhance the Environment
7. Enhance Recreational and Heritage Resources
8. Expand Housing Opportunities
9. Plan Regionally; Implement Locally
10. Be Fair

The Criteria are designed to help measure the extent to which particular projects accomplish these goals and objectives. The complete Preamble includes detailed information on the Principles and Criteria, and is included in Appendix 1, following the end of this chapter.

### Planning Context

*Where We Live* replaces the outdated *Indiana County Comprehensive Plan* from the 1960s. It embraces innovative comprehensive planning practices and encourages development that is consistent with the Keystone Principles and Criteria. *Where We Live* identifies strategies for maintaining and enhancing our unique sense of place and our quality of life. The term sense of place refers to the characteristics that make a place special or unique and to that foster a sense of belonging.

*Where We Live* was developed concurrently with the *Indiana County Comprehensive Recreation and Parks Plan*; the *Indiana County Open Space,*

*Greenways and Trails Plan*; *More People Biking & Walking More Often...a Pedestrian & Bicyclist Plan for Indiana County, Pennsylvania*, the update of the *1991 Indiana County Housing Plan*, and the *Indiana County Natural Heritage Inventory*. Each of these documents is an element of *Where We Live*. Together, they establish the overall direction and an agenda for action to realize the vision that residents have for Indiana County.

### Organization of this Document

Following this Introduction, *Where We Live* is organized in the following components:

**Our County** –This chapter highlights the geography and regional character of Indiana County; and provides an overview of our population, the social characteristics of our population and related demographic factors.

**Community Planning Process** –This chapter summarizes the public planning process; identifies community

development goals and objectives; establishes a vision for Indiana County; and includes a summary of policy statements that will guide future decision-making.

### Major Plan Elements/Implementation Strategies

–The following chapters address the designated plan elements which are required by the MPC.

- ◆ Future Land Use/Land Uses of Regional Impact and Significance
- ◆ Protection of Natural Resources
- ◆ Preservation of Prime Agricultural Land
- ◆ Protection of Historic Resources/ Historic Preservation Plan
- ◆ Housing
- ◆ Community Facilities and Utilities
- ◆ Water and Sewer Facilities
- ◆ Transportation

Each chapter identifies existing conditions, major issues facing the County, a summary of key recommendations, and a summary of short and long-range implementation strategies that must be accomplished to achieve the objectives of the Plan. It also identifies the key entities responsible for implementation of each strategy.

**Glossary** – A glossary has been included to aid the general public in better understanding planning terms and acronyms. Words that are included in the glossary are noted throughout the text by the use of a **different font and color**.

#### **Interrelationships and Plan Compatibility/**

**Consistency** – This chapter identifies interrelationships among various plan elements; conveys the compatibility and consistency of *Where We Live* with the Keystone Principles and Criteria outlined by the Commonwealth of Pennsylvania and with regional, county and local plans; and includes land use guidelines for local municipalities in an effort to promote general consistency with *Where We Live*.

**Five-Year Action Plan** –This chapter identifies the required steps that must be accomplished to achieve the short-range and ongoing goals of *Where We Live*.

## Appendix 1.1

### Commonwealth of Pennsylvania

#### Keystone Principles and Criteria for Growth, Investment and Resource Conservations

## PREAMBLE

The Keystone Principles and Criteria for Growth, Investment and Resource Conservation were adopted by the Economic Development Cabinet May 31, 2005. They were developed by the Interagency Land Use Team, a working group of the Cabinet over two years. The Principles and Criteria are designed as a coordinated interagency approach to fostering sustainable economic development and conservation of resources through the state's investments in Pennsylvania's diverse communities.

The Principles lay out general goals and objectives for economic development and resource conservation agreed upon among the agencies that participated in their development. The Criteria are designed to help measure the extent to which particular projects accomplish these goals.

The Criteria do not replace state agency program guidelines or criteria. Rather, at each agency's discretion, they will either be integrated into existing program

criteria (preferable) or used as additional, favorable considerations in the scoring or decision making process. The Principles and Criteria are designed to encourage multifaceted project development that will integrate programs and funding sources from a variety of state agencies into a comprehensive strategy to address issues affecting whole communities. There are two categories of criteria:

*Core Criteria*, where relevant, should be given primary consideration in all investment decisions made by Commonwealth agencies when making grants or loans to public or private projects using agency funds.

*Preferential Criteria* should be used by Commonwealth agencies in all programs to which they are applicable to evaluate projects and make decisions on grants or loans using agency funds. Projects are to be evaluated with the recognition that rural, suburban, and urban areas have different characteristics and needs, and that what might work in an urban area

might not work in a rural area (the "Be Fair" standard). The Cabinet also approved a process to implement the Principles and Criteria over the next six months during which each agency will determine how they will integrate the criteria into each of their programs. A committee of the Interagency Team, led by the Governor's Office, will review the plans and offer feedback with the goal of fine tuning the use of the Principles and Criteria for full implementation in the next calendar year.

## PRINCIPLES

**1. REDEVELOP FIRST.** Support revitalization of Pennsylvania's many cities and towns. Give funding preference to reuse and redevelopment of "brownfield" and previously developed sites in urban, suburban, and rural communities for economic activity that creates jobs, housing, mixed use development, and recreational assets. Conserve Pennsylvania's exceptional heritage resources. Support rehabilitation of historic buildings and neighborhoods for compatible contemporary uses.



## 2. PROVIDE EFFICIENT INFRASTRUCTURE.

Fix it first: use and improve existing infrastructure. Make highway and public transportation investments that use context sensitive design to improve existing developed areas and attract residents and visitors to these places. Provide transportation choice and intermodal connections for air travel, driving, public transit, bicycling and walking. Increase rail freight. Provide public water and sewer service for dense development in designated growth areas. Use on-lot and community systems in rural areas. Require private and public expansions of service to be consistent with approved comprehensive plans and consistent implementing ordinances.

**3. CONCENTRATE DEVELOPMENT.** Support infill and “greenfield” development that is compact, conserves land, and is integrated with existing or planned transportation, water and sewer services, and schools. Foster creation of well-designed developments and walkable, bikeable neighborhoods that offer healthy life style

opportunities for Pennsylvania residents. Recognize the importance of projects that can document measurable impacts and are deemed “most-ready” to move to successful completion.

**4. INCREASE JOB OPPORTUNITIES.** Retain and attract a diverse, educated workforce through the quality of economic opportunity and quality of life offered in Pennsylvania’s varied communities. Integrate educational and job training opportunities for workers of all ages with the workforce needs of businesses. Invest in businesses that offer good paying, high quality jobs, and that are located near existing or planned water and sewer infrastructure, housing, existing workforce, and transportation access (highway or transit).

**5. FOSTER SUSTAINABLE BUSINESSES.** Strengthen natural resource based businesses that use sustainable practices in energy production and use, agriculture, forestry, fisheries, recreation and tourism. Increase our supply of renewable energy.

Reduce consumption of water, energy and materials to reduce foreign energy dependence and address climate change. Lead by example: support conservation strategies, clean power and innovative industries. Construct and promote green buildings and infrastructure that use land, energy, water and materials efficiently. Support economic development that increases or replenishes knowledge-based employment, or builds on existing industry clusters.

**6. RESTORE AND ENHANCE THE ENVIRONMENT.** Maintain and expand our land, air and water protection and conservation programs. Conserve and restore environmentally sensitive lands and natural areas for ecological health, biodiversity and wildlife habitat. Promote development that respects and enhances the state’s natural lands and resources.

**7. ENHANCE RECREATIONAL AND HERITAGE RESOURCES.** Maintain and improve recreational and heritage assets and infrastructure throughout the

Commonwealth, including parks and forests, greenways and trails, heritage parks, historic sites and resources, fishing and boating areas and game lands offering recreational and cultural opportunities to Pennsylvanians and visitors.

#### 8. EXPAND HOUSING OPPORTUNITIES.

Support the construction and rehabilitation of housing of all types to meet the needs of people of all incomes and abilities. Support local projects that are based on a comprehensive vision or plan, have significant potential impact (e.g., increased tax base, private investment), and demonstrate local capacity, technical ability and leadership to implement the project. Coordinate the provision of housing with the location of jobs, public transit, services, schools and other existing infrastructure. Foster the development of housing, home partnerships, and rental housing opportunities that are compatible with county and local plans and community character.

#### 9. PLAN REGIONALLY; IMPLEMENT

**LOCALLY.** Support multi-municipal, county and local government planning and implementation that has broad public input and support and is consistent with these principles. Provide education, training, technical assistance, and funding for such planning and for transportation, infrastructure, economic development, housing, mixed use and conservation projects that implement such plans.

**10. BE FAIR.** Support equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning to ensure social, economic, and environmental goals are met. Ensure that in applying the principles and criteria, fair consideration is given to rural projects that may have less existing infrastructure, workforce, and jobs than urban and suburban areas, but that offer sustainable development benefits to a defined rural community.

### CRITERIA FOR GROWTH, INVESTMENT and RESOURCE CONSERVATION

#### I. CORE CRITERIA

1. Project avoids or mitigates high hazard locations (e.g., floodplain, subsidence or landslide prone areas).
2. Project/infrastructure does not adversely impact environmentally sensitive areas, productive agricultural lands, or significant historic resources.
3. Project in suburban or rural area: Project and supporting infrastructure are consistent with multi-municipal or county and local comprehensive plans and implementing ordinances, and there is local public/private capacity, technical ability, and leadership to implement project.
4. Project in “core community” (city, borough or developed area of township): Project is supported by local comprehensive vision and plan,

and there is local public/private capacity, technical ability, and leadership to implement project.	<b>2. Efficient Infrastructure</b>	3.d. Design of new water, sewer and storm water facilities follows Best Management Practices, including emphasizing groundwater recharge and infiltration, and use of permeable surfaces for parking and community areas.
5. Project supports other state investments and community partnerships.	2.a. Use of existing highway capacity and/or public transit access available.	
	2.b. Within ½ mile of existing or planned public transit access (rail, bus, shared ride or welfare to work services).	
<b>II. PREFERENTIAL CRITERIA</b>	2.c. Use of context sensitive design for transportation improvements.	<b>4. Expand Housing Opportunities</b>
<b>1. Development/Site Location</b>	2.d. Use/improvement of existing public or private water and sewer capacity and services.	4.a. Adopted county and multi-municipal or local municipal plans include plan for affordable housing; and implementing zoning provides for such housing through measures such as inclusion of affordable housing in developments over a certain number of units (e.g., 50), provision for accessory units, and zoning by right for multifamily units.
1.a. Brownfield or previously developed site.	<b>3. Density, design, and diversity of uses.</b>	
1.b. Rehabilitation or reuse of existing buildings (including schools and historic buildings).	3.a. Mixed residential, commercial and institutional uses within development or area adjacent by walking.	
1.c. Infill in or around city, borough, or developed area of township.	3.b. Sidewalks, street trees, connected walkways and bikeways, greenways, parks, or open space amenities included or nearby.	4.b. Project provides affordable housing located near jobs (extra weight for employer assisted housing).
1.d. If greenfield site, located in or adjacent to developed area with infrastructure.	3.c. Interconnected project streets connected to public streets.	4.c. Project adds to supply of affordable rental housing in areas of demonstrated need.
1.e. Located in distressed city, borough or township.		

**5. Increase Job Opportunities**

5.a. Number of permanent jobs created and impact on local labor market.

5.b. Number of temporary jobs created and impact on local labor market.

5.c. Number of jobs paying family sustaining wages.

5.d. Increased job training coordinated with business needs and locations.

**6. Foster Sustainable Businesses**

6.a. Sustainable natural resource industry improvement or expansion: agriculture, forestry, recreation (fisheries, game lands, boating), tourism.

6.b. Business or project is energy efficient; uses energy conservation standards; produces, sells or uses renewable energy; expands energy recovery; promotes innovation in energy production and use; or expands renewable energy sources, clean

power, or use of Pennsylvania resources to produce such energy.

6.c. Project meets green building standards.

6.d. Project supports identified regional industry cluster(s).

**7. Restore/Enhance Environment**

7.a. Cleans up/ reclaims polluted lands and/or waters.

7.b. Protects environmentally sensitive lands for health, habitat, and biodiversity through acquisition, conservation easements, planning and zoning, or other conservation measures.

7.c. Development incorporates natural resource features and protection of wetlands, surface and groundwater resources, and air quality.

**8. Enhance Recreational/Heritage Resources**

8.a. Improves parks, forests, heritage parks, greenways, trails, fisheries, boating areas, game lands and/or infrastructure to increase recreational potential for residents and visitors.

8.b. Historic, cultural, greenways and/or open space resources incorporated in municipal plans and project plan.

8.c. Makes adaptive reuse of significant architectural or historic resources or buildings.

**9. Plan regionally; Implement Locally**

9.a. Consistent county and multi-municipal plan (or county and local municipal plan) adopted and implemented by county and local governments with consistent ordinances.

9.b. County or multi-municipal plan addresses regional issues and needs to achieve participating municipalities' economic, social, and environmental

goals. All plans (county, multi-municipal, and local) follow standards for good planning, including:

- i. Is up-to-date.
- ii. Plans for designated growth and rural resource areas, and developments of regional impact.
- iii. Plans for infrastructure, community facilities, and services, including transportation, water and sewer, stormwater, schools.
- iv. Plans for tax base and fair share needs for housing, commercial, institutional, and industrial development.
- v. Identification of high hazard areas where development is to be avoided.
- vi. Identification of and plans for prime agricultural land, natural areas, historic resources, and appropriate mineral resource areas to be conserved.
- vii. Open space plan for parks, greenways, important natural and scenic areas and connected recreational resources.

9.c. County and local ordinances implement the governing plans and use innovative techniques, such as mixed use zoning districts, allowable densities of 6 or more units per acre in growth areas, and/or clustered development by right, transfer of development rights, Specific Plans, and tax and revenue sharing ([www.newpa.com](http://www.newpa.com)).

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## *WHERE WE LIVE*

### A Comprehensive Plan for Indiana County, Pennsylvania

CONNECTING PEOPLE WITH EACH OTHER, WITH COMMUNITIES AND WITH THE COUNTRYSIDE

## 2. OUR COUNTY



## Our County; Place and History

Indiana County is located in the foothills of the Allegheny Mountains on the Appalachian Plateau of southwestern Pennsylvania. The County is bordered by Armstrong, Westmoreland, Cambria, Clearfield and Jefferson Counties and is the geographical center of western Pennsylvania.

Indiana County forms the northeastern boundary of the **Southwestern Pennsylvania Commission (SPC)** region. SPC is the official **Metropolitan Planning Organization (MPO)** for regional collaboration, planning, and public decision-making for the 10-county region, including the City of Pittsburgh and the Counties of Allegheny, Armstrong, Beaver, Butler, Fayette, Greene, Indiana, Lawrence, Washington, and Westmoreland. SPC is responsible for planning and prioritizing the use of all state and federal transportation funds

allocated to the region, and has the authority and responsibility to make decisions affecting the 10-county region.

The County is comprised of 38 independent municipalities, including 14 boroughs and 24 townships (Map 2). According to the 2010 U.S. Census, the County had a population of 88,880 and a population density of 107 people per square mile, which reflects the County's rural character.

The history of the County is closely linked to the production, processing and transportation of its abundant natural resources. In addition to being an agricultural county, vast resources of salt, coal, natural gas and timber contributed to the development and prosperity of the local economy. The later decline of the manufacturing industry spurred the transition into a post-industrial economy, with a growing number of service sector jobs. As part of this economic transition, the County has capitalized on its higher education resources and has seen

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Figure 2.1: Cherry Tree Monument, Cherry Tree Borough

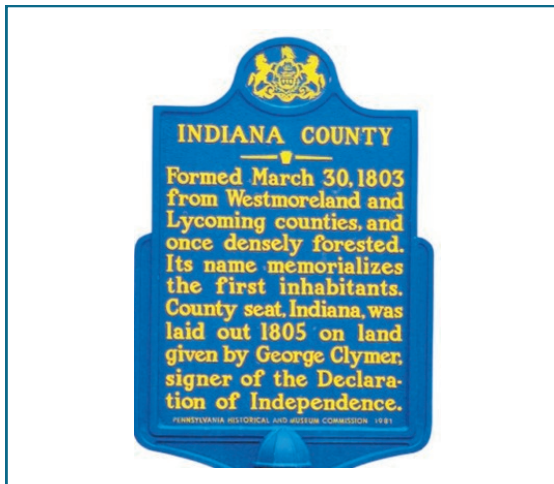


Figure 2.2: Historical Marker; Indiana County formation

employment growth in the education sector.

Historically the majority of development has occurred primarily in Indiana Borough, the County seat, and surrounding areas of White Township. More recently, development has increased along US 119 south of Indiana Borough and east of Blairsville Borough along US 22 in Burrell Township.

### County Formation

According to the Historical and Genealogical Society of Indiana County, the southern portion of the County was purchased from the Iroquois Six Nations in 1768, in the first *Treaty of Fort Stanwix* by Thomas and Richard Penn, sons of William Penn. The line of this purchase is known as the *Purchase Line* and is commemorated today by a monument in Cherry Tree Borough, which marks the eastern corner of the purchase.

The two parts of Indiana County, north and south of the *Purchase Line*, were

joined when the Pennsylvania Legislature created the County from parts of Westmoreland and Lycoming Counties in 1803.

Indiana Borough, the County seat, was laid out in 1805 when George Clymer of Philadelphia, a signer of both the *Declaration of Independence* and the *Constitution*, donated 250 acres of land in the center of the County for this purpose.

### Our People

Native Americans who traveled along war and game paths such as the Catawba Path and the Kittanning Trail were the initial inhabitants of Indiana County, followed by traders and pioneer settlers. While some people in Indiana County can trace their ancestry directly to the Algonquin and Iroquois tribes of the Lenapé, Seneca, and Shawnee who first settled here, others trace their ancestry to the pioneers who immigrated to the 18<sup>th</sup> century wilderness. The first waves of settlers were predominately Scotch-Irish or Germans who were encouraged to immigrate to

America by William Penn, Pennsylvania's founder, who fostered tolerance in regard to race, religion and nationality.

Irish, English, and eastern and southern Europeans from Poland, Ukraine, and Italy followed in the late 1800s to pursue employment opportunities in lumber, coal and agricultural industries. These new Americans left a cultural legacy throughout the County in the way of ethnic foods and numerous churches of various denominations.

The County was also an important stop along the Underground Railroad for freedom-seeking enslaved men, women and children. Many County residents took great risks as they resisted slavery, both passively and actively, prior to and during the Civil War.

### Our Communities

Indiana County is a place rich in architectural resources and unique historic communities. By the early 1900s the pace and scale of coal mining dominated the

County. This activity spurred a building boom that resulted in the development of many coal towns and villages that remain a distinctive element of the region's landscape today.

Our traditional downtowns, interspersed with farms and villages, evolved when development was compact and high density. Buildings were close together and people could walk to places of work, school, worship, shopping, and other services. This historic development pattern created a sense of connectedness and fostered the formation of social networks that added to the strength of our communities.

Historically, our downtowns have been centers for government, business, shopping, cultural and spiritual activities. Post World War II development patterns have changed dramatically with the proliferation of the automobile, the construction of highways, and federal loan guarantees favoring suburban housing. These influences contributed to the



Figure 2.3: Waterman, Center Township



Figure 2.4: Philadelphia Street, Indiana Borough



Figure 2.5: Salem Lutheran Church, Smicksburg Borough



Figure 2.6: Homer City Generating Station, Center Township



Figure 2.7: Christmas tree farm, Rayne Township



Figure 2.8: Conemaugh River, Blairsville Borough

decentralization of our downtowns and spurred population and housing growth in outlying townships.

Today, our communities are culturally diverse. Approximately 15,000 students are studying a variety of disciplines at the Indiana University of Pennsylvania (IUP). Nearly 1,500 students are studying the latest automotive technology at WyoTech's Blairsville Campus, located in Burrell Township. In Smicksburg and other rural areas of the County, the Amish still enjoy their traditional lifestyles.

*Where We Live* encourages reinvestment in our downtowns and the wise use of rural lands, with an emphasis on maintaining a sense of place.

### Our Countryside

Indiana County is a rural county comprised of rolling hills and streams, with the Conemaugh River, a major tributary to the Allegheny River, marking its southern boundary.

The County has a total area of 834 square miles. Most of the County's land area drains west of the Eastern Continental Divide toward the Ohio River basin, while the northeastern corner of the County drains east toward the Susquehanna River and the Chesapeake Bay.

The County is a major national center for energy production with three coal-fired power plants located within the County. It is known as the "Christmas Tree Capital of the World", supplying over a million trees annually to markets nationwide.

The County is home to a major State park, all or portions of 10 State game lands, and a County parks and trails system that encompasses 2,700 acres, or 4.2 square miles of parks, regional trails, natural areas and historic sites.

Agriculture plays an important role in our landscape, our culture and our economy. Much of the County has agricultural land that supports productive farming, which is key to the County's economic vitality. Forty-two Indiana County farms have been



recognized by the Pennsylvania Department of Agriculture as Century Farms which have been farmed by the same family for one hundred years or longer. The establishment of small farms is increasing throughout the County. The presence of farming communities creates a rural landscape comprised of farm fields, covered bridges and horse-drawn buggies that exist side by side with urban landscapes in the region.

Our urban landscapes include traditional downtowns, a growing number of suburban housing developments, innovative high-skilled and high-technology industries, retail and commercial developments, WyoTech, and IUP which is the largest institution in the State System of Higher Education.

Access to the County is adequate with US Route 119 providing north-south access, and US Routes 22 and 422 serving as major east-west corridors. Numerous other state and local routes traverse the countryside providing access to all points of the County. In addition to highways,

other transportation features include a general aviation airport, a freight rail system, and an increasing number of bicycle and pedestrian trails.

### Conclusion

Historically, the transition between our urban and rural landscapes has been distinctive. However, like many other areas throughout the country, the County's most recent development has been sprawling, low-density, residential suburbs and commercial developments that have begun to detract from our unique landscape and erode our sense of place.

Many residents and local officials are unhappy with this development pattern. They are seeking a plan that manages growth in a way that preserves the unique resources that make Indiana County special, yet promotes sustainable development and prosperity for future generations.

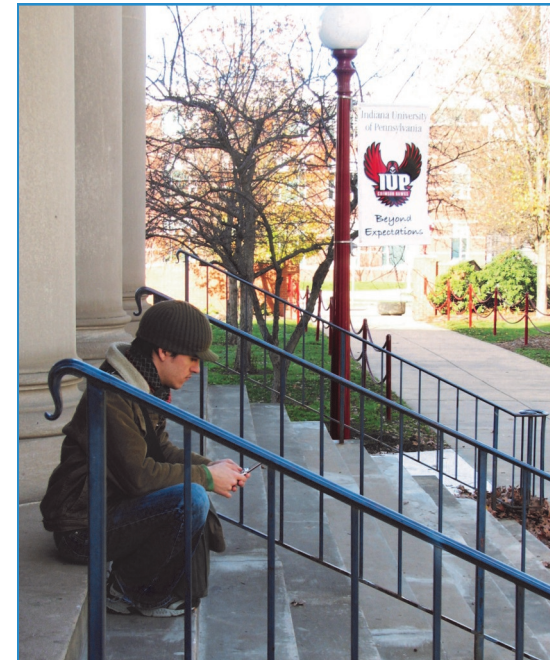


Figure 2.9: IUP Main Campus, Indiana Borough



Figure 2.10: US Route 22, Burrell Township

## Our County; Socio-Economics

### Survey Data

Every 10 years since 1790, The United States Congress has authorized funds to conduct a national census of the US population. Recent censuses have consisted of a short-form, which included basic questions about age, sex, race, Hispanic origin, household relationship, and owner/renter status. They also included a long-form used for only a sample of households with detailed questions about socio-economic and housing characteristics. The American Community Survey (ACS) is a relatively new survey that is conducted by the Census Bureau. The ACS replaced the decennial census long-form in 2010. It will now be used to collect long-form information throughout the decade rather than only once every 10 years. The main function of the decennial census is to provide *counts* of people. The primary

purpose of the ACS is to measure the changing social and economic *characteristics* of the US population. The ACS does not provide official counts of population in between censuses. The Census Bureau's Population Estimates Program will continue to be the official source for annual population totals by age, race, Hispanic origin and sex.

The vast majority of areas will receive only 5-year estimates. These 5-year estimates will be updated annually by removing the earliest year and replacing it with the latest one. In December 2010, the ACS released 2005-2009 data. These were the first 5-year estimates of demographic, housing, social and economic characteristics for the nation, states, cities, counties, and other small geographic areas. In 2011, the ACS released 2006-2010 estimates.

The 2006-2010 ACS 5-year estimates were used to identify demographic, social, economic and housing characteristics of Indiana County's population. Census 2010

data, which was released in early 2011, was used to identify the County's population and their basic characteristics (sex, age, race, and homeowner status).

### Population

The population of an area is a barometer of its overall vitality and is affected by three major factors: births, deaths, and migration. In 2010, Indiana County had a population of 88,880 compared to 89,605 in 2000; 89,994 in 1990; and 92,281 in 1980. This represents a loss of 3,401 residents between 1980 and 2010, with the greatest decrease in population occurring from 1980 to 1990.

### Births, Deaths and Migration

Natural increase is an increase in population resulting from the difference between the number of births and deaths over a given time. From 1980 to 1989 10,587 births and 7,179 deaths were reported in Indiana County, resulting in a natural increase of 3,408. If there had been no out-migration, the County's 1990 population would have reached 95,689.

However, the County experienced significant out-migration in response to the recession of 1981-82. By the time the full effects of this economic downturn were felt, many western Pennsylvanians left the region for jobs in urbanized areas of the Sunbelt states, resulting in a decrease of 2,287 residents for Indiana County, a change of - 2.5 percent in total population from 1980-1990.

From 1990 to 1999 there were 9,449 births and 8,476 deaths in the County, resulting in a natural increase of 973 persons. Out-migration slowed between 1990 and 2000. Nonetheless, it continued and the natural increase for this decade was also offset, resulting in a decrease of 389 residents, or an average of approximately 39 persons per year. Meanwhile, Pennsylvania added 400,000 new residents from 1990-2000, growing by 3.4 percent, revealing a marked pattern of slow decline in the western counties and growth in the southeastern counties.

From 2000 to 2009 there were 79 more

deaths than births in the County, resulting in a natural decrease. Outmigration continued between 2000 and 2010, resulting in a decrease of 725 persons, or an average of approximately 73 persons per year. If the County continues to experience natural decreases and out-migration, the County's population will continue to decrease. However, there are indications that migration patterns are changing based on development that is attracting newcomers to the County.

### Population Projection

One of the ultimate goals of collecting and analyzing demographic data is to be able to project or forecast population levels in order to plan for future housing, transportation, land use, and community facilities needs. SPC prepares projections of regional population, employment and households for all of the 10 counties of southwestern Pennsylvania.

SPC's Cycle 9 forecast was adopted by SPC in June 2011, concurrent with adoption of the **2040 Plan**. The base year for the Cycle

9 forecast is 2010. The horizon year is 2040. It represents the best available portrayal of regional growth and development trends through 2040 based on information available at this time.

The Cycle 9 forecast shows a steady increase in population for Indiana County and predicts the County's population will increase by 12,132 from 2010 to 2040, or about 0.5% per year, which is characterized as slow growth (See Table 2.1).

**Note:** SPC's population projections are widely used by local governments, transportation entities and state entities. However, this data is produced for the region as a whole and is then disaggregated to municipalities and traffic analysis zones. It does not reflect local factors or changes that occur between cycle updates.

### Social Characteristics of Population Age

In 2010, the median age in Indiana County was 38.3 years. This is lower than the

SPC Forecast Cycle 9 Population Forecasts for Indiana County		
Year	Total Population	Numeric Change
2010	88,129	NA
2015	89,976	+1,847
2020	92,788	+2,812
2025	95,555	+2,767
2030	97,815	+2,260
2035	99,325	+1,510
2040	100,261	+936

Table 2.1: SPC Forecast Cycle 9

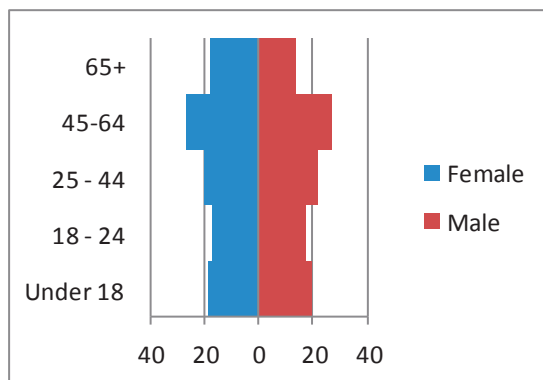


Figure 2.11: Age Pyramid by Percentage, Indiana County (2010)

State's median age of 40.1 years, and is presumably skewed by the presence of the IUP student population.

The County's population is older than it was a decade ago. Persons under the age of 18 comprise 19.0 percent of the population, compared to 21.1 percent in 2000, reflecting a decrease of 2.1 percent. Persons age 65 and older make up 15.7 percent of the County's population, compared to 14.9 percent in 2000, reflecting an increase of nearly one percent.

The future age structure of the population will be significantly older than it is now. The median age will rise and the number of persons age 65 or older will increase significantly as **Baby Boomers** (individuals born from 1946 to 1964) begin to reach age 65 in 2011. Aging of the population is not unique to Indiana County, as this demographic characteristic mirrors state and national trends.

### Race

Of the County's population, 94.9 percent reported White as their race, 2.7 percent reported Black or African-American, and the remaining residents most identified with Asian, American Indian/Alaskan Native, or some other race.

### Ancestry

First Ancestry Reported data identified in the 2006-2010 ACS refers to the total number of people who reported a particular ancestry as their first ancestry. Over 22 percent of Indiana County residents identified German as their first ancestry. Irish was listed by over 12 percent. Approximately nine percent reported Italian. English and Polish captured over five percent each, and over four percent reported American. Over three percent reported Scotch-Irish and over two percent reported Slovak. The remaining 36% of residents reported some other ancestry or one not listed on the ACS (Table 2.2).

### Hispanic Origin

In addition to race, the Census Bureau collects information on Hispanic origin. In 2010, 947 residents, or 1.1 percent of County residents identified their origin as Hispanic.

### Nativity and Place of Birth

While of diverse ancestry, most Indiana County residents are native, with 98.5 percent reporting they were born in the United States, and 85 percent reporting they were born in their State of residence (2006-2010 ACS).

### Households

A household, according to the US Census Bureau definition, is a person or persons occupying the same housing unit. A household that has at least one member of the household related to the householder by birth, marriage, or adoption is a family household. Nonfamily households" consist of people living alone and households which do not have any members related to the householder. Nonfamily households include individuals

living in group quarters, personal care homes, dormitories and other institutions.

In 2000, 66 percent of all Indiana County households were family households, compared to 62.2 percent in 2010. Conversely, non-family households increased from 34 percent in 2000, to 37.8 percent in 2010. This increase mirrored national trends. Nearly 28 percent of all households were composed of persons age 65 and older.

Single-parent households increased from 3,989 in 2000 to 4,385 in 2010, an increase of approximately nine percent. The proportion of single-mother headed households decreased from 70 to 66 percent over this decade. The proportion of single-father headed households increased from 29 percent to 33 percent of these households during this time period.

The highest growth in non-family households occurred in single-person households, with an increase of 794 new

Table 2.2: First Ancestry Reported

First Ancestry Reported		
Ancestries Reported	Population Number	Percent of Ancestries
German	19,603	32.6
Irish	10,769	12.13
Italian	8,148	9.18
English	4,944	5.57
Polish	4,517	5.09
American	3,944	4.44
Scotch-Irish	2,813	3.17
Slovak	2,745	2.78

Source 2006-2010 ACS

households from 2000 to 2010. 5,357 persons reported living in group quarters. The County's institutionalized population more than doubled from 599 in 2000, to 1,444 in 2010. This can be attributed, in part, to the opening of the Pine Grove State Correctional Institute in 2001. The County has a non-institutionalized population of 3,913 persons.

While the population of Indiana County declined slightly from 2000 to 2010, the



number of total households increased. Over this decade, there were 882 additional households, an increase of 2.5 percent per year. There was also a corresponding increase in dwelling units and a decrease in average household size, which was 2.47 in 2000 compared to 2.39 in 2010. This indicates that, on average, fewer people are living in each housing unit.

In 2010, nearly 22 percent of households in West Mahoning Township were comprised of seven or more persons, followed by 8.6 percent in South Mahoning Township and 5.6 percent for North Mahoning Township. These higher than average household sizes reflect the concentration of Amish settlements in the northwestern region of the County.

From 2000 to 2010 the number of seven or more person households increased significantly in the following municipalities: Banks Township, Brush Valley Township, Canoe Township and Glen Campbell Borough. The number of

seven or more person households nearly doubled in Buffington Township. This trend reflects the growing Amish population in other areas of the County.

### Economics

Income, poverty and labor force statistics are important indicators of economic health. While Census data represents the best available portrayal of growth and development trends, it does not reflect factors that impact local statistics, such as student and Amish populations or changes that occur between Census enumerations.

#### Income

The most widely used Census income statistic is median household income (MHI). In 2006-2010, the median household income for Indiana County was \$40,225. This was lower than the State median of \$50,398. The median family income for Indiana County, which is not impacted by the student population, was \$51,227. This was lower than State median household income of \$63,364.

### Poverty

In 2006-2010, 10.1 percent of Indiana County families were at or below the poverty level, compared to 8.5 percent for the State. Over 18 percent of families with related children under 18 are in poverty. Nearly 32 percent of families in female-headed households with no husband present are in poverty. Those 65 and older account for over seven percent of individuals in poverty. Those in the age group 18-64, which includes college and post secondary students, account for nearly 21 percent of individuals in Indiana County below the poverty level.

### Civilian Labor Force

In 2006-2010, Indiana County's civilian labor force participation was at 53.9 percent, meaning that over half the population age 16 and older, who were not in the Armed Forces, were employed or looking for employment. Of those in the labor force, 8.2 percent were unemployed.

### Educational Attainment

Educational attainment data from the American Community Survey for 2010 shows that 10.5 percent of Indiana County residents 25 years and over never finished high school. Among the Amish, schooling is typically offered only through Grade 8. The most common level of schooling for Indiana County residents is a high school diploma or equivalent at 45.6 percent. Many residents have attained higher education, with 14.5 percent having some college but no degree, 7.6 percent having an associate's degree, 13.4 percent having a bachelor's degree, and 8.3 percent having a graduate or professional degree.

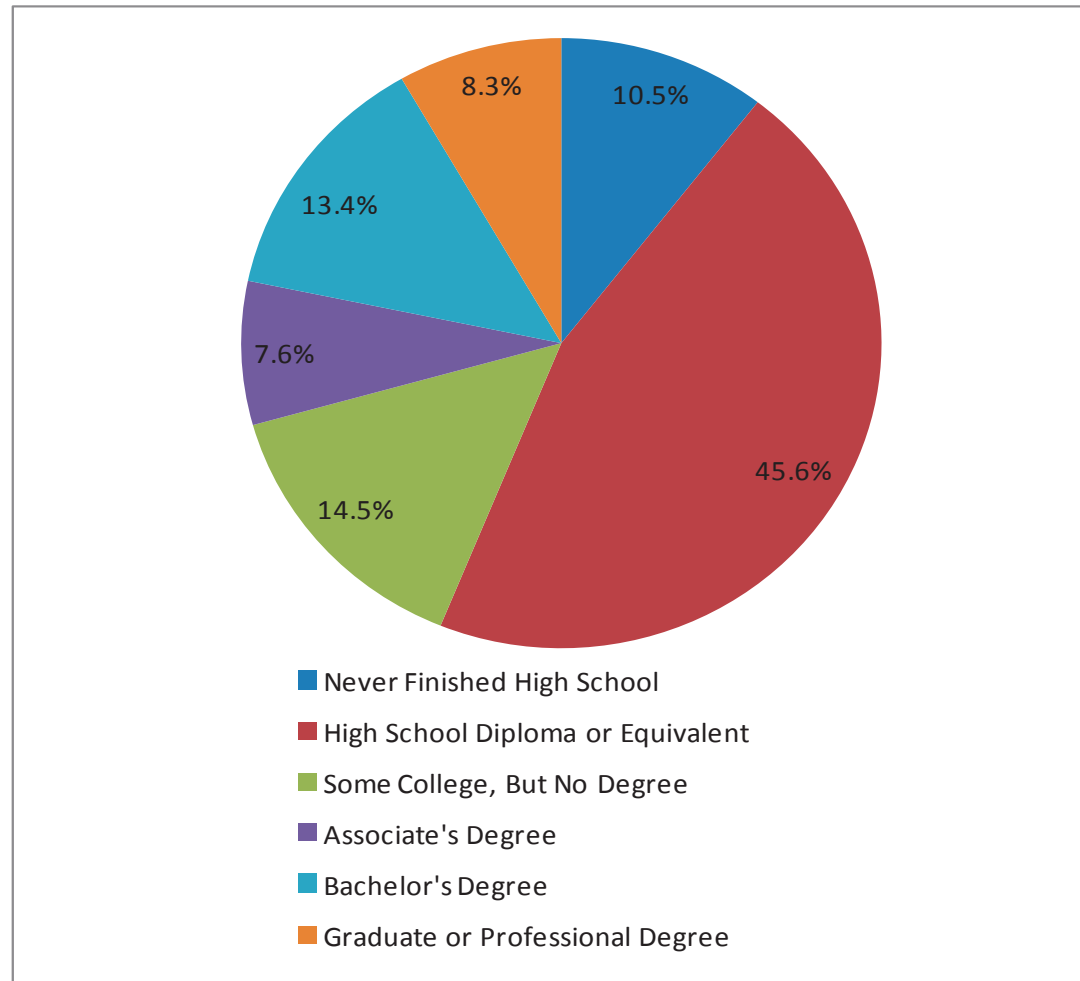


Figure 2.12: Educational Attainment, Indiana County.

### Key Facts

Area: 834 square miles

Number of Municipalities: 38

Townships: 24

Boroughs: 14

2010 Population: 88,880

2010 Population Density: 107  
persons per square mile.

2010 Median Household Income:  
\$50,046

### Jane Q Indiana County

If you were to meet the average Indiana County resident in 2012, you would encounter a 39 year-old white, non-Hispanic person. This person would likely be a woman, since 50.2 percent of Indiana County residents are female and 49.8 percent are male.

#### Jane Q Indiana County

Age: 39

Gender: Female

Race: White

Ancestry: German

Place of Birth: Pennsylvania

Household Income: \$40,225

Education: High school diploma

### Important Trends

Population growth; forecasts project 100,261 by 2040.

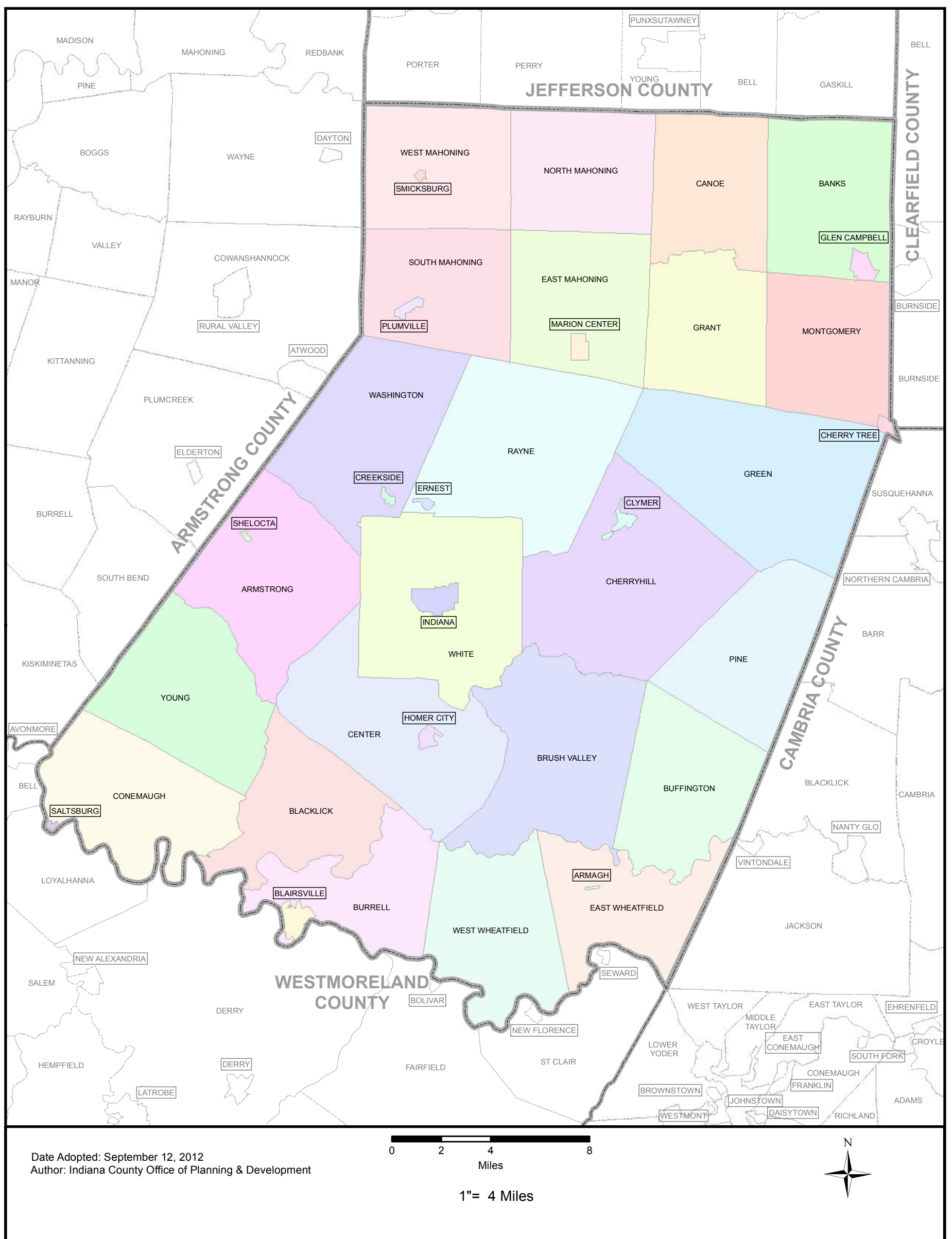
Aging population; number of persons age 65 or older will increase significantly as Baby Boomers began to reach age 65 in 2011.

Number of households is projected to grow faster than population; based on projected decline in household size and growth in population.

## Socio-Economics: By the Numbers

Socio-Economics: By the Numbers		Population by Gender	
Total Population 88,880		Gender	Number    Percent
		Males	44,200    49.8%
		Females	44,680    50.2%
Percentage of Families and People Whose Income in the Past 12 Months is Below the Poverty Level		Median Household Income (MHI) \$40,255  Median Family Income \$51,227	
All Families	10.1%		
Families with related children under 18 years	18.2%		
Families with female householder, no husband present	31.8%		
All People	18.6%		
18 years and over	18.2%		
18 to 64 years	20.7%		
65 years and over	7.6%		
Nativity and Place of Birth			
Native	Percent	Foreign Born	Percent
Born in the United States	98.5%	Foreign Born	1.5%
Of Native	Percent	Of Foreign Born	Percent
Born in Puerto Rico, US Island	0.4%	Naturalized citizen	34.6%
Areas or born abroad to American parents		Not a citizen	65.4%





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*WHERE WE LIVE*

A Comprehensive Plan for Indiana County, Pennsylvania

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### 3. COMMUNITY PLANNING PROCESS





## Community Planning Process

Community involvement in the planning process began with a blank slate. There were no preconceived notions about what policy recommendations should be included in the Comprehensive Plan. Planners listened to local citizens before collecting and analyzing data, or developing policies and action strategies. Recognizing the importance of public input and involvement, planners encouraged community participation throughout the planning process, which was divided into the following steps.

### Listening to Citizens at Town Hall Meetings

Initial Town Hall meetings in Marion Center, Indiana, and Blairsville Boroughs provided an opportunity for participants to learn about the comprehensive planning process and share their ideas and concerns about the future of Indiana

County. These meetings also provided a forum for residents to prioritize the issues and concerns most important to them (See Public Input Support Files available at the Indiana County Office of Planning & Development).

### Data Collection and Analysis

This step entailed obtaining and analyzing information on a variety of topics. The primary elements and sources of information were:

- ◆ Population Data: Historic population information from the Census Bureau, vital statistics from the Pennsylvania Department of Health, and school enrollment projections from the Pennsylvania Department of Education.
- ◆ Economic Data: The primary sources were the Federal Government, Census Bureau, and the United States Bureau of Labor and Industry for employment and earnings information. The Indiana County Chamber of Commerce

### Chapter Contents

<i>Community Planning Process</i>	3.1
<i>Drafting the Plan</i>	3.4
<i>Results</i>	3.5
<i>The Vision</i>	3.5
<i>Community Development Objectives</i>	3.5

*"Planning is a process of choosing among those many options. If we do not choose to plan, then we choose to have others plan for us."*

*-Richard I. Winwood,  
author of Time Management*

provided input on local employment and income patterns.

- ◆ Land Use: Land cover maps from the Southwestern Pennsylvania Commission, consultant field work, and an analysis of existing land use controls provided data for this element. Information on natural resources obtained through the *Indiana County Natural Heritage Inventory* and the *Indiana County Open Space, Greenways and Trails Plan* was coordinated with this topic and is addressed in greater detail in the corresponding Plans.
- ◆ Transportation: Sources included Federal Highway Administration functional classifications and use of highways, PennDOT, planned transportation projects, and transit, airport and rail agencies.
- ◆ Community Facilities: Information was obtained from school districts, higher educational institutions, hospitals, libraries and public safety

organizations. Normally, recreation would be included in this topic. However, it is addressed in the *Indiana County Comprehensive Recreation, Park and Open Space Plan*.

- ◆ Housing: Trends of private and public housing were drawn from Census Bureau data and private market resources. Housing condition surveys were completed in select areas.
- ◆ Water and Sewer: Though typically addressed in Community Facilities, this topic was established as a separate element due to its importance for Indiana County. This element examines current water supply and sanitary sewerage systems, their service areas, capacities, and plans for improvements.
- ◆ Historic Resources: Sources included the *Indiana County Heritage Preservation Plan*, the Young Preservationists' Association of Pittsburgh and review of the County's significant historic resources.

- ◆ Agricultural Land: The main source for identifying prime agricultural soils in the County was the US Department of Agriculture. The Indiana County Conservation District provided mapping of other agricultural lands in the County.

Planners examined Indiana County's economy, paying particular attention to recent trends in population, employment, housing, and land use patterns. Activities included field observations and mapping, completing statistical research, and conducting key person interviews. Analysis of this data revealed important trends unique to local communities. Detailed information is included in the Background Report, which is available at the ICOPD. Key findings are presented within the individual plan chapters of *Where We Live*.

#### Economic Strategic Visioning Sessions with Local Leaders

A series of economic strategic planning meetings were held with local leaders. Participants included County elected

officials, economic development professionals, educators, and public and private sector business leaders. Through this strategic planning process, participants envisioned the direction the County should grow. They prioritized long-term goals and objectives, and identified short-term action strategies required for the County to achieve its vision for economic growth (See Public Input Support Files).

#### Appointment of a Steering Committee

The Indiana County Commissioners appointed a 30-member Steering Committee made up of representatives from the Indiana County Planning Commission and other organizations with expertise to oversee development of various plan elements. The Steering Committee met monthly in the second half of 2006 to review the surveys, studies, and analysis of data collected for each plan component. Beginning in 2007, the Steering Committee took a more active role in plan development. Work sessions and quarterly meetings were conducted to

guide all aspects of the process, and develop the goals, objectives, and implementation strategies identified in *Where We Live*. In 2008, a five-member Working Committee, made up of representatives from the Steering Committees was formed. The Working Committee spent countless hours reviewing draft material and provided significant input on each chapter throughout Plan development.

#### Planners Conducted a Community Attitude Survey

To ensure countywide representation and input, a survey was mailed in 2006 to nearly 5,000 residents throughout the County, with a 23% response rate. Results were consistent with themes that emerged from the public participation sessions.

#### Planners Held Open House Work Sessions

Two open house work sessions were held in September 2006 to learn how community members further envisioned the direction the County should grow.



Figure 3.1: Steering Committee meeting, White Township



Figure 3.2: Steering Committee meeting, White Township



Figure 3.3: Open House work session



Figure 3.4: Student Focus Group meeting, IUP

These work sessions provided citizens and local officials with an opportunity to identify growth areas and recommend action strategies necessary to encourage development in these areas. Citizens also identified areas they felt were in need of protection from growth pressures, with an emphasis on prime agricultural soils, stream banks, and stream corridors. Participants included citizens from throughout the County, zoning officers, economic development and business leaders, and municipal officials and staff (See Public Input Support Files).

### Mapping the Vision

The open house work sessions were important events within the plan development process. Citizens had an opportunity to examine a variety of transportation and land use maps. The maps became a focal point for translating the narrative of recurring themes into a concrete vision for the County.

### Focus Group Meetings

To ensure youth involvement and input,

focus group meetings were conducted with high school and post-secondary students.

Participants highlighted strengths and weaknesses in the County and participated in a visioning exercise where they imagined Indiana County as they would like to see it in the future (See Public Input Support Files).

### Drafting the Plan

The Steering Committee, Working Committee, and ICOPD staff worked together to develop *Where We Live*. Each element was carefully reviewed to ensure the content was consistent with the expectations of the citizens and their vision for the future of Indiana County.

### Ongoing Work Sessions

Staff and representatives from the commissioning organizations participated in ongoing work sessions designed to focus on each of the plan elements. Steering Committee members were assigned with reviewing plan elements related to their



area of expertise. This process ensured that community values and the role of the County were accurately reflected in *Where We Live*.

### Adoption

Public meetings and a formal hearing were held to provide residents, contiguous counties, local municipalities and school districts with opportunities to review and comment on the draft Plan before the Indiana County Board of Commissioners adopted it by resolution.

### Results

Throughout all phases of the community planning process, a series of consistent themes emerged. These themes or community development objectives are centered on a common vision of building a prosperous economy while preserving our rural character and small town quality of life.

This vision, developed and refined through the community planning process, allowed

the Steering Committee, Working Committee, and ICOPD staff to establish the recommendations, goals, objectives and action items identified in the following chapters.

### The Vision...

Indiana County enjoys a prosperous economy while preserving its rural character and small town quality of life.

### Community Development Objectives

- ♦ **Protect watersheds and the environment**, with recommendations to implement storm water management practices, protect drinking water resources, continue efforts to reduce acid mine drainage, manage forest resources, expand floodplain regulations to protect vegetation along stream banks, and to prioritize the purchase of lands, easements, or rights-of-way for recreation and conservation.



Figure 3.5: AMD Reclamation Project, White Township

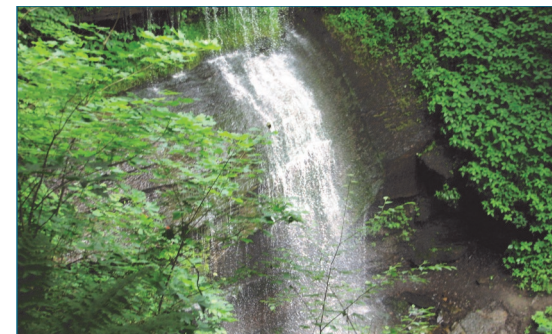


Figure 3.6: Buttermilk Falls Natural Area, West Wheatfield Township



Figure 3.7: Hay bales, Armstrong Township



Figure 3.8: Site plan: Conservation Design



Figure 3.9: HighPointe at Indian Springs, White Township



Figure 3.10: Student Focus Group meeting, Purchase Line High School

- ◆ **Ensure the preservation of natural resources**, with an emphasis on protecting the County's unique ecological assets identified in the *Indiana County Natural Heritage Inventory*, promoting the use of alternative energy, and encouraging sustainable development patterns.
- ◆ **Promote economic growth**, by encouraging local business development and expansion opportunities, implementing transportation improvements, and establishing Broadband Internet access in growth areas.
- ◆ **Preserve farmland and the farm economy**, with recommendations on expanding Agricultural Security Areas to more townships, utilizing planning tools to discourage infrastructure development in conservation priority areas, and to provide financial incentives to encourage farmers to remain in business.
- ◆ **Retain youth**, with suggestions to provide better jobs and opportunities that would encourage young people to stay in or move into the area.
- ◆ **Manage future growth**, with suggestions to encourage future growth in previously developed areas, to restrict infrastructure improvements for designated growth areas only, and to use planning tools to preserve rural landscapes, conservation areas, and open space.
- ◆ **Revitalize downtowns**, with recommendations for coordinating revitalization efforts on a regional level, and to focus county and state resources on downtown reinvestment.
- ◆ **Improve mobility**, with suggestions on expanding connectivity between IUP and downtown Indiana, focusing county and state resources on roadways and bridges that improve access to the County and those that are important to revitalization areas, improving public transit, and on





Figure 3.11: Streetscape improvements on Market Street, Blairsville Borough



Figure 3.12: US Route 22 improvements, Burrell Township



Figure 3.13: Black Lick, Burrell Township

fostering a culture that encourages bicycling and walking.

- ◆ **Improve housing choices**, by addressing issues related to the student impact on housing costs, and addressing concerns related to declining housing stock in older communities.
- ◆ **Preserve neighborhood schools**, with recommendations that the County Planning Commission utilize its power to review and comment on school district plans for closing buildings or developing new facilities, and on the reuse, sale, or demolition of facilities.
- ◆ **Promote historic preservation**, by using planning tools and policies that preserve historic and cultural resources throughout the County.



Figure 3.14: Horace Mann Elementary School, Indiana Borough

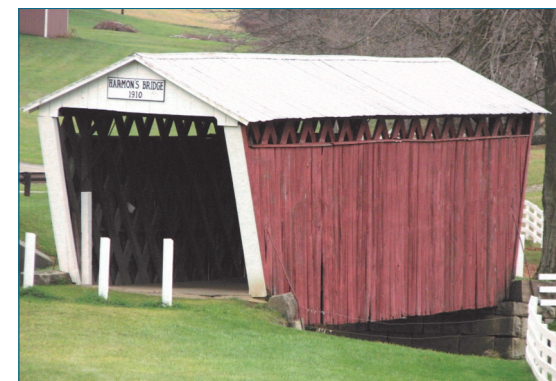


Figure 3.15: Harmon Bridge, Washington Township





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## 4. COMMUNITY FACILITIES AND UTILITIES



## Community Facilities and Utilities

Community facilities and utilities provide the underlying foundation for all essential operations in the County, and help our local economy, transportation system and communities to function efficiently. In this Plan, the term “community facilities and utilities” refers to the following:

- ◆ Government facilities/services
- ◆ Schools
- ◆ Libraries
- ◆ Child care facilities
- ◆ Emergency services
- ◆ Medical facilities
- ◆ Energy facilities
- ◆ Communications services
- ◆ Solid waste and recycling
- ◆ Water and sewer facilities
- ◆ Recreation

Water and sewer facilities are discussed in the following chapter. Recreation is

addressed in the *Indiana County Recreation and Parks Plan* and the *Indiana County Greenways, Open Space, and Trails Plan*.

Community facilities and utilities are necessary to support the current population and anticipated future development. The need for these facilities and utilities, and the extent to which they can be provided depend largely on local development patterns, the composition of the residential population, and the County’s ability to support the range of facilities and utilities that are needed. The Community Facilities and Utilities Plan helps coordinate the planning efforts of individual institutions and service providers with broader countywide planning and development issues.

### Existing Conditions, Analysis, and Recommendations

This chapter provides a description of major community facilities and utilities located in Indiana County. It is followed by an analysis of important trends and Plan

<b>Chapter Contents</b>	
<i>Community Facilities and Utilities</i>	4.1
<i>Government Facilities/Services</i>	4.2
<i>Schools</i>	4.7
<i>Libraries</i>	4.13
<i>Child Care Facilities</i>	4.14
<i>Emergency Services</i>	4.14
<i>Energy Facilities</i>	4.16
<i>Communications</i>	4.21
<i>Solid Waste and Recycling</i>	4.22
<i>Medical Facilities</i>	4.24
<i>Policy Statement &amp; Summary of Goals</i>	4.25
<i>Implementation Strategy</i>	4.26
<b>Appendix</b>	
<i>4.1: Downtown Location Law Guidelines</i>	4.31
<b>Maps</b>	
<i>4.1 through 4.5: Community Facilities and Utilities (by region)</i>	4.35
<i>4.6: Public School Districts</i>	4.40
<i>4.7: Volunteer Fire Department Service Areas</i>	4.41

recommendations. The location of community facilities and utilities in the County are portrayed by region on Map 4.1 through Map 4.5.

### Government Facilities/Services

#### Existing Conditions

Public facilities are essential components of a healthy, strong and vibrant community.

#### Federal

The United States Postal Service has 38 post offices located in villages and towns throughout the County. Other federal agencies located in the County include an Army Reserve Center and Military Recruiting Station; the Department of Agriculture Farm Service Agency and Natural Resources Conservation Service offices; the Department of Labor offices for mine safety and public contracting; a Social Security Administration office; and the Army Corps of Engineers, Pittsburgh District, which maintains a site at the Conemaugh River Lake near Saltsburg, and the Mahoning Dam near Smicksburg.

#### State

The State Correctional Institute (SCI) Pine Grove facility, located in White Township, is a 659-bed correctional facility that was designed to house young adult male offenders. It is unique in the Commonwealth's prison system in that it is operated as a therapeutic and educational facility. However, like most prisons in Pennsylvania, it is housing more inmates than its design capacity. SCI Pine Grove installed one modular unit to increase capacity.

The Pennsylvania Department of Transportation (PennDOT) Engineering District 10 is headquartered in White Township. District 10 is responsible for the design, construction and maintenance of state highways, bridges and other transportation facilities in Indiana, Armstrong, Jefferson, Butler and Clarion Counties.

The Pennsylvania Department of Public Welfare maintains at least one County Assistance Office in every county across

the state. The Indiana County Assistance Office, located in White Township, administers a wide variety of federal and state social service programs.

The Pennsylvania Department of Labor and Industry Unemployment Compensation Service Center, often referred to as a Call Center, is housed in the PA CareerLink office located in White Township. Initial applications for unemployment compensation benefits are made by telephone, or through the Internet, rather than in person. Re-employment opportunities and job search assistance are offered in the PA CareerLink office.

The Pennsylvania Department of Health has a health center in Indiana Borough that provides limited screening and medical services.

#### County

Major county government facilities include the Courthouse and Courthouse Annex buildings, located in the Borough of

Indiana, which is the county seat. The County is responsible for a wide range of general government activities, including the court systems, emergency management services, elections, assessment and land records, human service programs, land use planning, and economic development. Other facilities include special purpose buildings, such as Communities at Indian Haven (a long term nursing and rehabilitative service facility), the Indiana County – Jimmy Stewart Airport, and the Indiana County Jail. The recently constructed County Jail, a 216-bed facility with expansion capabilities, was opened near SCI Pine Grove in February of 2009.

The County also has a parks and trails system that encompasses 2,700 acres, or 4.2 square miles of parks, regional trails, natural areas and historic sites. These facilities are managed by the Indiana County Parks and Trails office, located at Blue Spruce Park in Rayne Township. Planning for these facilities has been addressed in the *Indiana County*

*Recreation and Parks Plan* and the *Indiana County Open Space, Greenways and Trails Plan*.

An important county function is assisting with the overall operations of local governments and school districts through real estate based tax assessments, which are used to generate tax revenue to pay for performed services. Every unit of local government in Indiana County, except White Township, has a local municipal real estate tax. Counties, municipalities and school districts establish their own tax rates, expressed in **mills**, which vary considerably and can change annually.

As depicted in Table 4.1 school district taxes are the highest of the three types of real estate tax. The two highest combined totals include the portions of Young Township and Black Lick Township that are located within the Apollo-Ridge School District. This School District has the highest tax rate of all school districts serving Indiana County.



Figure 4.1: Indiana County Courthouse, Indiana Borough



Figure 4.2: Indiana County Jail, White Township



Figure 4.3: Home Post Office, Rayne Township

Table 4.1 Tax Rates for Indiana County Municipalities (2012)

Municipal Name	School District	County Tax	Municipal Tax	School Tax (2011-2012)	Total
Armagh Borough	United	32.40	7.20	96.35	135.95
Armstrong Township	Indiana	32.40	7.20	103.52	143.12
Banks Township	Punxsutawney	32.40	3.60	89.765	125.765
Blacklick Township	Apollo Ridge/ Blairsville-Saltsburg	32.40	3.08	161.40/126.34	196.88/161.82
Blairsville Borough	Blairsville-Saltsburg	32.40	22.01	126.34	180.75
Brush Valley Township	United	32.40	4.95	96.35	133.70
Buffington Township	United	32.40	3.70	96.35	132.45
Burrell Township	Blairsville-Saltsburg	32.40	9.60	126.34	168.34
Canoe Township	Punxsutawney/Marion Center	32.40	9.00	89.765/102.48	131.165/ 143.88
Center Township	Homer-Center	32.40	8.40	125.60	166.40
Cherry Tree Borough	Harmony	32.40	20.60	62.96	115.96
Cherryhill Township	Penns Manor	32.40	5.00	102.56	139.96
Clymer Borough	Penns Manor	32.40	31.00	100.06	163.46
Conemaugh Township	Blairsville-Saltsburg	32.40	5.50	126.34	164.24
Creekside Borough	Marion Center	32.40	9.10	102.48	143.98
East Mahoning Township	Marion Center	32.40	3.20	102.48	138.08
East Wheatfield Township	United	32.40	8.50	96.35	137.25
Ernest Borough	Marion Center	32.40	16.60	102.48	151.48

Table 4.1 Tax Rates for Indiana County Municipalities (2012), Continued

Municipal Name	School District	County Tax	Municipal Tax	School Tax (2011-2012)	Total
Glen Campbell Borough	Purchase Line	32.40	14.00	85.81	132.21
Grant Township	Marion Center	32.40	9.50	102.48	144.38
Green Township	Purchase Line	32.40	9.50	85.81	127.71
Homer City Borough	Homer-Center	32.40	21.82	125.60	179.82
Indiana Borough	Indiana	32.40	28.45	103.52	164.37
Marion Center Borough	Marion Center	32.40	15.90	102.48	150.78
Montgomery Township	Purchase Line	32.40	5.39	85.81	123.60
North Mahoning Township	Punxsutawney	32.40	7.00	84.447	123.847
Pine Township	Penns Manor	32.40	3.60	102.56	138.56
Plumville Borough	Marion Center	32.40	9.00	102.48	143.88
Rayne Township	Marion Center	32.40	4.87	102.48	139.75
Saltsburg Borough	Blairsville-Saltsburg	32.40	11.20	126.34	169.94
Shelocta Borough	Indiana	32.40	2.79	103.52	138.71
Smicksburg Borough	Armstrong	32.40	9.00	150.14	191.54
South Mahoning Township	Marion Center	32.40	5.05	102.48	139.93
Washington Township	Marion Center	32.40	5.60	102.48	140.48
West Mahoning Township	Armstrong	32.40	4.36	150.14	186.90
West Wheatfield Township	United	32.40	10.00	96.35	138.75
White Township	Indiana	32.40	0.00	103.52	135.92
Young Township	Apollo-Ridge/Blairsville-Saltsburg	32.40	9.30	161.4/ 126.34	203.10/ 168.04

### Analysis

County, state and federal facilities are important both socially and economically to communities. The US Postal Service is the most visible federal institution in the country and has a strong presence in Indiana County. Local post offices enhance community character, offer opportunities for social interaction, encourage walking and are important to many small towns throughout the County. They are essential components of vibrant downtowns and play an important role in revitalization efforts. The US Postal Service is faced with rising costs and has closed many small post offices. It has frequently chosen to relocate many post offices outside of downtowns when confronted with expansion needs.

All governmental facilities generate significant economic activity by drawing employees and users of public services who are likely to spend money shopping or dining at nearby businesses. In 2000, the Commonwealth passed a **Downtown Location Law** that encourages state

agencies to locate leased and constructed facilities in downtown areas to help preserve open space and revitalize downtowns in Pennsylvania. According to the State's Department of General Services (DGS) Downtown Location Law Guidelines (Appendix 4), the accepted designation of downtown areas includes "the central business district of a city, borough, incorporated town or township" and "cities of the first class". A central business district is typically a contiguous area within the core of a municipality, such as a borough. "Identifiable factors include, but are not limited to, a recognizable sense of place, a pedestrian orientation, a rectilinear street grid and a historic significance."

County government services are traditionally offered in or near the county seat, as is the case in Indiana County. However, a recurring theme that emerged during the community planning process was a feeling of disconnect among northern Indiana County residents from County government services.

Property taxes in Pennsylvania continue to be a widely debated and complicated issue. The most common concerns cited by residents are that property taxes make home ownership unaffordable, taxes do not specifically take household income level into account, and they put an undue burden on those without any children in public school.

### Recommendations

- ◆ Encourage federal, state and county agencies to remain in or locate new facilities in boroughs and downtown areas, in accordance with the guidelines established by the DGS.
- ◆ Improve access to County services.
- ◆ New construction of government facilities should be designed in a compact manner that conserves open space, minimizes stormwater runoff, and integrates **LEED (Leadership in Environmental and Engineering Design)** features into the design.



- ◆ Investigate property tax reform options and assist municipalities with efforts to address taxation inequality.

## Schools

### Existing Conditions

#### Elementary and Secondary Public Schools

There are eleven public school districts that serve Indiana County. Five of these districts and their facilities and service areas are located entirely within Indiana County. Three school districts have buildings located in another county, but serve portions of Indiana County. Three school districts have facilities in Indiana County, but also serve other regions. Public school districts are depicted in Map 4.6.

The Pennsylvania Department of Education (PDE) tracks annual enrollment trends and projections for every public school district in the state based on birth rates, migration patterns of families with children, and attendance records. According to the Department's most recent enrollment statistics by county,

there were a total of 19,971 students enrolled in the County's eleven school districts during the 2010-2011 school year, with 10,278 of those students residing in Indiana County. This reflects a decrease of 216 Indiana County students from the previous year, and a decline of 851 students over the previous five school years.

Table 4.2 shows past enrollments and Table 4.3 highlights enrollment projections through 2011-2020 by district. The projections indicate that school enrollments are falling in nine of 11 districts. This trend is expected to continue, with the PDE anticipating a decline of 1,035 students in the county's eleven school districts over the next nine years. However, this trend may not reflect actual conditions in growing areas of the County.

#### Alternative Schools

Adelphoi Village, Inc. operates a day treatment center in the Borough of Indiana. The center provides secondary



Figure 4.4: Indiana Area Junior High School, Indiana Borough



Figure 4.5: United High School, East Wheatfield Township



Figure 4.6: Purchase Line High School, Green Township

District	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Apollo-Ridge	1,502	1,497	1,493	1,481	1,397
Armstrong	6,031	5,865	5,730	5,631	5,544
Blairsville-Saltsburg	2,039	1,947	1,930	1,890	1,813
Harmony Area	361	375	373	383	382
Homer-Center	953	968	937	907	908
Indiana Area	3,002	2,914	2,855	2,831	2,769
Marion Center Area	1,638	1,495	1,560	1,508	1,480
Penns Manor	1,001	974	975	985	972
Punxsutawney Area	2,618	2,570	2,470	2,425	2,379
Purchase Line	1,170	1,119	1,095	1,060	1,035
United	1,274	1,299	1,245	1,267	1,292
<b>Totals</b>	<b>21,589</b>	<b>21,023</b>	<b>20,663</b>	<b>20,368</b>	<b>19,971</b>
<b>Indiana County</b>	<b>11,129</b>	<b>10,876</b>	<b>10,598</b>	<b>10,494</b>	<b>10,278</b>

Table 4.2 Past Public School Enrollment, Source; Pennsylvania Department of Education



Figure 4.7: Apollo-Ridge High School, Kiskiminetas Township (Armstrong County)



Figure 4.8: Harmony Area School, Burnside Township (Clearfield County)



Figure 4.9: Marion Center High School, Marion Center Borough

District	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Change 2011-2020
Apollo-Ridge	1,396	1,356	1,319	1,281	1,250	1,221	1,187	1,178	1,161	-235
Armstrong	5,486	5,482	5,421	5,365	5,294	5,247	5,177	5,117	5,078	-408
Blairsville-Saltsburg	1,756	1,724	1,678	1,644	1,621	1,593	1,591	1,599	1,608	-148
Harmony Area	360	367	355	355	347	344	343	338	344	-16
Homer-Center	873	870	859	855	826	822	803	779	769	-104
Indiana Area	2,687	2,647	2,638	2,633	2,656	2,677	2,709	2,754	2,786	99
Marion Center Area	1,340	1,307	1,291	1,260	1,235	1,221	1,192	1,157	1,130	-210
Penns Manor	879	873	859	846	833	807	729	768	749	-130
Punxsutawney Area	2,364	2,366	2,395	2,417	2,445	2,499	2,521	2,558	2,617	253
Purchase Line	1,010	980	960	953	946	943	941	936	947	-63
United	1,279	1,278	1,287	1,295	1,301	1,285	1,262	1,233	1,206	-73
<b>Totals</b>	<b>19,430</b>	<b>19,250</b>	<b>19,062</b>	<b>18,904</b>	<b>18,754</b>	<b>18,659</b>	<b>18,455</b>	<b>18,417</b>	<b>18,395</b>	<b>-1,035</b>

Table 4.3 Public School Enrollment Projections, Source: Pennsylvania Department of Education

Note; it is important to be aware the PDE projection model uses only actual enrollments, births, and retention rates to formulate projections. Enrollment projections beyond 5 years are subject to errors in the lower grades resulting from inconsistencies between actual and projected live births and should be reviewed closely. Other factors which may exist in a particular school district may need to be considered in conjunction with the projections to most accurately estimate future enrollments.



Figure 4.10: West Shamokin Jr.-Sr. High School, Cowanshannock Township (Armstrong County)



Figure 4.11: Homer-Center Jr./Sr. High School, Center Township



Figure 4.12: Saltsburg Middle-High School, Conemaugh Township





Figure 4.13: Indiana County Technology Center, White Township



Figure 4.14: Private school, Montgomery Township



Figure 4.15: Cherry Hill Head Start, Cherryhill Township

educational services for students who have been prohibited from attending public school for behavioral reasons, and for those who need to participate in an accelerated program to meet graduation requirements. The center accepts students from all school districts located partially or entirely within Indiana County.

#### Vocational and Technical School

The Indiana County Technology Center is the County's vocational and technical school. It offers both adult and secondary education in automotive technology, culinary services, computer services, cosmetology, welding and machining, construction trades, health occupations and general business skills. The school works closely with area businesses and community groups to develop a curriculum that meets the needs of local employers.

#### Private Schools

There are 21 private schools located in the County. The majority of these private schools are Amish and the remaining ones

are a mix of religious affiliations. The private schools in the County are small in student population and many of them only offer schooling through Grade 8.

#### Head Start Centers

Head Start of Indiana County operates three preschool centers throughout the County, meeting the early childhood educational needs of 350 children from low-income families. The program also offers comprehensive health, nutrition, and family support services.

Head Start centers include the Cherry Hill Center, Homer City Center, and Indiana Area Center.

#### Educational Support Services

ARIN Intermediate Unit 28, located along West Pike Road in White Township, provides educational support to learners of all ages in Armstrong (AR) and Indiana (IN) Counties. In Indiana County, ARIN provides services to Blairsville-Saltsburg, Homer-Center, Indiana Area, Marion Center Area, Penns Manor Area, Purchase

Line, and United school districts, and to the Indiana County Technology Center. ARIN offers programs and services related to educational technology, professional/staff development, curriculum services, school-age programs, preschool education, and adult education.

#### Colleges and Universities

Indiana University of Pennsylvania (IUP) is the largest institution in the Pennsylvania State System of Higher Education, serving approximately 15,000 students. In addition to the Indiana Campus in Indiana Borough and White Township, the University operates two regional campuses with one in Punxsutawney, Jefferson County and one at Northpointe in Freeport, Armstrong County. Academic offerings include over 120 undergraduate majors, more than 48 master's degree programs, and 8 programs leading to the doctoral degree.

The Indiana Campus, which serves approximately 14,500 students, is comprised of 68 major buildings on 374

acres in the Borough of Indiana and White Township.

In 2010, IUP completed a \$270 million student housing project, known as the Residential Revival. The project replaced eleven residence halls with eight new buildings that integrate a “living-learning” philosophy into their design. All of the new buildings reflect a special academic or co-curricular theme, most with clusters or floors for students with common interests or majoring in specific disciplines.

IUP broke ground for the Kovalchick Convention and Athletic Complex (KCAC) in November 2008. The \$79 million, 150,000-square-foot facility was completed in March 2011 and is projected to have an annual economic impact of \$12.5 million in each year of operation. While owned by IUP, the KCAC is designed to serve as a cultural and economic-development resource for the region. The facility houses a 5,000 seat arena, a 650-seat auditorium, 17,000 square feet of conference space divided into nine rooms;



Figure 4.16: IUP residence hall; Suites on Grant, Indiana Borough



Figure 4.17: IUP residence hall: Pratt Hall, Indiana Borough



Figure 4.18: KCAC, White Township



Figure 4.19: Cambria Rowe, Indiana Borough



Figure 4.20: WyoTech student restores car, Burrell Township

and a 6,000-square-foot corporate training and executive conference center offering six meetings rooms and three offices.

The Punxsutawney campus is home of the IUP Academy of Culinary Arts. The Northpointe campus provides specialized electro optics training, and undergraduate and graduate-level courses.

In addition to regional campuses, IUP offers graduate level degree programs and non-credit professional development seminars at the Monroeville Center in Wilkins Township, Allegheny County. Courses are also offered at the State System's Dixon Center in Harrisburg.

Westmoreland County Community College (WCCC), located in Youngwood, offers 62 associate degree, 12 diploma, and 38 certificate programs to prepare students for careers or transfer to baccalaureate degree programs at four-year universities. In an effort to provide area residents with access to these educational opportunities, WCCC maintains an off-campus branch in Indiana County. Their Indiana County

Center is located along Airport Road in White Township.

#### Post Secondary Schools

Cambria Rowe Business College has an Indiana campus in the Borough of Indiana. The school specializes in technical training for accounting, administrative, business and medical careers.

WyoTech offers training for a variety of careers in automotive, diesel and aviation technology. The Blairsville Campus, which is located in Burrell Township, is one of seven WyoTech campuses in the United States. It has an enrollment of approximately 1,300 students.

#### Analysis

Public school districts are able to accommodate the current student population with existing facilities and are not faced with expansion concerns. Conversely, most school districts in Indiana County have experienced decreasing enrollments that are expected to continue and are faced with



consolidating and/or closing schools. School districts will also have to make decisions in regard to selling or leasing schools and facilities that are not fully utilized.

Through the public planning process, citizens expressed strong beliefs that the County should have a policy for encouraging the preservation of neighborhood schools. This benefits communities by retaining activities in existing centers, making walking a viable option for students, and preserving historic structures.

While planning for school facilities is the responsibility of public school districts and other educational institutions, decisions about school facilities should not be made in isolation of other community development needs. Additionally, planning for school facilities should be consistent with community development goals identified in municipal and county comprehensive plans.

There is a mutual opportunity to share County specific demographic projections and information concerning the issuance of building permits with public schools. The Department enrollment projections do not account for changes in local building activities. However, the Department permits school districts to develop alternative projection scenarios that account for increased growth.

#### Recommendations

- ◆ Ensure that proposed actions of public school districts relating to the consolidation, location, demolition, removal, sale or lease of any school district structure or land are submitted to municipal and county planning agencies for their recommendations, in compliance with Section 305 of the **Pennsylvania Municipalities Planning Code (MPC)**.
- ◆ Provide demographics and building permit information to school districts to help them prepare for

changes in community growth that might impact enrollment.

### Libraries

#### Existing Conditions

Indiana County does not have a county library system. There are, however, five public libraries within the County. They are the Burrell Township Library, Blairsville Public Library, Homer-Center Public Library, Indiana Free Library, and the Saltsburg Free Library. The Blairsville Public Library, the Burrell Township Library and the Indiana Free Library participate in the Access PA system, which allows patrons to borrow books from other libraries across the Commonwealth. There are library resources available at the Indiana University of Pennsylvania to meet the needs of faculty and students. Limited access to these resources is also made available to the general public. For more information on accessing IUP library services, please visit <http://www.iup.edu/library>.

### Analysis

Libraries provide opportunities for building strong communities. Self-education, enrichment, and computer technology are made available to County residents of all income levels. However, these services are not available on a countywide basis. Existing libraries have minimal financial resources and are limited in the services and materials they can offer to local residents. Citizen concerns about library services were raised at the open house work sessions.

Consolidating resources for libraries through the creation of a countywide library system may leverage additional funding, and contribute to enhancements in collections, technology, and



Figure 4.21: Burrell Township Library, Burrell Township

programming throughout the library system. Other options for increasing access to library materials may include creating small satellite libraries, offering bookmobile services or making school libraries available for public use during non-school hours.

### Recommendation

- ◆ Support existing libraries and enhance delivery of library services to smaller communities in rural areas.

## Child Care Facilities

### Existing Conditions

Child Care Information Services (CCIS) is funded by the Pennsylvania Department of Public Welfare (DPW) through a contract with the Indiana County Commissioners. CCIS is responsible for providing resource and referral services on child day care to all families, determining whether or not families are eligible for state subsidized child day care, recruiting child day care providers and increasing the number of facilities which will accept enrollment of state subsidized children.

### Analysis

Child care services play a vital role in the local economy by permitting a greater number of residents to enter the work force. The availability of quality child care services is very important to Indiana County's working families.

### Recommendation

Child care facility planning should be coordinated with county and local planning efforts to ensure that adequate facilities are located throughout the County.

## Emergency Services

### Existing Conditions

#### Emergency Management Agency

The Indiana County Emergency Management Agency, located in White Township, is the central point of contact for all public safety calls received through the 9-1-1 System. The agency also coordinates fire personnel training, maintains the County's 9-1-1 Addressing System, and recently completed the *Indiana County Hazard Mitigation Plan*.



Police, Fire and Medical

Local municipalities have the prime responsibility for implementation of police and fire services. Those municipalities not covered by local services generally have agreements with adjoining municipalities or the Pennsylvania State Police for emergency and protective services.

Police

The Boroughs of Blairsville, Cherry Tree, Clymer, Homer City, Indiana and Saltsburg have their own full and/or part-time police departments, with a total of 44 officers. The remaining municipalities rely on the Pennsylvania State Police, which maintains a station for Troop K in White Township, for law enforcement services and assistance.

Borough Police Departments	Total Officers
Blairsville	8
Cherry Tree	4
Clymer	2
Homer City	7
Indiana	22
Saltsburg	3

Table 4.4: Number of Police Officers by Department

IUP's University Police Department employs seventeen full-time commissioned police officers at the Indiana Campus to provide police protection for the University twenty-four hours a day.

Fire

There are a total of 24 local volunteer fire departments in Indiana County, as depicted in Map 4.7. These volunteer departments are financially supported by tax revenues within their jurisdiction, corporate and other private donations, federal and state grants, and other assistance from auxiliary members or firefighters associations. These funds are used to cover a department's operating expenses, which include acquiring and operating apparatus, equipping and training firefighters, and maintaining the firehouse. Fundraising efforts provide a significant annual savings for local municipalities.



Figure 4.22: Officer on patrol, Indiana Borough



Figure 4.23: Clyde Volunteer Fire Company, West Wheatfield Township



Figure 4.24: Citizens' Ambulance Service, Wheatfield Station, West Wheatfield Township

**Medical**

There are two paid Emergency Medical Service providers that serve Indiana County. Citizens' Ambulance Service provides service to residents of Indiana County, and portions of Armstrong, Westmoreland, and Clearfield Counties. Citizens' Ambulance Service maintains five stations located in Indiana County and one station located in Armstrong County. Indiana County stations are located in Indiana, Blairsville, Plumville, Hillsdale and Armagh.

Laurel Valley Ambulance Service provides service to New Florence and Seward Boroughs, Fairfield and St. Clair Townships; and portions of Bolivar Borough in Westmoreland County; and West Wheatfield Township in Indiana County

Life Flight is operated by the Allegheny General Hospital and provides regional emergency helicopter and ground care services for ill and injured individuals on a 24 hour basis seven days a week. Indiana

Regional Medical Center provides the local connection to this service.

**Pennsylvania Army National Guard**

The Pennsylvania Army National Guard maintains a unit in the County. In addition to mobilization in times of war or national emergency, these units may be called on to support state and local authorities in times of natural disaster or civil strife.

**Analysis**

Police service is typically the largest single expense in a municipal budget. Local police services provided by smaller boroughs may become more difficult to maintain as a shrinking tax base strains budgets. Establishing joint police services often saves money on personnel and equipment, and can result in improved response times.

The operation of volunteer fire companies has become more challenging as operational costs increase, equipment becomes outdated, and volunteerism declines.

**Recommendations**

- ◆ Encourage cooperation and sharing of local police, fire and emergency services.
- ◆ Ensure adequate maintenance and/or expansion of County emergency management services.

**Energy Facilities****Existing Conditions**

Energy facilities include gas and electric generation facilities, substations, and transmission lines.

The Homer City Generating Station is a coal-fired plant occupying about 2,400 acres in Center Township. Bituminous coal is delivered to the Station by rail and truck. Stacks 1 and 2, which began operating in 1969, burn a local Pennsylvania coal or a Western Pennsylvania Pittsburgh seam coal. Stack 3, added in 1977, burns local coal. Stack 3 is also credited as the tallest chimney in the United States at 1,217 feet

(Ash, 2006). The Station is owned by General Electric and operated by Edison Mission Electric (EME). Locally produced energy and capacity are sold primarily to customers in the Pennsylvania, New Jersey and Maryland (PJM) Power Pool. The Station can also provide power to the New York Power Pool. The Homer City Generating Station generates enough electricity at full load to meet the needs of about 2 million households. EME recently announced plans for a \$700 million dollar construction project that involve the installation of two flue gas desulfurization systems, scrubbers and an activated carbon injection system to clean emissions and remove mercury from the stack gases.

The Conemaugh Generating Station is a coal-fired plant located on 1,750 acres along the Conemaugh River in West Wheatfield Township. The Station consists of two main stacks, which began operations in 1970 and 1971, respectively, and two cooling towers. The main stacks run on steam and are each as tall as a 14-

story building. The plant uses more than 4 million tons of coal each year. It is jointly owned by a group of eight co-owners. GenOn operates the station on behalf of the owners through its wholly owned subsidiary, GenOn Northeast Management Company.

The Seward Generating Station, also operated by GenOn, is located in Indiana County. The original facility was built in 1919 and was operated as a coal-fired generating station until it was inundated by the 1977 Johnstown Flood. The generation facility underwent upgrades in 2004 to operate as a "clean coal" technology facility. The upgraded generating station turns waste coal from area boney piles into electricity. It is the largest waste coal-fired generating station in the world.

The Keystone Generating Station is a coal-fired plant occupying about 1,500 acres in Armstrong and Indiana Counties. The facility, located in Armstrong County, consists of two steam turbines, which



Figure 4.25: Conemaugh Generating Station, West Wheatfield Township (Source: [www.genon.com](http://www.genon.com))



Figure 4.26: Seward Generating Station, West Wheatfield Township (Source: [www.platts.com](http://www.platts.com))

began commercial operation in 1967 and 1968, respectively, and four cooling towers. Basically a twin of the Conemaugh Generating Station, the main turbines at this Station are each as tall as a 14-story building and run on steam. The plant uses more than 4 million tons of coal each year. It is jointly owned by a group of seven co-owners. GenOn operates the facility for the owners

Indiana County is crossed by a number of electric transmission lines that provide power to eastern coastal cities and is



Figure 4.27: Transmission lines, Brush Valley Township

located within the PJM Interconnection (PJM) region. PJM is the regional transmission organization (RTO) responsible for coordinating the movement of electricity in all or parts of Delaware, Illinois, Indiana, Kentucky, Maryland, Michigan, New Jersey, North Carolina, Ohio, Pennsylvania, Tennessee, Virginia, West Virginia and the District of Columbia (<http://www.pjm.com/index.jsp>).

- ◆ PJM ensures the reliability of the electric power supply system in 13 states and the District of Columbia.
- ◆ PJM operates a wholesale electricity market.
- ◆ PJM manages a long-term regional electric transmission planning process to maintain the reliability of the power supply system.

Public utility companies that are involved in the production, purchase, transmission and distribution of natural gas services for local residents include Columbia Gas of Pennsylvania, a subsidiary of NiSource,

which is the second largest natural gas distributor in the United States, Dominion, Peoples Natural Gas, and T.W. Phillips Gas and Oil Company.

The S. W. Jack Cogeneration Plant is a combined cycle power plant that converts fossil fuels into usable electric and thermal energies for use at the IUP Indiana Campus. The S. W. Jack Cogeneration Plant produces electric, steam, and hot water from the fuel sources of natural gas and a small amount of diesel fuel.

Penelec, owned by First Energy Corporation, is the major public utility company involved in the transmission and distribution of electricity throughout Indiana County. REA Energy Cooperative, a not-for-profit cooperative, also provides electric service to member-residents in the County.

Coal mining and natural gas exploration, drilling and production continue to be major activities in the County. Indiana County's natural gas industry is seeing



more growth in response to renewed interest in the Marcellus Shale. From January through July 2012 the Department of Environmental Protection issued 24 gas drilling permits in the County. Permits were issued for both gas and coalbed methane well types. Of these, 9 were issued for Marcellus Shale. There were 1751 wells drilled in the County between January, 2005 and July 2012, and 41 of those wells drilled were Marcellus Shale wells.

#### Analysis

The production, processing, and transportation of coal and natural gas resources continue to play a major role in the County's economy. The County is a major national center for energy production with three electric generation facilities located within the County. Subsequently, Indiana County is directly impacted by national and regional energy policies that address electric transmission congestion issues.

The County is located in the United States Department of Energy's (DOE) **Mid-Atlantic Area National Corridor** (Figure 4.28) which is one of two **National Interest Electric Transmission Corridors (NIETC)** that have been identified as areas in need of electric transmission and/or congestion improvements (<http://nietc.anl.gov/>). The other NIETC corridor is Southwest Area National Interest Electric Transmission Corridor. NIETC provides DOE the discretion to designate National Interest Electric Transmission Corridors within which utilities could have access to federal eminent domain authority for the siting of high-voltage transmission lines. This designation provides authority for the Federal Energy Regulatory Commission (FERC) to review and override state siting decisions, other federal and state laws and policy, and confer federal eminent domain to private companies for transmission line siting.

Through NIETC, there is real risk that utilities will seek to build new power lines across important natural, agricultural and

recreational lands, and negatively impact property values.

Energy is one of the most important environmental and national security issues we face as a nation. Concerns surrounding these issues were raised by many residents throughout the planning process. Development of renewable energy and energy conservation are critical for the preservation of existing development as well as sustainable development for future generations.

#### Recommendations

- ◆ Become actively engaged in regional transmission planning efforts to ensure the County has a voice in regard to national and regional energy policies and projects that impact Indiana County.
- ◆ Develop an Energy Plan that encourages reduced energy consumption and promotes the development and use of renewable energy resources (Keystone Principle #5).

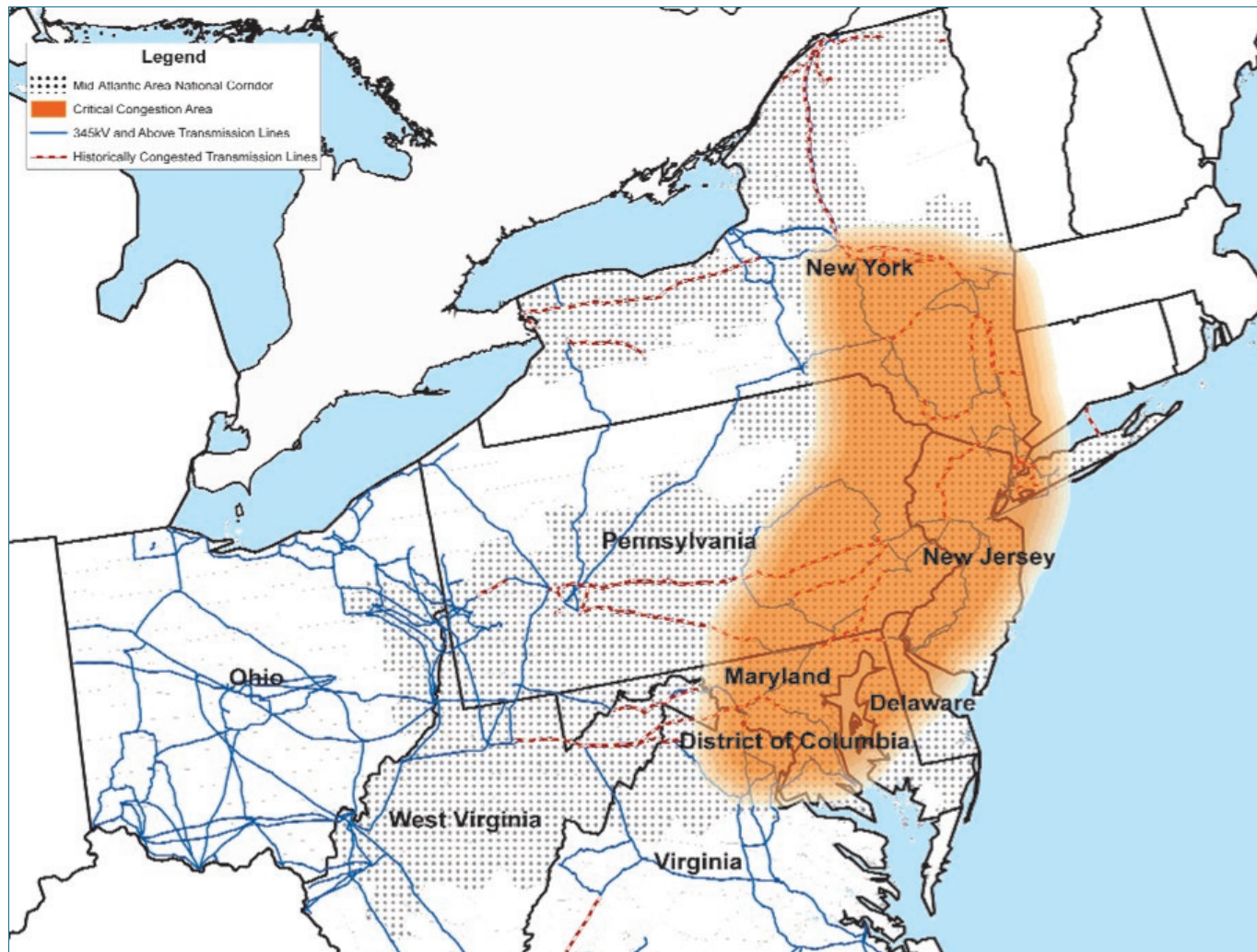


Figure 4.28: Mid Atlantic Area National Corridor

Source: U.S. Department of Energy

## Communications

### Existing Conditions

Communications services include various forms of fixed-line and wireless voice and data networks provided by telephone, cable, and satellite companies.

Verizon, the County's major telephone service provider, offers fixed-line telephone service, dial-up Internet access, high-speed Internet access through Dedicated Service Line (DSL) technology, and a mobile phone network that covers most of Indiana County. However, Verizon's high-speed internet service and cellular network are not available on a countywide basis.

Comcast Corporation is the major provider for broadband cable and high-speed broadband Internet services in the County. However, their network does not cover many rural areas of the County.

In an effort to determine the level of Internet service available to Indiana County residents, the Citizens' Survey

queried residents about Internet access and types of connection. Seventy-six percent of respondents indicated they had Internet access. Fifty-eight percent of those with Internet access reported using dial-up, 21 percent reported cable, 18 percent reported DSL, and the remaining three percent reported wireless or satellite service.

### Analysis

Communications technology has become increasingly important as the electronic management and processing of information grows. The availability of widespread and high-speed Internet access has a significant impact on the local economy. This technology plays a major role in retaining and creating jobs, fostering entrepreneurial opportunities, enhancing the vibrancy of downtowns and promoting tourism. This technology is arguably the most important factor in attracting new residents and retaining young people.

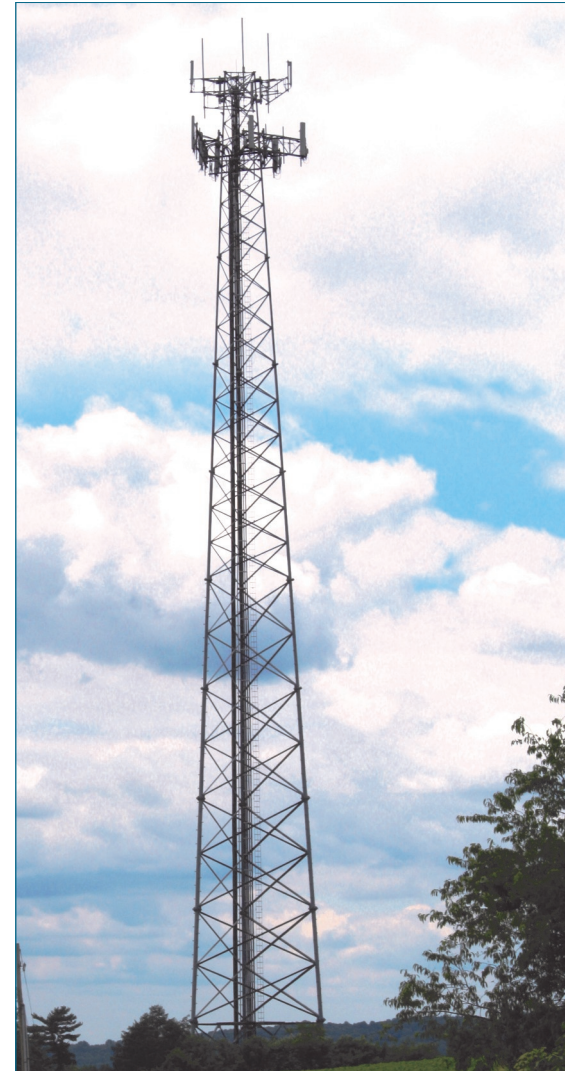


Figure 4.29: Cell tower, White Township

There is a great need to expand high-speed Internet services in the County. Results of the Citizens' Survey reveal that the majority of respondents do not have access to high-speed Internet services. Through the community planning process, citizens expressed concern about the inconsistencies in existing service areas and noted that service areas do not match growth areas. Limited access to broadband service is an issue across the Commonwealth of Pennsylvania. In 2004 the Commonwealth enacted Act 183, which outlines the State's plan to achieve statewide broadband deployment by 2015. Act 183 initiatives will accelerate delivery of high-speed Internet access for every Pennsylvania community. For example, the Commonwealth's **Broadband Outreach and Aggregation Fund (BOAF)** program is designed to provide funding for communities to promote broadband service, and to build demand for service. The **Bona Fide Retail Request (BFRR)** Program provides rural communities without broadband the ability to direct particular providers to deploy broadband

service if certain levels of demand are met. If the threshold is met, service must be delivered to the community within one year.

#### Recommendations

- ◆ Encourage ongoing development of well-sited communications facilities that will expand the availability of cellular networks and high-speed Internet access throughout the County, without compromising health and/or views with important scenic value.
- ◆ Accelerate delivery of state-of-the-art telecommunication services to designated growth areas.
- ◆ Encourage private development of wireless "hotspots" in key locations such as major downtowns and established communities.

#### Solid Waste and Recycling

##### Existing Conditions

Solid waste includes municipal, residual, special handling, and hazardous waste. Solid waste is generated daily in

residential, commercial, industrial, and institutional establishments.

##### Evergreen Landfill

Evergreen Landfill is a privately owned solid waste facility located on 106 acres in Center and Brush Valley Townships. It is designed and constructed to protect the environment from contaminants which may be present in the solid waste stream. Environmental monitoring systems, which monitor for any sign of groundwater contamination and for landfill gas, provide additional safeguards for the surrounding communities and the environment.

##### Indiana County Solid Waste Authority

The Indiana County Solid Waste Authority was created to help Indiana County and its municipalities comply with state laws that govern recycling. The Authority operates the Indiana County Recycling Center in Center Township, helps enforce solid waste ordinances in participating municipalities, and informs and educates County residents about the benefits and impacts recycling has on the environment.



The Authority oversees the mandatory Indiana Borough and White Township curbside recycling programs, and assists Blairsville with its voluntary recycling program. The Indiana County Recycling Center provides bins for residential drop-off recycling, offers a “special materials collection day” four times per year, and runs the Indiana County Composting Facility, which accepts grass clippings and leaves. The Authority has satellite-drop off recycling sites in Armstrong Township, Creekside Borough, East Wheatfield



Figure 4.30: Indiana County Recycling Center, Center Twp

Township, Hillsdale Borough, Marion Center Borough, Pine Township/Smicksburg Borough, Rayne Township, Saltsburg Borough and Smicksburg Borough. The Authority also employs a licensing and enforcement officer who works in cooperation with local municipalities to enforce their solid waste ordinances and help curb illegal dumping in these communities.

#### Analysis

Nearly everything we do leaves behind some type of waste. Proper disposal of solid waste is critical to protecting public health and the environment. There are adequate facilities and services for the proper disposal of solid waste in the more populated areas of the County. However, many citizens expressed concern about illegal dumping that continues to occur in rural areas of the County. Residents also expressed interest in expanded curbside recycling programs that would include plastics, magazines, junk mail, office paper, cardboard, and Styrofoam packing material. There were additional requests

for the development of drop-off sites throughout the County; and expanded recycling collection events that accept hazardous household and electronic appliances, cell phones, batteries and compact fluorescent light bulbs (CFLs).

#### Recommendations

- ◆ Continue and expand public information and education programs on the conservation and economic benefits of recycling.
- ◆ Encourage development of volunteer recycling programs in municipalities that are not mandated to recycle by DEP.
- ◆ Continue and strengthen efforts to curb illegal dumping.
- ◆ Develop a strategic plan to increase residential, commercial and institutional recycling.
- ◆ Explore markets that accept unique recyclables not accepted at the Indiana County Recycling Center.



Figure 4.31: Indiana Regional Medical Center, White Township

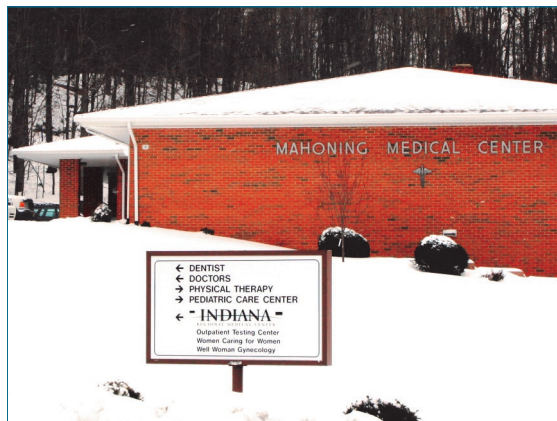


Figure 4.32: Indiana Regional Medical Center at Marion Center, Marion Center Borough

- ◆ Lobby for adoption of the **Bottle Bill**, which would require a cash deposit on bottles to encourage customers to return the bottles and get their deposit back.

### Medical Facilities

#### Existing Conditions

Access to high quality health care facilities is important both socially and economically to Indiana County.

#### Hospitals

The Indiana Regional Medical Center (IRMC) is the County's only full-service healthcare provider. IRMC operates a 176-bed hospital, located in White Township, and three satellite facilities in Indiana County (IRMC at Chestnut Ridge, Burrell Township; IRMC at 119 Professional Center, White Township; and IRMC at Marion Center, Marion Center Borough).

There are full service hospitals in nearby Armstrong, Cambria, Jefferson, and Westmoreland Counties. Excelsa Health operates a medical park in Blairsville.

The Primary Health Network provides primary medical services at 18 sites located in western Pennsylvania. Their network includes three sites in Indiana County. These are the Cherry Tree Family Medicine center in Cherry Tree Borough; the Indiana Dental Center in White Township; and the Jacksonville Family Medicine Center in Conemaugh Township.

#### Nursing Homes

The County has five nursing homes that provide nursing care and rehabilitative services, primarily for the elderly. They are Beacon Ridge, Hillsdale Nursing and Rehabilitation Center, Communities at Indian Haven, the Julia Pound Care Center (St. Andrew's Village), and Scenery Hill Manor.

#### Personal Care Homes

Personal Care Homes (PCH's) are assisted living facilities that provide supervision and assistance with personal care tasks. They are typically for older people who are unable to care for themselves, but do not need nursing home or medical care. PCH's

are inspected and licensed by the Pennsylvania Department of Public Welfare and are usually privately-owned. Some are operated by local governments or non-profit agencies. In Indiana County, there are 26 Personal Care Homes. Twenty-two are privately owned and four are operated by non-profit agencies.

#### Analysis

According to a Department of Welfare PCH report (July 2011), 25% of all privately operated PCH's in the County are located in Rossiter (Canoe Township). The total licensed capacity for all PCH's in the County is 655; and the number of actual residents is 518.

The Indiana Regional Medical Center, unlike many rural hospitals in Pennsylvania, is still an independent non-profit entity. It is not part of a consolidated hospital system, which means there is great likelihood this important facility will remain in the County. Other rural communities in western Pennsylvania have lost hospitals

and it has had a very negative impact on community development.

The population of Indiana County is aging quickly. **Baby boomers** will have a significant impact on the health care industry across the nation as they age. Subsequently, the need for medical facilities and health services will increase.

#### Recommendations

- ◆ Increase access to medical facilities throughout the County.
- ◆ Construction of new community facilities should be designed in a compact manner that conserves open space, minimizes stormwater runoff, and integrates LEED features into the design.
- ◆ Locate community facilities/services in areas that are integrated with existing or planned transportation, water and sewer services, and schools (Keystone Principle #3).

### Community Facilities and Utilities Policy Statement and Summary of Goals

#### Policy Statement

Improve quality of life by providing an appropriate level of cost effective community facilities/services and utilities throughout Indiana County.

#### Goal #1

Increase access to community facilities/ services and utilities in Indiana County.

#### Goal #2

Encourage preservation of neighborhood schools.

#### Goal #3

Maintain a high level of public safety services.

#### Goal #4

Proactively address energy production/ transmission concerns.

#### Goal #5

Improve telecommunications infrastructure.

**Implementation Strategy****Acronym Key**

Acronym	Definition
CCIS	Child Care Information Services
DCED	PA Department of Community and Economic Development
ICBOC	Indiana County Board of Commissioners
ICCOC	Indiana County Chamber of Commerce
ICDC	Indiana County Development Corporation
ICEMA	Indiana County Emergency Management Agency
ICIS	Indiana County Information Systems
ICOPD	Indiana County Office of Planning & Development
ICPC	Indiana County Planning Commission
ICSWA	Indiana County Solid Waste Authority
IFL	Indiana Free Library
IRMC	Indiana Regional Medical Center
RAIC	Redevelopment Authority of Indiana County
SPC	Southwestern Pennsylvania Commission

### Implementation Strategy

**Note:** Goals, objectives and action strategies are not listed in priority order.

**Policy Statement:** Improve quality of life by providing an appropriate level of cost effective community facilities/services and utilities throughout Indiana County.

GOAL #1: Increase access to community facilities/services and utilities in Indiana County			
<b>Objective:</b> Encourage federal, state and county agencies to maintain existing facilities or locate new facilities in boroughs and downtowns			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Develop a County policy, based on DGS guidelines, encouraging federal, state and county agencies to remain in or locate new facilities in boroughs and downtowns.	ICBOC, ICCOC, ICPC, ICOPD	N/A	Short
<b>Objective:</b> Improve access to County Services			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Ensure municipal offices have informational material and applications, where appropriate, for County services.	ICBOC, Department Heads, Municipalities	N/A	Short
Develop or upgrade websites for County departments.	ICBOC, ICIS, Department Heads, Municipalities, County Elected Officials	N/A	Short
<b>Objective:</b> Design and build new community facilities in a manner that support the Keystone Principles and Criteria investment goals			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Integrate the Keystone Criteria into existing program criteria designed to guide investment and funding decision-making.	ICBOC, ICPC, ICOPD	N/A	Short
<b>Objective:</b> Increase access to library services throughout the County			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Explore alternatives to increase access to library services.	IBOC, Libraries, Schools, Municipalities	None	Short

<b>Objective:</b> Enhance access to quality child care services for working families			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Coordinate economic development and land use planning with child care planning to ensure an appropriate level of services is provided throughout the County.	ICBOC, ICOPD, ICDC, ICCOC, CCIS	N/A	Ongoing
<b>Objective:</b> Investigate and assist with efforts to address taxation inequality			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Establish a County Property Tax Reform task force to further investigate and make recommendations on property tax reform options.	ICBOC, Municipalities, School Districts	N/A	Short
<b>Objective:</b> Increase residential, commercial and institutional recycling			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Apply for funding to develop a strategic plan to increase residential, commercial and institutional recycling.	ICBOC, ICSWA	Federal, State	Short
<b>GOAL #2: Encourage preservation of neighborhood schools</b>			
<b>Objective:</b> Ensure that proposed actions of public school districts, relating to the consolidation, location, demolition, removal, sale or lease of any school district structure or land are submitted to municipal and county planning commissions for their recommendations			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Develop planning commission review guidelines for use by public school districts.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Short
Develop procedures for providing current demographic information and building permit information to schools.	ICBOC, ICPC, ICOPD	N/A	Short

<b>Objective:</b> Preserve Historic Schools			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Identify current and former schools that are eligible for nomination on the National Register of Historic Places and provide technical assistance to entities interested in applying for this designation.	ICBOC, ICPC, ICOPD, Municipalities, School Districts	N/A	Mid
Review codes and amend as necessary to support preservation of neighborhood schools.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Short
<b>Objective:</b> Assist with redevelopment of former schools			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Establish and maintain a current inventory that provides detailed site information on available properties.	ICBOC, ICPC, ICOPD, ICDC, ICCOC, School Districts, Property Owners	Federal, State	Ongoing
<b>Objective:</b> Increase awareness of the importance of neighborhood schools			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Host educational seminars and speakers to raise awareness on the economic, environmental, social and health benefits provided by walkable, neighborhood schools.	ICBOC, ICPC, ICOPD, IRMC, Municipalities, School Districts, Downtown and Neighborhood Organizations	State, Local	Ongoing
<b>GOAL #3: Maintain a high level of public safety services</b>			
<b>Objective:</b> Ensure adequate maintenance and/or expansion of County emergency management services			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Enhance the County's GIS capabilities to ensure prompt access to data needed for emergency management activities.	ICBOC, ICIS, ICOPD, ICEMA	Federal, State, Local	Mid



GOAL #4: Address energy production/transmission concerns			
<b>Objective:</b> Develop an Energy Plan for Indiana County			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Apply for funding to develop an Energy Plan.	ICBOC, ICPC, ICOPD	Federal, State, Local	Short
<b>Objective:</b> Become involved in the PJM transmission planning process			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Appoint representatives to serve on appropriate PJM transmission planning committees.	ICBOC	N/A	Short
GOAL #5: Improve telecommunications infrastructure			
<b>Objective:</b> Accelerate delivery of state-of-the art telecommunications services to designated growth areas			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Target telecommunications infrastructure improvements in designated growth areas.	ICBOC, ICOPD, ICDC, ICCOC, SPC	Federal, State, Local	Mid
Establish land development regulations that support development of well-sited communications facilities.	ICBOC, ICPC, ICOPD, Municipalities	State, Local	Mid
<b>Objective:</b> Participate in Pennsylvania's broadband initiative programs			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Participate in Pennsylvania's Broadband Outreach and Aggregation Fund in an effort to enhance the County's telecommunications connectivity.	DCED, ICBOC, ICIS, ICPC, ICOPD, ICDC, ICCOC, SPC	Federal, State, Local	Short

## Appendix 4.1

### DEPARTMENT OF GENERAL SERVICES DOWNTOWN LOCATION LAW GUIDLEINES STATEMENT OF POLICY

## INTRODUCTION

Act 32 of 2000, the “Downtown Location Law” was designed to facilitate the revitalization of traditional central and neighborhood business districts throughout the Commonwealth. The Department of General Services has the responsibility to establish guidelines to encourage State agencies to locate in downtown areas. Further, the Department has the authority to take all measures necessary to ensure the goals of this legislation are met. It is expected that the manner of fulfilling this responsibility will be sensible, understandable and compatible with current patterns of operation.

State agencies should lead by example by considering locating office facilities to a downtown area. The following guidelines will provide guidance to the various state agencies in implementing Act 32.

### 1. Functional Use

The Department of General Services policy, as it relates to the type of lease

space or functional use of a facility, will be as follows:

- a. All “Office” space needed to Accommodate employees or agency function is to be considered covered by ACT 32.
- b. PA Liquor stores, PA State Police Barracks, warehouse space, and DCNR facilities are excluded.
- c. The Department will evaluate all other uses on a case-by-case basis.

### 2. Location of Facilities

The Department of General Services policy is to encourage agencies to locate in downtown locations where feasible. The Department shall accept the designation of downtown areas as follows:

- (1) The central business district of a city, borough, incorporated town or township, the central business district is typically a contiguous area within the core of a municipality identifiable factors including, but not limited to, a recognizable sense of place, a pedestrian orientation, a

rectilinear street grid, and a historic significance. A city may have more than one central business district, which has historically served as a hub of economic, social, and/or civic activity.

- (2) In cities of the first class, the entire geographic area of the city.

Agencies when setting the parameters for the desired facility location should consider the following:

- 1) The requirements of the agency.
- 2) Servicing clientele needs.
- 3) Local economic considerations.
- 4) The availability of suitable space in a downtown area.
- 5) Competitiveness in the marketplace.
- 6) Cost to the Commonwealth
- 7) Safety to persons using the office facility.
- 8) The availability of public transportation.
- 9) Establishing a preference or requirement for a downtown location.

As part of the Department of General Services effort all advertisements for new “Office” space will contain the phrase “Downtown locations will be considered”.

### 3. New “Office” Facilities

The Department of General Services’ policy for construction of new “Office” facilities requires the Agency scope of work to evaluate the following:

(1) Consider the rehabilitation, reuse, or both, of existing structures within a downtown area. Consideration may include reasonable efforts to:

(i) Rehabilitate or rebuild the structure’s façade, if appropriate, in a way that maintains the architectural integrity of the building and the streetscape according to the United States Secretary of the Interior’s standards for rehabilitation in Federal regulations.

(ii) Ensure that the structure meets the requirements of the Americans with Disabilities Act of 1990 (Public Law 101-

336, 104 Stat. 327) in a manner that respects the architectural integrity of the building.

(2) Consider new construction on available land within a downtown area. Consideration may include reasonable efforts to:

(i) Have the scale and façade of the new structure maintain the architectural integrity of the existing streetscape.

(ii) Ensure that the structure meets the requirements of the Americans with Disabilities Act of 1990 in a manner that respects the architectural integrity of the neighboring building.

### 4. Solicitation Requirements

(1) Any solicitation requirements that DGS determines, in its discretion, have no overriding operational necessity and act as a deterrent to locating to downtown locations will be prohibited.

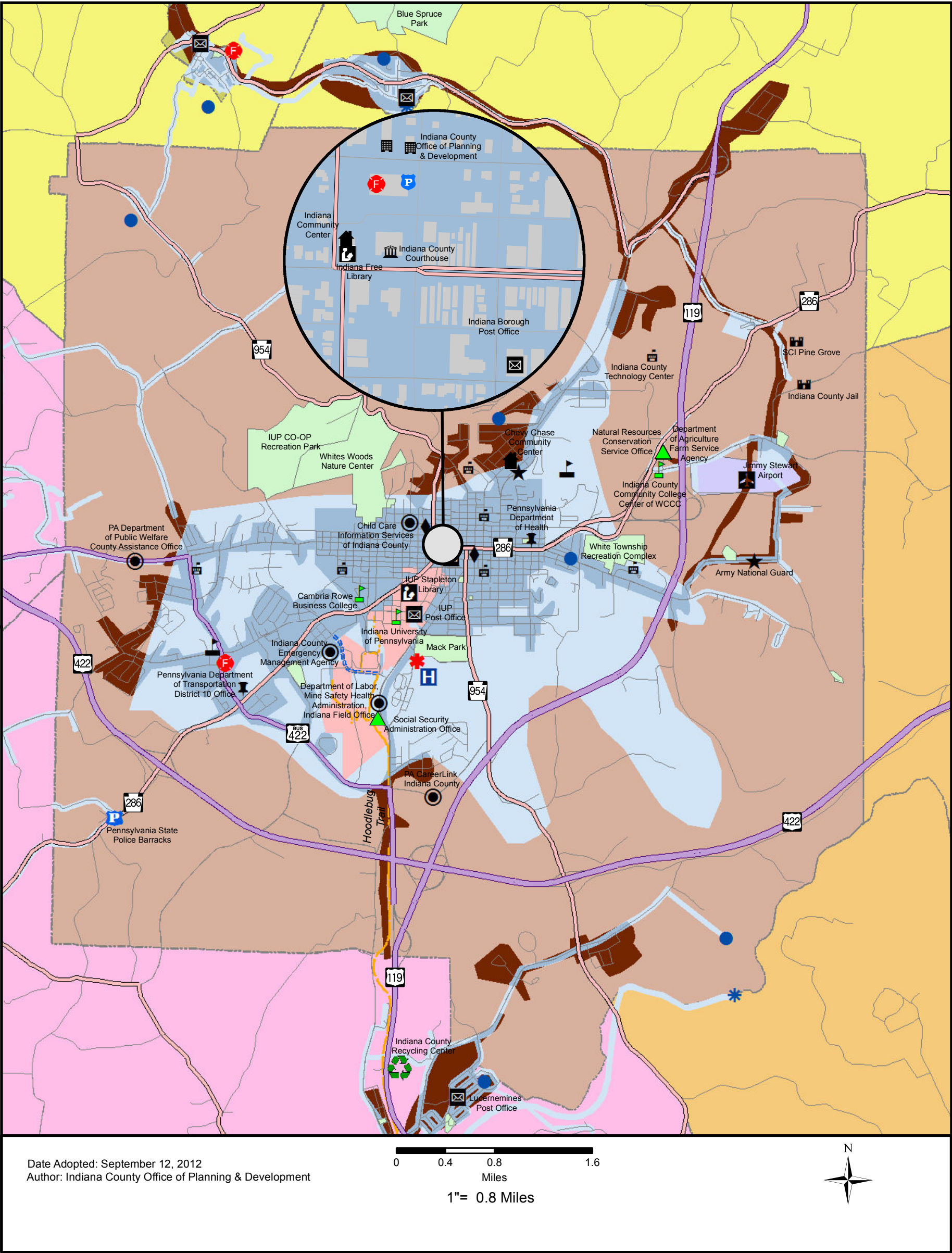
(2) The BRE will, from time to time, promulgate instructions re the implementation of these guidelines by memorandum.

“State agencies should lead by example by considering locating office facilities to a downtown area.”







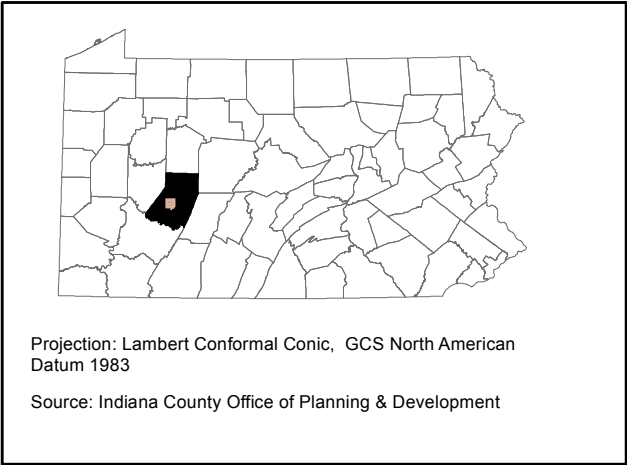


Map 4.1

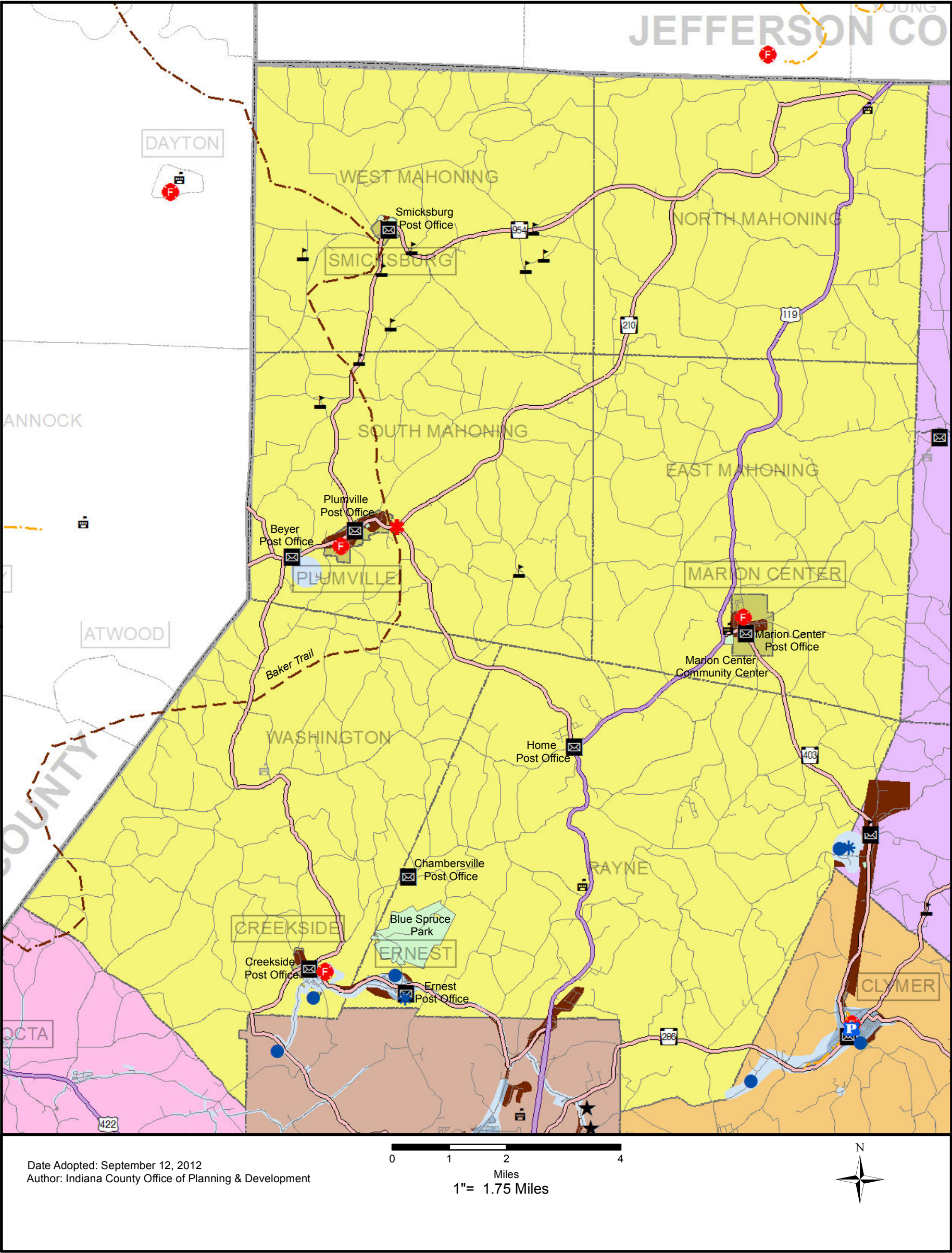
# COMMUNITY FACILITIES AND UTILITIES

Indiana Borough & White Township  
Map Features

- |  |                   |  |                        |  |                            |
|--|-------------------|--|------------------------|--|----------------------------|
|  | Courthouse        |  | Private Schools        |  | Water Service Area         |
|  | Courthouse Annex  |  | Higher Learning        |  | Sewer Service Area         |
|  | Federal Office    |  | Recycling Center       |  | Water & Sewer Service Area |
|  | State Office      |  | Libraries              |  | Indiana Borough            |
|  | Human Services    |  | Airport                |  | White Township             |
|  | Post Offices      |  | Police                 |  | Northwest Boroughs         |
|  | Hospitals         |  | Firestations           |  | Northwest Townships        |
|  | Military          |  | Ambulance Stations     |  | Southeast Townships        |
|  | Prison            |  | Bicycle Lane           |  | Southwest Townships        |
|  | Community Center  |  | Hiking & Bicycle Trail |  | IUP Campus                 |
|  | Head Start Center |  | Water Intake           |  | County Parks               |
|  | Public Schools    |  | Water Storage          |  |                            |



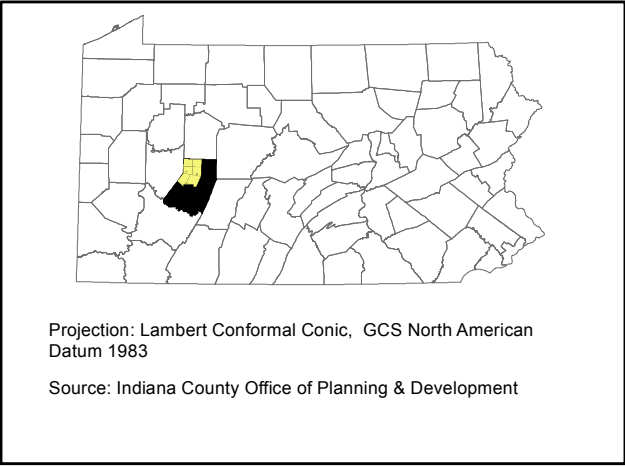




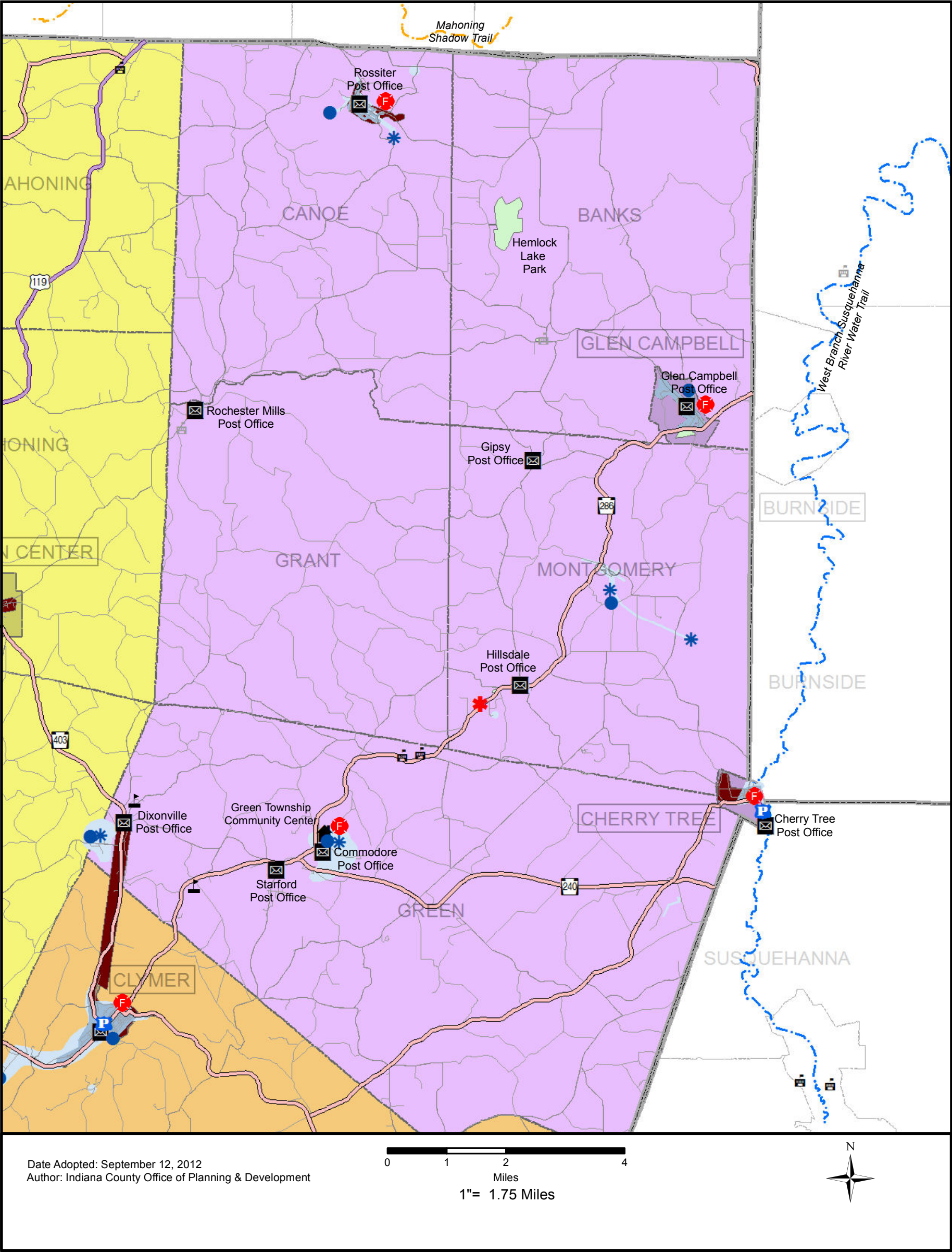
Map 4.2  
**COMMUNITY FACILITIES AND UTILITIES**  
Northwest Indiana County

Map Features

- |                         |                            |               |
|-------------------------|----------------------------|---------------|
| Ambulance Stations      | Water Service Area         | Water Intake  |
| County Parks            | Sewer Service Area         | Water Storage |
| Firestations            | Water & Sewer Service Area |               |
| Police                  | Northwest Boroughs         |               |
| Post Offices            | Northwest Townships        |               |
| Private Schools         | Northeast Townships        |               |
| Public Schools          | Southeast Boroughs         |               |
| Public Schools (Closed) | Southeast Townships        |               |
| Community Center        | White Township             |               |
| Hiking Trail            |                            |               |



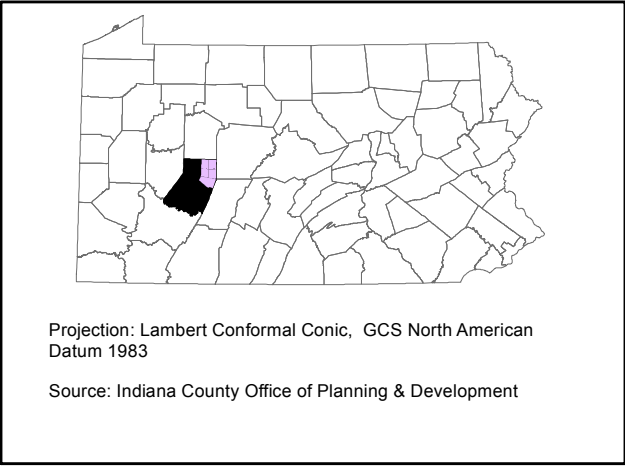




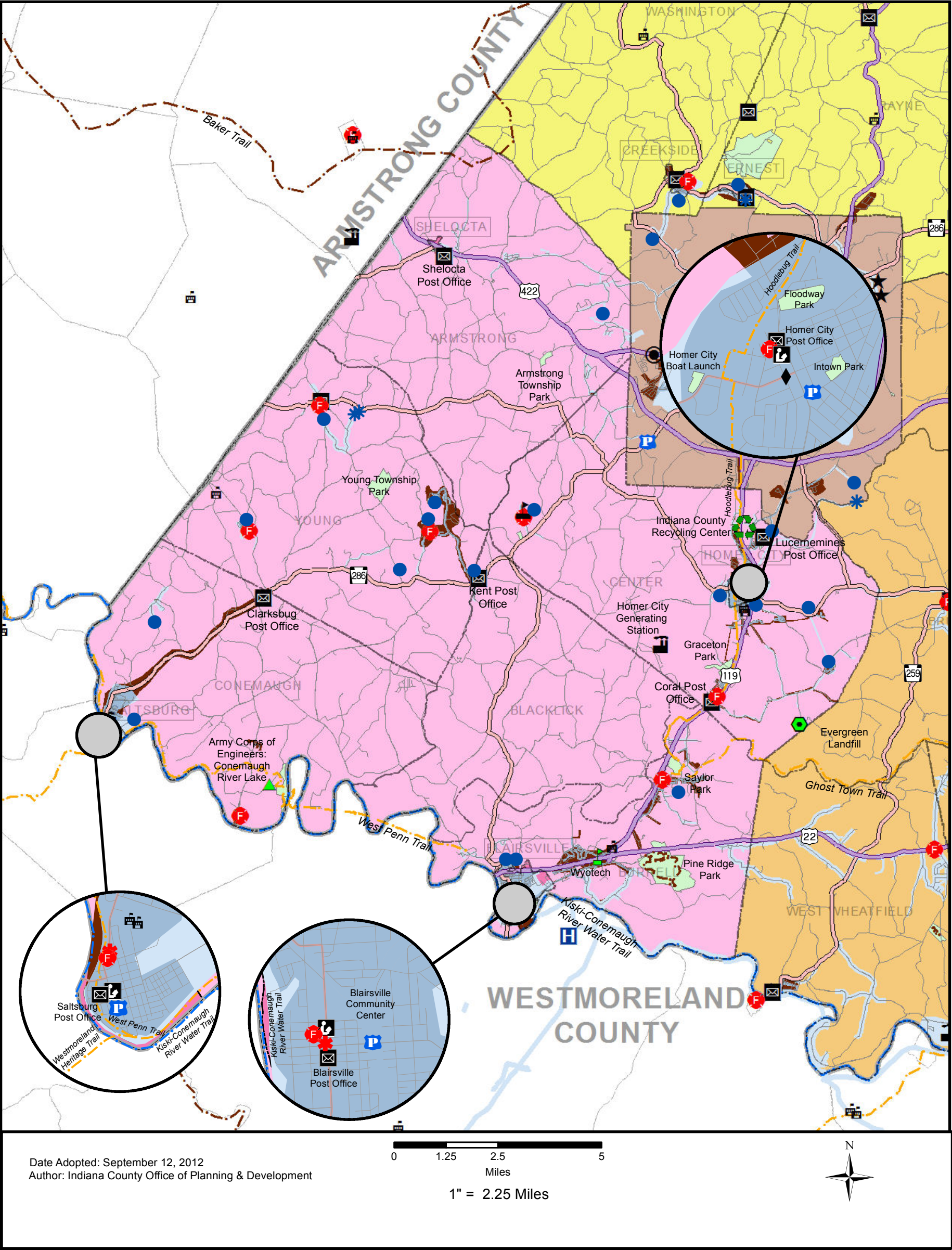
**Map 4.3**  
**COMMUNITY FACILITIES AND UTILITIES**  
Northeast Indiana County

**Map Features**

- |  |                    |  |                            |  |                     |
|--|--------------------|--|----------------------------|--|---------------------|
|  | Ambulance Stations |  | Public Schools             |  | Water Intake        |
|  | County Parks       |  | Public Schools (Closed)    |  | Water Storage       |
|  | Firestations       |  | Private Schools            |  | Northeast Townships |
|  | Police             |  | Water Trail                |  | Northeast Boroughs  |
|  | Post Offices       |  | Water Service Area         |  | Northwest Boroughs  |
|  | Community Center   |  | Sewer Service Area         |  | Northwest Townships |
|  |                    |  | Water & Sewer Service Area |  | Southeast Boroughs  |
|  |                    |  |                            |  | Southeast Townships |

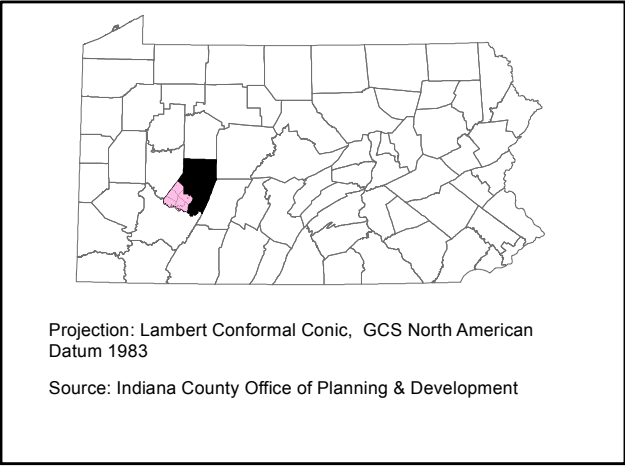




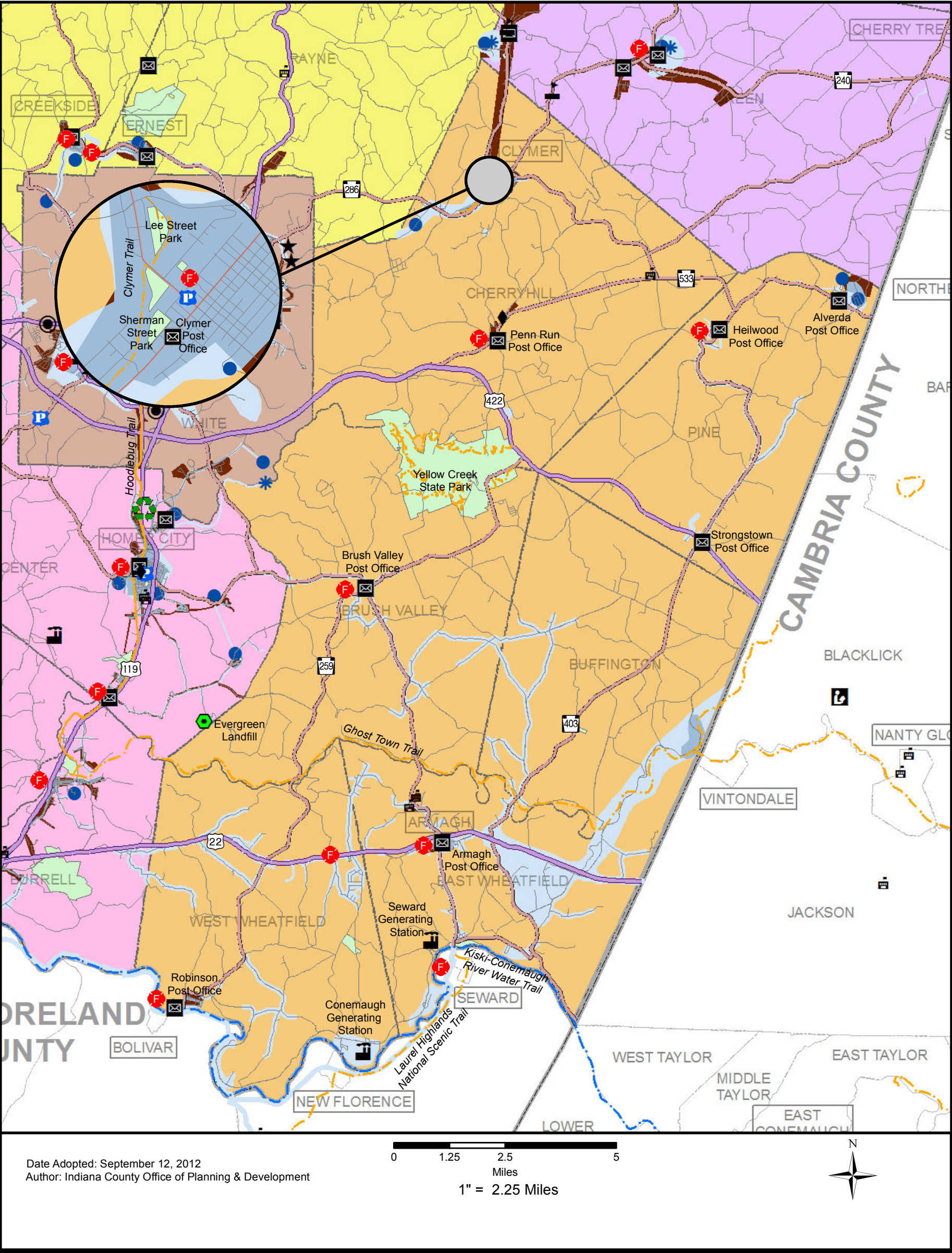


Map 4.4  
**COMMUNITY FACILITIES AND UTILITIES**  
Southwest Indiana County  
**Map Features**

- |                    |                        |                            |
|--------------------|------------------------|----------------------------|
| Hospitals          | Public Schools         | Water Service Area         |
| Federal Office     | Private Schools        | Sewer Service Area         |
| Post Offices       | Higher Learning        | Water & Sewer Service Area |
| Recycling Center   | Libraries              | Northwest Boroughs         |
| Landfill           | Hiking & Bicycle Trail | Northwest Townships        |
| Power Plant        | Hiking Trail           | Southeast Boroughs         |
| Police             | Water Trail            | Southeast Townships        |
| Firestations       | County Parks           | Southwest Townships        |
| Ambulance Stations | Water Intake           | Southwest Boroughs         |
| Head Start Center  | Water Storage          | White Township             |



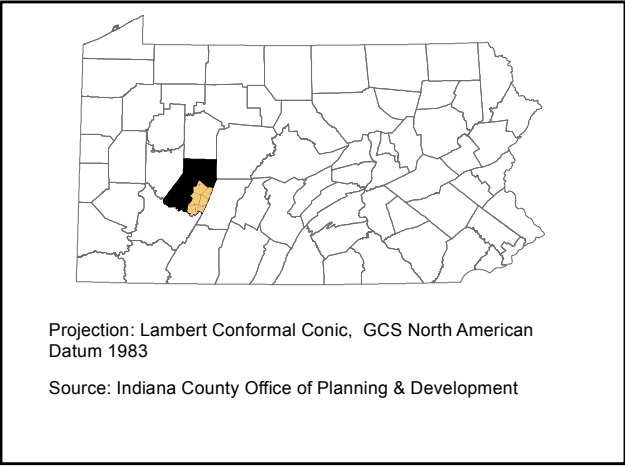




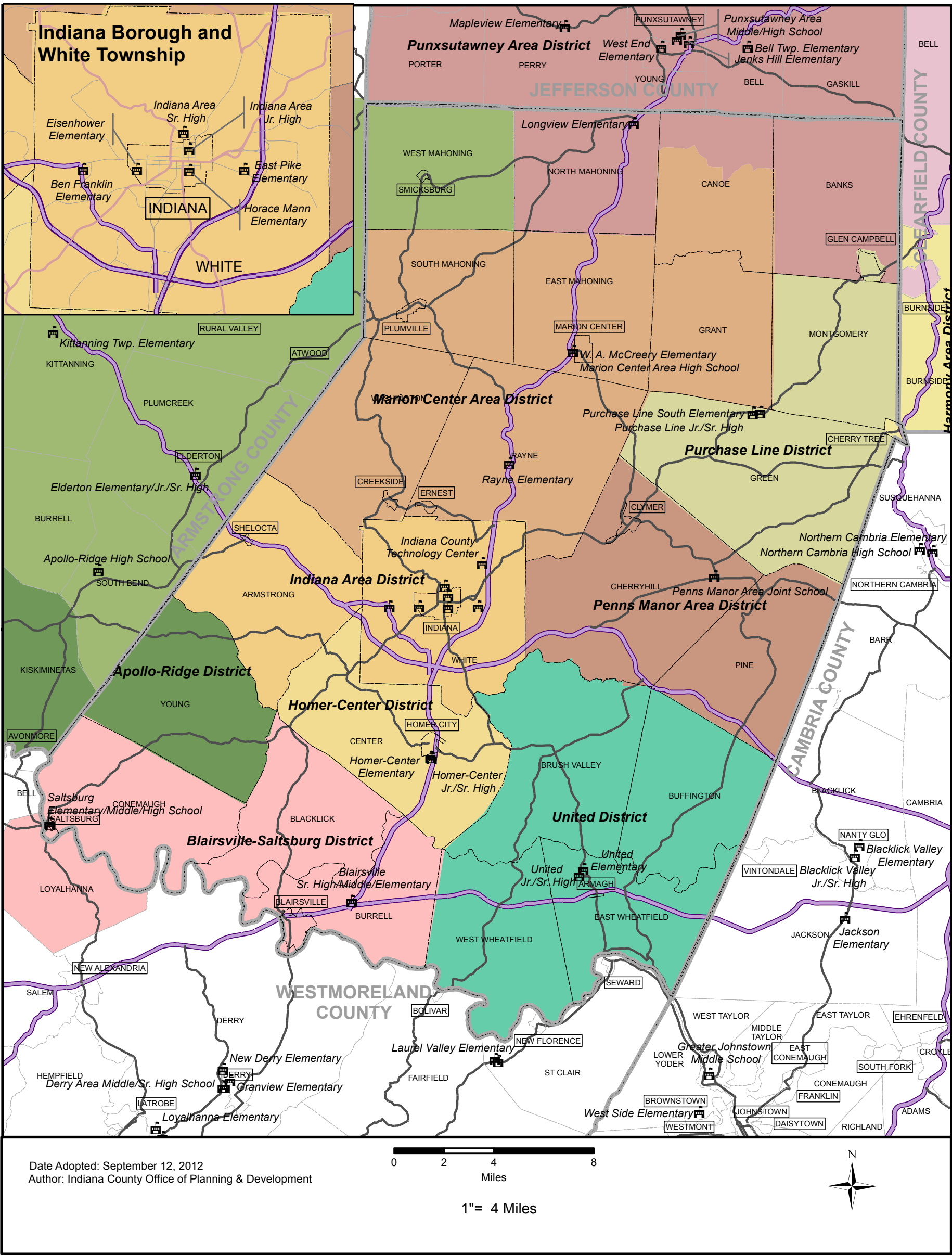
**Map 4.5**  
**COMMUNITY FACILITIES AND UTILITIES**  
Southeast Indiana County

**Map Features**

- |                      |                              |                       |
|----------------------|------------------------------|-----------------------|
| ◆ Head Start Center  | --- Hiking & Bicycle Trail   | ■ Northeast Townships |
| ▤ Public Schools     | --- Water Trail              | ■ Northeast Boroughs  |
| ✉ Post Offices       | ■ County Parks               | ■ Northwest Boroughs  |
| 🚓 Police             | ■ Water Service Area         | ■ Northwest Townships |
| 🚒 Firestations       | ■ Sewer Service Area         | ■ Southeast Boroughs  |
| 🚑 Ambulance Stations | ■ Water & Sewer Service Area | ■ Southeast Townships |
| ⚡ Power Plant        | ❄ Water Intake               | ■ Southwest Townships |
|                      | ● Water Storage              | ■ Southwest Boroughs  |
|                      |                              | ■ White Township      |







**Map 4.6**

**PUBLIC SCHOOL DISTRICTS**

Indiana County, Pennsylvania

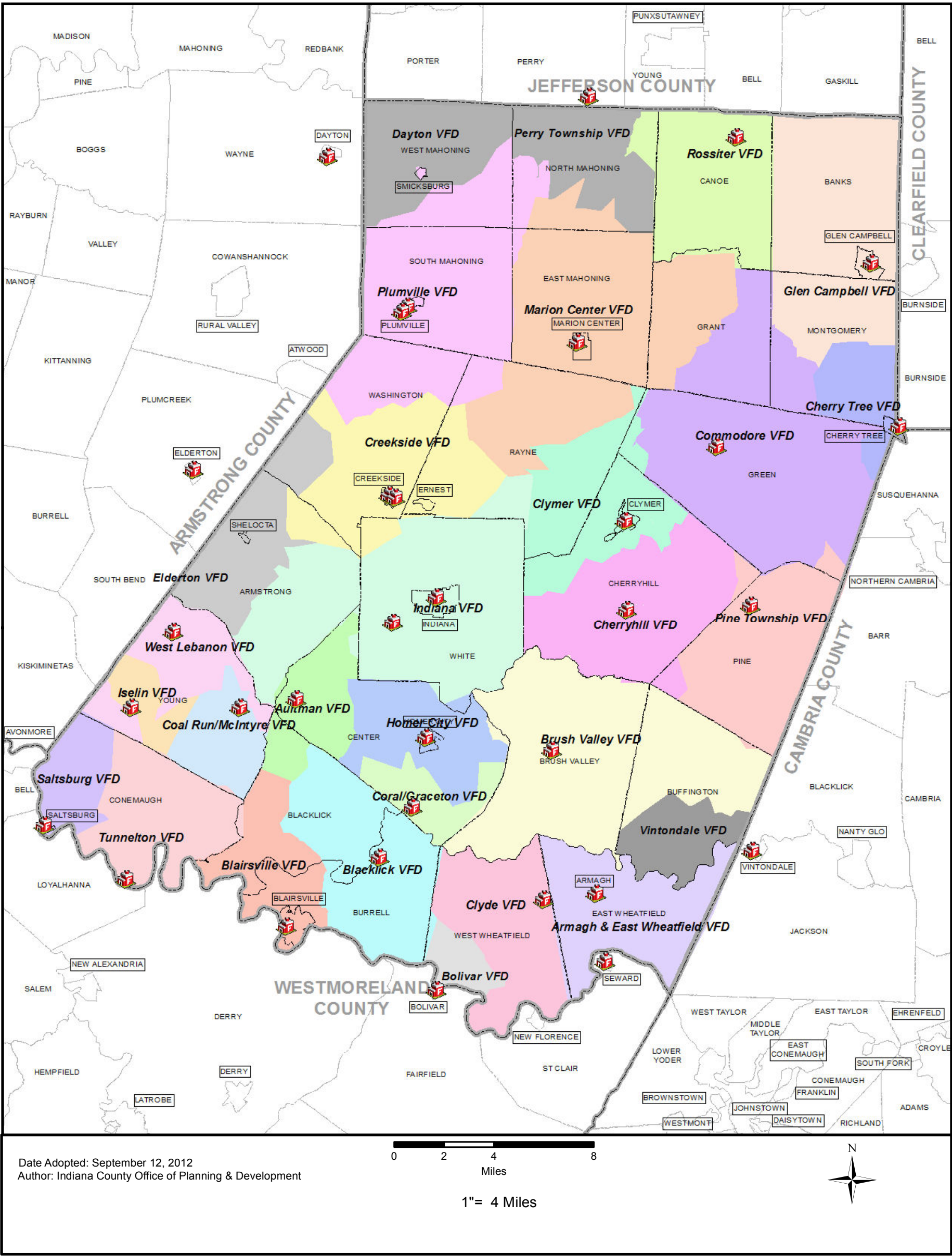
**Map Features**

**Indiana County School Districts**

- |                       |                    |                  |
|-----------------------|--------------------|------------------|
| Armstrong             | Indiana Area       | United           |
| Apollo-Ridge          | Marion Center Area | Schools          |
| Blairsville-Saltsburg | Penns Manor Area   | PA State Highway |
| Harmony Area          | Punxsutawney Area  | US Highway       |
| Homer-Center          | Purchase Line      | Township         |
|                       |                    | Borough          |

Projection: Lambert Conformal Conic, GCS North American Datum 1983  
Source: The Pennsylvania State University, The Pennsylvania Department of Education, and Indiana County Office of Planning & Development





**Map 4.7**  
**VOLUNTEER FIRE DEPARTMENT SERVICE AREAS**  
Indiana County, Pennsylvania

**Map Features**

**Volunteer Fire Departments**

- Fire Stations
- Armagh & East Wheatfield VFD
- Aultman VFD
- Blacklick VFD
- Blairsville VFD
- Brush Valley VFD
- Cherryhill VFD
- Cherrytree VFD
- Clyde VFD
- Clymer VFD
- Coal Run/McIntyre VFD
- Commodore VFD
- Coral/Graceton VFD
- Creekside VFD
- Glen Campbell VFD
- Homer City VFD
- Indiana VFD
- Iselin VFD
- Marion Center VFD
- Pine Township VFD
- Plumville VFD
- Rossiter VFD
- Saltsburg VFD
- Tunnelton VFD
- West Lebanon VFD
- Departments Outside of County**
- Bolivar VFD (Westmoreland County)
- Elderton VFD (Armstrong County)
- Perry Township VFD (Jefferson County)
- Vintondale VFD (Cambria County)
- YOUNG Township
- INDIANA Borough

Projection: Lambert Conformal Conic, GCS North American Datum 1983

Source: Indiana County Information Services

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*WHERE WE LIVE*  
A Comprehensive Plan for Indiana County, Pennsylvania

CONNECTING PEOPLE WITH EACH OTHER, WITH COMMUNITIES AND WITH THE COUNTRYSIDE

## 5. WATER AND SEWER FACILITIES



## Water and Sewer Facilities

The main goals of water and sewer facilities are to provide safe drinking water, meet **Wastewater** standards, and treat sewage to protect the health, safety, and welfare of community residents. Investing in water and sewer facilities also plays a significant role in encouraging economic growth by supporting expansion of existing businesses and attracting new businesses. Adequate water and sewer services can save existing jobs, create new jobs, spur private-sector investment, leverage government funding and increase the property tax base. The location and capacity of water and sewer infrastructure have a significant impact on land use and development patterns. Local priorities and funding decisions regarding investments and extensions of water and sewer facilities are important components of the County's growth management strategy.

### Water

The Pennsylvania Department of Environmental Protection (DEP) defines water systems as follows:

#### Public Water System

A system that provides piped water for human consumption to at least 15 service connections or serves an average of at least 25 people for at least 60 days each year. Public Water Systems can be community, nontransient noncommunity, or transient noncommunity systems, as determined by the following definitions.

#### Community Water System

A Public Water System that provides water to the same population year-round. Examples are municipal systems, authorities, and mobile home parks or residential developments with their own water systems.

#### Nontransient Noncommunity Water System

A Public Water System that regularly serves at least 25 of the same people at

### Chapter Contents

<b>Water</b>	5.1
<i>Public Water Systems</i>	5.2
<i>Recommendations</i>	5.12
<b>Sewer</b>	5.13
<i>Public Sewer Systems</i>	5.13
<i>Recommendations</i>	5.20
<b>Water and Sewer Facilities Policy Statement and Goal</b>	5.21
<i>Implementation Strategy</i>	5.22
<b>Appendices</b>	
<i>5.1: Public Water Systems in Tabular Format</i>	5.25
<i>5.2: Public Sewer Systems in Tabular Format</i>	5.29
<b>Maps</b>	
<i>5.1: Public Water Service Areas</i>	5.33
<i>5.2: Public Sewer Service Areas</i>	5.34

least six months of the year. Examples include schools, factories, and hospitals that have their own water systems.

#### Transient Noncommunity Water System

A Public Water System that caters to transitory customers in non-residential areas such as campgrounds, motels, and restaurants having their own water systems.

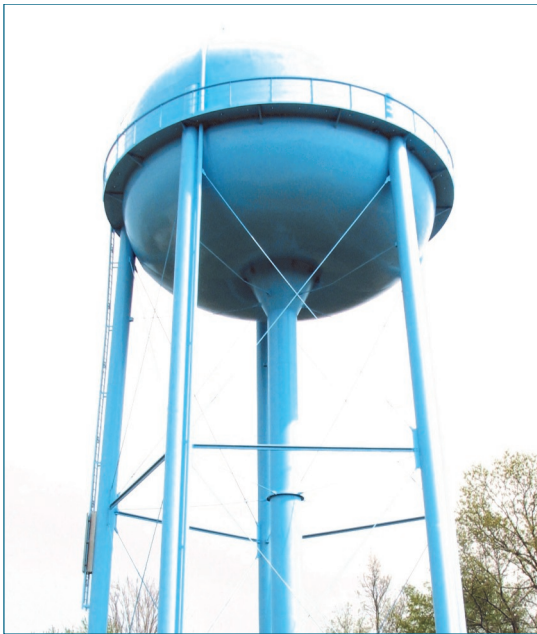


Figure 5.1: Water tank, White Township

Indiana County water systems include all types of systems as defined by DEP. This chapter focuses on Public Water Systems operated by municipalities and authorities that provide drinking water for residential, commercial, industrial and institutional use in Indiana County.

### Public Water Systems

#### Existing Conditions

Public drinking water is supplied to over half of Indiana County residents by 13 providers, who operate 20 individual public water systems. Information on each public water system is provided in a narrative format and summarized in Appendix 5.1. Public water service areas are shown on Map 5.1, which is found at the end of this chapter.

Source Water Assessments were conducted by the DEP in 2002. These Assessments identified significant potential sources of contamination within the watersheds of the Commonwealth's public drinking water sources. Findings have been included for assessed entities

that provide public drinking water to Indiana County residents. These include the following entities:

- ◆ Blairsville Municipal Authority (BMA)
- ◆ Central Indiana County Water Authority (CICWA)
- ◆ Green Township Municipal Authority-Barr Slope
- ◆ Green Township Municipal Authority-Commodore
- ◆ Highridge Water Authority
- ◆ Indiana County Municipal Service Authority (ICMSA)/Arcadia System
- ◆ ICMSA/Cherry Tree System
- ◆ ICMSA/Rossiter System
- ◆ Municipal Authority of Westmoreland County
- ◆ Pennsylvania American Water Company

The following are all the entities that provide public drinking water to residents and businesses located in Indiana County:

#### Alverda Community Water Association

The Alverda Community Water Association provides water to 47 domestic and three commercial connections in Pine Township. The Association obtains source water from

one ground water well. Source water is disinfected and filtered at a plant that was constructed in 1917 and has a permitted capacity of 70,000 gallons per day (gpd). The Association's water distribution system contains one water reservoir and nearly one mile of transmission and distribution lines that serve approximately 200 people. The current average daily demand is 7,500 gpd. The Association and elected officials from Pine Township recently submitted a petition to ICMSA, requesting that they extend their Pine Township System to Alverda.

#### Blacklick Valley Municipal Authority

The Blacklick Valley Municipal Authority provides water to 900 domestic connections, with 14 of those serving Indiana County residents in the village of Rexis. Water to supply the system is purchased from the Nanty Glo Water Authority. The distribution system serves approximately 42 people in Indiana County. The current average daily demand is 6,500 gpd.

#### Blairsville Municipal Authority

The Blairsville Municipal Authority (BMA) provides water to 1,640 domestic, 117 commercial, 13 industrial and 19 institutional connections in Blairsville Borough, portions of Burrell Township in Indiana County, and Derry Township in Westmoreland County. BMA obtains source water from three ground water wells and one surface water source on Trout Run, which has been designated by the Pennsylvania Department of Environmental Protection as Exceptional Value Waters (EV). All sources are located in Derry Township, Westmoreland County.

The majority of the surrounding land use is forested with small areas of hay/pasture, water bodies, and low density residential. Significant potential sources of contamination include transportation corridors, telephone line rights-of-way, and ATV use. **Well head protection** plans are in place for the ground water wells. The Authority has an intake dam (Hillside Reservoir) and is permitted to withdraw 686,000 gpd from Trout Run. Source water is treated through disinfection,

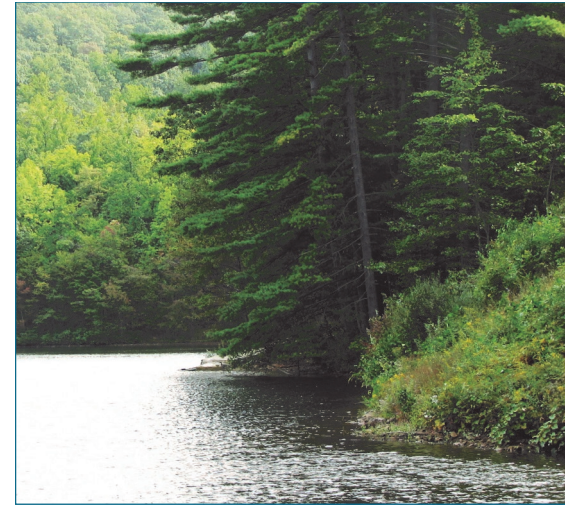


Figure 5.2: Hillside Reservoir, Derry Township, Westmoreland County

clarification and filtration at a plant that was constructed in 1991 and has a permitted capacity of 1.5 million gallons per day (mgd). The Authority also has a mutual emergency interconnect with Highridge Water Authority for use during periods of water supply problems. The distribution system includes one uncovered reservoir, two water storage tanks with a combined storage capacity of 1.5 million gallons, a pump station, and a network of transmission and distribution



lines that serve a population of approximately 3,700. The current average daily demand is 600,000 gpd.

Central Indiana County Water Authority

The Central Indiana County Water Authority provides water to 1,677 domestic, 102 commercial, 21 industrial and 17 institutional connections in Homer City Borough, and portions of Center Township and White Township. The source of water is surface water from Yellow Creek. The Authority has an intake dam and is permitted to withdraw up to 1.3 mgd from Yellow Creek. The watershed encompasses approximately 60 square miles and includes portions of six municipalities in Indiana County. The majority of the watershed is forest land with large areas of agriculture. Significant potential sources of contamination include transportation corridors, bridges, boat repair shops, malfunctioning septic systems, residential developments, strip mines, abandoned mines and agricultural areas. Source water treatment processes include aeration, clarification, filtration

and disinfection at a plant that was constructed in 1973. The plant has a permitted capacity of 1.5 mgd. The Authority also sells bulk water to the Indiana County Municipal Services Authority. The distribution system contains one reservoir, four water storage tanks, one pump station and nearly 32 miles of transmission and distribution lines that serve approximately 3,822 people. Current average daily demand is 570,203 gpd. The Authority is currently constructing a water tank to serve the southern service area.

Clymer Borough Municipal Authority

The Clymer Borough Municipal Authority provides water to 702 domestic, 58 commercial, one industrial and 13 institutional connections in Clymer Borough and portions of Cherryhill Township. Source water is obtained from two ground water wells. A well head protection plan was developed in 1993. This plan has not been implemented and requires updating. Source water is disinfected and filtered at a plant that was

constructed in 1997-1998 and has a permitted capacity of 316,800 gpd. The distribution system contains two water storage tanks, one pump station, and nearly nine miles of transmission and distribution lines that serve a population of approximately 1,550. The current average daily demand is 121,000 gpd. Planned improvements include waterline replacements serving approximately 79 homes along Walcott, Morris and First Streets. The Authority is also investigating an interconnection with ICMSA along SR 403 that would extend service from Clymer to Dixonville and Marion Center.

Eastern Green Township Water System

The Eastern Green Township Water System, established in 1979, provides water to 48 domestic connections in Green Township. Source water is obtained from two ground water wells. The System owns a 2,000 square foot area around the wells and the well heads are protected by a drained concrete block pit. Water treatment involves disinfection of source water immediately before it enters a

storage tank. The distribution system serves approximately 100 people. The current average daily demand is 8,750 gpd.

#### Glen Campbell Borough Water Company

The Glen Campbell Borough Water Company provides water to 96 domestic, 11 commercial, and two institutional connections in Glen Campbell Borough. Source water is obtained from one ground water well, which is located next to the plant. The Company owns three acres around the well head. Source water is disinfected and filtered at a plant that was constructed in 1987. The distribution system consists of one water storage tank with a capacity of 100,000 gallons. The system serves approximately 302 people with a current average daily demand of 17,000 gpd. Recent improvements included water treatment plant upgrades, waterline replacements and a waterline extension along Glenwood Avenue.

#### Green Township Municipal Authority-Barr Slope

The Green Township Municipal Authority - Barr Slope system provides water to one commercial, one industrial and 77 domestic connections in the village of Barr Slope in Rayne and Green Townships. The Authority obtains source water from two ground water wells and has well head protection plans in place. Source water is treated at a plant that was constructed in 1989 and has a permitted capacity of 50,000 gpd. The distribution system includes one ground storage tank with a capacity of 93,000 gallons. The system serves approximately 231 people, with a current average daily demand of 10,189 gpd.

#### Green Township Municipal Authority - Commodore

The Green Township Municipal Authority - Commodore system provides water to 125 domestic connections and one commercial connection in the community of Commodore in Green Township. The Authority currently obtains source water

from the Commodore Reservoir located on Hinty Run, a tributary of the North Branch of Two Lick Creek, and is permitted to withdraw up to 38,500 gpd. The source water assessment area for the reservoir is nearly one half square mile and is located within Green Township. It is largely forested, with small areas of agriculture, and low density residential development. Significant potential sources of contamination include transportation corridors, farming/livestock activities, and power line rights-of-way.

Source water is filtered and treated at a plant that was built in 1989 and has a permitted capacity of 54,720 gpd. The distribution system includes a water storage tank with a capacity of 72,000 gallons. The system serves approximately 375 people with a current average daily demand of 12,565 gpd. The PA DEP recently designated the Commodore Reservoir as a High Hazard Dam. The Authority conducted a hydrological study and located two ground water well water supplies to replace the Reservoir.



Figure 5.3: Water line pipes, Brush Valley Township

The Authority needs to secure funding to complete the testing at well #1 and obtain a well permit for public use. The Authority recently submitted a funding application through the Pennsylvania Infrastructure Investment Authority (PENNVEST) program to complete the development of well #2, breach and eliminate the Commodore Reservoir, replace the existing tank in Commodore and extend water service to the communities of Lovejoy and Starford. This extension will serve an additional 225 households.

#### Highridge Water Authority

The Highridge Water Authority provides

water to a total of 5,176 connections in Indiana, Westmoreland, and Cambria Counties. Approximately 2,348 of these connections provide water to Armagh Borough, and portions of Brush Valley, Buffington, Burrell, East Wheatfield, and West Wheatfield Townships in Indiana County. The Conemaugh and Seward generating stations are customers of the system. The Authority obtains source water from Tubmill Reservoir, Big Springs Reservoir, Sugar Run Reservoir, and Little Sugar Run Reservoir all in the Laurel Valley region. The Authority is permitted to withdraw a combined total of nearly 2.5 mgd from Big Springs and Sugar Run Reservoirs, which supply the Sugar Run Plant. The maximum the Authority is permitted to withdraw from the Tubmill Reservoir is 2 mgd. The land area that provides surface water to the Authority has a combined area of approximately 15 square miles, and is mostly forested with small areas of agriculture and water bodies. Sources of potential contamination include transportation corridors, agriculture, golf courses, power

line rights-of-way, a waste plant, mine discharges and road de-icing. The Authority has a mutual emergency interconnect with the Blairsville Municipal Authority, Derry Borough, New Florence Borough, and Torrance State Hospital for use during periods of water supply problems. Source water is disinfected and filtered at two plants constructed in 1996 (Tubmill and Sugar Run). The distribution system consists of 11 water storage tanks, eight pump stations, and over 148 miles of transmission and distribution lines that serve a population of approximately 11,904. Total storage capacity for treated water is 8,946,578 gallons. The system serves approximately 5,400 residents in Indiana County with a current average daily demand of 964,799 gpd.

#### Indiana County Municipal Services Authority

The Indiana County Municipal Services Authority (ICMSA) was created in 1973, and currently owns and operates 9 public water systems in Indiana County. These systems provide water to 3,023

connections in towns and villages within portions of eight townships and four boroughs in Indiana County. The Authority derives source water from ground water, surface water and primary interconnections with two neighboring systems. ICMSA treatment systems range from chlorination to complex clarification and filtration. The following provides additional information on the nine ICMSA systems.

ICMSA/Arcadia System – provides water to 32 domestic connections in the community of Arcadia in Montgomery Township. Source water is surface water obtained from the spring-fed Arcadia Reservoir (primary source) and Shryock Run. Land surrounding the Arcadia Reservoir is almost entirely forested. The Shryock Run watershed encompasses nearly two square miles in Montgomery Township. The watershed is equally comprised of forest and agriculture lands. Combined withdrawal from the two sources is permitted at 25,000 gpd. Source water is disinfected, clarified and filtered

at a plant that was constructed in 1985 and has a permitted capacity of 24,000 gpd. The distribution system contains one water storage tank with a storage capacity of 55,000 gallons and about two miles of transmission and distribution lines that serve approximately 80 people. The current average daily demand is 4,811 gpd.

ICMSA/Cherry Tree System – provides water to 106 domestic and two industrial connections in Cherry Tree Borough. Source water is surface water obtained from Peg Run. The Authority is permitted to withdraw up to 75,000 gpd. Source water is filtered at a plant that was constructed in 1987 and has a permitted capacity of 150,000 gpd. Plant improvements were implemented in 2006. A new transmission and distribution system comprised of three miles of lines was also constructed in 2006 and serves about 400 people. The current average daily demand is 15,000 gpd.

ICMSA/Coy System – provides water for

one commercial connection and 242 domestic connections in the villages of Waterman, Coy and Luciusboro in Center Township. Water to supply the system is purchased from the Central Indiana County Water Authority through a purchase agreement for up to 200,000 gpd. The distribution system consists of two pump stations, two water storage tanks that have a combined storage capacity of 160,000 gallons, and nearly 10 miles of transmission and distribution lines that serve a population of about 585. The current average daily demand is 49,184 gpd.

ICMSA/Crooked Creek System – ICMSA consolidated their Creekside, Fulton Run, Shelocta, Edgewood, Airport and Iselin systems and extended service into the village of Clarksburg in 2006. In 2008, ICMSA took over the Ernest Borough water system which was already interconnected with the Crooked Creek System. Through this system, ICMSA provides water to three institutional, 25 commercial and 2,140 domestic

connections throughout its service area. The Authority maintains one ground water well and the plant in Jacksonville for a secondary supply. The Authority is permitted to withdraw up to 750,000 gpd from an intake on Crooked Creek. Source water is treated and filtered at a plant that was built in 2007 and has a permitted capacity of 1 mgd. The distribution system includes 11 water storage tanks with a combined storage capacity of 3.9 million gallons, four pump stations and about 30 miles of transmission and distribution lines that serve a population of approximately 5,500. The current average daily demand is 432,000 gpd.

The Authority recently completed Water Renovation 11. This project involved waterline extensions along McKee Run, Cedar Drive and Juniper Drive in Armstrong Township and Sexton Road in White Township, providing water to 263 households and the Rayne Elementary School. The Authority also made improvements to the distribution system serving customers in Ernest Borough.

The Authority is currently extending the Crooked Creek System through a PENNVEST-funded project which is titled, Water Renovation 12. The expansion project consists of four major waterline extensions that will serve areas of Armstrong Township, Cherryhill Township, Conemaugh Township, Young Township and White Township. The Breeze-Tunnelton extension in Conemaugh Township was completed in 2011. Waterlines were also extended to the village of Elders Ridge (Young Township) through this project, which serves 80 new customers. The remaining three waterline extensions projects are planned for 2012. The extension in Armstrong Township will serve 175 new customers in the Parkwood area. The Prymack Road extension in Young Township will serve 50 new customers. The Airport-Hood School Road extension will serve 200 new customers along Airport Road and Hood School Road in White Township and Allen Bridge Road in Cherryhill Township.

ICMSA/Lucerne System – provides water

to one commercial connection and 258 domestic connections in the villages of Lucerne and Tide, in Center Township. Water to supply the system is purchased from the Central Indiana County Water Authority under a purchase agreement of 200,000 gpd. The distribution system is comprised of one water storage tank with a storage capacity of 200,000 gallons, one booster pump station and approximately 3 ½ miles of transmission and distribution lines that serve approximately 650 people. The current average daily demand is 38,356 gpd.

ICMSA/Plumville Borough/South Mahoning Township System

The ICMSA recently extended public water service to residents and businesses located in Plumville Borough and portions of South Mahoning Township. Completion of this system, known as Water Renovation 14, was completed in 2011. A water treatment building, water storage tank and distribution system were constructed to provide public water service for 260 customers.



ICMSA/Pine Township System—provides water to one commercial connection and 327 domestic connections in the villages of Heilwood, Mentcle, Brownstown and Strongstown in Pine Township. Source water is ground water obtained from the Mentcle Mine Pool Discharge, which is similar in quality to spring water. Source water is treated at a plant that was originally constructed in 1984, was renovated to new standards in 2003, and has a permitted capacity of 120,000 gpd. The distribution system consists of one water storage tank with a storage capacity of 112,000 gallons and nearly six miles of transmission and distribution lines that serve approximately 752 people. The current average daily demand is 48,523 gpd.

ICMSA/Rossiter System – provides water to eight commercial and 187 domestic connections in the village of Rossiter in Canoe Township. Source water is obtained from an unnamed reservoir on Straight Branch Run in Canoe Township. The

Authority is permitted to withdraw up to 100,000 gpd from Straight Branch Run. The watershed encompasses over two square miles in Canoe and Banks Townships. The majority of the watershed is forested with some areas of agriculture. Source water is disinfected, clarified and filtered at a plant that was constructed in 1986 and has a permitted capacity of 144,000 gpd. The distribution system is comprised of one water storage tank with a storage capacity of 150,000 gallons, and over one mile of transmission and distribution lines that serve approximately 665 people. The current average daily demand is 36,348 gpd. Recent improvements include dredging of the Rossiter Dam.

ICMSA/West Lebanon System—Provides water to 55 domestic connections in the village of West Lebanon in Young Township. Source water is surface water obtained from the Wertz Ponds in Young Township. These spring-fed ponds are within the Blackleggs Creek basin. The watershed of the ponds encompasses

approximately ¼ mile in Young Township and is almost entirely forested with only a small area of agriculture. Potential sources of contaminants include transportation corridors, bridges, residential developments, abandoned mines and strip mines. Source water is treated through disinfection, clarification and filtration at a plant that was constructed in 1988 and has a permitted capacity of 36,000 gpd. The distribution system contains one water storage tank with a storage capacity of 36,000 gallons, and over three miles of transmission and distribution lines that serve approximately 140 people. The current average daily demand is 10,301 gpd.

Municipal Authority of Westmoreland County

The Municipal Authority of Westmoreland County operates the George R. Sweeney Plant, the McKeesport Plant, and the Indian Creek Plant. The Authority provides water service to municipalities in Allegheny, Armstrong, Indiana and Westmoreland Counties. The Sweeney

Plant provides water to two municipalities in Indiana County, which include the Borough of Saltsburg and portions of Conemaugh Township. In addition to the Indiana County municipalities, the Sweeney Plant provides water to numerous municipalities in Westmoreland and Armstrong Counties. The Sweeney Plant produces water for a total of 119,473 connections, with 675 of those located in Indiana County (124 in the village of Nowrytown and surrounding portions of Conemaugh Township, and 551 in Saltsburg Borough).

Source water for the Sweeney plant is surface water from the Beaver Run Reservoir in Westmoreland County. The Authority is permitted to withdraw up to 24 mgd from the Reservoir. The watershed encompasses approximately 43 square miles, is mostly forest and agricultural lands, and includes portions of eight municipalities in Westmoreland County. Roads, bridges, road deicing, pipelines, closed landfills, malfunctioning septic systems and runoff from residential

developments, agricultural activities, and mining are the most significant potential sources of contamination within the watershed. Source water is treated at the Sweeney Plant, which became operable in 1996 and has a permitted capacity of 24 mgd. The distribution system consists of two reservoirs, 58 water storage tanks, 40 pump stations and approximately 2,300 miles of transmission and distribution lines that provide water to approximately 400,000 people system wide. The current average daily demand for the entire system is 52,192,000 gpd.

#### Pennsylvania American Water System

The Pennsylvania American Water System provides water to 6,429 domestic, 776 commercial, five industrial and 65 institutional connections in Indiana Borough and substantial portions of White Township. The source of water is surface water from Two Lick Creek. The watershed encompasses approximately 80 square miles and includes portions of eight municipalities in Indiana County. The majority of the watershed is forested,

with large areas of agriculture. Significant potential sources of contamination include transportation corridors, auto repair shops, residential developments, malfunctioning septic systems, strip mines and abandoned mines. Source water is filtered and treated at the plant prior to entering a distribution system that serves approximately 24,000 people. The current average daily demand for the Indiana District is 2.5 mgd.

#### Analysis

Water quality is vitally important to the economy, environment and public health



Figure 5.4: Drinking water at Blue Spruce Park, Rayne Township

of Indiana County. Although the focus of this Chapter is on public water and sewer facilities, it must be noted that waste from households, businesses, industries and extraction activities is often disposed of directly into streams and rivers with minimal or no treatment. Source water protection is critical for ensuring a supply of safe drinking water. Recommendations for protecting groundwater and surface water supply sources are addressed in the Natural Resources Chapter of this Plan.

The water authorities and companies serving Indiana County use surface water, ground water and interconnections with neighboring systems to satisfy local water demands. While current demands are being met, an evaluation of factors that influence trends in future water demand (growth, weather, industry, and conservation) is important for ensuring adequate water supplies.

The County has a significant number of aging water treatment plants ranging from complex filtration systems to simple

chlorination systems, which are near the end of their effective lives. The pumping, transmission and distribution infrastructure of each water system was evaluated and addressed in the *Water Supply Plan for Indiana County* (February 2000). While many of the water system deficiencies, storage tank concerns, and other water problems identified in that Plan have been corrected, several existing needs remain. In addition, needs and concerns that arise in response to new land uses and development patterns must be addressed. Up-to-date mapping of water systems is crucial for maintaining water facility distribution systems, and planning for future water uses.

Exploration and drilling for gas in the Marcellus Shale present significant opportunities for Indiana County. At the same time, exploitation of this resource presents many water resource and water supply challenges. Extracting natural gas trapped in the Marcellus Shale formation requires the use of a hydraulic fracturing technology, which is also known as “fracing” or “well stimulation”. This

process requires millions of gallons of chemically treated water, injected under tremendous pressure into the rock to shatter it and free the gas to migrate to the wellhead.

The Marcellus Shale drilling and extraction process has triggered environmental concerns about water withdrawal rates, the disposal of treated water and the potential for contamination of aquifers and surface water. It is important to note that a well drilled in the Marcellus Shale may have to be fractured several times over the course of its life to keep the gas flowing. Each fracturing operation will require the use and disposal of tremendous amounts of water. As Marcellus Shale gas drilling activities increase in the coming years, clean drinking water will become a critical issue for Indiana County. To a large extent, the Pennsylvania Oil and Gas Act preempts local regulation and puts regulatory authority into the hands of DEP. Act 13 of 2012 amended the Oil and Gas Act to provide for the imposition of an unconventional gas well fee or an

impact fee. A significant portion of the fees generated will be used to cover the local impacts of drilling.

Federal mandates are requiring expensive water and sewer system improvements and federal funding has been slashed by more than half in recent years. Increasing customer rates to help pay for water infrastructure and treatment processes will have an impact on homeowners.

The County's growth strategy promotes development that makes efficient use of public resources by building on or adjacent to existing infrastructure. Designated growth areas identify land intended for development or redevelopment through the year 2030. The majority of targeted land is currently served by public water. All communities located along the corridors within the County's designated growth areas have access to public water. The water providers serving these areas have adequate storage capacities to serve current needs and anticipated growth in the next 20 years. The County's boroughs

are well served by public water. The only exceptions are Marion Center and Smicksburg Boroughs. Planned growth within these communities should permit the timely provision of water service. Communities located close to existing water service areas of adjacent systems may wish to negotiate the shared provision of public water service with the corresponding supplier.

#### Recommendations

- ◆ Implement recommendations to protect public drinking water sources as identified in Chapters 8 and 11 on Natural Resources and Land Use, respectively.
- ◆ Encourage Authorities without wellhead protection plans to develop and implement such plans to protect ground water sources.
- ◆ Ensure the Indiana County Water Supply Steering Committee remains active and broaden the role of the committee to address water resource issues beyond the development and expansion of public water systems.
- ◆ Update the *Indiana County Water Supply Plan* and future water demand evaluation.
- ◆ Continue the ICOPD project to create up-to-date mapping of the County's water distribution systems.
- ◆ Continue to implement recommendations identified in the *Indiana County Water Supply Plan (2000)*, utilizing information from that document to plan and prioritize investments in capital improvements and preventative maintenance.
- ◆ Maintain the County's Natural Gas Task Force and continue to research facts, identify key issues, examine trends and address natural gas development impacts.
- ◆ Participate and cooperate with the State's task force charged with finding ways to help municipalities and water and sewer system operators fund maintenance and reconstruction projects needed to meet federal water

quality standards.

- ◆ Encourage the use of new or innovative technology in water treatment plants to reduce energy consumption compared to conventional processes.
- ◆ Redevelop first. Give funding preference to reuse and redevelopment of previously developed sites (Keystone Principal #1).
- ◆ Utilize the Keystone Criteria to measure the extent to which proposed waterline extension projects accomplish the goals of the **Keystone Principles**.
- ◆ Provide public water service for dense development in designated growth areas (Keystone Principle #2).
- ◆ In accordance with the Pennsylvania **Municipalities Planning Code (MPC)**, the County should not support publicly financed water service extensions outside of designated growth areas or future growth areas, except in areas

where participating municipalities agree that services should be provided for health or safety reasons.

- ◆ Upgrade the water system in Glen Campbell Borough.
- ◆ Provide public water services to Marion Center and Smicksburg Boroughs.
- ◆ Planning and prioritizing for the provision or extension of water service for towns and villages located outside of designated growth areas should be based on community desire, cost feasibility and available funding.

### Sewer

Planning for the proper types and locations of sewage treatment plants is essential for ensuring built and natural environments of high quality, and protecting public health and managing growth in the County. Without adequate sewage treatment services, the County's ability to retain and encourage growth with existing businesses or attract new businesses will be hindered.

## Public Sewer Systems

### Existing Conditions

Public sewer services are provided to Indiana County by 11 authorities, which operate a total of 25 systems. Information on each public sewer system is provided in a narrative format and summarized in Appendix 5.2. Public sewer service areas are shown on Map 5.2, which is found at the end of this chapter.

The following entities provide public sewer service to residents and businesses located in Indiana County:

#### Blacklick Valley Sewer Authority

The Blacklick Valley Sewer Authority provides public sewer service to 14 Indiana County households located in the village of Raxis in Buffington Township. Waste is treated and wastewater is discharged into the South Branch of the Blacklick Creek. **Sludge** accumulated in the wastewater treatment process is sent to a landfill. The plant handles an average daily flow of 65,000 gpd and has the capacity to treat 200,000 gpd.





Figure 5.5: BMA reed bed filtration system, Burrell Township



Figure 5.6: BMA oxidation ditch, Burrell Township

#### Blairsville Municipal Authority

The Blairsville Municipal Authority (BMA) provides public sewer service to 1,775 households and businesses in Blairsville Borough. Waste from these households and businesses, and those located in the southwestern portion of Burrell Township, which includes Strangford and the growing Route 22 corridor is treated through a reed bed filtration system. The system uses microorganisms in the root system of the reeds, sand and gravel to separate the waste and water, which is a 28 to 30 day process.

Wastewater is then discharged into the Conemaugh River. Sludge accumulated in the wastewater treatment process is hauled as a liquid to a processing plant for final treatment and disposal. The plant currently handles an average daily flow of 795,000 gpd, with at least 200,000 gpd allotted for waste generated from Burrell Township,. It has the capacity to treat 1 mgd.

The Authority recently completed a project to eliminate combined sewer

overflows in Blairsville Borough. A plant expansion project to accommodate anticipated growth in Burrell Township is currently underway. The expansion project will result in the plant having the ability to handle an average daily flow of 1.35 mgd and a capacity of 4 mgd. These projects were funded by a \$3 million loan and a \$10.5 million grant the Authority obtained through the PENNVEST program; and a \$2.4 million PennWorks grant that was obtained through the County.

#### Burrell Township Sewer Authority

The Burrell Township Sewer Authority provides public sewer service to 900 households and businesses in the villages of Blacklick, Edgemont, Josephine, Palmertown, Socialville, and Strangford; the US Route 22 corridor; and Sherwood Terrace in Burrell Township. Waste from all service areas except Strangford, the US Route 22 corridor and Sherwood Terrace, is treated by the Authority and wastewater is discharged into the Blacklick Creek. Sludge accumulated in the wastewater treatment process is sent to a

landfill. The plant handles an average daily flow of 65,000 gpd and has the capacity to treat 180,000 gpd.

#### Central Indiana County Joint Sanitary Authority

The Central Indiana County Joint Sanitary Authority provides public sewer service to 2,200 households and businesses in Homer City Borough and the villages of Coral, Coy, Graceton, Lucerne, Luciusboro, Myr-Walt, Robert's Addition and Waterman in Center Township. Waste is treated and wastewater is discharged into Two Lick Creek. Sludge accumulated in the wastewater treatment process is currently land-applied as fertilizer through a permitted contractual arrangement. The plant handles an average daily flow of 424,000 gpd and has the capacity to treat 650,000 gpd. Recent improvements have included a new force main and a pump upgrade at Coral Lift Station and a conversion to UV disinfection at the Sanitary Treatment Plant.

#### Clymer Borough Municipal Authority

The Clymer Borough Municipal Authority provides public sewer service to 767 households and businesses in Clymer Borough. Waste from Clymer Borough and the villages of Barr Slope and Dixonville in Green Township is treated at the Clymer plant. Wastewater is discharged into Two Lick Creek. Sludge accumulated in the wastewater treatment process is dried and sent to a landfill. The plant handles an average daily flow of 224,000 gpd and has the capacity to treat 240,000 gpd.

#### Conemaugh Township

##### Municipal Water and Sewage Authority

The Conemaugh Township Municipal Water and Sewage Authority operates two sewage treatment plants. The Blackleggs sewage treatment plant provides public sewer service to 243 households and businesses in Conemaugh Township. Waste is treated and wastewater is discharged into Blackleggs Creek. Sludge accumulated in the wastewater treatment processes is sent to a landfill. The Tunnelton sewage treatment plant serves

39 households in the village of Tunnelton. Waste is treated and wastewater discharged into the Conemaugh River. The Authority's sewage treatment plants handle a combined average daily flow of 30,000 gpd and have the capacity to treat 89,000 gpd.

#### Green Township Municipal Authority

The Green Township Municipal Authority provides public sewer service to 615 households and businesses in the villages of Barr Slope, Commodore, Cookport, Dixonville, Lovejoy, and Starford. Waste is treated and wastewater is discharged into the North Branch of Two Lick Creek. Sludge accumulated in the wastewater treatment process is pressed and sent to a landfill. The plant handles an average daily flow of 35,000 – 40,000 gpd and has the capacity to treat 120,000 gpd.

#### Indiana Borough

Indiana Borough provides public sewer service to 6,713 households, businesses, industries and institutions in Indiana Borough and portions of White Township.

This service area includes Indiana University of Pennsylvania. Waste is treated and wastewater is discharged into Two Lick Creek. Sludge accumulated in the wastewater treatment process is transported to a landfill. The plant handles an average daily flow of 4.99 mgd and has the capacity to treat 8.2 mgd.

#### Indiana County Municipal Services

##### Authority

The Indiana County Municipal Services Authority (ICMSA) operates 15 sewage treatment plants throughout Indiana County and small portions of Armstrong and Cambria Counties. In 2008, the Authority developed a composting facility at their Creekside plant. Sludge from all ICMSA sewage treatment plants is composted at that facility and made available as fertilizer. The following provides additional information on the 15 sewage treatment plants operated by ICMSA.

ICMSA/Armagh – This system provides public sewer service to 348 households

and businesses in Armagh Borough and portions of East Wheatfield Township. The plant serves the buildings and facilities of the United School District. Waste is treated and wastewater is discharged into Mardis Run. The plant handles an average daily flow of 36,000 gpd and has the capacity to treat 110,000 gpd. Future improvements include extensions for two planned developments in the Armagh area; one with 190 housing units and one with 60 housing units.

ICMSA/Cherry Tree System – provides public sewer service to 746 households and businesses in Cherry Tree Borough and Montgomery Township in Indiana County, portions of Burnside Township in Clearfield County, and the village of Emeigh in Cambria County. Waste is treated and wastewater is discharged into the West Branch of the Susquehanna River. The plant handles an average daily flow of 44,000 gpd and has the capacity to treat 88,000 gpd. The level of nitrogen in wastewater discharged from the plant was evaluated in 2010 as part of the

Susquehanna River Basin watershed's efforts to reduce the amount of nitrogen entering the Susquehanna River and ultimately, the Chesapeake Bay.

ICMSA/Creekside System – provides public sewer services to 845 households and businesses in Creekside and Ernest Boroughs, northern White Township, southern Rayne Township, and the State Correction Institute (SCI) Pine Grove. SCI Pine Grove is required to pre-treat generated waste. All received waste is treated and wastewater is discharged into Crooked Creek. The plant handles an average daily flow of 230,000 gpd and has the capacity to treat 450,000 gpd.

ICMSA/Heilwood System – provides public sewer services to 166 households and businesses in the village of Heilwood, located in Pine Township. Waste is treated and wastewater is discharged into Yellow Creek. The plant handles an average daily flow of 16,000 gpd and has the capacity to treat 45,000 gpd. Improvements being constructed through Sewage Renovation

9, will include extensions to connect the villages of Mentcle, Brownstown and Alverda. These extensions will add 180 new customers.

ICMSA/Hillsdale System – provides public sewer service to 150 households and businesses in the village of Hillsdale, located in Montgomery Township. Waste is treated and wastewater is discharged into Cush Cushion Creek. The plant handles an average daily flow of 17,000 gpd and has the capacity to treat 57,000 gpd.

ICMSA/Iselin System – provides public sewer service to 110 households and businesses in the village of Iselin, located in Young Township. Waste is treated and wastewater is discharged into Harper's Run. The plant handles an average daily flow of 17,000 gpd and has the capacity to treat 30,000 gpd.

ICMSA/Jacksonville System – provides public sewer service to 478 households and businesses in the villages of Aultman

(Center Township), Jacksonville (Black Lick Township), Coal Run and McIntyre (Young Township). Waste is treated and wastewater is discharged into Aultman Run. The plant handles an average daily flow of 42,000 gpd and has the capacity to treat 77,000 gpd. The former Aultman System, which was in non-compliance, was eliminated through Sewage Renovation 8 and new lines were constructed to receive sewage from connections that were previously served by the Aultman system. ICMSA also provided new connections for 67 new properties that formerly discharged sewage into Aultman Run.

ICMSA/Margaret System – provides public sewer service to 24 households in Cowanshannock Township (Armstrong County). Waste is treated and wastewater is discharged into an unnamed tributary to Huskins Run. Huskins Run is a tributary to Cowanshannock Creek. The plant handles an average daily flow of 2,000 gpd and has the capacity to treat 6,000 gpd.

ICMSA/Marion Center System – provides public sewer service to 737 households and businesses in Marion Center Borough, portions of East Mahoning Township, and the Marion Center schools. Waste is treated and wastewater is discharged into Crooked Creek. The plant handles an average daily flow of 40,000 gpd and has the capacity to treat 90,000 gpd.

ICMSA/Penn Run System – provides public sewer service to 90 households and businesses in the village of Penn Run, located in Cherryhill Township. Waste is treated and wastewater is discharged into Penn Run. The plant handles an average daily flow of 12,000 gpd and has the capacity to treat 31,000 gpd.

ICMSA/Plumville System – provides public sewer service to 226 households and businesses in Plumville Borough, Beyer (South Mahoning Township), and Sagamore (Cowanshannock Township, Armstrong County). Waste is treated and wastewater is discharged into the South Branch of Plum Creek. The plant handles

an average daily flow of 36,000 gpd and has the capacity to treat 72,000 gpd. The Sagamore System is a sub-system within the Plumville System. It provides public sewer service to households in Cowanshannock Township (Armstrong County). Facilities include a pump station that pumps wastewater to the Plumville System.

ICMSA/Robindale System – provides public sewer service to 54 households and businesses in the village of Robindale Heights, located in East Wheatfield Township. Waste is treated and wastewater is discharged into the Conemaugh River. The plant handles an average daily flow of 7,000 gpd and has the capacity to treat 25,000 gpd. Planned improvements include upgrades to the plant and an extension to the village of Charles to accommodate a planned residential development with 70 housing units and additional properties to serve a total of 120 customers.

ICMSA/Rossiter System – provides public sewer service to 289 households and businesses in the village of Rossiter, located in Canoe Township. Waste is treated and wastewater is discharged into Straight Branch. The plant handles an average daily flow of 51,000 gpd and has the capacity to treat 98,000 gpd.

ICMSA/Shelocta System – provides public sewer service to 324 households and businesses in Shelocta Borough and western Armstrong Township. Waste is treated and wastewater is discharged into Crooked Creek. The plant handles an average daily flow of 43,000 gpd and has the capacity to treat 70,000 gpd. Planned improvements include an extension to the Hunters' Creek, Hawk's Nest, and Indian Hills residential subdivisions with 52 new building lots.

ICMSA/Tide System – the Authority has plans to provide innovative sewer service in the villages of Tide (Center Township) and Fulton Run (White Township) through their Sewage Renovation 7 project. This

project, which depends upon funding availability, will involve the construction of wetlands that simulate natural wastewater treatment systems.

Saltsburg Borough Municipal Authority

The Saltsburg Borough Municipal Authority provides public sewer services to 423 households and businesses in Saltsburg Borough. Waste is treated and wastewater is discharged into the Conemaugh River. Sludge accumulated in the wastewater treatment process is sent to a landfill. The plant handles an average daily flow of 98,000 gpd and has the capacity to treat 230,000 gpd. The Authority reports that the plant is in need of maintenance and expansion.

Tri Community Sewer Authority

The Tri Community Sewer Authority provides public sewer services to 730 households and businesses in West Wheatfield Township in Indiana County, and Bolivar Borough and Fairfield Township in Westmoreland County. Waste is treated and wastewater is discharged



into the Conemaugh River. Sludge accumulated in the wastewater treatment process is stored on site. The plant handles an average daily flow of 90,000 gpd and has the capacity to treat 250,000 gpd.

#### White Township Municipal Authority

The White Township Municipal Authority provides public sewer services to 5,729 households and businesses in White Township. Waste is treated and wastewater is discharged into Two Lick Creek. Sludge accumulated in the wastewater treatment process is sent to a landfill. The plant handles an average daily flow of 4.99 mgd and has the capacity to treat 8.2 mgd. Planned improvements include the South 13th Street sewage replacement project. This project will involve the elimination of a sewage line that is undersized and unable to accommodate current customers that include the Robertshaw Building and Rose Haven. Other planned projects include the eliminations of the Kitty Hawk Treatment Plant. Households served by this facility will be connected to the Indiana Borough

treatment facility.

#### Analysis

The Pennsylvania Sewage Facilities Act (Act 537) requires that all municipalities develop and implement official plans that correct existing sewage disposal problems and provide for the future sewage disposal needs of new development in the municipality. "Act 537 Plans" can address an entire municipality or groups of municipalities working together. Act 537 planning has been a municipal requirement since July 1, 1967. All municipalities in Indiana County have an Act 537 Plan with some plans being newer and more detailed than others. Figure 5.7 portrays Act 537 Plans, by age, for Indiana County. The date each Plan was adopted, or modified if applicable, is listed after the municipal name.

All treatment facilities are currently operating within their designed capacity. Several of the County's sewer service areas are served by combined sanitary and storm sewer systems. Although Indiana

County is well served by public sewer within the designated growth areas, separation of combined sewer systems would help increase capacity to accommodate anticipated growth. Areas not served by public sewer services rely on on-lot sewage disposal.

The expansion of public sewer services and on-lot systems can act as a catalyst for growth. Public sewer services should be provided where growth is intended, not in areas that should be protected or remain rural. Up-to-date geographic information for sewer systems is crucial for organizing and maintaining sewer systems and coordinating the provision of sewer services with land use planning.

The use of new or innovative technology can minimize costs associated with operating sewage treatment plants and reduce dependence on non-renewable resources.

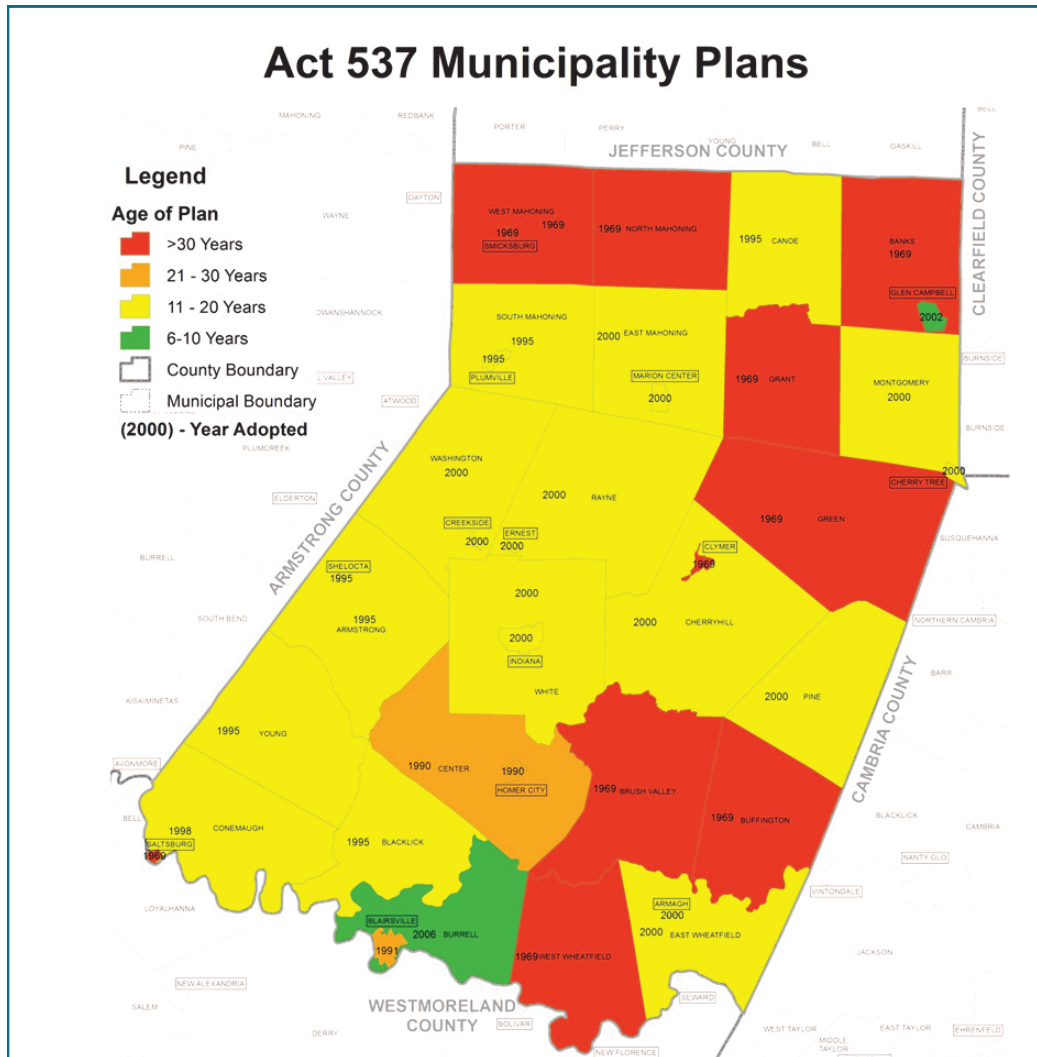


Figure 5.7: Act 537 Plans , Indiana County (Source: Department of Environmental Protection)

#### Recommendations

- ◆ Create up-to-date mapping for the County's public sewer systems.
- ◆ Encourage municipalities to work together to update Act 537 Plans on a multi-municipal watershed basis. Place an emphasis on updating Act 537 Plans, with a focus on watersheds within designated growth areas.
- ◆ Provide efficient infrastructure. Fix it first: Use and improve existing infrastructure (Keystone Principal #2).
- ◆ Provide public sewer service for dense development in designated growth areas. Use on-lot and community systems in rural areas (Keystone Principal #2).
- ◆ Provide materials to educate homeowners on proper operation and maintenance of on-lot systems.
- ◆ In accordance with the MPC, the County should not support publicly financed sewer service extensions outside of growth areas, except in

towns and villages where participating municipalities agree that services should be provided for health or safety reasons.

- ◆ Encourage infill and redevelopment in designated growth areas to minimize the need for additional infrastructure investments and discourage low density sprawling development patterns.
- ◆ Planning and prioritizing for the provision or extension of public sewer service for existing towns and villages outside of designated growth areas should be based on need, community desire, cost feasibility and available funding.
- ◆ Encourage the use of new or innovative technology in sewage treatment plants to reduce energy consumption compared to conventional processes.
- ◆ Identify providers who may wish to negotiate the shared provision of

public sewer services and promote watershed-based service areas.

## **Water and Sewer Facilities Policy Statement and Goal**

### **Policy Statement**

Improve quality of life by providing an appropriate level of cost effective community facilities/services and utilities throughout Indiana County.

### **Goal**

Provide adequate and appropriately located public water and sewer services to protect public health and encourage economic development in accordance with the County's growth management strategy.

## Implementation Strategy

### Acronym Key

Acronym	Definition
ICBOC	Indiana County Board of Commissioners
ICCOC	Indiana County Chamber of Commerce
ICDC	Indiana County Development Corporation
ICOPD	Indiana County Office of Planning & Development
ICPC	Indiana County Planning Commission
ICWSSC	Indiana County Water Supply Steering Committee
PSCE	Penn State Cooperative Extension
RAIC	Redevelopment Authority of Indiana County

### Implementation Strategy

**Note:** Goals, objectives and action strategies are not listed in priority order.

**Policy Statement:** Improve quality of life by providing an appropriate level of cost effective community facilities/services and utilities throughout Indiana County.

<b>GOAL #1: Provide adequate and appropriately located public water and sewer services to protect public health, encourage economic development and manage growth.</b>			
<b>Objective:</b> Plan for reliable supply of water			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Ensure the Indiana County Water Supply Steering Committee remains active and broaden the scope of the Committee to address water resource issues beyond the development and expansion of public water systems.	ICBOC, ICPC, ICOPD, ICWSSC, Water Providers	N/A	Ongoing
Update the Indiana County Water Supply Plan and water demand evaluation.	ICBOC, ICPC, ICOPD, ICWSSC, Water Providers	State, Local	Short
Provide technical assistance to water providers and individuals interested in developing well head protection plans.	ICBOC, ICPC, ICOPD, ICWSSC, PSCE, Water Providers	State, Local	Short
<b>Objective:</b> Develop cost-effective public water infrastructure			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Continue to implement applicable recommendations identified in the Indiana County Water Supply Plan (2000).	ICBOC, ICPC, ICOPD, ICWSSC, Water Providers	Federal, State, Local	Ongoing
Continue and complete waterline and sewer line mapping projects.	ICBOC, ICPC, ICOPD, ICWSSC, Water Providers, Sewer Providers	N/A	Short



Identify providers who may wish to negotiate the shared provision of public water and/or sewer services and promote watershed-based service areas.	ICBOC, ICPC, ICOPD, ICWSSC, Water/Sewer Providers	N/A	Ongoing
Encourage the use of new or innovative technology in water/sewer treatment plants to reduce energy consumption.	ICBOC, ICPC, ICOPD, ICWSSC, Water/Sewer Providers	Federal, State, Local	Short
Target water/sewer infrastructure improvements within designated growth areas to minimize the need for additional infrastructure.	ICBOC, ICPC, ICOPD, Municipalities, Water Providers	N/A	Ongoing
<b>Objective:</b> Support publicly financed water/sewer extension and improvement projects that are consistent with the County's growth management strategy			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Utilize the Keystone Criteria to measure the extent to which proposed water/sewer expansion or improvement projects accomplish the goals of the Keystone Principles.	ICBOC, ICPC, ICOPD, Water/Sewer Providers	N/A	Ongoing
Develop and offer incentives to encourage infill and redevelopment in designated growth areas to minimize the need for additional water/sewer infrastructure.	ICBOC, ICPC, ICOPD, ICDC, ICCOC, RAIC	State, Local	Short
Target public funding for water/sewer infrastructure improvements within designated growth areas.	ICBOC, ICPC, ICOPD, Municipalities, Water/Sewer Providers	N/A	Ongoing
Encourage municipalities to work together to develop watershed based updates of Act 537 Plans that are consistent with the County's growth management strategy and recommendations identified in the County's Open Space, Greenways and Trails Plan.	ICBOC, ICPC, ICOPD, ICWSSC, Water/Sewer Providers	N/A	Short

## Appendix 5.1

### Public Water Systems Indiana County, Pennsylvania

## Public Water Systems; Indiana County, PA

<u>TOTAL CONNECTIONS</u>	<u>POPULATION SERVED</u>	<u>WATER SOURCE(S)</u>	<u>CONSTRUCTED</u>	<u>PERMITTED CAPACITY</u>	<u>CURRENT AVERAGE DAILY DEMAND</u>
<b>ALVERDA COMMUNITY WATER ASSOCIATION</b>					
50	200	ONE GROUNDWATER WELL	1917	70,000 GPD	7,500 GPD
<b>BLACKLICK VALLEY MUNICIPAL AUTHORITY</b>					
14 (Indiana County)	42	PURCHASED: NANTY GLO WATER AUTHORITY	NA	NA	6,500 GPD
<b>BLAIRSVILLE MUNICIPAL AUTHORITY</b>					
1,789	3,700	THREE GROUND WELLS, ONE SURFACE WATER SOURCE (TROUT RUN)	1991	1.5 MGD	600,000 GPD
<b>CENTRAL INDIANA COUNTY WATER AUTHORITY</b>					
1,817	3,822	YELLOW CREEK	1973	1.5 MGD	570,203 GPD
<b>CLYMER BOROUGH MUNICIPAL AUTHORITY</b>					
773	1,550	TWO GROUNDWATER WELLS	1998	316,800 GPD	121,000 GPD
<b>EASTERN GREEN TOWNSHIP WATER SYSTEM</b>					
48	100	TWO GROUNDWATER WELLS	1979	NA	8,750 GPD
<b>GLEN CAMPBELL BOROUGH WATER COMPANY</b>					
109	302	ONE GROUNDWATER WELL	1987	NA	17,000 GPD

## Public Water Systems; Indiana County, PA (Continued)

<u>TOTAL CONNECTIONS</u>	<u>POPULATION SERVED</u>	<u>WATER SOURCE(S)</u>	<u>CONSTRUCTED</u>	<u>PERMITTED CAPACITY</u>	<u>CURRENT AVERAGE DAILY DEMAND</u>
<b>GREEN TOWNSHIP MUNICIPAL AUTHORITY -- BARR SLOPE</b>					
79	231	TWO GROUND WATER WELLS	1989	50,000 GPD	10,189 GPD
<b>GREEN TOWNSHIP MUNICIPAL AUTHORITY -- COMMODORE</b>					
126	375	COMMODORE RESERVOIR	1989	54,720 GPD	12,565 GPD
<b>HIGHRIDGE WATER AUTHORITY</b>					
2,348	5,400	TUBMILL RESERVOIR, BIG SPRINGS RESERVOIR, SUGAR RUN RESERVOIR	1996	4.5 MGD	964,799 GPD
<b>INDIANA COUNTY MUNICIPAL SERVICES AU- THORITY -- ARCADIA SYSTEM</b>					
32	80	ARCADIA RESERVOIR, SHYROCK RUN	1985	24,000 GPD	4,811 GPD
<b>INDIANA COUNTY MUNICIPAL SERVICES AU- THORITY -- CHERRY TREE SYSTEM</b>					
108	400	PEG RUN	1987	150,000	15,000
<b>INDIANA COUNTY MUNICIPAL SERVICES AU- THORITY -- COY SYSTEM</b>					
243	585	PURCHASED: CENTRAL INDIANA COUNTY WATER AUTHORITY	NA	200,000	49,184

## Public Water Systems; Indiana County, PA (Continued)

<u>TOTAL CONNECTIONS</u>	<u>POPULATION SERVED</u>	<u>WATER SOURCE(S)</u>	<u>CONSTRUCTED</u>	<u>PERMITTED CAPACITY</u>	<u>CURRENT AVERAGE DAILY DEMAND</u>
<b>INDIANA COUNTY MUNICIPAL SERVICES AUTHORITY --CROOKED CREEK SYSTEM</b>					
2168	5,500	CROOKED CREEK, ONE GROUND WATER WELL	NA	750,000	432,000
<b>INDIANA COUNTY MUNICIPAL SERVICES AUTHORITY -LUCERNE SYSTEM</b>					
259	650	PURCHASED: CENTRAL INDIANA COUNTY WATER AUTHORITY	NA	200,000	38,356
<b>INDIANA COUNTY MUNICIPAL SERVICES AUTHORITY -PINE TOWNSHIP SYSTEM</b>					
328	752	MENTCLE MINE POOL DISCHARGE	1984	120,000	48,523
<b>INDIANA COUNTY MUNICIPAL SERVICES AUTHORITY -ROSSISTER SYSTEM</b>					
195	665	STRAIGHT BRANCH RUN	1986	144,000	36,348
<b>INDIANA COUNTY MUNICIPAL SERVICES AUTHORITY-WEST LEBANON SYSTEM</b>					
55	140	WERTZ PONDS	1988	3,6000	10,301
<b>MUNICIPAL AUTHORITY OF WESTMORELAND COUNTY</b>					
119,473	NA	GEORGE R SWEENEY PLANT	1996	24 MGD	52,192,000
<b>PENNSYLVANIA AMERICAN WATER SYSTEM</b>					
7,275	24,000	TWO LICK CREEK	NA	NA	2.5MGD



## Appendix 5.2

### Public Sewer Systems Indiana County, Pennsylvania

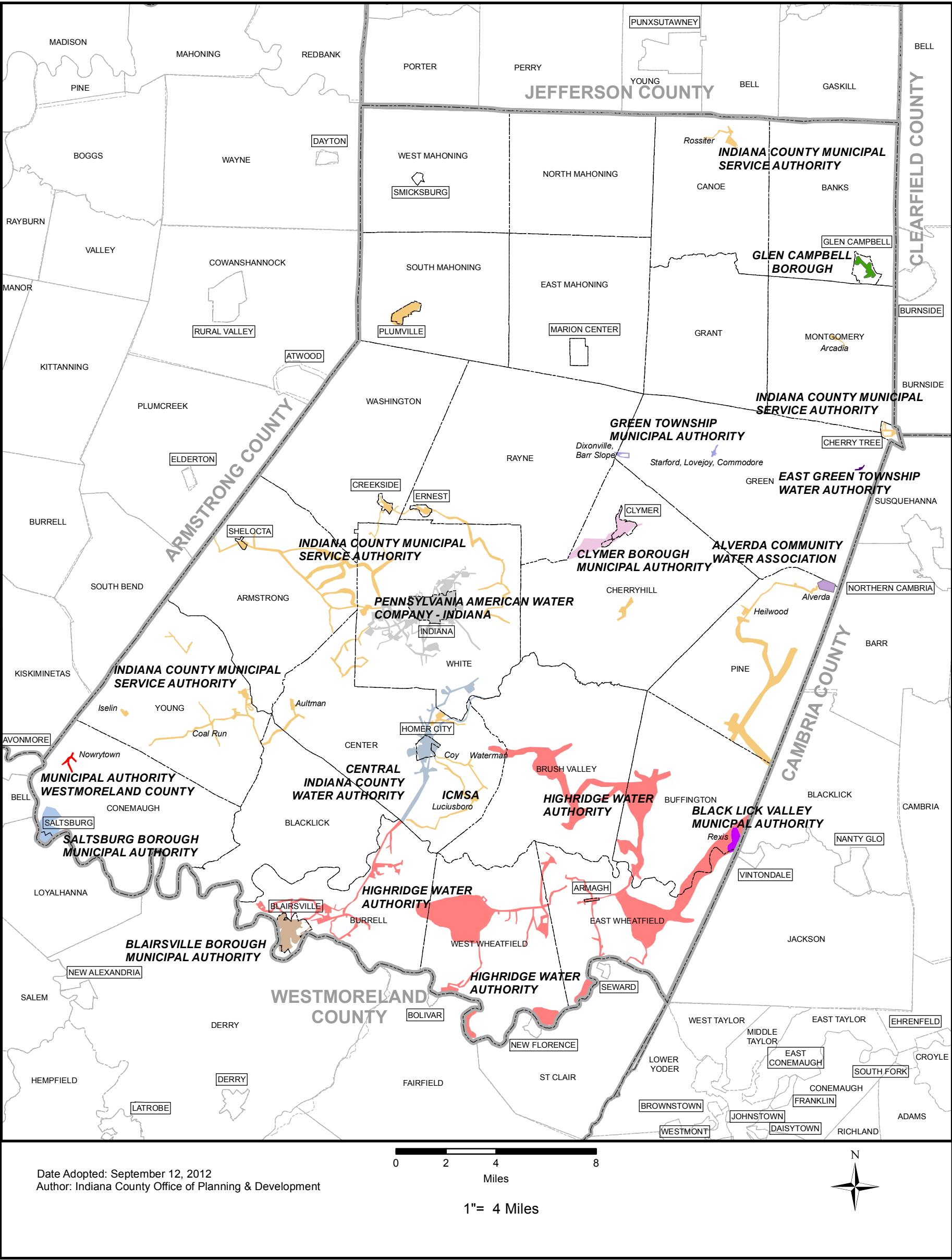
Public Sewer Systems; Indiana county, PA

<u>CONNECTIONS SERVED (INDIANA CO.)</u>	<u>WASTEWATER DISCHARGE LOCATION</u>	<u>Bio-Solids</u>	<u>Average Daily Flow (GPD)</u>	<u>Daily Capacity (GPD)</u>
<b>Blacklick Valley Sewer Authority</b>				
14	Blacklick Creek	Landfill	65,000	200,000
<b>Blairsville Municipal Authority</b>				
1775	Conemaugh River	Hauled to Liquid Processing Plant	795,000	1,000,000
<b>Burrell Township Sewer Authority</b>				
900	Blacklick Creek	Landfill	65,000	180,000
<b>Central Indiana County Joint Sanitary Authority</b>				
2200	Two Lick Creek	Landfill	424,000	650,000
<b>Clymer Borough Municipal Authority</b>				
767	Two Lick Creek	Landfill	224,000	240,000
<b>Conemaugh Township Municipal Water and Sewage Authority</b>				
243	Blackleggs Creek	Landfill	30,000	89,000
<b>Green Township Municipal Authority</b>				
615	Two Lick Creek	Landfill	40,000	120,000
<b>Indiana Borough</b>				
6713	Two Lick Creek	Landfill	4,990,000	8,200,000
<b>ICMSA/Armagh</b>				
348	Mardis Run	NA	36,000	110,000
<b>ICMSA/Aultman System</b>				
105	Aultman Run	NA	10,000	25,000
<b>ICMSA/ Cherry Tree System</b>				
746	Susquehanna River	NA	44,000	88,000
<b>ICMSA/ Creekside System</b>				
845	Crooked Creek	NA	230,000	450,000

Public Sewer Systems; Indiana county, PA (Continued)

<u>CONNECTIONS SERVED (INDIANA CO.)</u>	<u>WASTEWATER DISCHARGE LOCATION</u>	<u>Bio-Solids</u>	<u>Average Daily Flow (GPD)</u>	<u>Daily Capacity (GPD)</u>
<b>ICMSA/ Heilwood System</b>				
166	Yellow Creek	NA	16,000	45,000
<b>ICMSA/ Hillsdale System</b>				
150	Cush Cushion Creek	NA	17,000	57,000
<b>ICMSA/ Iselin System</b>				
110	Harper's Run	NA	17,000	30,000
<b>ICMSA/ Jacksonville System</b>				
281	Aultman Run	NA	42,000	77,000
<b>ICMSA/ Marion Center System</b>				
737	Crooked Creek	NA	40,000	90,000
<b>ICMSA/ Penn Run System</b>				
90	Penn Run	NA	12,000	31,000
<b>ICMSA/ Plumville System</b>				
226	Plum Creek	NA	36,000	72,000
<b>ICMSA/ Robindale System</b>				
54	Conemaugh River	NA	7,000	25,000
<b>ICMSA/ Rossiter System</b>				
289	Straight Branch	NA	51,000	98,000
<b>ICMSA/ Shelocta System</b>				
324	Crooked Creek	NA	43,000	70,000
<b>Saltsburg Borough Municipal Authority</b>				
423	Conemaugh River	NA	98,000	230,000
<b>Tri Community Sewer Authority</b>				
730	Conemaugh River	Stored On Site	90,000	250,000
<b>White Township Municipal Authority</b>				
5729	Two Lick Creek	Landfill	4,990,000	8,200,000



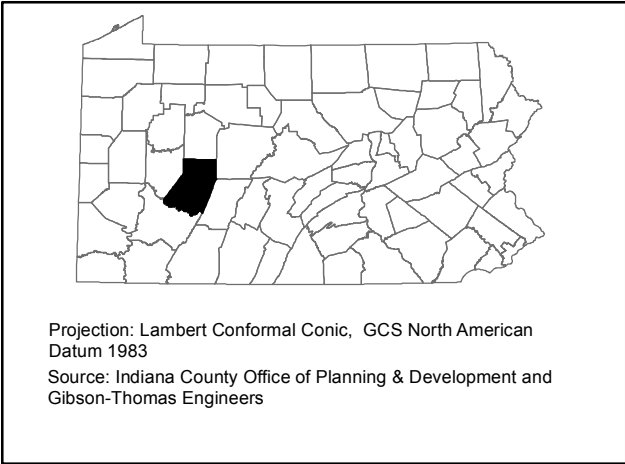


Map 5.1  
**PUBLIC WATER SERVICE AREAS**

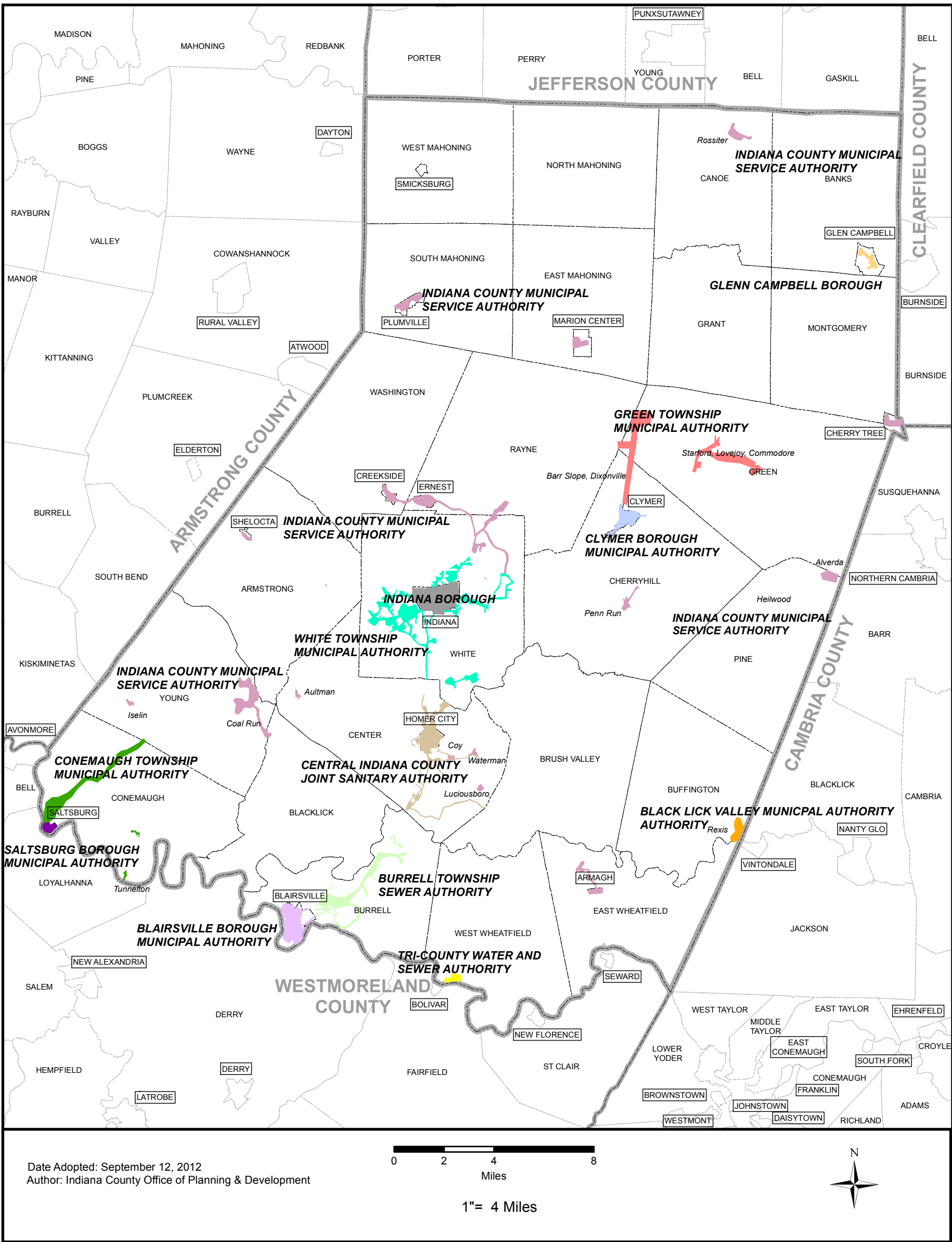
Indiana County, Pennsylvania  
**Map Features**

**Public Water Service Areas**

- |   |  |
|---|--|
| Alverda Community Water Association     | Highridge Water Authority                    |
| Black Lick Valley Municipal Authority   | Indiana County Municipal Service Authority   |
| Blairsville Borough Municipal Authority | Pennsylvania American Water Company- Indiana |
| Central Indiana County Water Authority  | Saltsburg Borough Municipal Authority        |
| Clymer Borough Municipal Authority      | Westmoreland Municipal Authority             |
| East Green Township Water Authority     | Township                                     |
| Glen Campbell Borough                   | Heilwood Place                               |
| Green Township Municipal Authority      | INDIANA Borough                              |







Map 5.2

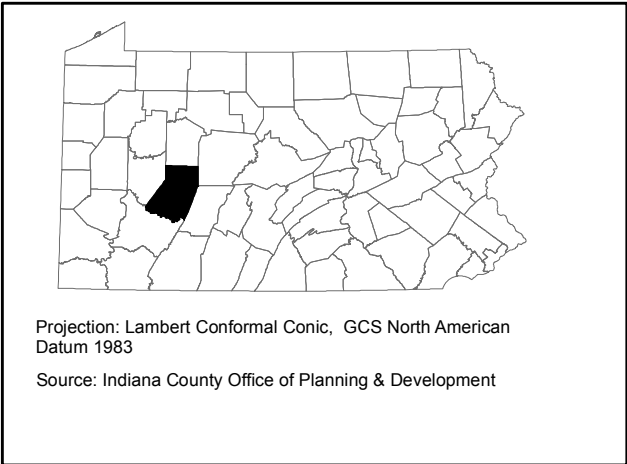
# PUBLIC SEWER SERVICE AREAS

Indiana County, Pennsylvania

Map Features

Public Sewer Service Areas

- |   |  |
|---|--|
| Blairsville Borough Municipal Authority         | Indiana County Municipal Service Authority |
| Burrell Township Sewer Authority                | Saltsburg Borough Municipal Authority      |
| Central Indiana County Joint Sanitary Authority | Tri-County Water and Sewer Authority       |
| Clymer Borough Municipal Authority              | Blacklick Valley Municipal Authority       |
| Conemaugh Township Municipal Authority          | White Township Municipal Authority         |
| Glenn Campbell Borough                          |  |
| Green Township Municipal Authority              | YOUNG Township                             |
| Indiana Borough                                 | Borough                                    |
|   | Heilwood Place                             |



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*WHERE WE LIVE*

A Comprehensive Plan for Indiana County, Pennsylvania

CONNECTING PEOPLE WITH EACH OTHER, WITH COMMUNITIES AND WITH THE COUNTRYSIDE

## 6. TRANSPORTATION



## Transportation

Transportation planning addresses the safe and efficient movement of people and goods within or across an area through an extensive network of roadways, waterways, bridges, rail lines, airports, transit systems, and bicycle and pedestrian facilities.

Transportation systems have a significant impact on our built and natural environments. They affect land development and land use; economic activity; energy and resource allocation; access to places of work, school, and health care; social equity; environmental quality and the overall livability of our communities.

This Chapter addresses the movement of people and goods throughout Indiana County and focuses on motorized modes of transportation. Non-motorized modes of transportation are addressed in the *Pedestrian and Bicyclist Transportation Plan for Indiana County, Pennsylvania* which is an important component in the County's overall strategy to provide a balanced intermodal transportation system that

enhances mobility and access, strengthens the economy, and promotes environmental stewardship.

This Chapter provides a description of each major element of the County's motorized transportation network. A map of the Regional Transportation Network is included to show major transportation facilities located in Indiana County and in surrounding Counties. Each description is followed by an analysis of important trends and recommendations that strengthen land use/transportation relationships, promote **Smart Growth**, and place a priority on the improvement of the existing transportation system.

### Transportation Planning

Transportation is a key component in maintaining a competitive economic advantage and improving the quality of life for local residents. Demands to accommodate commerce are increasing and residents are advocating for increased mobility and access. At the same time, governments are faced with limited transportation funding resources and

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### 10 Smart Transportation Themes

1. Money counts
2. Understand the context; plan and design within the context
3. Choose projects with high value/price ratio
4. Enhance the local network
5. Look beyond level-of-service
6. Safety first and maybe safety only
7. Accommodate all modes
8. Leverage and preserve existing investments
9. Build towns not sprawl
10. Develop local governments as strong land use partners

Source: Pennsylvania Department of Transportation

concerns about reducing energy consumption and carbon emissions.

#### Smart Transportation

Sprawling land uses create congestion faster than roadway capacity can be increased, and transportation departments cannot always relieve congestion by building more, wider and faster roadways. In response, many state transportation departments have embraced the principles of **Smart Transportation**.

Smart Transportation is based on two key concepts important to transportation and land use planning. They are Smart Growth and **Context Sensitive Solutions (CSS)**. Smart Growth has been defined many different ways but generally emphasizes revitalization of existing communities. Smart Growth promotes compact development patterns, alternative transportation, and preservation of open spaces and agricultural land. CSS is an approach that requires all transportation projects to be planned and designed with

careful consideration of the local land use; and economic, environmental, and social contexts.

The Pennsylvania Department of Transportation (PennDOT) developed 10 Smart Transportation Themes, which are based on Smart Growth and CSS, to help integrate the planning and design of our transportation system in a manner that fosters development of sustainable and livable communities.

Smart Transportation recommends a new approach to roadway planning and design. The new approach considers the financial, community, land use, transportation, and environmental context of each specific project. Smart Transportation also encompasses network connectivity, access management, and corridor management. Smart Transportation proposes to manage capacity by better integrating land use and transportation planning.

PennDOT and the New Jersey Department



of Transportation (NJDOT) partnered to develop the *Smart Transportation Guidebook*. Its focus is to guide the planning and design of roadways, with the goal of creating transportation facilities that work well for all users, are affordable, and support Smart Growth planning goals.

#### Statewide Transportation Planning

The Pennsylvania Mobility Plan is our statewide long-range transportation plan through 2030. It establishes a vision for Pennsylvania's multimodal transportation system, along with goals, objectives, strategies, and actions for achieving that vision. The Mobility Plan was developed as an update to PennPlan MOVES! It addresses current challenges and opportunities. The Mobility Plan does not identify specific transportation projects or solutions. It establishes a direction that will help guide the prioritization and development of transportation investments. The County should utilize the Mobility Plan to identify opportunities for

the development of new programs that advance the objectives of the plan.

#### Regional Transportation Planning

Transportation planning in Indiana County occurs as part of the **Southwestern Pennsylvania Commission (SPC)** regional planning process which considers the transportation needs of the City of Pittsburgh and the 10 counties in the SPC region.

SPC is responsible for developing and adopting a long-range transportation plan that sets priorities for transportation improvements that will receive federal and state funds. SPC's long-range transportation plan must stay within projected revenues, meet federal air quality standards and support regional community development objectives. SPC works cooperatively with PennDOT, other state and federal agencies, county and local municipal governments, and transit authorities to develop the long-range transportation plan. SPC also solicits public input through Public Participation

Panels (PPPs), which they maintain for each county in the SPC region. Allegheny County and the City of Pittsburgh have one combined PPP. PPPs are focus groups with members appointed to represent the population of their respective counties in regards to age, income, ethnicity, special needs, and special interests. Members for each County's PPP are directly appointed by their respective County Commissioners. SPC and County staff are sometimes asked for input and/or referrals.

The *2040 Transportation and Development Plan for Southwestern Pennsylvania* was adopted in June 2011. Regional Policy Statements that are identified in the *2040 Plan* are included in Appendix 6.1.

The potential cost of proposed transportation projects in the region far exceeds the amount of projected funding available. Funding limitations and practical realities require that transportation improvements be prioritized and identified in the region's **Transportation Improvement Program (TIP)**.

The TIP covers a four-year period of investment and is updated every two years. During this process, completed projects are removed from the TIP and, in some cases, projects that were previously on the TIP are withdrawn and replaced with higher priority projects. A project's presence on the TIP does not guarantee a commitment for funding. It is a dynamic document subject to change.

The 2011-2014 TIP, which went into effect on October 1, 2010, includes 34 individual transportation improvement projects that are programmed for advancement in Indiana County from October 1, 2011 to September 30, 2014.

These projects include 32 bridge preservation, rehabilitation, and/or replacement projects; one **3R (Resurfacing, Restoration, Rehabilitation)** project in Blairsville Borough and Burrell Township; and one traffic signal improvement project in Blairsville Borough.

The draft 2013-2016 TIP includes intersection improvements at various locations along Wayne Avenue in Indiana Borough and White Township. This is the first Indiana County project to be funded through the Congestion Mitigation and Air Quality Improvement (CMAQ) program.

#### **Pedestrian and Bicyclist Transportation Planning**

The County developed a pedestrian and bicyclist transportation plan that provides policy and facility recommendations for improving bicycle and pedestrian conditions throughout Indiana County. *More People Biking & Walking More Often...A Pedestrian & Bicyclist Transportation Plan for Indiana County, Pennsylvania* was adopted in conjunction with this Comprehensive Plan. The following community development objectives were established during development of that Plan:

- ◆ "Design streets that accommodate cars, but also permit residents to bike and walk safely and comfortably.

- ◆ Develop communities of neighborhoods connected by sidewalks.
- ◆ Make crossing streets safer and easier.
- ◆ Develop a safe network of bicycling and walking routes that connect neighborhoods with popular destinations.
- ◆ Encourage increased physical activity.
- ◆ Encourage bicycle and pedestrian commuting.
- ◆ Increase public transit services and make them easier to use.
- ◆ Expand off-road cycling opportunities.
- ◆ Increase public awareness of bicycling and walking through educational and community programs.
- ◆ Develop bicycle and pedestrian route signage, maps, and informational brochures.
- ◆ Promote economic development through bicycling and walking.

- ◆ Expand recreational bicycling and pedestrian opportunities”.

## Roadways

### Existing Conditions

Roadways are important components of the County's overall quality of life and economic potential. They provide mobility and access to local and regional users. They also serve as key intermodal connections to other travel modes. This section of the Plan includes a description of the County's roadways by classification scheme.

### Functional Classification

The Federal Aid Highway Act of 1973 required the use of a functional highway classification to update and modify the Federal-aid highway system. Functional classification is the process by which roads are divided into classes and designed according to the character of service they are intended to provide. The three major highway functional classifications are arterial, collector, and local roads. Arterials provide the highest level of

service at the greatest speed for the longest uninterrupted distance, with some degree of access control. Collectors provide a less highly developed level of service at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials. Local roads consist of all roads not defined as arterials or collectors. They primarily provide access to land with little or no through movement.

All roads are grouped into one or more of these classifications, depending on the character of the traffic (i.e., local or long distance) and the degree of land access that they allow. For example, PA 56 is comprised of segments classified as a Rural Major Collector, a Minor Arterial and a Principal Arterial. Roads with multiple classifications are identified below under the classification most associated with the roadway. Functional Classification revisions may be recommended to the Federal Highway Administration (FHWA) by local officials, planning agencies, or PennDOT. All functional classification

revisions must be requested through the appropriate PennDOT District Office or include a letter of concurrence from the appropriate District Office.

### Principal Arterials

The Rural Principal Arterial System applies to Indiana County and is comprised of two subsystems. They are the Interstate System and other principal arterials. Interstate Highways, Freeways and Expressways are major highways with multi-lane designs that serve a large volume of traffic and provide limited access facilities.

- ◆ Only the 4-lane limited access sections of US 422 and US 119 are classified as expressways.

Other principal arterials are roadways that provide for the movement of large volumes of traffic over longer distances, accommodating statewide or interstate travel.

- ◆ US 22, US 119, and US 422 are classified as other principal arterials.

Minor Arterials link cities, larger towns, and other traffic generators to form an integrated network providing interstate and intercounty service.

- ◆ PA 56, PA 85, PA 156, PA 210, PA 217, PA 286, PA 259, and PA 954 are classified as minor arterials.

#### Collectors

Major Collectors serve moderate traffic volumes and move traffic from local areas to the arterials. The following major collectors are regionally significant roadways in Indiana County's transportation system:

- ◆ PA 240, PA 259, PA 403, PA 553 and William Penn Highway (SR 2002).

Minor collectors collect traffic within an identifiable area and serve primarily short distance travel. Examples within the County include:

- ◆ Five Points Road (SR 4006), Johnsonburg Road (SR 1052), PA 580, Warren Road (SR 3024), Parkwood

Road (SR 3022), Elders Ridge Road (.SR 3019), and Wehrum Road (SR 2013).

#### Local Roads

Local Roads provide access to adjacent land and serve travel over relatively short distances. Local roads and streets are the most numerous of all road classifications.

- ◆ There are 1,255 miles of local roads within Indiana County.

#### Other Roadways that Impact Indiana County

- ◆ Principal Arterials; US 28 and US 219.
- ◆ Minor Arterials; PA 839.

#### Annual Average Daily Traffic (AADT)

The measurement of traffic volume is the most basic function of transportation planning and traffic management. The character of adjacent land uses influences the volume of traffic that will be generated along a given roadway. Maps 6.2 and 6.3 depict functional class designations and traffic volumes for major roadways in the County and surrounding areas.

The Roadway Chart (Appendix 6.2) highlights functional class, AADT, limits/locations, and other key features for regionally significant roadways that serve Indiana County.

#### Analysis

Use of the *Smart Transportation Guidebook* is an important first step towards integrating the principles of Smart Transportation into PennDOT's everyday business. The *Guidebook* has equal applicability to rural, suburban and urban areas. It contains information that is useful for transportation planners, traffic and design engineers, land use planners, local governments, and community residents (<http://www.smart-transportation.com/guidebook.html>). The County, in conjunction with PennDOT, should embrace the principles of Smart Transportation and utilize the *Guidebook* to advance the integration of transportation and land use planning. The existing functional classification system creates a dilemma for highway designers because an entire roadway is

often placed into a designated class based on select characteristics, such as overall highway length or traffic volumes. The application of design standards for that roadway may encourage higher operating speeds than are appropriate for segments serving community access. For example, many state highways are classified as arterials even if they are more important to community access than to regional mobility.

The *Smart Transportation Guidebook* proposes a new roadway typology that better captures the role of roadways within a community (Table 6). Under this approach, roadways are segmented to a greater degree than in the traditional functional classification system. A segment of roadway serving community access can be designed differently than another segment of the roadway that is more important to regional mobility. The roadway typology does not replace the functional classification system, but should be used as a planning and design overlay for individual projects.

Although not identified as one of the Smart Transportation roadway categories, the concept of Main Street plays an important role in Smart Transportation. Main Streets are typically classified as arterial or collector road types. Creating a Main Street on a state roadway that has traditionally served through-traffic may require the implementation of innovative strategies. Main Streets are desirable in Smart Transportation. They support more sustainable communities and have the potential to increase walking, biking, and transit use. Transportation improvement projects on state roadways that serve as Main Streets throughout Indiana County should be designed in a manner that advances Smart Growth strategies, yet maintains a vehicular level of service that is acceptable to both state and community stakeholders.

Major transportation improvements along US 22 and the completion of the US 119 widening project have improved safety and enhanced mobility and access to the County. These improvements have

Roadway Class	Roadway Type
Arterial	Regional
Arterial	Community
Collector	Community
Collector	Neighborhood
Local	Local

Table 6.1.: Smart Transportation Roadway Typology

stimulated economic development activities in southern Indiana County and have resulted in changing traffic and land development patterns between Indiana Borough and Blairsville Borough.

A continuation of the Blairsville West 3R project on US 22 from the Westmoreland County line toward Blairsville Borough and Burrell Township is currently listed on the 2011-2014 TIP. This project will enhance regional mobility and create a better-defined entrance to Blairsville Borough from the west.

US 22, US 119, US 422, PA 56 and PA 217 are major truck routes in the County.





Figure 6.1: Truck traffic, Blairsville Borough



Figure 6.2: Strip development, White Township

These routes provide for the adequate movement of goods. Concerns were expressed throughout the public planning process in regard to safety on US 422 West, between Indiana and Kittanning. Other concerns were expressed for the high volume of truck traffic on Market Street (SR 2002) in downtown Blairsville.

Improvements to this corridor are a high priority for the County and the region. Indiana County and Armstrong County are working in cooperation to ensure transportation improvements are made along this corridor which traverses both Counties. Armstrong County has three transportation improvement projects for this corridor on their 2011-2014 TIP. Indiana County contributed Federal and State funding toward one of the projects. It involves a realignment of SR 422 from Wray Plan Road to Theater Road, Kittanning Township in Armstrong County (see Map 6.1: Transportation Improvement Program).

The proposed projects remain a high

priority for Indiana County and will result in safety improvements at key locations along the corridor. Additionally, they will provide improved access to other major transportation corridors and regional markets.

Many truck operators utilize Market Street (SR 2002), traveling through downtown Blairsville, to access US 22 or US 119; instead of using PA 217 North. Clearance under the PA 217 railroad overpass in Blairsville Borough was cited as a limiting factor for some trucks. Difficulty maneuvering the on-ramp from PA 217 to US 22 east was also identified as a limiting factor. In response to clearance concerns, PennDOT sponsored the PA 217 Railroad Overpass project on the 2009-2012 TIP. The overpass was raised in 2010 and should alleviate some of the truck traffic concerns.

Low density development patterns contribute to the growing problem of sprawl. A significant amount of retail activity occurs in strip developments,

shopping malls, and “big-box” retail stores along PA 286 (Oakland Avenue) in White Township, and along US 22 in Burrell Township. These development patterns often result in roadways carrying more traffic than they were designed for. In addition, the number of driveways and intersections with access to the roadways can compromise safety, and erode mobility and access.

Traffic signal coordination is a cost effective way of reducing vehicle emissions, improving mobility, and enhancing safety on existing roadways. Local municipalities should seek funding through SPC’s Regional Traffic Signal Program to implement traffic signal coordination and/or equipment upgrade projects. SPC anticipates that up to \$4,000,000 in federal Congestion Mitigation Air Quality (CMAQ) funds could be available from the 2011-2014 TIP for multiple traffic signal projects.

PennDOT designates Pennsylvania Byways at the request of the local communities

seeking to highlight cultural, historical, recreational, archaeological, scenic, and natural qualities. The Pennsylvania Byways program parallels the Federal Highway Administration’s National Scenic Byways Program, but it does not use “scenic” in its title. Many roadways exemplify more than purely scenic qualities. The purpose of the Pennsylvania Byways program is to:

- ◆ Support local planning efforts to achieve byway designations.
- ◆ Protect and enhance the visual quality of designated routes.
- ◆ Maintain byway resource qualities along designated routes.
- ◆ Educate residents and visitors about the history and culture of the Commonwealth.
- ◆ Promote tourism and enhance economic development potential on designated Pennsylvania Byways.

Local municipalities should identify important byways and apply for designation through the Pennsylvania

Byways program.

Many local officials and residents expressed concerns about poor road conditions in the northern part of the County. Additionally, there were safety concerns in regard to increased conflicts between Amish buggy traffic and vehicular traffic in the northwestern and southeastern areas of the County.

Transportation improvement projects on these routes should include a scope of work that will improve safety for motorists and horse drawn vehicles. Examples include widening paved shoulders to a minimum of six feet, paving graded shoulders during reconstruction or repaving projects, constructing buggy pull-off hills or climbing lanes, and constructing separate buggy/bicycle trails.

Local officials also shared concerns about funding shortfalls for routine maintenance of locally-owned roadways, and the need for improved sight distances on many of the County’s roadways.

### Recommendations

- ◆ Emphasize system preservation by promoting maintenance and improvements to the existing transportation network.
- ◆ Develop an Energy Plan to identify opportunities to reduce greenhouse gas emissions and promote energy conservation in the transportation sector.
- ◆ Promote alternatives to driving alone. Encourage the use of transit, carpooling, vanpooling, and biking or walking to work.
- ◆ Encourage municipal participation in land use/transportation studies.
- ◆ Work closely with PennDOT to ensure that transportation solutions are consistent with the County's land use goals.
- ◆ Utilize the tools identified in the *Smart Transportation* Guidebook to advance the integration of land use and transportation planning.
- ◆ Utilize land use and transportation planning tools such as **access management** controls and traffic impact assessments for major developments to proactively address transportation concerns.
- ◆ Identify and implement Smart Growth strategies that promote compact development patterns, maximize use of the existing transportation network, minimize traffic congestion and create shorter trip distances.
- ◆ Incorporate Intelligent Transportation Systems (ITS) technology in road projects to improve safety.
- ◆ Implement the recommendations identified in the *Pedestrian and Bicyclist Transportation Plan for Indiana County, Pennsylvania*.
- ◆ Continue and expand efforts to work with municipalities in the northern area of the County to identify and prioritize transportation improvement projects for that region.
- ◆ Identify frequently traveled Amish routes throughout the County and include a scope of work that improves safety for motorists and horse drawn vehicles in transportation projects on these routes.
- ◆ Continue and expand efforts to assist municipalities in obtaining funding for routine road maintenance.
- ◆ Pursue funding through programs that focus on projects that are often outside the realm of standard roadway improvements. These may include scenic or historic highway programs.

### Bridges

#### Existing Conditions

Bridges are important structures that maintain the continuity of the transportation network. They are distinct elements of the system because of their special needs and concerns. Therefore, they are classified independently from other transportation facilities.

Pennsylvania maintains the third largest

number of State bridges in the nation, and spends \$300 million on bridge projects each year. Bridges are owned either by the Commonwealth, the County or by local municipalities. There are 429 state-owned, 28 county-owned and 45 municipally-owned bridges in Indiana County. The County also owns four historic covered bridges, one of which is open to traffic (*Thomas Bridge*). County and municipally-owned bridges are depicted in Map 6.4.

### Analysis

Like all states, Pennsylvania faces challenges associated with an aging transportation system. Many bridges are nearing the end of their design life and need major repairs and/or replacement.

PennDOT has found that both proper and frequent inspections, and a good preventive maintenance program are vital to extending performance, keeping costs down, and ensuring safety. PennDOT uses a Bridge Management System to track bridge conditions and assigns each bridge a rating, based primarily upon its level of

service and condition. PennDOT uses this information to prioritize bridges for preventative maintenance, rehabilitation and repair based on a benefit-cost analysis. The most critical needs are targeted for priority funding.

Bridge preservation through management and maintenance was identified as one of the five solutions to the country's bridge challenges expressed by the American Association of State Highway & Transportation Officials (AASHTO), in the wake of the Minnesota I-35 bridge collapse in 2007. State transportation officials note that funding is the greatest challenge to lowering the State's rate of bridge deterioration. Corrosion, heavy salt use, and bridges carrying more traffic than they were designed to carry cause the greatest damage.

In 2007, approximately 34% of the state-owned, 3% of the county-owned and 27% of the municipally-owned bridges in Indiana County were identified as structurally deficient or in need of

preventative maintenance, rehabilitation or repair. Structurally deficient does not necessarily imply that a bridge is unsafe. It means that a structure is deteriorated to the point of needing repairs to prevent restrictions on the bridge. In accordance with the National Bridge Inspection Standards, bridge inspections are routinely performed in Indiana County at least once every two years and provide a snapshot of the latest information.

Over the past 15 years the County has aggressively pursued updating the local



Figure 6.3: Josephine Bridge, Burrell Township

bridge structures under their ownership. They have replaced nine deficient bridges. They are the Wilson Street Bridge, Power Plant Road Bridge, Arch Bridge, Thomas Bridge, Kelly Bridge, Josephine Bridge, Lewis Bridge, Fitzgerald Bridge, and Smith Road Bridge. In its effort to decrease the number of deficient bridges the County has also removed three structures. They are the High Street Bridge, Ranson Avenue Bridge and Cochran Street Bridge. The County proposes to continue this effort by pursuing the inclusion of one or more County-owned structure replacements on each TIP cycle. This schedule should eliminate all deficient bridges in their charge by 2018.

The County has participated in the programming and replacement of four township-owned structures. They are the T-851 Bridge 26+30 over East Run (Grant Township), the T-916 Bakers Run Bridge (Green Township), the T-678 Dixon Run Bridge (Green Township), and the T-562 Dixon Run Bridge (Rayne Township). There are also seven known “orphan” structures

within Indiana County. These are owned by railroad companies and the County has no data on their condition.

Detailed bridge inspections were completed by PennDOT statewide, and a risk assessment model was developed to identify the repair/replacement of the bridges most in need of repair. Given that a large percentage of the state-owned bridges were found to be in serious disrepair, a directed effort to focus transportation investment dollars on bridges has been implemented statewide.

Bridge projects are programmed on the region’s TIP, which is constantly changing as inspections warrant, and as rehabilitation, replacements or repairs are completed. The 2011-2014 TIP includes 28 State-owned, and four County-owned bridge projects. The bridge projects will involve restoring five bridges in Indiana County. The County bridges are T-678 Dixon Run, T-916 Bakers Run, T-562 Dixon Run, T-851 East Run Bridge and T-837 Hartman Road Bridge. The 2011-2014 TIP

clearly illustrates the statewide focus on bridge investment over the next four years.

Special vistas, views and scenic areas contribute significantly to the quality of life, add to the value of property, and enhance the desirability and livability of a community. Preservation of views from bridges can be maintained with appropriate designs for bridge projects located in areas of scenic value.

#### Recommendations

- ◆ Continue to prioritize bridge projects based on PennDOT’s Bridge Management System.
- ◆ Ensure preservation of views in areas of scenic value.

#### Rail Systems

##### Existing Conditions

No passenger rail lines service Indiana County. Amtrak service is available at Latrobe in Westmoreland County and Johnstown, Cambria County.



Indiana County's major freight rail network is comprised of two **Class I Railroads**, two **Shortline Railroads**, and various privately-owned railroads, as portrayed in Map 6.5.

#### **Class I Railroads**

##### CSX Transportation, Inc.

CSX Transportation Inc. is headquartered in Jacksonville, Florida and operates the largest railroad in the eastern United States with a 21,000-mile rail network linking commercial markets in 23 states, the District of Columbia, and two Canadian provinces. CSX is the largest coal transporter east of the Mississippi River and has major rail yards in Connellsville, McKeesport, New Castle, Philadelphia and Newell. CSX operates over 1,100 miles of track in Pennsylvania. In Indiana County, CSX owns and operates a line that operates between Creekside and Punxsutawney. The line connects with Norfolk Southern in the south, and Buffalo and Pittsburgh in the north.

##### Norfolk Southern Corporation

Norfolk Southern Corporation (NS) is one of the nation's largest transportation companies. Its Norfolk Southern Railway subsidiary operates approximately 21,000 route miles in 22 states, the District of Columbia and Ontario, Canada, serving every major container port in the eastern United States. Transportation of coal accounts for about a quarter of the company's revenue. Other products carried by Norfolk Southern Railway include automobiles, chemicals, metals and intermodal shipping containers. In Pennsylvania, NS operates over 2,500 miles of track with major rail yards in Conway, Harrisburg, Bethlehem, Allentown, Philadelphia, Scranton, and Pittsburgh. Locally, NS operates the Conemaugh Line, along the Conemaugh River, between Johnstown and Pittsburgh. Fifteen trains per day use this line to move coal and general merchandise to destinations along this route. NS also invested more than \$44 million in a rail construction project to serve the Keystone Power Plant located near Shelocta.



Figure 6.4: Class 1 Railroad, Washington Township



Figure 6.5: Shortline Railroad, Cherryhill Township

### Shortline Railroads

#### R. J. Corman Railroad Group

The R. J. Corman Railroad Group is based out of Nicholasville, Kentucky and offers a wide variety of services to the rail industry with operations in Kentucky and 13 other states. These services include the operation of nine shortline railroads in Kentucky, Tennessee, Ohio, Mississippi, Pennsylvania and West Virginia.

R. J. Corman's longest shortline railroad, at more than 300 miles, is the Pennsylvania Lines. The Lines operate in the Pennsylvania coal fields east of Pittsburgh between Cresson, Cambria County in the south and Keating, Clinton County in the north. The Pennsylvania Lines connect in the north and south with Norfolk Southern Railroad. Coal is the primary freight, though trains also move brick, lumber and rock salt. In Indiana County, the R.J. Corman line has about 18 miles of track that operates between Cherry Tree and Clymer. It is used to ship coal extracted from the Amfire mining complex in Clymer. R. J. Corman also has

approximately one half mile of line that operates in Banks Township between Hillman and McGee's Mills, Clearfield County. It is used by the P and N Coal Company.

#### Genesee and Wyoming Inc.

Genesee and Wyoming Inc. (GWI) is a leading operator of short line and regional freight railroads in the United States, Canada, Australia and Bolivia. In the United States, The New York/Pennsylvania Region of Genesee and Wyoming Inc. (GWI) includes the Buffalo and Pittsburgh Railroad, the Rochester and Southern Railroad, and the South Buffalo Railway, with over 750 miles of mainline railroad throughout western New York and western Pennsylvania. These three lines have direct connections with both major U.S. railroads serving the east (CSX Transportation and Norfolk Southern) as well as with both of Canada's transcontinental railroads (Canadian National and Canadian Pacific).

The Buffalo and Pittsburgh lines include two shortline railroads in Indiana County. One line operates between Homer City in the south and Cloe, Jefferson County in the north. The other line operates between Eidenau, Butler County in the west and Punxsutawney, Jefferson County in the east, cutting across the northwestern corner of Indiana County. The lines handle a wide variety of freight, which includes coal, petroleum, metals and forest products.

Buffalo and Pittsburgh was awarded a \$3.75 million grant from the Federal Railroad Administration (FRA) to improve a portion of the 25-mile track from Creekside to Cloe, Jefferson County. Grant funds will also be used to install approximately eight miles of new track to support delivery of coal to the Edison Mission Homer City Power Plant (Sep 2008; <http://www.fra.dot.gov/us/press-releasesold/199>).

### Analysis

Historically, railroads have played an important role in Pennsylvania, and in the growth and development of Indiana County. They have remained important for local power generation facilities, and are reemerging as a competitive transportation alternative that can offset rising fuel costs and promote environmental stewardship. Railroads are, on average, three or more times more efficient than trucks on longer distances. They have a direct impact on reducing greenhouse gas emissions and reducing dependence on foreign oil. As ethanol facilities develop, freight railroads anticipate moving an increased amount of corn and other grains to local and international markets. Increased rail transport will require greater investment in the County's existing railroad infrastructure.

### Recommendations

- ◆ Support continued maintenance and upgrades of track and at-grade rail crossings.

- ◆ Encourage the use of rail freight to reduce highway congestion and promote environmental stewardship.
- ◆ Encourage development of sidings in agricultural areas, such as Homer City, Marion Center, Shelocta, and Dayton (Armstrong County) in order to facilitate the movement of corn and other grains.
- ◆ Partner with railroad companies and public agencies to encourage adoption of technologies that result in increased fuel efficiency and promote environmental stewardship.
- ◆ Implement recommendations for rail-trail development opportunities identified in the *Pedestrian and Bicyclist Transportation Plan for Indiana County, Pennsylvania*, and the *Indiana County Open Space, Greenways and Trails Plan*.

## Transit

### Existing Conditions

The Indiana County Transit Authority provides public transportation services for the County through the operation of IndiGO ([www.indigobus.com](http://www.indigobus.com)), a public transportation facility located on Saltsburg Avenue in White Township. They have a fleet of 35 vehicles, including six smaller vehicles leased to private operators.

IndiGO operates fixed routes in the Indiana area on a daily basis; provides regular service between Blairsville and Indiana Monday through Saturday; and between Smicksburg, Plumville, and Indiana on Wednesdays. At the request of Amish residents, IndiGO recently started providing bus service from northern

Indiana County into Punxsutawney on Mondays. IndiGO also operates fixed routes to serve the needs of IUP and WyoTech students. In addition to fixed routes, IndiGO provides service to Pittsburgh on Tuesday and Thursday of each week for medical appointments and a **Shared Ride Program** that offers door-to-door service in a smaller vehicle.

IndiGO also offers Persons with Disabilities (PWD) transit service through the use of two small buses with lifts that can accommodate 13 passengers or four passengers in wheelchairs with the seats folded down. As a part of their ongoing efforts to improve service, IndiGO established new routes and opened a Downtown Transit Center in the Indiana Theater Building in late 2007. The Transit Center offers comfortable indoor waiting accommodations, permits faster route trips and connections, and results in shorter wait times. The Transit Center also plans to increase access to transit information through the use of a ticket

window that will be staffed by a customer service usher during peak hours.

In January 2012, IndiGO adopted a Five-Year Strategic Plan. The Plan will be utilized to make decisions, allocate resources, plan service and provide the basis for both their operating and capital budgets over the next five years.

### Analysis

IndiGO provides a high level of service for a rural county. Nonetheless, the success of public transportation revolves around convenience. Increased service levels can only do so much to encourage people to use these services in rural communities. Attitudes will also need to be changed to encourage greater use of public transit. SPC reports that unfunded transit operation needs for the region will accumulate to nearly \$3.8 billion by 2035 and that transit service levels in place today will not be able to be maintained in future years. Ironically, the need for public transportation is increasing due to rising fuel costs and an aging population.



Figure 6.6: Public transit, IndiGO bus, Indiana Borough



The demographics of Indiana County's population will change significantly within the next ten years as the numbers of persons age 65 or older increase when **baby boomers** reach age 65 in 2011. As people grow older, they often become less willing or able to drive, making it necessary to depend on alternative methods of transportation.

Local residents confirmed these concerns and have requested an expansion of public transit services. This expansion would include routes that provide service to local churches, shuttle service to Pittsburgh and Johnstown to provide access to the airport and the Amtrak train station, respectively, and a local commuter train. In summary, residents in Indiana County have expressed the desire for transportation options that permit greater flexibility and freedom for seniors, affordable options for those on limited incomes, and transportation choices that promote energy efficiency.

#### Recommendations

- ◆ Continue and expand efforts to raise awareness of services provided by IndiGO.
- ◆ Investigate the possibility of MegaBus adding an intermediate stop at the Blairsville Park and Ride located near the intersection of US 22 and US 119 in Burrell Township. This stop is along their daily Pittsburgh to State College route.
- ◆ Promote public transit as a viable, cost-savings alternative to the single-occupant vehicle.
- ◆ Encourage compact development with access to transit services.
- ◆ Continue to operate transit services conservatively, and investigate and implement cost savings measures.
- ◆ Continue and expand efforts to leverage funding to improve transit facilities.
- ◆ Adopt fuel efficient technologies that will result in reduced transit operation

costs and improved air quality.

- ◆ Continue and expand the use of other strategies to improve transit service for commuting. These would include those offered by specifically funded programs, such as the **Job Access and Reverse Commute (JARC) Program** or by human service agencies that administer shared ride services.
- ◆ Continue and strengthen coordination between IndiGO and human service agencies to identify barriers that need to be eliminated to achieve full coordination of services. This effort should focus on providing adequate transportation choices for our aging population.

#### Airport

##### Existing Conditions

Indiana County's only public airport is the Indiana County-Jimmy Stewart Airport located in White Township. The facility occupies 290 acres and is classified as a general aviation airport. It has one runway



that is 4,000 feet in length with a taxiway system that services the terminal area. According to a 1993 Master Plan, the facility handles over 25,000 aircraft operations per year. Services offered include major/minor repair, hangar rental, tie downs, flight instruction, aircraft rental, aerial photography, an avionics shop, and fuel sales. The *Indiana County Airport Layout Plan* (May 2001) recommended a runway extension, improved instrument landing system and additional hangers.

The Airport Authority, which manages the Airport, has initiated the runway

expansion program. The final design calls for development of an entirely new runway, with plans to utilize the existing runway for a taxiway. The new runway will have a length of 5,500 feet with an estimated project cost of \$19,000,000. Plans have been prepared and construction was started in 2008. It is anticipated that the four phases of construction will be completed in 2013.

In 2009, the Indiana County Commissioners adopted an **Airport Hazard Ordinance** for the protection of air space.

#### Analysis

Further development of the Airport has strong support from the business community. Participants who attended the open house work sessions also expressed support for further development of the Airport.

Bicycling to or from most airports is virtually impossible. Most airports are accessible only by highways. However,

there are exceptions to this limited access. A few major airports have bike paths that connect to a network of local and/or regional trails. These include the Reagan National Airport and the Baltimore/Washington International, both of which are located near Washington D.C. The Greater Pittsburgh International Airport is considering a similar proposal that would link their facility to the Montour Trail. This link would connect the Airport to the Great Allegheny Passage trail system which leads to Washington D.C. Development of a “walking/bike trail” that would be located outside all safety areas is included in the County's long-range Airport Layout Plan (*Master Plan Update for the Indiana County/Jimmy Stewart Airport, 1993-2013*).

In addition, the proposed Vision Trail is identified in the regional *Heritage Trails Plan (1995)*. It is a 20- mile trail system that would link Manver, in Cherryhill Township, to Clymer, Indiana, and Heilwood. Important trail destinations in this proposed trail system include the



Figure 6.7: Indiana County-Jimmy Stewart Airport, White Township

Indiana County/Jimmy Stewart Airport (*Heritage Trails*, p. 56).

Developing a trail on airport grounds is also identified as a recommendation in the County's "Pedestrian and Bicyclist Transportation Plan (2012)".

The proposed trail could be integrated with the County's plans to establish a countywide greenways and trails network. In addition, being able to bicycle to or from the airport could help boost recreational tourism in the County.

The George Bush Intercontinental Airport (IAH) in Houston, Texas created an Airport Rangers program in 2003. The goal of their program is to increase airport security through community participation. Airport Rangers are mounted security patrols made up of volunteers that ride their horses along the perimeter of the airport. Designated trails wind throughout the airport grounds and parallel the fence line in many sections. In return for reporting any suspicious or undesired activity, equestrians have a place to ride

and the airport has extra eyes and ears in areas that most security patrols cannot easily access. Undesired activities have included illegal dumping, unauthorized off-road vehicles, and poachers.

The Airport Authority should investigate the possibility of developing a similar program for the Indiana County-Jimmy Stewart Airport.

#### Recommendations

- ◆ Implement trail development recommendations identified in the *Master Plan Update for the Indiana County-Jimmy Stewart Airport*, the *More People Biking & Walking More Often... Pedestrian & Bicyclist Transportation Plan for Indiana County, Pennsylvania*, and the *Heritage Trails Plan*.
- ◆ Investigate the possibility of developing a volunteer mounted security patrol for the Airport.



Figure 6.8: Airport Rangers, George Bush Intercontinental Airport (IAH) Source:: [www.iahangers.com](http://www.iahangers.com)

## Transportation Policy Statement and Summary of Goals

### Policy Statement

Provide a balanced intermodal transportation system that enhances mobility and access, strengthens the economy, and promotes environmental stewardship.

### Goal #1

Improve mobility and access for people and goods.

**Goal #2**

Strengthen the linkages between transportation, land use, economic development and environmental stewardship.

**Goal #3**

Target transportation investments for maximum benefit and impact.

## Implementation Strategy

### Acronym Key

Acronym	Definition
IAS	Indiana Aging Services, Inc.
ICAA	Indiana County Airport Authority
ICBOC	Indiana County Board of Commissioners
ICCAP	Indiana County Community Action Program
ICCD	Indiana County Conservation District
ICCOC	Indiana County Chamber of Commerce
ICDC	Indiana County Development Corporation
ICDHS	Indiana County Department of Human Services
ICOPD	Indiana County Office of Planning and Development
ICPC	Indiana County Planning Commission
ICPT	Indiana County Parks and Trails
IndiGO	Public transit operator for Indiana County
PennDOT	Pennsylvania Department of Transportation
SPC	Southwestern Pennsylvania Commission

**Transportation Policy Statement:** Provide a balanced intermodal transportation system that enhances mobility and access, strengthens the economy, and promotes environmental stewardship.

GOAL #1: Improve mobility and access for people and goods			
Highway Objectives			
<b>Objective:</b> Enhance integration and connectivity of the roadway network			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Update the Indiana County Subdivision Ordinance to include regulations that require street connectivity in developments.	ICBOC, ICPC, ICOPD	State	Short
Encourage municipalities with their own Subdivision Ordinances to include regulations that require street connectivity in developments.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Short
<b>Objective:</b> Promote maintenance and improvements to the existing transportation network			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Encourage PennDOT to implement sight distance improvements to increase passing sight lines on 3R projects, where feasible.	PennDOT, SPC, ICBOC, ICOPD	N/A	Ongoing
Continue and expand efforts to assist municipalities in obtaining funds for routine road maintenance.	PennDOT, SPC, ICBOC, ICOPD	N/A	Ongoing
Provide technical assistance to municipalities interested in applying for funding through SPC's Regional Traffic Signal Program.	PennDOT, SPC, ICOPD	N/A	Ongoing
Provide technical assistance to municipalities interested in nominating important byways for designation as a Pennsylvania Byway.	PennDOT, SPC, ICOPD	N/A	Ongoing
<b>Objective:</b> Encourage participation in land use/transportation studies			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Provide technical assistance to municipalities and encourage participation in land use/transportation studies to identify solutions to transportation problems and promote Smart Growth strategies.	PennDOT, SPC, ICOPD	N/A	Ongoing



<b>Objective:</b> Develop and adopt Access Management ordinances for appropriate corridors			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Identify municipalities along congested corridors and provide technical assistance for development of Access Management ordinances.	PennDOT, ICOPD, Municipalities	N/A	Short
<b>Objective:</b> Balance community design with safe, efficient roadways			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Ensure PennDOT application of Context Sensitive Solutions in all transportation projects.	PennDOT, SPC, ICOPD, Municipalities, Community Groups	N/A	Ongoing
<b>Objective:</b> Improve mobility and access on roadways in northern Indiana County			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Identify opportunities to improve roadways in this area through 3R projects.	PennDOT, SPC, ICBOC, ICOPD, Municipalities	Federal, State	Mid
Continue to work with the <b>US 119 Improvement Committee</b> to identify priority projects along US 119 North.	PennDOT, ICBOC, ICOPD, Municipalities	N/A	Ongoing

Bridge Objectives			
<b>Objective:</b> Continue to preserve, maintain and enhance the County bridge network			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Continue to use the Bridge Management System to prioritize bridge projects.	PennDOT, SPC, IBCOC, ICOPD, Municipalities	N/A	Ongoing
<b>Objective:</b> Develop bridge designs that protect significant vistas, views and scenic areas			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Identify bridges located in areas with scenic value.	ICOPD, Community Groups	N/A	Short
Utilize bridge designs that will protect and/or enhance views from all bridges in areas with scenic value.	PennDOT	N/A	MId
Non-Motorized Objectives			
<b>Objective:</b> Accommodate bicycle and pedestrian transportation			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Implement recommendations identified in the <i>Pedestrian and Bicyclist Transportation Plan for Indiana County, Pennsylvania</i> and the <i>Indiana County Open Space, Greenways and Trails Plan</i> .	PennDOT, SPC, ICOPD, ICPT, Municipalities	See referenced Plans	
<b>Objective:</b> Recognize the changing needs of the County's Amish communities and increase safety on roads shared by motorists and horse drawn vehicles			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Identify frequently traveled Amish routes throughout the County and include a scope of work in transportation projects that will improve safety for motorists and horse drawn vehicles.	PennDOT, Municipalities	Federal, State	Short
Consider the feasibility of constructing buggy/bicycle trails in areas of the County with a high volume of Amish buggy traffic.	PennDOT, Municipalities	Federal, State	Ongoing

Transit Objectives			
<b>Objective:</b> Promote public transportation as a viable alternative to the single-occupant vehicle			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Continue and expand marketing and advertising campaigns.	IndiGO	Federal, State	Ongoing
Offer transportation fringe benefits to County employees commuting to work by mass transit.	ICBOC	N/A	Short
<b>Objective:</b> Recognize the changing demographics of the County's population and increase transportation options for older citizens			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Work with County human service agencies, IndiGO and PennDOT to increase transportation services for older citizens.	PennDOT, ICBOC, ICOPD, IndiGO, ICDHS, ICCAP, IAS	N/A	Short
Support delivery of existing transportation services offered by human service agencies.	ICBOC	N/A	Short
Advocate for increased investment in public transportation systems to meet the needs of older citizens.	ICBOC, ICOPD	N/A	Ongoing
Aviation Objectives			
<b>Objective:</b> Continue to improve the Indiana County Jimmy Stewart Airport			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Complete runway expansion project.	Bureau of Aviation, ICAA, ICBOC, ICOPD	Federal, State	Short

Rail Objectives			
<b>Objective:</b> Maintain and upgrade the County's rail network			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Preserve, upgrade and maintain all functional at-grade rail crossings.	PennDOT, SPC, Municipalities	Federal, State	Ongoing
Upgrade or eliminate deficient at-grade rail crossings by providing signals, lighting, crossing gates, advanced warning signs and safe pavement conditions, as appropriate.	PennDOT, SPC, Municipalities	Federal, State	Short
Support railroads in their efforts to upgrade and/or extend track.	PennDOT, SPC, ICOPD, ICCEO, ICDC, ICCOC, Municipalities	Federal, State	Ongoing
Identify areas suitable for development of additional sidings.	Railroads, PennDOT, SPC, ICOPD, ICDC, ICCOC, Municipalities	Federal, State	Ongoing
GOAL #2: Strengthen the linkages between transportation, land use, economic development and environmental stewardship			
<b>Objective:</b> Improve coordination between transportation, land use, economic development and environmental planning			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Evaluate transportation projects for consistency with the <b>Keystone Principles</b> .	PennDOT, SPC, ICOPD, ICCEO, ICDC, ICCOC, Municipalities	N/A	Ongoing
Coordinate transportation planning with local and regional plans to ensure consistency with growth management, economic development and environmental protection strategies.	PennDOT, SPC, ICOPD, ICCEO, ICDC, ICCOC, ICCD, Municipalities, Environmental Groups	N/A	Ongoing

Utilize the tools identified in the <i>Smart Transportation Guidebook</i> to advance the integration of land use and transportation planning.	PennDOT, SPC, ICOPD, ICDC, ICCOC, Municipalities	N/A	Ongoing
<b>Objective:</b> Encourage the use of new technologies that will protect, enhance, maintain and restore the environment			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Incorporate new technologies in all transportation rehabilitation and new construction projects.	PennDOT, SPC, ICBOC, ICOPD	N/A	Ongoing
<b>Objective:</b> Promote energy conservation			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Develop an Energy Plan that identifies opportunities to reduce greenhouse gas emissions and promote energy conservation in the transportation sector.	ICBOC, ICPC, ICOPD	State, Local	Short
Encourage compact development patterns that result in short trip distances through the County's subdivision and land development ordinances.	ICBOC, ICPC, ICOPD, ICCEO, ICDC, ICCOC, Municipalities	N/A	Ongoing
Actively promote alternative transportation through the planning and development of bicycle and pedestrian facilities, urban walkability and integration of public transportation.	ICOPD, ICDC, ICCOC, ICPT, IndiGO, Municipalities	State	Ongoing
Encourage greater use of rail freight service in the County.	Bureau of Rail Freight, SPC, ICOPD, ICCEO, ICDC, ICCOC	N/A	Ongoing



Promote development and use of alternative fuels technologies to reduce pollution and dependence of fossil fuels.	ICBOC, ICOPD, ICCEO, ICCD, ICDC, ICCOC	N/A	Ongoing
<b>GOAL #3 : Target transportation investments for maximum benefit and impact</b>			
<b>Objective:</b> Emphasize preservation of the County's transportation infrastructure and make strategic capacity improvements			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Utilize SPC's detailed investment goals to help guide prioritization efforts at the local level.	PennDOT, SPC, ICOPD, ICCEO, Municipalities	N/A	Ongoing
Use infrastructure condition and performance measures for prioritizing transportation investments.	PennDOT, SPC, ICBOC, ICCEO	N/A	Ongoing
Target investments for projects that are consistent with the County's growth management policy.	PennDOT, SPC, ICBOC, ICCEO, ICPC, ICOPD, ICDC, ICCOC, Municipalities	N/A	Ongoing

## **Appendix 6.1**

### *2040 Transportation and Development Plan for Southwestern Pennsylvania* Regional Policy Statements

### **2040 Transportation and Development Plan for Southwestern Pennsylvania: Regional Policy Statements**

#### **Regional Places**

- ◆ Revitalization and redevelopment of the region's existing communities is a priority.
- ◆ Investment in infrastructure improvements will be coordinated and targeted at the corridor level to optimize the impact of the investment.
- ◆ The region will focus on the identification and development of industrial sites with special attention given to well situated brownfield locations.

#### **Regional Connections**

- ◆ Maintenance of the existing transportation system will be a regional priority.
- ◆ Transportation and development choices will reflect a priority on safe and secure multimodal and intermodal

networks for both people and goods.

- ◆ The region's transportation system will be actively managed and operated to allow the system to function at its full potential.
- ◆ The region's transit system will connect people with resources throughout the entire region.
- ◆ The entire region will have access to broadband communications infrastructure.
- ◆ The region's infrastructure system will be designed to protect and enhance public health and the environment.



#### **Regional Activities**

- ◆ The region will place a priority on business development with a focus on existing business retention and expansion.
- ◆ The region will support initiatives designed to improve both the quality and quantity of the region's workforce to meet emerging industry demands.




- ◆ The region will support identified strategic industry clusters.
- ◆ The region will place a priority on programs and services to attract and retain a diverse population with a particular focus on young adults and immigrants.
- ◆ The region will proactively support the emerging role of colleges and universities in economic development.
- ◆ The region will preserve, promote and develop the tourism and hospitality industries by capitalizing on historic, cultural, recreational and ecological assets.
- ◆ The region will preserve and develop its agricultural industry.





## **Appendix 6.2**

### Roadway Chart



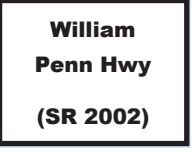

Highway / Roadway	Location/Limits	Functional Classification	Key Features
	West-East, Blairsville to Armagh to Cambria Co. line.	EXPRESSWAY / PRINCIPAL ARTERIAL	<ul style="list-style-type: none"> <li>◆ Regional high speed highway</li> <li>◆ Consists primarily of 4-lane divided roadway with controlled access</li> <li>◆ PennDOT is currently reconstructing this roadway across Burrell, East Wheatfield, and West, Wheatfield Townships. This multi-year, multi-million dollar project is straightening and widening this roadway</li> <li>◆ Designated Truck Route</li> </ul>
	North-South, Punxsutawney to Marion Center to Indiana to Homer City to Blairsville	EXPRESSWAY / PRINCIPAL ARTERIAL	<ul style="list-style-type: none"> <li>◆ Regional and local use highway</li> <li>◆ Primarily 2-lane undivided with paved shoulders</li> <li>◆ Indiana bypass 4-lane divided roadway with limited access</li> <li>◆ PennDOT recently completed an extensive reconstruction project on portions of this roadway across Center, Black Lick, and Burrell Townships. This project added lanes, replaced median barriers, improved drainage, and improved intersections</li> <li>◆ Designated Truck Route</li> <li>◆ Needs along US 119 north identified by US 119 Improvement Committee (Clearfield, Jefferson and Indiana Counties)</li> </ul>





Highway / Roadway	Location/Limits	Functional Classification	Key Features
	Adjacent Counties: North-South Dubois to Ebensburg	EXPRESSWAY / PRINCIPAL ARTERIAL	<ul style="list-style-type: none"> <li>◆ Regional and local use highways</li> <li>◆ From Somerset, to just south of Carrolltown, Cambria County US 219 is a limited-access highway.</li> <li>◆ From Carrolltown it runs largely as a two-lane road to Dubois, and then returns to a two-lane road after a junction with Interstate 80.</li> </ul>
	West-East, Shelocta to Indiana to Cambria Co. line	EXPRESSWAY / PRINCIPAL ARTERIAL	<ul style="list-style-type: none"> <li>◆ Regional and local use highway</li> <li>◆ Primarily 2-lane undivided with paved shoulders</li> <li>◆ Indiana bypass 4-lane divided roadway with limited access</li> <li>◆ Designated Truck Route</li> </ul>
	Adjacent Counties: North-South from US 219 in Brockway to Interstate 279 Interchange in Pittsburgh	EXPRESSWAY / PRINCIPAL ARTERIAL	<ul style="list-style-type: none"> <li>◆ Major state highway</li> <li>◆ Important link to US 422 which provides west-east access through Butler, Armstrong, Indiana and Cambria Counties</li> <li>◆ Ends with a concurrency with PA 66 near Kittanning. PA 28/PA 66 intersects the western terminus of PA 85. then heads northeast to Brockway.</li> <li>◆ In South Bethlehem, Armstrong County, PA 28/PA 66 becomes North Street and Broad Street then intersects the northern terminus of Pennsylvania Route 839.</li> <li>◆ Currently undergoing transportation improvements on sections in Allegheny County.</li> </ul>

<i>Highway / Roadway</i>	<i>Location/Limits</i>	<i>Functional Classification</i>	<i>Key Features</i>
	West-East, Armstrong Co. line to Shelocta to Indiana to Homer City to Armagh to Johnstown	MINOR ARTERIAL / PRINCIPAL ARTERIAL	<ul style="list-style-type: none"> <li>◆ Local use highway</li> <li>◆ 2-lane undivided with paved shoulders, except the portion overlaid on SR 119 and SR 422</li> <li>◆ South Brush Valley bridge project on TIP</li> <li>◆ Used by Amish buggies</li> </ul>
	West-East, Armstrong Co. line to Plumville to US 119	MINOR ARTERIAL	<ul style="list-style-type: none"> <li>◆ Local use highway</li> <li>◆ 2-lane undivided with minimal shoulders</li> <li>◆ Used by Amish buggies</li> </ul>
	North-South, Shelocta to Armstrong Co. line	MINOR ARTERIAL	<ul style="list-style-type: none"> <li>◆ Local use highway</li> <li>◆ 2-lane undivided with paved shoulders</li> <li>◆ Overlaid on SR 56</li> <li>◆ Alternate route to Pittsburgh</li> </ul>
	North-South, US 119 at Jefferson Co. line to Plumville to Armstrong Co. line	MINOR ARTERIAL	<ul style="list-style-type: none"> <li>◆ Local use highway</li> <li>◆ 2-lane undivided with minimal shoulders</li> <li>◆ Portions are heavily used by Amish buggies</li> </ul>

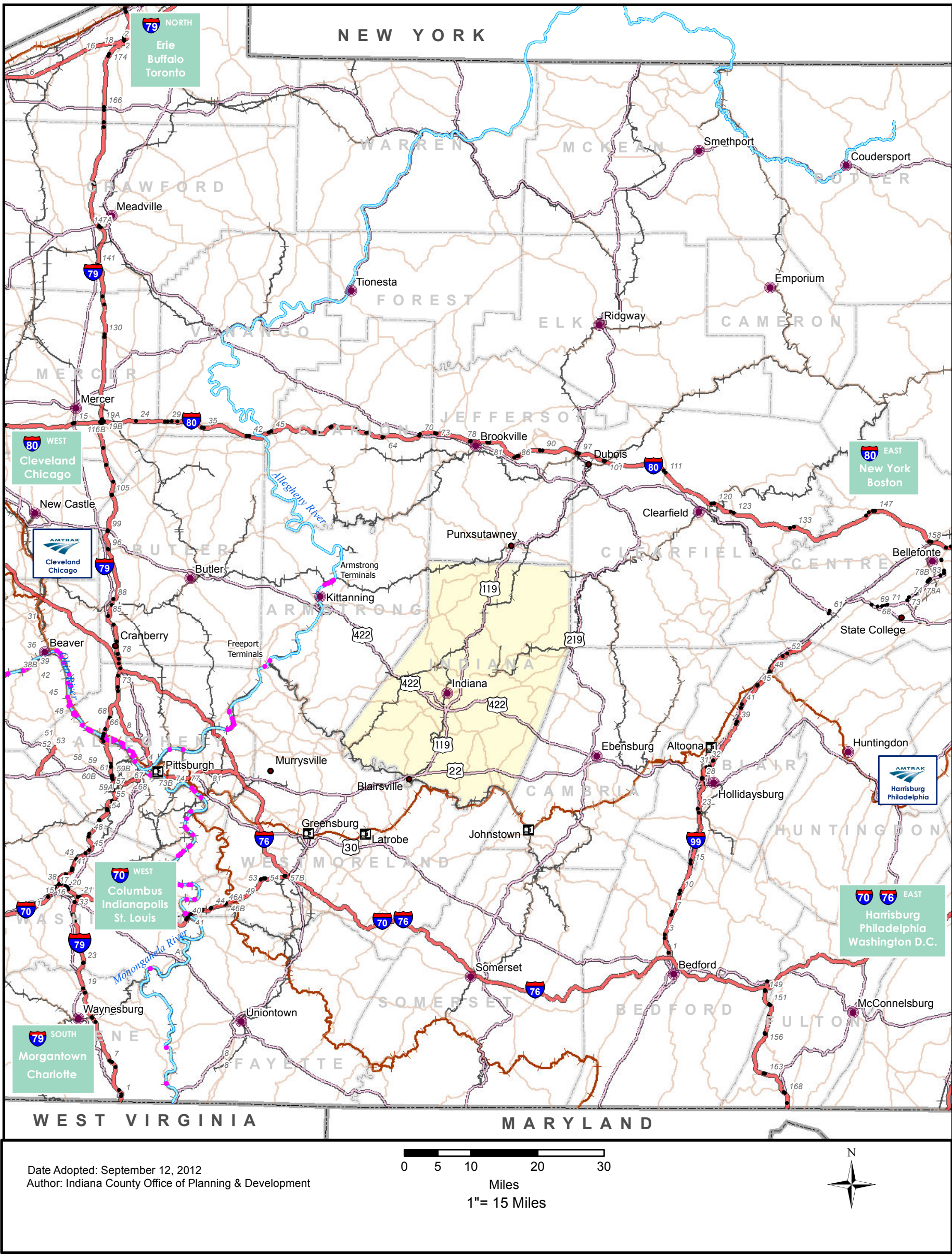
Highway / Roadway	Location/Limits	Functional Classification	Key Features
	North-South, SR 286 at Jacksonville to Blairsville	COLLECTOR / MINOR ARTERIAL	<ul style="list-style-type: none"> <li>◆ Local use highway</li> <li>◆ 2-lane undivided with minimal shoulders</li> <li>◆ Designated Truck Route</li> </ul>
	West-East, Saltsburg to Indiana to Clymer to Glen Campbell	MINOR ARTERIAL / PRINCIPAL ARTERIAL	<ul style="list-style-type: none"> <li>◆ Local use highway</li> <li>◆ “Path of Progress” heritage route</li> <li>◆ 2-lane undivided with paved shoulders</li> <li>◆ Clymer’s Main Street –Franklin Street</li> <li>◆ Indiana’s Main Street - Philadelphia Street</li> <li>◆ Saltsburg’s Main Street - Salt Street</li> <li>◆ Route to Pittsburgh</li> </ul>
	North-South, US 422 at Yellow Creek Park to Brush Valley to Robinson	COLLECTOR	<ul style="list-style-type: none"> <li>◆ Local use highway.</li> <li>◆ 2-lane undivided with minimal shoulders</li> <li>◆ Portions are heavily used by Amish buggies</li> </ul>

Highway / Roadway	Location/Limits	Functional Classification	Key Features
	Adjacent Counties: North-South, SR28/66 at Dayton to SR 85 at Nu Mine	COLLECTOR / MINOR ARTERIAL	<ul style="list-style-type: none"> <li>◆ Local use highway located in Armstrong County,</li> <li>◆ Intersects with PA 954 and PA 85, serving northwestern Indiana County</li> </ul>
	North-South, SR 210 at Trade City to Plumville to Indiana to SR 56.	COLLECTOR / MINOR ARTERIAL	<ul style="list-style-type: none"> <li>◆ Local use highway</li> <li>◆ South of Indiana, 2-lane undivided with paved shoulders. North of Indiana, 2-lane undivided with no shoulders</li> <li>◆ Portions are heavily used by Amish buggies</li> </ul>
	West-East, US 22/US 119 Interchange to Westmoreland County line.	COLLECTOR	<ul style="list-style-type: none"> <li>◆ Local use highway</li> <li>◆ Blairsville's Main Street –Market Street</li> <li>◆ 2-lane undivided with paved shoulders</li> <li>◆ High truck traffic</li> </ul>
	West-East, SR 286 at Commodore to Cambria Co. line.	COLLECTOR	<ul style="list-style-type: none"> <li>◆ Local use highway</li> <li>◆ 2-lane undivided with minimal shoulders</li> </ul>

<i>Highway / Roadway</i>	<i>Location/Limits</i>	<i>Functional Classification</i>	<i>Key Features</i>
	North-South, Marion Center to Clymer to SR 553 to US 422 to US 22 to Cambria Co. line.	COLLECTOR	<ul style="list-style-type: none"> <li>◆ Local use highway</li> <li>◆ North of SR 553, 2-lane undivided with paved shoulders. S. of SR 553, 2-lane undivided with minimal shoulders</li> </ul>
	West-East, US 422 to Penn Run to Cambria Co. line.	COLLECTOR	<ul style="list-style-type: none"> <li>◆ Local use highway</li> <li>◆ 2-lane undivided with paved shoulders</li> </ul>







Map 6.1

REGIONAL TRANSPORTATION NETWORK

Indiana County, Pennsylvania

Map Features

- Passenger Rail (Freight Allowed)
- Freight Rail
- Rivers
- River Terminals
- County Seats/ Cities
- Regional Cities
- Interchanges
- Amtrak Stops
- Interstate
- US Highway
- State Highway
- US States

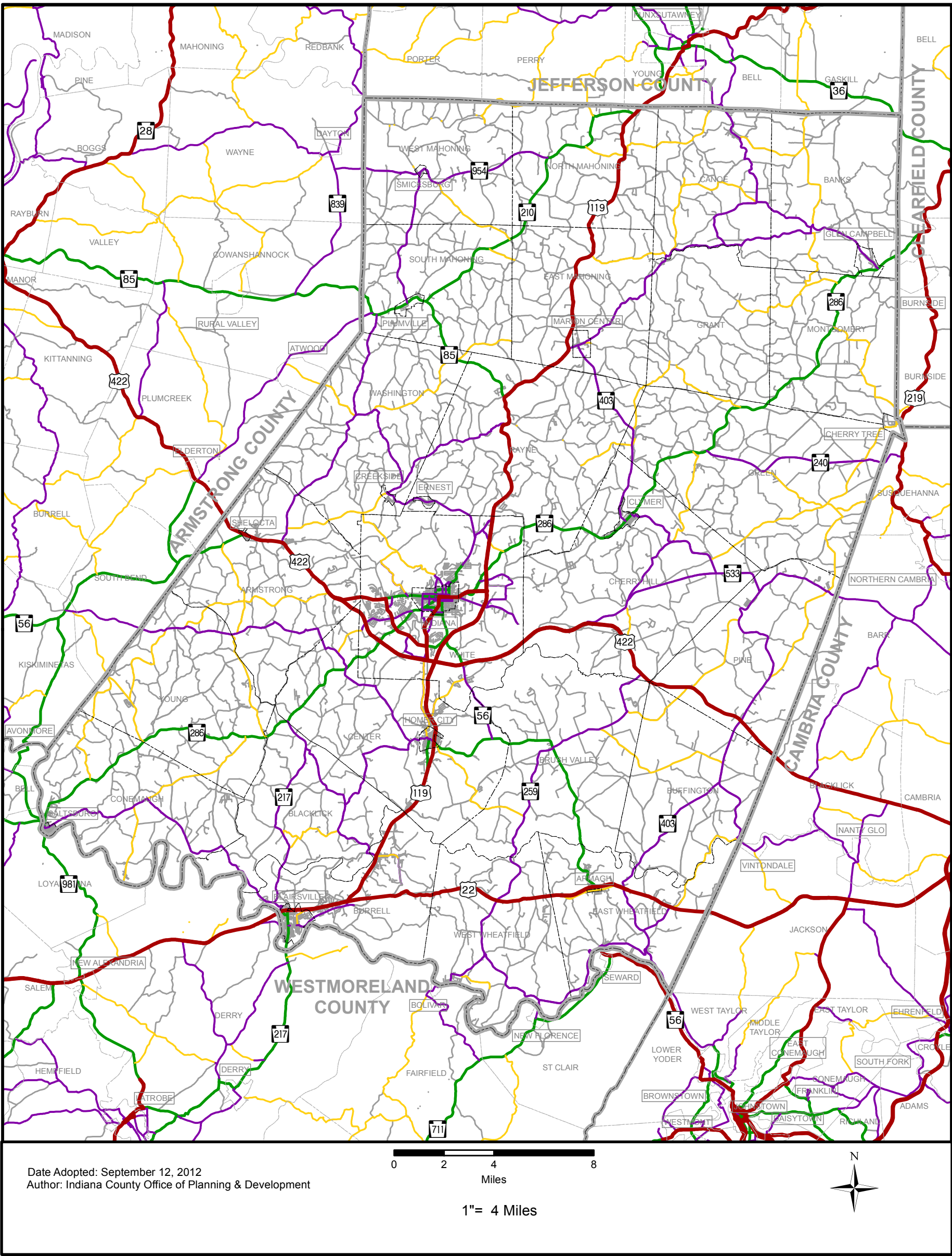
Projection: Lambert Conformal Conic, GCS North American Datum 1983

Source: The Southwestern Pennsylvania Commission and The Pennsylvania Department of Transportation.









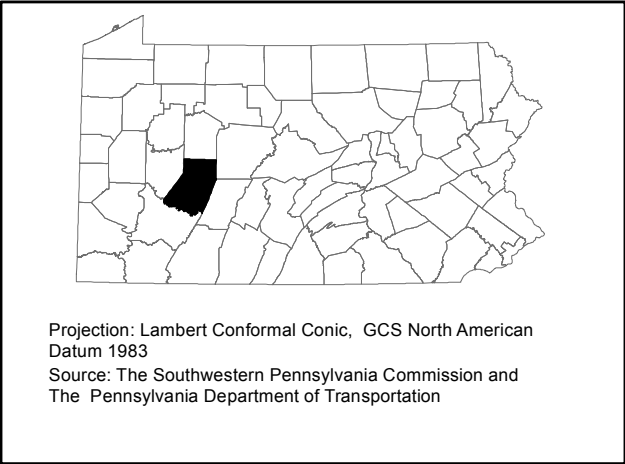
Map 6.3  
**FUNCTIONAL CLASS DESIGNATIONS**

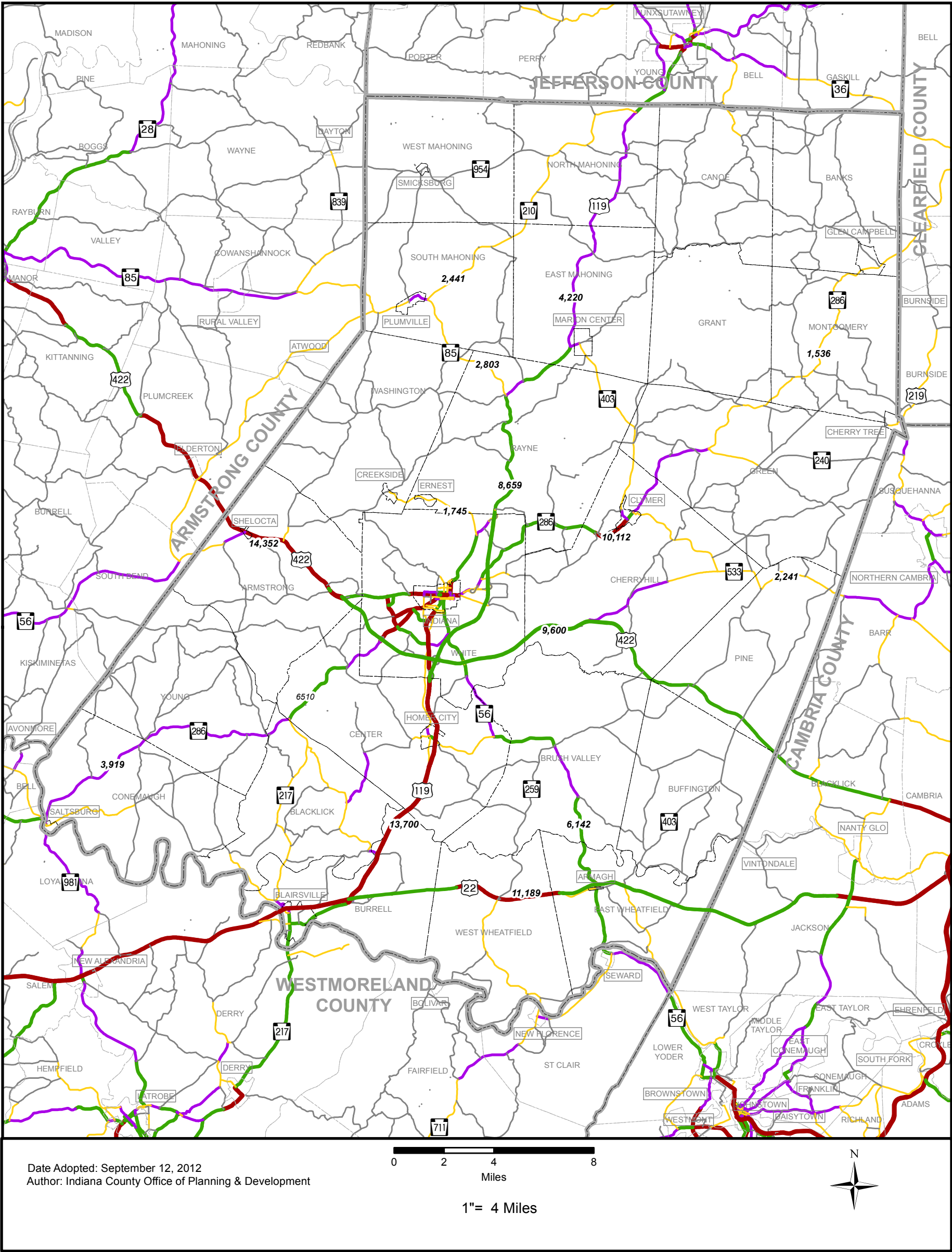
Indiana County, Pennsylvania

**Map Features**

**Federal Functional Classification of Roads**

- Principal Arterial
  - Minor Arterial
  - Rural Major Collector
  - Rural Minor Collector
  - Local
- YOUNG Township  
INDIANA Borough





Map 6.4

# ANNUAL AVERAGE DAILY TRAFFIC (AADT) - 2008

Indiana County, Pennsylvania

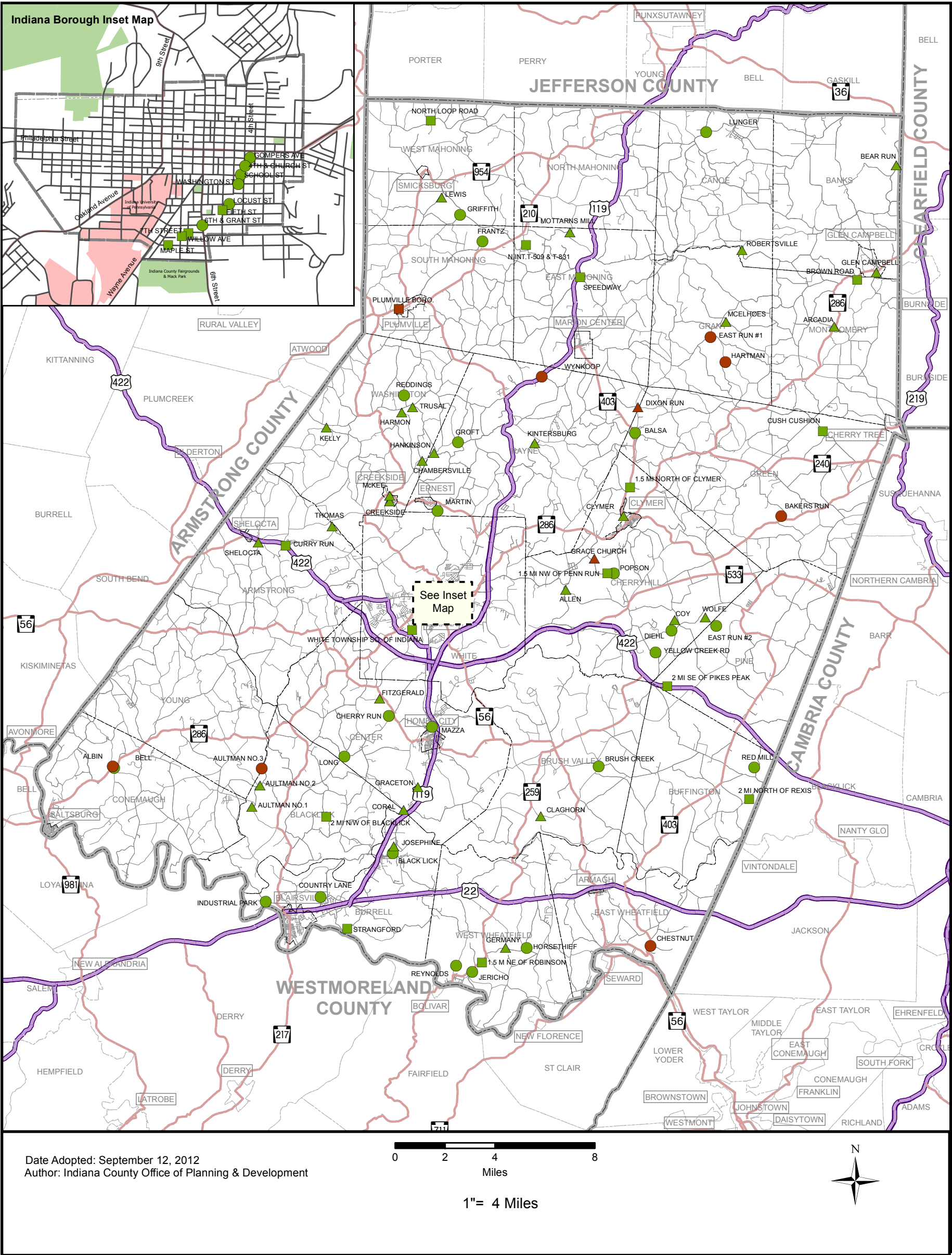
Map Features

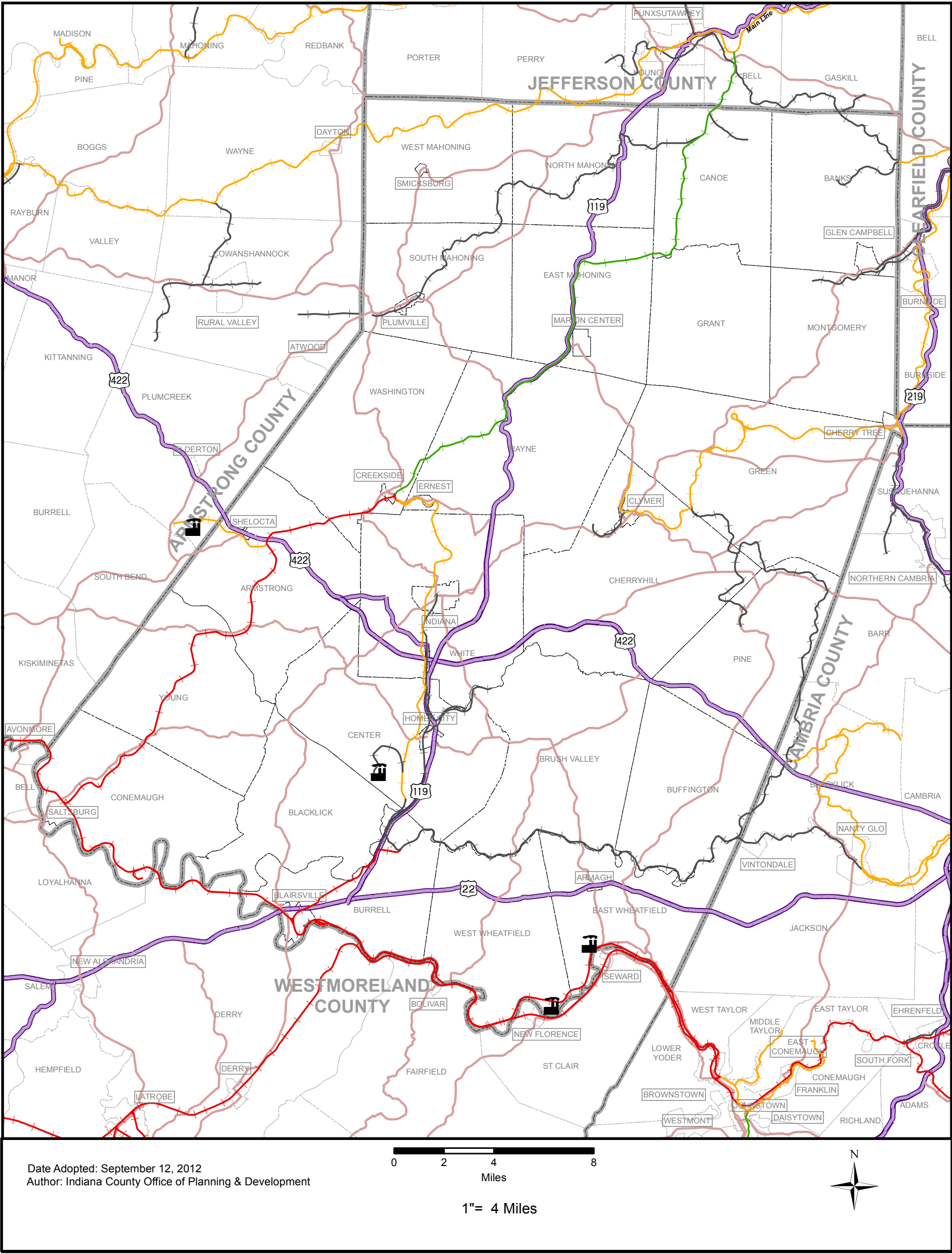
Annual Average Daily Traffic (AADT)

- |                           |                 |
|---------------------------|-----------------|
| — 0 - 1,500 AADTs         | YOUNG Township  |
| — > 1,500 - 3,500 AADTs   | INDIANA Borough |
| — > 3,500 - 6,000 AADTs   | 2564 AADT Count |
| — > 6,000 - 10,000 AADTs  |                 |
| — > 10,000 - 20,000 AADTs |                 |

Projection: Lambert Conformal Conic, GCS North American Datum 1983  
Source: The Southwestern Pennsylvania Commission and The Pennsylvania Department of Transportation







**Map 6.6**  
**RAIL NETWORK**  
Indiana County, Pennsylvania  
**Map Features**

- Power Plant
- Norfolk Southern
- CSXT
- Regional Freight Buffalo Pittsburgh, RJ Corman, Etc.
- Abandoned
- PA State Highway
- US Highways
- YOUNG Township
- INDIANA Borough

Projection: Lambert Conformal Conic, GCS North American Datum 1983

Source: The Southwestern Pennsylvania Commission and The Pennsylvania Department of Transportation.



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*WHERE WE LIVE*  
A Comprehensive Plan for Indiana County, Pennsylvania

CONNECTING PEOPLE WITH EACH OTHER, WITH COMMUNITIES AND WITH THE COUNTRYSIDE

## 7. HOUSING



## Housing

Indiana County is an attractive and desirable place to live. Nearly 60% of those who participated in the countywide Citizens' Survey feel that Indiana County's best feature is its small town atmosphere. It was repeatedly noted as a great place to raise a family throughout the *Where We Live* public planning process.

In 2007, Indiana County won a runner-up ranking on Money Magazine's Best Places to Live list. In 2008 and 2010, the County received a national award that recognized it as one of the *100 Best Communities for Young People*, based on outstanding community efforts to improve the well-being of youth.

The County is also home to several vocational and technical schools, and Indiana University of Pennsylvania (IUP). IUP is the largest school in the State System of Higher Education. Indiana University of Pennsylvania is one of the County's leading

employers and makes a significant contribution to the cultural climate in the area.

The County faces challenges in providing diverse housing choices across all income ranges, balancing student and family housing needs in the Indiana Borough and Blairsville Borough areas, rehabilitating housing stock in many small towns and villages, meeting current housing preferences, and creating more livable communities.

### Overview

This Chapter includes a summary of findings from a draft Housing Plan that was not adopted by the County (see p. 7.3). The referenced Plan was developed by a consulting firm from Grove City for the County of Indiana. This Chapter also provides insight on current trends, identifies housing priorities for all types of housing categories, and makes recommendations for densities in Designated Growth Areas.

### Chapter Contents

Overview	7.1
Existing Conditions	7.2
Analysis	7.4
Recommendations	7.13
Policy Statement and Summary of Goals	7.14
Implementation Strategy	7.15

*"A livable community is one that has affordable and appropriate housing, supportive community features and services, and adequate mobility options, which together facilitate personal independence and the engagement of residents in civic and social life." -American Association of Retired Persons*

## Existing Conditions

### Development Patterns

By the early 1900s, the pace and scale of coal mining dominated the County and spurred a building boom that resulted in the development of many coal towns and villages that remain a distinctive element of the region's landscape. Traditional downtowns or boroughs, interspersed with farms and villages, evolved when development was dense with homes and other buildings located close together. People could walk to places of work, school, worship, shopping, and other services. Over 30% of the County's housing stock was built prior to the end of World War II and most of it is concentrated in its boroughs and coal towns.

Since World War II, development patterns changed dramatically with the proliferation of the automobile, the building of highways, and federal loan guarantees favoring suburban housing which spurred low density growth in outlying townships. Over half of the County's housing stock was built after 1960 and is concentrated in its townships.

Many traditional downtowns and boroughs throughout the County experienced population decreases, infrastructure deterioration, business closings and a decline in the physical condition of housing stock as residents and businesses moved to the suburbs.

Another significant negative impact on housing stock in the Indiana Borough and White Township areas was the growth of IUP. This growth occurred with limited university-sponsored housing options. Many neighborhoods bordering the IUP campus experienced the conversion of single-family homes to multi-tenant student rentals. Blairsville Borough and Burrell Township are experiencing similar development patterns due to the lack of school-sponsored housing options offered by WyoTech, a post secondary automotive technology school located in Burrell Township.

**Demographics and Housing Characteristics**  
Tables 7.1 through 7.6 provide a summary of US Census demographic information and housing characteristics for Indiana

County. Note: data is presented in greater detail in the draft Housing Plan, but is shown here for quick reference.

Table 7.1: Population Change, Indiana County

2000	2010	Change
89,994	88,880	-1.23%

Table 7.2: Housing Unit Change, Indiana County

2000	2010	Change
37,250	38,236	2.64%

Table 7.3: Median Household Income, 2010

Indiana County	SPC Region	PA
\$41,162	\$46,939	\$49,288

Table 7.4: Occupancy Status Change, Indiana County

Indiana County	2000	2010
Occupied	34,123	34,310
Vacant	3,127	3,937

Table 7.5: Median Value of Owner-Occupied Units, 2010

Indiana County	SPC Region	PA
\$108,000	\$115,653	\$165,00

Table 7.6: Median Gross Rent/Renter-Occupied Units, 2010

Indiana County	SPC Region	PA
\$562	\$638	\$763

### Housing Programs

The Indiana County Office of Planning & Development administers the Uniform Construction Code, the State-mandated building code, for 29 municipalities in the County. The staff of the ICOPD, through the Redevelopment Authority of Indiana County (RAIC) also administers various home ownership and housing rehabilitation programs. These programs, as well as housing assistance programs administered by other County agencies are discussed in detail in the draft Housing Plan.

The State created a neighborhood revitalization program called the **Elm Street Program**. The Program's focus is on strengthening the older historic neighborhoods around business districts. Eligible communities can receive administrative and staffing funds, and funding for residential improvements in designated "Elm Street" districts.

Two communities in the County have launched neighborhood revitalization

programs under the Elm Street Program. The Borough of Indiana, in conjunction with Downtown Indiana, Inc., had an Elm Street Plan developed for an Indiana Borough neighborhood. The area was designated as an Elm Street District in 2008. The Borough of Blairsville, in conjunction with the Blairsville Downtown Group, developed an Elm Street Plan for a Blairsville Borough neighborhood. The area received Elm Street designation in 2009. Blairsville Borough's Elm Street program is being administered by the Blairsville Community Development Authority (BCDA).

### Draft Housing Plan Summary

Early in the planning process for this Comprehensive Plan, a consulting firm from Grove City reviewed existing housing conditions in Indiana County. A summary of its findings, which were identified prior to the 2010 Census, follows.

- ◆ Indiana County lost population from 1990 to 2000, but the number of housing units increased.



Figure 7.1: Elm Street Program; residential improvements, Indiana Borough

- ◆ Housing values from 1990 to 2000 rose consistently with inflation, as measured by the **Consumer Price Index**.
- ◆ Vacancy rates have remained consistent over time and are lower than rates for the region.
- ◆ The single-family detached dwelling unit was the most common type of housing unit developed in Indiana



<p>County over the past 20 years.</p> <ul style="list-style-type: none"> <li>◆ Multiple-family dwellings are concentrated in a few municipalities and are often targeted to student populations or the 55-plus age group.</li> <li>◆ The percentage of manufactured homes in Indiana County is three times greater than the average for Pennsylvania. Manufactured homes are residential units that are built in a factory, transported to the site, and installed on the property.</li> <li>◆ Nearly half of the new homes in Indiana County are located in White Township.</li> <li>◆ Field survey results show increasing deterioration of housing stock, with the majority found in rural areas of the County.</li> <li>◆ A combination of lower incomes and greater housing costs result in greater local housing cost burdens than in neighboring counties. Student populations significantly impact these</li> </ul>	<p>figures in the Indiana Borough and White Township areas, and more recently in the Blairsville Borough and Burrell Township areas.</p> <ul style="list-style-type: none"> <li>◆ Residents working in the service sector often face challenges when searching for reasonably priced housing located in close proximity to their place of employment.</li> <li>◆ There are programs in place to assist individuals with low-to-moderate income with housing needs. Housing for people with special needs and the homeless is not easily found in the private market.</li> </ul> <p><b>Analysis</b> <b>Development Patterns</b></p> <p>Growth in housing outpaced the County's population during the past decade. This reflects a national trend of decreasing household size and an increased demand for housing units. Two municipalities had gains of over 100 housing units from 2000 to 2010. The municipalities with gains were White Township (765) and Burrell</p>	<p>Township (228). Part of the gain in housing units for White Township can be attributed to multi-family units that were developed for the student population of IUP. Part of the gain in housing units for Burrell Township can be attributed to development along the US 22 corridor.</p> <p>Although both boroughs and townships had gains in housing units, the majority of the gains were seen in townships. Ten of the 14 boroughs in Indiana County had a decrease in the number of housing units. The boroughs with the greatest decrease in housing units were Indiana Borough (-187), Clymer Borough (-102), and Blairsville Borough (-58). These development patterns reflect sprawling, low-density growth in outlying townships and disinvestment in traditional downtowns.</p> <p>Decades of downtown disinvestment and the historical conversion of single-family homes to multi-tenant student rental housing in White Township and Indiana Borough have resulted in the degradation</p>
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of the physical condition of the housing stock in Indiana County. In addition, the conversion of single-family homes to multi-tenant student rentals has reduced the stock of affordable housing for families in impacted neighborhoods.

Municipal officials in Indiana Borough have developed and adopted a Neighborhood Preservation Ordinance to help balance student and family housing needs in the Borough. In 2006, they developed a Traditional Neighborhood Development (TND) and Overlay Zone as a key initiative to create home-ownership opportunities and enhance the quality of life in their Elm Street neighborhood. This area borders the IUP campus. In addition, a number of multi-tenant dwellings targeted to student populations have been developed in Indiana Borough and White Township.

These efforts, along with the various home ownership and housing rehabilitation programs administered by the Indiana County Office of Planning & Development are helping to improve the physical

condition and value of housing stock in Indiana County.

Sprawling and low-density development patterns are rapidly eroding the very qualities that make Indiana County unique. In Indiana County and many other counties throughout Pennsylvania, farm fields are giving way to housing developments.

County and local officials can influence land use patterns and enhance quality of life by providing more housing choices for all incomes, and by preserving agricultural land and open space. They can also accommodate growth in a manner that results in locating jobs and housing in close proximity to one another, minimizes the cost of public services, and creates a mix of residential uses and densities that support a balanced transportation system.

There must be a comprehensive review of the *Indiana County Subdivision Ordinance*. This review may result in the amendment or elimination of existing controls, or the

adoption of new regulations to help the County achieve desired development patterns. Requiring compact building design in new developments and encouraging reinvestment in downtowns and older communities can help maintain a clear edge between towns, villages and countryside. This will help to preserve the County's rural character and small town quality of life.

#### Housing Unit Projection

As determined in the draft Housing Plan, Indiana County will need a total of 6,838 new housing units to accommodate anticipated growth over the next 20 years. These new units are likely to be different than housing built during the past 20 years, and must reflect current housing preferences for the type, size and location of units.

Note: The draft Housing Plan should be viewed as a guide for housing development over the next 20 years. Housing projections should be revisited

every five years so they can be kept current.

### Infill Housing

The process of building new housing units in established neighborhoods through the reuse of underutilized or vacant sites is considered “infill housing”. Encouraging infill housing in existing communities already served by roads, other public infrastructure and services makes more sense than building new suburban developments on undeveloped land. Infill housing reduces land consumption, preserves agricultural and natural resources, results in lower public service costs, reduces personal transportation costs for residents, and revitalizes traditional downtowns and boroughs. Many opportunities for infill development exist on vacant lots, in upper levels of downtown retail and commercial buildings, and on underutilized properties.

The Borough of Blairsville, in conjunction with the Blairsville Community Development Authority, purchased several

vacant and/or underutilized properties on West Market Street in Blairsville Borough. The Authority plans to demolish these buildings and redevelop the area with the Blairsville Riverfront Village infill housing project. The Blairsville Riverfront Village Master Plan proposes the construction of up to 64 new, market-rate homes.

Adaptive reuse of historic structures in the County’s traditional downtowns presents unique opportunities to preserve a community’s historic character and strengthen its sense of place. Abandoned school buildings, older homes, and downtown commercial buildings of historic significance can be adapted to increase affordable and diverse housing choices in existing communities, and direct energy towards revitalizing town centers.

In the past decade, the US Department of Housing and Urban Development (HUD) has provided support for public housing authorities to shift the focus from traditional public housing in favor of the development of mixed-income housing.



Figure 7.2: Blairsville Riverfront Village Master Plan, Blairsville Borough

Infill housing opportunities in the County’s traditional downtowns and boroughs present numerous opportunities for accommodating this change in priorities and encouraging mixed-income housing.

### Subdivision Design

Utilizing **Conservation Design** techniques for new housing developments can be utilized to achieve balance between development and conservation objectives by arranging building sites on no more than half of the developable ground.

The Conservation Design concept, advocated by conservation planners is basically a four-step design process for laying out new subdivisions. Step one consists of identifying land that should be conserved. Step two involves identifying house site locations that consider views into and out of the site. Step three involves determining road alignments *after* house site locations are identified. Step four consists of drawing in the lot lines. This approach results in the same number of houses on the same size of site, consumes less land, reduces water and sewer infrastructure costs, and requires shorter roads and utility lines. Benefits include increased property values and preservation of open space.

Figures 7.3 through 7.5, provided by Randall Arendt, illustrate the density-neutral concept of Conservation Design and shows how this approach preserves open space. Mr. Arendt is a landscape architect and advocate for conservation planning.

Many local governments have enacted **Transfer of Development Rights (TDR)** programs, which are generally established by zoning ordinances, to balance growth with environmental concerns. No TDR programs exist at this time in Indiana County. The County should develop a TDR ordinance to preserve important natural resources, open space and other features that are important to the County's rural character and encourage development in designated growth areas.

TDR programs allow landowners to transfer the right to develop one parcel of land to a different parcel of land. In the context of open space protection, TDR is used to shift development from rural areas to designated growth areas closer to municipal services. The parcel of land where the rights originate is called the "sending" parcel. The parcel of land to which the rights are transferred is called the "receiving" parcel. Buying these rights generally allows the owner to build at a higher density than ordinarily permitted by the zoning applicable to the receiving

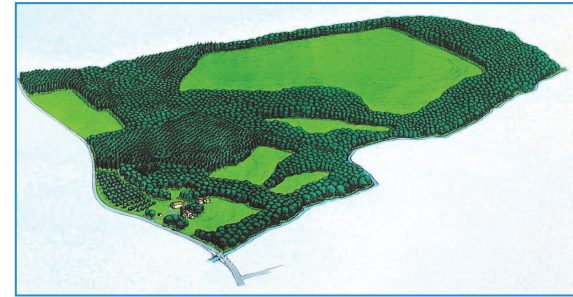


Figure 7.3: Site Plan; before development



Figure 7.4: Site Plan; conventional development



Figure 7.5: Site Plan; Conservation Design

parcel. This technique could be used in situations where it is not feasible to develop the permissible density and minimize impacts when laying out the subdivision or land development in accordance with the Conservation Design concept.

The Pennsylvania **Municipalities Planning Code (MPC)** authorizes local governments to enact TDR ordinances. Development rights cannot be transferred across county, borough and township lines, except when there is a joint zoning ordinance between the municipalities where the sending and receiving parcels are located.

### Density

Development in the County has occurred at densities of 5-20 housing units per acre in urban areas. In suburban areas, densities have been two housing units per acre and, in some cases, one unit on anywhere from one to 15 acre lots or greater. Proposing high density development without desirable amenities such as good design and open space, often

results in a negative image of compact development. High density development combined with compensating amenities can help the County achieve its vision of having a prosperous economy while maintaining its rural character and small town quality of life.

### Affordable Housing

Affordable housing is a concern for low-income households and many residents of Indiana County. Moderate-income individuals and families employed in service sector jobs often face challenges when looking for affordable housing that is relatively close to their place of employment. According to the US Department of Housing and Urban Development (HUD), the generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered cost burdened, and may have difficulty affording necessities such as food, clothing, transportation and medical care.

The Indiana County Department of Human Services has sponsored and/or participated in several needs assessments to identify and prioritize human service needs in Indiana County. Recent assessments include:

- ◆ Indiana County Needs Assessments of Professionals and Clients (1999)
- ◆ Indiana County Speaks Up! (2007)
- ◆ United Way Survey (2008)
- ◆ Indiana County Department of Human Services (2009)

Housing was identified as a major area of concern in all but one of these Assessments. Transportation and medical care were also identified as areas of concern.

The Indiana County Department of Human Services is conducting the Indiana County Speaks Up 2012! survey to learn what residents think about living in the County now and what changes should be made in the future.

The majority of the County's service sector



employment opportunities, which include restaurants, banking, retail trade, and education services, are located in the Indiana and Blairsville areas. In these communities, student housing for IUP and WyoTech students has a major influence on the local rental housing market. The demand for student rentals results in greater rental values in these areas than in other areas of the County.

Affordable housing is also a key component in economic development strategies. In attempting to retain existing businesses and attract new ones, communities must be able to offer workforce housing or quality mixed-income housing at reasonable prices for middle-income employees near places of employment.

Natural gas exploration and extraction from the Marcellus Shale pose both positive and negative impacts for the County. There is potential for significant economic benefit and community growth. On the other hand, the experience of

other states suggests that a gas boom will drive up prices for housing and lessen the availability of housing for middle and lower-income families, and elderly residents on fixed incomes.

Municipal officials can work with housing agencies and utilize a number of programs administered by the Pennsylvania Department of Community and Economic Development (DCED), the Pennsylvania Housing Finance Agency (PHFA), and other agencies to promote new home construction or existing housing rehabilitation for affordable housing. Zoning can contain inclusionary regulations that require affordable housing be part of new developments.

The PHFA administers a Low Income Housing Tax Credit Program. The Tax Credit Program does not provide loans or grants, but rather a tax incentive to owners of affordable rental housing. The incentive is an annual tax credit of a dollar for dollar reduction in the tax payer's federal taxes. The credits are earned in the



Figure 7.6: Orchard Hill (affordable family housing), White Township

initial ten years following when the units are placed in service assuming program requirements are met. A developer markets or syndicates the credits allocated to the development to investors whose contributions are used as equity in the development's financing plan. The County should work with and support developers seeking to develop affordable rental housing near places of employment through this Program.

### Jobs-Housing Balance

Ideally the jobs available in a community should match the labor force skills, and housing should be available at prices, sizes and locations suited to workers who choose to live in the area. Promoting infill development and encouraging employers to invest in their workers and their neighborhoods spurs reinvestment in older neighborhoods and enhances community stability. Employer-assisted housing programs, especially ones that encourage employees to own or rent in the neighborhood adjacent to the employer, create better jobs/housing balance.

### Energy Efficiency

Integrating land use strategies that permit easy access to public transportation, jobs and community services with building strategies that consider building orientation, energy efficient appliances, and appropriate landscaping will help make housing more affordable. Housing becomes more affordable by increasing savings on transportation, especially in

light of rising fuel costs. Integration of these strategies also results in increased savings on operational and maintenance costs associated with homeownership. Constructing, maintaining, renovating, and demolishing buildings in a manner that is ecologically and socially responsible, will provide long term benefits to Indiana County residents and advance long term sustainability.

### Elderly and Housing

In 2010, Pennsylvania had the fourth highest percentage of elderly people in the nation. Persons age 65 and older made up 15.7 percent of Indiana County's population in 2010, compared to 14.9 percent in 2000. The future age structure of the population will be significantly older than it is now. The numbers of persons age 65 or older will increase significantly as the first wave of **baby boomers** reached age 65 in 2010. Approximately 250-300 more people will turn 65 each year than in past years. Understanding this population and its future housing needs will become increasingly important.

According to a study commissioned by the Pennsylvania Housing Finance Agency, when the age of the householder advances, it is more likely that the householder will live alone, experience some type of physical limitations, and live in a smaller unit. The study also indicates that the type of housing the householder lives in is likely to change from a single family home to a multi-family unit structure (*The Elderly and Housing in Pennsylvania*).

According to the **National Aging in Place Council**, most Americans prefer to remain in their own communities as they age. Although they prefer to age in place, they confront many barriers to remaining active



Figure 7.7: Glen Oaks (elderly housing), White Township

and engaged in their communities. Two of the most common barriers are a lack of affordable housing options, which may increase with economic growth, and inadequate mobility options. Challenges to **aging in place** are community-wide concerns that affect residents of all ages and abilities. An example of a barrier is separated land uses, which place businesses and services far from residential areas, making it difficult for those who cannot drive to participate in social or recreational activities.

Home designs can also present barriers. To accommodate an aging and less mobile population, Aging in Place initiatives encourage a greater emphasis on accessibility and adaptability throughout the home for occupants and visitors.

### Housing preferences

For the past six decades, Americans have been moving to the suburbs. Current trends indicate there is significant interest in a return to downtown living. People are becoming disillusioned with sprawling low-

density development, longer commute times and high gas prices. They are drawn to the convenience and culture of mixed-use neighborhoods where residential units are in close proximity to retail, dining, entertainment and other commercial activities.

The American Institute of Architects conducts a national Home Design Trend Survey on a quarterly basis. This survey helps to identify emerging trends in the housing marketplace. According to recent surveys, the latest trends reflect the desire for:

- ◆ “Houses near work and cultural amenities.
- ◆ Neighborhoods that are more pedestrian friendly and served by public transportation.
- ◆ **Universal design** features that permit aging in place. Many new homes will feature wide hallways and low cabinets to meet the needs of an aging population, and the needs of those who have physical limitations.

- ◆ ‘Greener’ homes, with energy conservation features.
- ◆ Smaller homes.”

According to a Design Trends Survey conducted in the first quarter of 2007, “homes are starting to decrease, rather than increase, in size for the first time in three years. The shift may be the result of a confluence of factors. Increasing energy costs have made it more expensive to maintain a large home. Changing demographics have resulted in a large number of baby boomers recently becoming empty nesters. And with today’s slower housing market, some buying with an eye on resale may worry that it will be more difficult to sell a jumbo-size home in the future.”

According to a Design Trends Survey conducted in the third quarter of 2009, “The continued weakness in the residential market is changing how communities and neighborhoods are being designed. There is greater emphasis at

present on integrating home with activities such as public transportation and commercial and recreational uses. This in turn has generated greater density in developments, with infill locations viewed as popular.”

A study conducted by the National Association of Home Builders in 2006 produced similar results when evaluating housing trends for the near future. According to their study, “*Looking at new homes in 2015*”:



Figure 7.8: Mixed-use development, Indiana Borough

- ♦ “The pace of change in new homes will be much faster over the next 10 years than in recent years.
- ♦ Buyers can expect that all homes will be significantly “greener” and more resource-efficient than they are today.
- ♦ Homes will decrease in size.
- ♦ Communities are likely to reflect homeowner preferences for open space, recreational opportunities, and amenities such as walking and jogging trails, and proximity to public transportation.”

#### *Housing Types*

Single-family detached homes are the predominant housing type in Indiana County. Current trends indicate a greater need for infill development and adaptive reuse, which includes apartments above stores and offices, workforce housing, and accessory dwelling units. An **accessory dwelling unit** is a self-contained apartment in an owner occupied single-family home/lot that is either attached to

the principal dwelling or in a separate structure on the same property. Many terms are used to describe accessory dwelling units or apartments. For instance, they are commonly known as granny flats, garage apartments and ancillary units.

Accessory dwelling units offer many benefits. They can provide rental income for single-family homeowners, increase affordable housing options and increase dwelling densities while maintaining community character. Maintaining or increasing the number of people per household unit as well as the number of households per lot in existing neighborhoods reduce the costs for municipalities to extend utilities and services, and preserves land. Municipalities gain additional tax revenue from accessory dwelling units since improvements to the existing housing stock increase the value of the properties.

Public input received from local housing groups indicates a need for more aging-in-place units, shared housing and single

room occupancy units, and permanent, safe, and affordable housing units. The Armstrong-Indiana County Mental Health Plan (FY 2009-12) indicates a need for the development of additional specialized housing capacity. This capacity is particularly for targeted populations that are diagnosed with two of the following: Mental Health/Mental Retardation (MH/MR), sexually offending behavior, and/or dementia.

Local appointed and elected leaders formed the Indiana County Homeless Steering Committee in response to concerns surrounding increasing homelessness. Beyond the immediate needs of homelessness, members of the Steering Committee are identifying strategies to increase the number of permanent, safe and affordable housing units in the County.

### Recommendations

- ◆ Conduct an inventory of the existing housing stock in Indiana County. Map building conditions and building

footprints using a Geographic Information Systems (GIS) program.

- ◆ Continue to administer housing rehabilitation, home ownership, and housing accessibility programs for low-to-moderate income individuals and families throughout the County.
- ◆ Continue to administer housing rehabilitation programs to improve housing stock in rural locations throughout the County.
- ◆ Support neighborhood revitalization programs that encourage home ownership and rehabilitation of housing in declining neighborhoods around downtowns.
- ◆ Provide incentives to encourage infill housing in downtowns.
- ◆ Develop and implement a Conservation Design Ordinance to balance development and protection of the County's biodiversity and natural areas.
- ◆ Develop and implement a Transfer of

Development Rights (TDR) Ordinance for Indiana County.

- ◆ Conduct a Livable Communities Assessment to identify areas in need of community improvements.
- ◆ Foster creation of well-designed developments, and walkable and bikeable neighborhoods that offer healthy lifestyle opportunities for County residents (Keystone Principle #3).
- ◆ Set new targets for the overall proportion and density of new residential development within Designated Growth Areas.
- ◆ Maintain a high density of dwelling units in Designated Growth Areas.
- ◆ Support the construction and rehabilitation of housing of all types to meet the needs of people of all incomes and abilities (Keystone Principle #8).
- ◆ Create programs, incentives and regulations that will result in a greater



<p>variety of housing at varying price ranges to increase affordable housing opportunities.</p> <ul style="list-style-type: none"> <li>◆ Encourage municipalities to require a designated percent of affordable housing units for all new developments.</li> <li>◆ Identify and develop strategies that will create more affordable and diverse housing, such as accessory dwelling units and single room occupancy units. Revise existing regulations to ensure they allow and encourage these strategies.</li> <li>◆ Integrate housing and economic development strategies to encourage a better jobs to housing balance for Indiana County's working families.</li> <li>◆ Encourage employers to develop employer-assisted housing programs, especially ones that encourage employees to own or rent in the neighborhood adjacent to the employer.</li> </ul>	<ul style="list-style-type: none"> <li>◆ Provide incentives to encourage development of aging-in-place units in existing communities with access to transit stops.</li> <li>◆ Encourage development of housing that meets current housing preferences.</li> <li>◆ Support the Armstrong-Indiana Mental Health Program Behavioral Health Housing Task Force's initiatives to develop a comprehensive, multi-county, mental health personal care home.</li> <li>◆ Support the Armstrong-Indiana Mental Health Program Behavioral Health Housing Task Force's initiatives to develop permanent, safe and affordable housing for individuals with behavioral health disorders, and for individuals between the ages of 16 and 25.</li> <li>◆ Support the Indiana County Homeless Steering Committee's initiatives to increase the number of permanent,</li> </ul>	<p>safe and affordable housing units in Indiana County.</p> <ul style="list-style-type: none"> <li>◆ Review existing Needs Assessments and identify current needs to prioritize and fund human service programs that assist with housing needs.</li> <li>◆ Develop a detailed Housing Needs Analysis for Indiana County.</li> </ul>
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## Policy Statement and Summary of Goals

### Policy Statement

Broaden the range of affordable and diverse housing choices, and promote sustainable development.

### Goals

#### Goal #1

Increase the range of affordable and diverse housing choices for current and future residents of Indiana County.

#### Goal #2

Balance residential development and conservation objectives.

### Implementation Strategy

#### Acronym Key

Acronym	Definition
AS	Aging Services, Inc.
ICBOC	Indiana County Board of Commissioners
ICCAP	Indiana County Community Action Program
ICCOC	Indiana County Chamber of Commerce
ICDC	Indiana County Development Corporation
ICDHS	Indiana County Department of Human Services
ICOPD	Indiana County Office of Planning & Development
ICPC	Indiana County Planning Commission
HA	Housing Alliance
HC	Housing Consortium
HAIC	Housing Authority of Indiana County
RAIC	Redevelopment Authority of Indiana County

**Housing Policy Statement:** Broaden the range of affordable and diverse housing choices and promote sustainable development.

**GOAL #1: Increase the range of affordable and diverse housing choices for current and future residents of Indiana County**

**Objective:** Preserve existing housing stock

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Conduct an inventory of existing housing stock in Indiana County. Map building conditions and building footprints.	ICOPD, HA, HAIC	N/A	Short
Continue to administer housing rehabilitation and home ownership programs for low-to-moderate income individual and families in Indiana County.	ICOPD, HA, HAIC, RAIC	Federal, State, Local	Ongoing
Target rehabilitation assistance to communities identified in the draft Housing Plan.	ICOPD, Municipalities, RAIC	Federal, State, Local	Short
Investigate demolition options discussed in the draft Housing Plan.	ICBOC, ICOPD, RAIC	Federal, State, Local	Short

**Objective:** Increase affordable housing options

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Amend existing land development ordinances taking into consideration provisions that discourage affordable housing and offer alternatives that encourage a mix of housing types for all income levels.	ICBOC, ICPC, ICOPD, Municipalities	State, Local	Short
Provide incentives, such as density bonuses, fee waivers and expedited reviews to encourage developers to build affordable units in new developments.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Ongoing
Review and amend development approval processes to ensure that those projects that provide for affordability and diversity can move forward in an expedited manner.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Short
Review existing Needs Assessments and identify current needs to prioritize and fund human service programs that assist with housing needs.	ICBOC, ICCAP, ICDHS, ICOPD	State, Local	Short

<b>Objective:</b> Improve the balance between jobs and housing			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Encourage municipalities to reduce restrictions in existing land development ordinances and provide incentives for more mixed use development.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Ongoing
Coordinate housing and economic development strategies to ensure workforce housing is located near employment centers.	ICBOC, ICPC, ICOPD, ICCOC, ICDC, HAIC, Municipalities, RAIC	N/A	Ongoing
Conduct a Livable Communities Assessment to identify areas in need of community improvements.	AS, ICBOC, ICPC, ICOPD, Municipalities, RAIC	N/A	Short
Develop employer-assisted housing programs to encourage County employees to own or rent in neighborhoods adjacent to their work place.	ICBOC, ICPC, ICOPD, Lenders, RAIC	Federal, State, Local	Short
Encourage institutions and large employers to develop employer-assisted housing programs to encourage employees to own or rent in neighborhoods adjacent to their work place.	ICBOC, ICPC, ICOPD, RAIC	N/A	Mid
<b>Objective:</b> Encourage development of housing that meets the needs of an aging population			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Provide incentives, such as density bonuses, fee waivers and expedited reviews to encourage infill development or adaptive reuse aging in place units in existing communities with access to public transportation.	ICBC, ICPC, ICOPD, Municipalities, AS	N/A	Ongoing
Review existing land use regulations to ensure they allow development of accessory dwelling units.	ICBC, ICPC, ICOPD, Municipalities	N/A	Short
Encourage developers and builders to incorporate Universal Design features in all housing projects.	ICBOC, ICPC, ICOPD, HAIC, Municipalities, AS	N/A	Ongoing

<b>Objective:</b> Encourage development of housing that meets current housing preferences			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Integrate housing and land use strategies to ensure that developments incorporate open space, recreational opportunities, pedestrian accommodation and proximity to public transportation.	ICBOC, ICPC, ICOPD, ICCOC, ICDC, HAIC, Municipalities	N/A	Ongoing
Encourage developers and builders to provide housing choices that include smaller homes and lots.	ICBOC, ICPC, ICOPD, HAIC, Municipalities	N/A	Short
Develop an Energy Plan that includes guidelines for energy efficient housing standards.	ICBOC, ICPC, ICOPD	Federal, State, Local	Short
<b>GOAL #2: Balance new development with conservation objectives</b>			
<b>Objective:</b> Encourage infill development			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Provide incentives (density bonuses, fee waivers, expedited reviews) to encourage infill development in Designated Growth Areas.	ICBC, ICPC, ICOPD, Municipalities, RAIC	N/A	Ongoing
Encourage municipalities to expand nonresidential district regulations to allow for residential adaptive reuse.	ICBC, ICPC, ICOPD, Municipalities	N/A	Short
Identify underperforming shopping centers and encourage municipalities to adopt incentives that permit and encourage the conversion of underutilized retail space into multi-family housing.	ICBOC, ICPC, ICOPD, ICCOC, ICDC, HAIC, Municipalities	N/A	Short
Identify opportunities to de-concentrate traditional public housing and replace with development of mixed-income in Designated Growth Areas.	ICBOC, ICPC, ICOPD, ICCOC, ICDC, HAIC, Municipalities	N/A	Short
<b>Objective:</b> Utilize Conservation Design in new residential developments			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Develop and/or expand existing land development ordinances to ensure Conservation Design is encouraged.	ICBC, ICPC, ICOPD, Municipalities	N/A	Short
Develop and enact a TDR program.	ICBC, ICPC, ICOPD, Municipalities	State, Local	Short



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*WHERE WE LIVE*

A Comprehensive Plan for Indiana County, Pennsylvania

CONNECTING PEOPLE WITH EACH OTHER, WITH COMMUNITIES AND WITH THE COUNTRYSIDE

## 8. PROTECTION OF NATURAL RESOURCES



## Protection of Natural Resources

Environmental health is measured by the quantity and quality of natural resources, and is a cornerstone of our quality of life. We depend on natural resources to meet our energy needs; to provide the food we consume; to provide a clean and abundant supply of drinking water; to provide safe air to breathe; and to provide a natural landscape of terrestrial and aquatic habitats, such as woodlands and water bodies that are fundamental to a healthy and diverse biological community. Natural resources are also essential to a vibrant economy. Coal mining and natural gas exploration, drilling and production continue to be major economic activities in the County. Other benefits are measured in sustainable agriculture and wood products, low cost raw materials (such as sand, gravel, and stone), available water for industrial processes, recreational opportunities, tourism revenues and enhanced property values.

This Chapter includes a general overview of the County's natural resources, with the exception of agricultural land, which is addressed in Chapter 9. It offers recommendations for the use, protection and restoration of natural resources to the extent not pre-empted by federal or state law. Recommendations are consistent with and do not exceed those requirements imposed under federal and state statutes dealing with mineral extraction and agricultural activities. The recommendations are also consistent with the *Pennsylvania State Water Plan*, the *Ohio River Basin Comprehensive Study*, and the *Comprehensive Plan for the Water Resources of the Susquehanna River Basin*.

Knowledge of natural resources contributes to an understanding of the way in which the physical environment has shaped the growth and development of Indiana County from its earliest settlement. This knowledge is also of great importance in managing future growth. It enables planners to identify the suitability of land for various types of land uses, and it plays a key role in identifying where *not* to develop. How we

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**PA MPC Section 301(6)**

States the municipal, multimunicipal or county comprehensive plan shall include a plan for the protection of natural and historic resources to the extent not preempted by federal or state law.

This clause includes, but need not be limited to:

- ◆ Wetlands and aquifer recharge zones
- ◆ Woodlands
- ◆ Steep Slopes
- ◆ Prime Agricultural Land
- ◆ Flood Plains
- ◆ Unique Natural Areas and Historic Sites

The plan shall be consistent with and may not exceed those requirements imposed under the following:

- ◆ “The Clean Streams Law”
- ◆ “Surface Mining Conservation and Reclamation Act”
- ◆ “The Bituminous Mine Subsidence and Land Conservation Act”
- ◆ “Coal Refuse Disposal Control Act”
- ◆ “Oil and Gas Act”
- ◆ “Noncoal Surface Mining Conservation and Reclamation Act”
- ◆ “Agricultural Area Security Law”
- ◆ “An Act Protecting Agricultural Operations from Nuisance Suits and Ordinances Under Certain Circumstances”
- ◆ “Nutrient Management Act”

use land, and the land use decisions we make today are the most important and long-term environmental issues facing Indiana County.

**Existing Conditions**

The Natural Infrastructure Project of Southwestern Pennsylvania is a multi-year regional planning effort that was initiated to provide more information for land use decisions and enhance the region’s economic vitality by leveraging its natural resources. The Southwestern Pennsylvania region includes the City of Pittsburgh and the Counties of Allegheny, Armstrong, Beaver, Butler, Fayette, Greene, Indiana, Lawrence, Washington, and Westmoreland.

The Project was sponsored by the partnership of the Southwestern Pennsylvania Commission, the Pennsylvania Department of Conservation and Natural Resources, the Pennsylvania Environmental Council, and the Richard King Mellon Foundation. The first phase of the Project was completed in 2005 and resulted in the creation of the *Natural*

*Infrastructure Atlas (NI Atlas)*. The *NI Atlas* documents the natural infrastructure of the Southwestern Pennsylvania region. The *NI Atlas* addresses resources such as agriculture, forestry, hunting, camping, trails, fishing, energy resources, aggregate reserves, landfills and public water supplies. The document presents a series of maps and detailed descriptions of the region’s natural infrastructure and is referenced throughout this Chapter. The *NI Atlas* is available for review at the Indiana County Office of Planning & Development.

In addition to the baseline data available in the *NI Atlas*, data from a wide range of natural and built resources was collected, mapped, and analyzed in the process of developing the *Indiana County Recreation and Parks Plan*, the *Indiana County Open Space, Greenways, and Trails Plan*, and the *Indiana County Natural Heritage Inventory*.

Through these planning processes, the County gained a comprehensive understanding of the locations,

characteristics and relationships of the following natural resources:

- ◆ Biological diversity areas –low sensitivity
- ◆ Biological diversity areas –high sensitivity
- ◆ Conservation areas
- ◆ Contiguous forests (minimum of 250 acres)
- ◆ Fish habitats
- ◆ Floodplains
- ◆ Important bird areas/important mammal areas
- ◆ Landforms
- ◆ Large contiguous forests (minimum of 1,500 acres)
- ◆ Local Municipal, County, State and Federal parks and recreation areas
- ◆ Ridges
- ◆ Riparian buffers

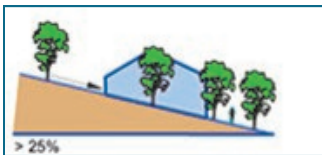


Figure 8.1: Slope greater than 25%

- ◆ Soils
- ◆ Slopes greater than 25%
- ◆ State Forests
- ◆ State Game Lands
- ◆ Stream quality
- ◆ Trails (land)
- ◆ Trails (water)
- ◆ Trout stocked streams
- ◆ Valleys
- ◆ Watersheds
- ◆ Wetlands
- ◆ Woodland habitat

## Land

### Landform

Our current landscape reflects billions of years of geological events. The events that took place in various parts of the State were different, and the landscape reflects those differences. Because of these differences, Pennsylvania is divided into six areas called physiographic provinces. Each province has a particular type of landscape and geology. Indiana County is located in the Appalachian Plateaus

Province (Appendix 8.1). This Province is a highland that has been eroded by streams that have created topography with deep valleys and hills.

The majority of the County is located in the Pittsburgh Low Plateau Section of the Appalachian Plateaus Province. This Section consists of a smooth and undulating upland surface cut by numerous narrow and relatively shallow valleys. The uplands are located over areas containing most of the bituminous coal in Pennsylvania. The landscape reflects this source of coal reserves by the presence of operating surface mines, abandoned mine lands, and reclaimed strip mine areas.

- ◆ Outstanding geologic and scenic features in this area include Suncliff, which is located along Little Yellow Creek in Brush Valley Township. Suncliff is a 100-200-foot cliff that reveals the exposed Brush Valley syncline and several layers of mineral resources.

The southeastern region of the County is



located in the Allegheny Mountain Section of the Appalachian Plateaus Province. This Section consists of broad and rounded ridges separated by broad valleys. The ridges decrease in elevation to the north. Outstanding geological and scenic features in this Section include the Conemaugh Gorge. It is the deepest gorge east of the Mississippi River.

A Landform Map which depicts elevation layers and topographic contours is included on page 61 of the *Indiana County Open Space, Greenways and Trails Plan*.

#### Topography and slope

The most prominent topographical feature in the County is the Chestnut Ridge. The Ridge is the western mountain range of the Allegheny Mountain Section, and it extends nearly 90 miles from southeast of Morgantown, West Virginia to northeast of Indiana Borough. It lies mainly in the central and southern parts of the County and rises several hundred feet above the general elevation of the area. The Ridge divides the County into two broad land patterns.

The landscape east of the Ridge is characterized by higher elevations and plateau-like topography that includes broad flats and steep valley slopes. The landscape west of the Ridge is characterized by smooth and rolling hills (*NI Atlas Maps 5 and 6, pgs. 13, 15*). A slope analysis was completed for Indiana County through the Open Space, Greenways and Trails planning process and is included on page 63 of the *Indiana County Open Space, Greenways, and Trails Plan*.

- ♦ The highest elevations in Indiana County (above 2,180 feet) are located in Burrell Township on Penn View Mountain.

#### Geology

The types and formation of the County's geologic structures influence the nature and shape of its landscape, provide mineral resources and parent material for soils, and define aquifers for freshwater resources. Indiana County is primarily underlain by bedrock from the Pennsylvanian and Glenshaw geologic



Figure 8.2: Conemaugh Gorge, (Source: Indiana County Natural Heritage Inventory)



Figure 8.3: Chestnut Ridge, East Wheatfield Township

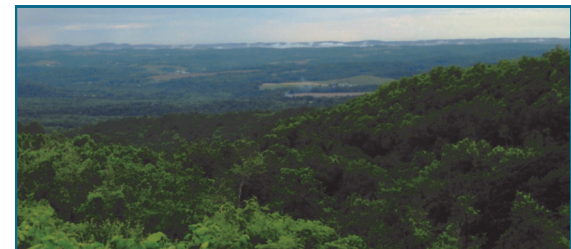


Figure 8.4: View from Penn View Mountain, Burrell Township

periods (*NI Atlas*, Map 2; p.9). The underlying rock formations in these periods are predominantly sandstone, shale and limestone.

#### Mineral and rock resources

Rocks, minerals, and other materials created during geologic processes provide naturally occurring economic resources that are in demand for one or more specific uses. These include our energy needs (coal, oil, and gas), and the needs of construction, manufacturing, agriculture, and other industries (metals, aggregate, brick, and cement). The economy of Indiana County has long been based upon industries that are engaged in the mining of mineral resources for the production of energy. The twin pillars of that economy were, and still are to some extent, coal and natural gas.

The *NI Atlas* includes maps that identify land that has been or has the potential to be mined for coal in the region (Map 42: Pittsburgh Coal Seam and Map 43: Upper Freeport Coal Seam; p. 85 and 87). These maps identify existing crop lines, reserve

areas, and known extents of strip and deep mining activity for each Seam. Indiana County has historically had strip and deep mining activity on both Seams. It is underlain only by the remaining reserves from the Upper Freeport Coal Seam.

Indiana County's natural gas industry is seeing more growth in response to renewed interest in the Marcellus Shale, which is a geological formation containing a large pocket of untapped natural gas resources. The Marcellus Shale formation stretches from southern New York through western Pennsylvania and eastern Ohio, and into West Virginia. Marcellus Shale is not a new discovery. It is riddled with numerous vertical fractures and the pockets of natural gas are not easily reached by conventional vertical drilling techniques. New horizontal drilling and hydraulic fracturing technologies can cut through the Marcellus Shale, and have the potential to recover untapped natural gas resources.

In the southwestern Pennsylvania region, quality aggregate resources include



Figure 8.5: Marcellus Shale Formation

limestone, crushed stone, sand and gravel material. The County's most significant aggregate extraction area is located in the eastern region of the County (*NI Atlas* Map 44, p. 89).

#### Soils

Soil composition is the result of the interaction between geology, topography, and climate. Soil surveys provide a field-based, scientific inventory of soil resources. The inventory includes soil

maps, data about the physical and chemical properties of soils, and information on the potential and limitations of each soil. Soil information can determine highly erodible land, existing hydric (wetland) soils, potential wetland sites, prime and important farmland soils, soil capability class, and soil suitability for many agricultural, rural, and urban land uses.

The soils of Indiana County have been identified in the *Soil Survey of Indiana County* based on conditions in the County in 1961-1965. The Survey was conducted by the United States Department of Agriculture (USDA) and the Soil Conservation Service, in cooperation with the Penn State University and the Pennsylvania Department of Agriculture. The Soil Survey identifies eight soil associations in Indiana County.

A soil association is a landscape that is comprised of a distinctive pattern of soils with similar characteristics. It normally consists of one or more major soils and at least one minor soil, and is named for the

Soil Associations in Indiana County	
1. Gilpin-Weikert-Ernest Association	Medium-textured and moderately coarse textured soils on moderately sloping to steep valley slopes and narrow to broad, rolling ridge tops. This association makes up about 32% of the County.
2. Gilpin-Wharton-Cavode Association	Medium-textured soils on moderately sloping to moderately steep valley slopes and broad, gently sloping hilltops and benches. It covers about 19% of the County.
3. Gilpin-Clymer-Wharton Association	Medium-textured soils on broad, gently sloping and moderately sloping uplands. This association covers about 10% of the County.
4. Gilpin-Wharton-Upshur Association	Medium-textured moderately fine textured soils on broad, gentle uplands; on gently sloping and moderately sloping benches; on moderately sloping to moderately steep hills; and on narrow, rolling hilltops. It covers about 6% of the County.
5. Gilpin-Westmoreland-Guernsey Association	Medium-textured soils on moderately sloping to moderately steep valley slopes, gently sloping benches, and rolling hills. It is the smallest of the soils associations and occupies only about 1% of the County.
6. Dekalb-Clymer-Cookport Association	Medium-textured and moderately coarse textured soils on steep valley slopes, on ridges, and on broad, gently rolling ridge tops. It makes up about 14% of the County.
7. Dekalb-Clymer-Ernest Association	Very stony, medium-textured and moderately coarse textured soils on steep valley slopes, on ridges, and on broad, gently sloping or moderately sloping ridge tops. It covers about 11% of the County.
8. Monongahela-Allegheny-Pope-Philo Association	Medium-textured soils on terraces and floodplains. This association covers about 7% of the County.

Table 8.1: Soil Associations in Indiana County



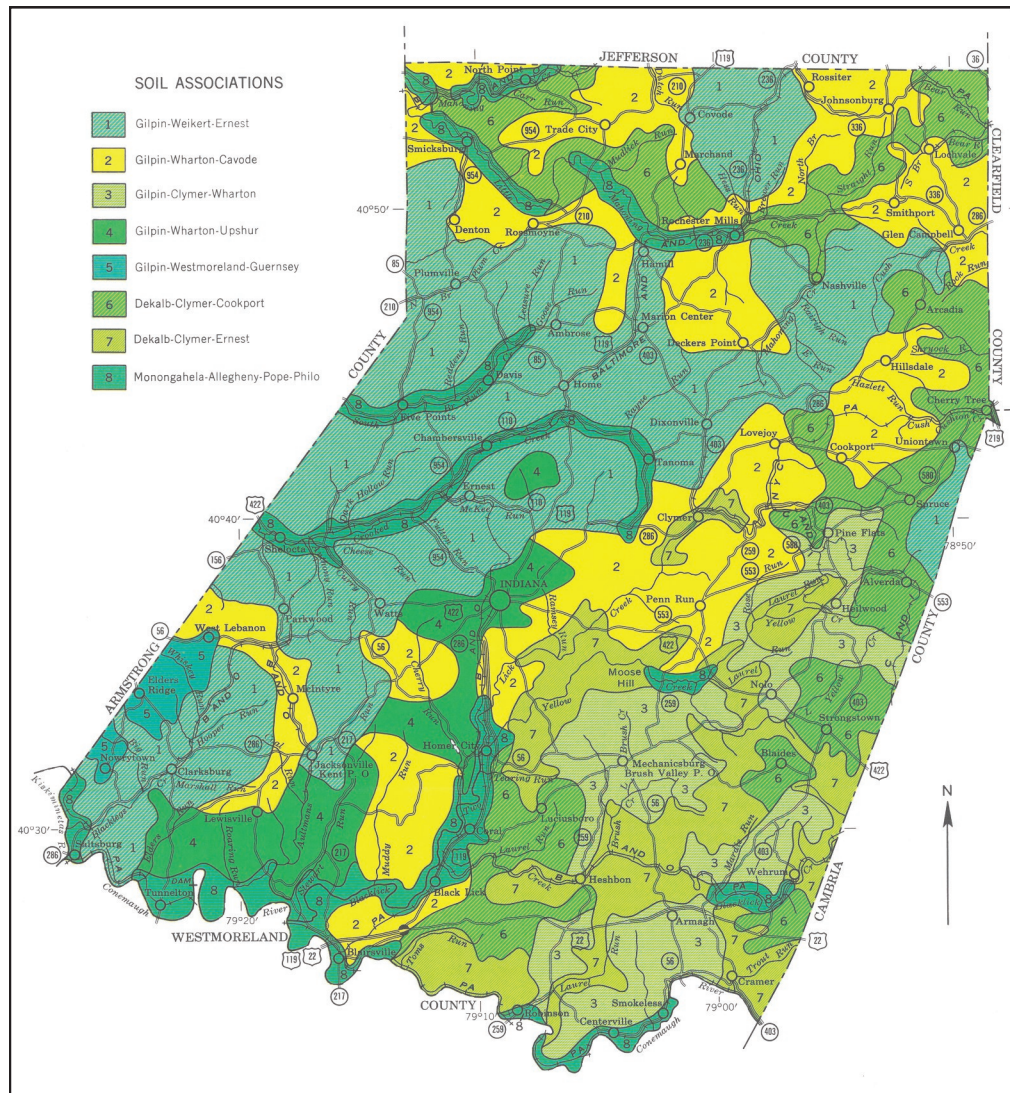


Figure 8.6: Indiana County Soil Associations, Source: USDA Soil Conservation Service, (1966)

major soils. Each soil series is named for a town or other geographic feature near the place where a soil of that series was first observed and mapped. A general description of the eight soil associations found in Indiana County is included in Table 8.1. Figure 8.6 depicts the geographic locations of these soil associations in Indiana County.

### Open space

Landscape features contribute to economic development, environmental health and the quality of life for all Indiana County residents. Natural areas include publicly owned open space such as national and state parks, forests, game lands, conservation areas, regional and local parks, preserves, and ecological sites. They also include privately-owned reserves, golf courses and cemeteries.

Golf courses are typically valued for their recreation and/or economic functions, and are important open space resources. Golf courses protect important ecological landscapes and natural features, preserve scenic vistas, provide habitat for wildlife,



Figure 8.7: Meadow Lane Golf Course, White Township

Golf Courses	Acres	Municipality
Cherrywood	20	Cherryhill Township
Chestnut Ridge/Tom's Run	317	Burrell Township
Meadow Lane	100	White Township
Indiana Country Club	155	White Township
Indian Springs, VFW	109	White Township

Table 8.2: Golf Courses in Indiana County



Figure 8.8: Oakland Cemetery, White Township

and provide recreational opportunities. Indiana County has six golf courses at five locations that encompass many natural features and water bodies (Table 8.2). These resources offer scenic views and provide important plant and wildlife habitats.

Although the primary purposes of cemeteries are for burial of the dead and quiet contemplation, cemeteries are also important open space resources. Cemeteries encompass many natural features that offer scenic views and provide important plant and wildlife habitats. They also provide an extensive network of lanes, paved roads, and wooded trails that attract pedestrians and bicyclists.

Golf courses and cemeteries typically include more intensively managed areas with maintained lawns. They also include mature trees and other natural areas that provide excellent wildlife habitat.

### Natural Resources and Open Space

The geographic locations of natural

resources and open spaces that are addressed in the following sections are portrayed on Map 8.1.

#### Federal Lands

Indiana County is located within the United States Army Corps of Engineers Pittsburgh District. Much of the land acquired by the Pittsburgh District for flood control projects is leased by other entities for recreation and natural resource management. Federal lands in Indiana County provide abundant open space and environmental, cultural, recreational, historic, fish and wildlife resources. These lands include the Conemaugh River Lake and the Mahoning Creek Lake.

#### *Conemaugh River Lake*

The Conemaugh River Lake is a flood-control project located on the Conemaugh River between Blairsville Borough and Saltsburg Borough. The project provides flood protection for the lower Conemaugh River Valley, the Kiskiminetas River Valley, the lower Allegheny River Valley and the upper Ohio River Valley. The project



encompasses 8,954 acres of land in Indiana County. Almost 7,000 acres of the reservoir land is leased and managed by the Pennsylvania Game Commission for wildlife management and hunting in areas such as Virginia Farms, Aultman's Run and Stewart's Run.

Blairsville Borough leases approximately 330 acres of land along the Conemaugh River. These lands include parts of Burrell Township, and they loop around the southern and western boundaries of Blairsville Borough. WyoTech Park, the Little League Baseball Fields, Blairsville Riverfront Park, a boat launch, and the Blairsville River Trail are located in the leased area.

#### *Mahoning Creek Lake*

The Mahoning Creek Lake is a flood-control project located on Mahoning Creek in Armstrong County. The project provides flood protection for the lower Allegheny River Valley and the upper Ohio River Valley. The project encompasses 2,967 acres of land located in Armstrong, Indiana and Jefferson Counties. In Indiana

County, these lands are located in West Mahoning Township and Smicksburg Borough and include a 33 acre site for the Old Smicksburg Park. The Park is located on property that is leased to Smicksburg Borough. The Park had been managed by the Smicksburg Area Heritage Society since 2000, under a management agreement with Smicksburg Borough. The management agreement was transferred to Indiana County Parks and Trails in March 2010.

#### State Parks/Forests

Pennsylvania has 117 state parks and more than two million acres of state forest land. Indiana County is home to Yellow Creek State Park, which is named for Yellow Creek and Little Yellow Creek. The 2,981 acres of park land were purchased by the General State Authority, and by the Department of Forests and Waters starting in 1963. An earth and rock dam was completed in 1969 and created a 720-acre lake. Day use areas were dedicated to public use in 1976. An additional 159 acres of developed lands were purchased in 1982. Park staff offer environmental



Figure 8.9: Old Smicksburg Park, Smicksburg Borough



Figure 8.10: Yellow Creek State Park, Cherryhill Township

education and interpretive programs. The Gallitzin State Forest was named in honor of Dimetrius Augustine Gallitzin, Prince-Priest of the Alleghenies, who established a mission at Loretto in Cambria County in 1795. Gallitzin State Forest consists of two separate areas of State Forest land, which total 15,336 acres. The Babcock Division in northern Somerset County is the largest Division of the Gallitzin State Forest and is comprised of 13,482 acres. The smaller tract of 1,854 acres is located in Cambria and Indiana Counties. This tract includes the Charles F. Lewis Natural Area, which is located at the western end of the Rager Mountain Division near the village of Cramer in Indiana County. This 384-acre unique scenic area has been preserved as a Natural Area. The Clark Run Trail, which is a two mile foot trail, winds through the scenic Clark Run Gorge with its numerous small waterfalls and interesting geologic features.

#### State Game Lands

In the late 1800s, wildlife was dwindling due to deforestation, pollution, and

unregulated hunting and trapping. As a result, the Pennsylvania Game Commission was created by the State Legislature to protect, manage, and conserve wildlife. Wildlife was then commonly referred to as "game."

Since 1920, the Pennsylvania Game Commission has been purchasing lands for inclusion in its State Game Lands system. In addition to ecological benefits, the system created abundant open space with about 300 separate tracts containing a total of more than 1.4 million acres. Each State Game Lands has an individual management plan designed to improve wildlife habitat and provide recreational opportunities. The wildlife diversity that exists today is largely due to the agency's wildlife management programs and support from countless individuals and outdoors organizations.

State Game Lands identified in Table 8.3, and portrayed on Map 8.1, are located or partially located within Indiana County.

Note: State Game Lands 332 is not included on the map because it was

recently established and boundary files are not available from the Pennsylvania Game Commission at this time.

The Pennsylvania Game Commission also leases 7,000 acres of federal land around the Conemaugh River Lake and 1,280 acres of land around the Mahoning Creek Lake. These lands are leased for wildlife management, hunting, and trapping.

State Game Lands #	Acres
<i>All in Indiana County</i>	
185	626
248	822
262	5,411
273	977
276	4,700
328	267
332	2,300
<i>Portions in Indiana County</i>	
79	1,076
153	2,083
174	3,905
<b>Total</b>	<b>22,167</b>

Table 8.3: State Game Lands in Indiana County

### Regional Greenways

#### Susquehanna Greenway

The Susquehanna Greenway is a linear corridor of land and water that includes the North Branch, West Branch and Main Stem of the Susquehanna River. The River flows for 539 miles through 22 counties in the Commonwealth of Pennsylvania. The Pennsylvania Greenways Action Plan recognizes it as the state's largest **greenway**.

The purpose of the Susquehanna Greenway is to protect, value, and enjoy the exceptional resources of the River. It creates an interconnected network of trails and natural areas traversing urban, suburban, and rural landscapes. The Susquehanna Greenway provides endless opportunities for visitors and residents to connect with the River and its bountiful heritage through land and water trails, parks, historic sites, working farms, forests, and many unique river communities.

Cherry Tree Borough is included in the Susquehanna Greenway Region. Bear Run, Cush Creek, and Cush Cushion Creek flow into the West Branch of the Susquehanna River.

#### Pittsburgh-to-Harrisburg Mainline Canal Greenway™

The Pittsburgh-to-Harrisburg Mainline Canal Greenway™ is a 320-mile corridor that follows the historic path of the Pennsylvania Main Line Canal System in a two-mile-wide swath. The Greenway, which is part of the Allegheny Heritage Area (see Appendix 8.2), encompasses the Allegheny, Kiskiminetas, Conemaugh, Juniata and Susquehanna Rivers. It meanders through communities between Pittsburgh and Harrisburg as a network of individual initiatives managed by local partners throughout the corridor. Through a multi-disciplinary approach, the Greenway addresses recreation opportunities, heritage preservation, environmental stewardship, and economic development. In 1999, the Mainline Canal Greenway™ was designated Pennsylvania's Millennium Legacy Trail.

The Boroughs of Blairsville and Saltsburg are hub communities in the Greenway.

#### County and Large Municipal Parks

##### Indiana County Parks and Trails System

Indiana County is home to a County parks and trails system that encompasses 2,700 acres of parks, natural areas, historic sites, covered bridges and an extensive regional trail system. The Ghost Town Trail is 36 miles long and the Hoodlebug Trail is 10 miles long. Efforts are currently underway to link the trail system to the West Penn Trail and other trails within the region.

#### Co-op Park

The Co-op Park is owned by the Indiana University of Pennsylvania and is a 270-acre woodland area located in White Township. The College Lodge area of the Park contains the College Lodge, Ski Hut, a two-and-a-half mile fitness par course, and a sledding, tubing and tobogganing hill. The Park also has a picnic pavilion, a fishing pond, two softball fields, a sand volleyball court, an 18-hole disc golf course, and a campsite. The Park is connected by 10 miles of hiking and

Parks and Natural Areas	Size
Blacklick Valley Natural Area	713 acres
Blue Spruce Park	650 acres
Pine Ridge Park	635 acres
Buttermilk Falls	48 acres
Hemlock Lake	205 acres
Old Smicksburg Park	33 acres
Waterworks Conservation Area	10 acres
Historic Sites	Size
Eliza Furnace Historic Site	2 acres
Tunnelview Historic Site	16 acres
Memorial Park	2 acres
Buena Vista Historic Site	5 acres
Covered bridges	4 bridges
Regional Trails	Length
Ghost Town Trail	36 miles
Hoodlebug Trail	10 miles

Table 8.4: Sites Owned/Leased by Indiana County and Managed by Indiana County Parks and Trails



Figure 8.11: Blue Spruce Park, Rayne Township



Figure 8.12: Ghost Town Trail, Brush Valley Township



Figure 8.13: White's Woods Nature Center, Indiana Borough

walking trails to White's Woods Nature Center.

#### White's Woods Nature Center

The White's Woods Nature Center is a 245 acre woodland area located in White Township. This area offers passive and active recreational opportunities for residents of White Township and Indiana Borough. It also provides important ecological habitats for native and forest-based flora and fauna.

#### Private Reserves

##### Sportsmen Clubs

There are 33 privately-owned sportsmen clubs in Indiana County. Their reserves are managed to protect ecological landscapes and provide habitat for wildlife. These reserves comprise a total of 1,822 acres of land that provides opportunities for outdoor recreation and contributes to the character of Indiana County.



## Water

### Watersheds

A watershed is defined as the area of land that drains to a particular point along a stream. Each stream has its own watershed. Topography is the key element affecting this area of land. The boundary is defined by the highest elevations surrounding the stream. A drop of water falling outside of the boundary will drain to another watershed.

Just as creeks and streams drain into rivers, watersheds are usually part of a larger watershed. Watersheds can be subdivided into smaller units known as subwatersheds, which collectively flow together to form larger sub-basins and river basins.

Indiana County is comprised of many subwatersheds that flow into two larger watersheds that are entirely or partially located within the County. These watersheds are depicted on Map 8.2. Most of the land in the County drains into the Ohio River Basin via the Allegheny River Sub-basin. Eventually, this water

enters the Mississippi River and the Gulf of Mexico. The Ohio River watershed encompasses approximately 164,000 square miles in 11 states (Appendix 8.3). About 35% of the land area of Pennsylvania lies within the watershed. A small portion of land in northeastern Indiana County drains east toward the Susquehanna River. The Susquehanna River is the nation's sixteenth largest river. The Susquehanna River basin encompasses 27,510 square miles. Water from the Susquehanna River Basin eventually drains into the Chesapeake Bay. (Appendix 8.4). The Chesapeake Bay watershed encompasses approximately 64,000 square miles in six states. Although Pennsylvania does not border the Chesapeake Bay, more than half of the State lies within the watershed.

In 2010, the U.S. Environmental Protection Agency established the Chesapeake Bay Total Maximum Daily Load (TMDL) pollution diet. The Bay and its rivers are overweight with nitrogen, phosphorous and sediment from agricultural operations, stormwater runoff, wastewater, airborne



Figure 8.14: Watershed Hierarchy

contaminants and other sources. The TMDL identifies the necessary pollution reductions from major sources of nitrogen, phosphorous and sediment across the District of Columbia, and large sections of Delaware, Maryland, New York, Pennsylvania, Virginia and West Virginia.

The following watershed restoration plans and projects have been developed for watersheds that are located entirely or



partially within Indiana County:

- ◆ Bear Run Restoration Plan (2006) - Prepared by the Indiana County Conservation District
- ◆ Water Quality and Riparian Health, Watershed Assessment for the Aultman Watershed (2003) - Prepared by the Aultman Watershed Association for Restoring the Environment (AWARE)
- ◆ Kiski-Conemaugh River Basin Conservation Plan (1999) - Prepared by the Kiski-Conemaugh River Basin Alliance
- ◆ Blackleggs Creek Watershed Abandoned Mine Drainage Assessment and Remediation Plan (2005) - Prepared by the Blackleggs Creek Watershed Association
- ◆ River Conservation Plan for the Cowanshannock Creek Watershed (2002) - Prepared by the Cowanshannock Creek Watershed Association
- ◆ River Conservation Plan for the Upper Mahoning Creek Watershed (1997) - Prepared by the Jefferson County Department of Development
- ◆ An Economic Benefit Analysis of Abandoned Mine Drainage Remediation in the West Branch Susquehanna River Watershed, Pennsylvania (2008) - Prepared by Trout Unlimited
- ◆ PA CleanWays Illegal Dump Survey, Indiana County (2007) - Prepared by PA CleanWays
- ◆ Two Lick Creek Mine Drainage Pollution Abatement Project (1971) - Prepared by the Commonwealth of Pennsylvania
- ◆ Blackleggs Creek Mine Drainage Pollution Abatement Project (1971) - Prepared by the Commonwealth of Pennsylvania
- ◆ South Branch Blacklick Creek Watershed Restoration Plan (2000) - Prepared by the Blacklick Creek Watershed Association
- ◆ Commonwealth of Pennsylvania State Water Plan (2009) - Prepared by the Commonwealth of Pennsylvania
- ◆ Upper Crooked Creek River Conservation Plan (2001) - Prepared by the Crooked Creek Watershed Association
- ◆ Crooked Creek Watershed Non-Point Source Pollution Assessment (2002) - Prepared by the Crooked Creek Watershed Association

Crooked Creek is one of only 26 watersheds in Pennsylvania that has been identified as a Qualified Hydrologic Unit, as defined by the Commonwealth's



Figure 8.15: Crooked Creek, Creekside Borough

Surface Mining Conservation Reclamation Act (SMCRA). According to this Act, a qualified hydrologic unit is a hydrologic unit in which the water quality has been significantly affected by AMD from coal mining practices in a manner that adversely impacts biological resources, and contains land and water that are eligible for SMCRA funding.

Since the Crooked Creek watershed meets this criterion and possesses a Hydrologic Unit Plan, AMD remediation efforts can be funded through a mining reclamation program that was also established under the Commonwealth's SMCRA. This government-financed program benefits the public and the mining operators by establishing contracts for mining companies to conduct operations that will reclaim abandoned mine lands at little or no cost to the public.

The *Indiana County Natural Heritage Inventory* identifies Conservation and Restoration Priority Watershed Areas in Indiana County. These assessments were completed as part of the Pennsylvania

Natural Heritage Program's Aquatic Community Classification project. Watersheds were ranked according to water quality, aquatic habitat quality, and biological diversity (See pages 17-19, and map on page 265 of the *Indiana County Natural Heritage Inventory*).

- ◆ The Yellow Creek Watershed has been identified as a Conservation Priority Watershed.
- ◆ The Cowanshannock Creek Watershed, the Two Lick Creek Watershed, and the Conemaugh River Watershed were identified as Restoration Priority Watersheds.
- ◆ A portion of the Yellow Creek Watershed was identified as a Restoration Priority Watershed.

#### Water Quality

The PA DEP focuses on watershed management processes that take a comprehensive approach to water pollution control. The watershed approach begins with a comprehensive assessment of water quality in the selected watershed. After water quality impairments are

identified, a planning process occurs to develop strategies that can successfully address and correct water pollution in the watershed. The Commonwealth is using this process together with federal Clean Water Act requirements for establishing total maximum pollutant loadings, or total maximum daily loads (TMDLs) to restore polluted streams so that they meet water quality standards.

TMDLs can be viewed as a watershed budget for pollutants. They represent the total amount of pollutants that can be assimilated by a stream without causing water quality standards to be negatively impacted. The pollutant allocations resulting from the TMDL process represent the amount of pollutants that a new industry is legally allowed to discharge into a particular stream. Since 2004, TMDLs have been established for the following waterways and/or watersheds in Indiana County:

- ◆ South Branch of Plum Creek
- ◆ Crooked Creek
- ◆ Ross Run, Little Mahoning Creek Watershed

- ◆ Brewer Run, Little Mahoning Creek Watershed
- ◆ Bear Run
- ◆ Penn Run, Two Lick Creek Watershed
- ◆ Ferrier Run, Blacklick Creek Watershed
- ◆ Marsh Run and McCarthy Run, Blacklick Creek Watershed
- ◆ Reed's Run, Aultman Run Watershed
- ◆ South Branch Blacklick Creek
- ◆ Richard's Run
- ◆ Craig Run
- ◆ West Branch Susquehanna
- ◆ Unnamed Tributary 44769 to the Conemaugh River
- ◆ Tearing Run

Some watersheds are considered to be ideal sources for public drinking water and are referred to as surface water production areas. As part of the Natural Infrastructure Project, these areas were mapped and classified as prime, good, or other (*NI Atlas*, Map 33, p.67). Criteria were based on the following factors:

Prime surface water production areas:

- ◆ Contain 75% or more forest cover
- ◆ Are at least 10,000 contiguous acres in size

Good surface water production areas:

- ◆ Are typically found at the tops of ridges
- ◆ Contain 60% - 75% forest cover

Other surface water production areas:

- ◆ Must be 1,000 acres or greater
- ◆ Have no streams that have been impacted by AMD
- ◆ Surface water supplies may not be within an urbanized area
- ◆ Do not contain wetlands and/or agricultural lands.

Although there are no prime surface water production areas identified in Indiana County, the County possesses over 150,000 acres of good or other surface water production areas. This acreage figure ranks second as a surface water production area within the Counties of southwestern Pennsylvania.

In 2011, the **Evergreen Conservancy** launched the Indiana County Watershed Monitoring Initiative, with volunteer help from the PA Senior Environment Corps and the community. The purpose of this program is to provide continuous, reliable water quality data for headwater watersheds in the Allegheny River Basin and Indiana and Armstrong Counties. Local volunteers install data loggers in select streams and data is recorded every 15 minutes. Data is downloaded a minimum of two times each month and is made available to the public via the web. Computerized and manual checks allow volunteers to identify values that exceed pre-designated thresholds. DEP, local authorities and other stakeholders may then be alerted.

#### Surface waters

Surface water is all water stored and flowing above the surface of the ground. The Commonwealth of Pennsylvania defines surface waters as "Perennial and intermittent streams, rivers, lakes, reservoirs, ponds, wetlands, springs, natural seeps and estuaries, excluding

water at facilities approved for wastewater treatment such as wastewater treatment impoundments, cooling water ponds and constructed wetlands used as part of a wastewater treatment process” (25 Pa. Code, §93.1; Environmental Protection, Water Quality Standards).

All Commonwealth waters are protected for a designated aquatic life use as well as a number of water supply and recreational uses. The use designation shown in the water quality standards chapter is the aquatic life use. These uses are Warm Water Fishery (WWF), Trout Stocking Fishery (TSF), Cold Water Fishery (CWF), and Migratory Fishery (MF). In addition, streams with excellent water quality may be designated High Quality Waters (HQ) or Exceptional Value Waters (EV) (25 Pa. Code §93.3; Environmental Protection, Water Quality Standards).

All streams in the County that have been classified by the Pennsylvania Department of Environmental Protection (PA DEP) are identified in Appendix 8.5. If a stream is not classified, it takes on the designation

of the next larger stream it enters. Similarly, unnamed tributaries take on the designation of the larger streams they enter. All other streams in the County are classified as Warm Water Fisheries. There are no streams designated as Exceptional Value Waters in Indiana County. Streams that have been designated as High Quality-Cold Water Fisheries are identified in Table 8.5 and are portrayed on the *General Stream Quality* map (*NI Atlas*, p. 27). It is important to note that some sections of the County’s High Quality Waters are impaired by AMD and/or agricultural-related siltation. These sections include certain reaches of Little Mahoning Creek and the South Branch of Plum Creek. Therefore, although the streams identified in Table 8.5 are designated as High Quality Waters, sections of those streams are not attaining that value.

Little Mahoning Creek, located in the northern part of the County, is a unique and valuable resource in southwestern Pennsylvania. Despite being located in the heart of the bituminous coal region, Little

Stream	Municipal Location(s)
Cush Cushion Creek	Green Township, Cherry Tree Borough
Little Mahoning Creek	North, South, West and East Mahoning Townships
South Branch of Plum Creek	Washington Township, South and East Mahoning Townships
Clark Run	East Wheatfield Township
Findley Run	East Wheatfield Township
South Branch of Two Lick Creek	Clymer Borough, Cherryhill Township, Green Township
Little Yellow Creek	Pine Township, Buffington Township

Table 8.5: High Quality Waters in Indiana County



Figure 8.16: Hellbender Salamander; Little Mahoning Creek, North Mahoning Township





Figure 8.17: Two Lick Creek, White Township

River Conservation Plans	Year Placed on Registry
Upper Mahoning Creek	1998
Kiski-Conemaugh Rivers	2000
Upper West Branch of the Susquehanna	2001
Upper Crooked Creek	2001
Cowanshannock Creek	2004
Little Mahoning Creek	2011
Lower Crooked Creek	2006

Table 8.6: River Conservation Plans approved for placement on DCNR's River Registry

Mahoning Creek largely avoided the devastating impacts of AMD. Because of this avoidance and the area's rural character, the stream is home to an impressive list of freshwater mussel, fish, aquatic insect species and the eastern hellbender salamander.

Two Lick Creek has been impacted by AMD throughout much of its length. However, natural processes and AMD remediation projects have resulted in improved portions of the stream. As a result of the improvements, a petition was submitted to DEP by the Ken Sink Chapter of Trout Unlimited, requesting that the PA DEP study Two Lick Creek for an upgrade to High Quality status. The request was approved by the PA DEP and an assessment is currently underway.

DCNR administers a River Registry program to promote river conservation and recognize rivers or river segments in communities that have completed river conservation plans. Listing on the River Registry allows advocates for the named waterways to apply for additional funding.

The waterways identified in Table 8.6 have been approved for placement on the Registry because they have river conservation plans that meet or exceed the minimum standards in DCNR's Rivers Conservation Planning program. These waterways include rivers and/or river segments that flow through Indiana County as portrayed in Map 8.3. DCNR also sponsors a River of the Year initiative as part of their efforts to promote river conservation, and has proclaimed June as Rivers Month since 1983. The Kiski-Conemaugh Rivers were named River of the Year in 2000. The Stonycreek River was named River of the Year in 2011.

#### Groundwater

Groundwater is water beneath the earth's surface that is stored in the spaces between sand, gravel, soil and rock. Aquifers are areas where groundwater exists in sufficient quantities to supply wells or springs. Groundwater also provides the sustaining base flow to miles of streams and rivers. Recharge is the process by which groundwater is



replenished. A groundwater recharge area is where water from precipitation, stormwater runoff, or stream water is transmitted downward to an aquifer and re-enters the groundwater system. Most areas, unless composed of solid rock or covered by development, allow a certain percentage of total surface water to return to the groundwater system. However, in some areas more surface water will infiltrate than in others. Areas which transmit the most surface water are often referred to as prime or good recharge areas. Groundwater recharge areas were mapped as part of the Natural Infrastructure Project to identify land most suitable for prime or good groundwater recharge in the region. Prime and good recharge areas for Indiana County are depicted on Map 30 of the *NI Atlas* (p. 61).

Groundwater production areas identify locations most suitable for groundwater production in the region. Indiana County has the highest non-residential groundwater production rate for the region, with over 698,000 acres producing a median well yield of 30.0 gallons per

minute or more (*NI Atlas*, Map 32, p. 65).

#### Wetlands and Floodplains

Wetlands are transitional zones between land and water systems where the ground is covered by shallow water or the water table is at or near the surface of the ground. This land includes swamps, marshes, and bogs, and is seasonally wet, contains water-tolerant soils and supports a variety of water-tolerant plant species. Wetlands are considered a body of water, and are included in the definition of regulated waters of the Commonwealth.

Floodplains are flat or nearly flat land adjacent to a stream or other water body that experiences periodic flooding. Floodplains provide a natural form of flood protection and provide many benefits. These include the storage and conveyance of floodwaters, recharging groundwater, and providing habitat for fish and wildlife. Vegetation on the floodplain absorbs water, collects debris, reduces erosion, and protects surface water quality.

Pennsylvania has lost an estimated two-

thirds of its original wetland acreage. Drainage of wetlands for agricultural purposes has historically been a major factor in wetland loss. In the 1930's, the Federal government offered free engineering services to farmers to drain or partially drain wetlands to improve crop production. By the 1940's the Federal government was sharing the cost of drainage projects. A recent report by the National Wetlands Inventory attributes wetland losses in Pennsylvania to factors such as conversion to ponds and lakes, land development and agriculture (U.S. Fish and Wildlife Service).

The restoration of wetland resources continues to play an important role in the PA DEP's current watershed management approach to environmental protection. Watersheds that have had wetland impacts due to permitted activities are prioritized for wetland creation and restoration. Efforts are made to match the new wetland areas and functions with those of the impacted wetlands. The DEP also prioritizes wetland restoration and creation efforts to mitigate non-point

source pollution, and improve and maintain water quality in water bodies with approved TMDLs.

Wetlands and floodplains located in Indiana County are identified on the Wetlands Map in the *Indiana County Open Space, Greenways, and Trails Plan* (p. 65).

Stormwater filtration areas that were mapped as part of the Natural Infrastructure Project include forested land cover and 50' riparian buffers along streams and rivers (NI *Atlas*, Map 31, p. 63).

Riparian buffers are strips of native vegetation including trees and shrubs. They act as natural filters that remove or

reduce contaminants from surface drainage before it enters nearby waterways or re-enters the groundwater system. Riparian buffers also provide bank stabilization, and protect aquatic and wildlife habitat. In addition, they reduce flooding downstream by retaining water and allowing for the uptake of excess water.

### Natural Heritage Areas

The County had a Natural Heritage Inventory (NHI) conducted as part of the Pennsylvania Natural Heritage Program in conjunction with development of this Comprehensive Plan. It focused on the best examples of living ecological resources in Indiana County.

Over 90 field surveys were completed during development of the *Indiana County Natural Heritage Inventory* to obtain a snapshot of the County's biodiversity. It presents the known outstanding natural features in the County. It also maps the locations of the best habitats and plant and animal species of concern, and offers recommendations for their preservation.

The Inventory identified 81 endangered, threatened and rare species within the County. The number of species ranks Indiana County 52<sup>nd</sup> in biodiversity out of the Commonwealth's 67 counties. The Inventory identifies 49 Natural Heritage Areas or areas of ecological significance. These include 47 Biological Diversity Areas (BDAs) and two Landscape Conservation Areas (LCAs). The location of the County's Natural Heritage Areas are shown on Map 8.1.

Two BDAs have been identified as having Exceptional Significance and are high priority areas for biodiversity conservation in Indiana County. These are the Strangford Cave BDA in Burrell Township and the Little Mahoning Creek Lower BDA located in South Mahoning Township and West Mahoning Township.

The two LCAs encompass land within the Little Mahoning Creek Watershed and the Little Yellow Creek Watershed (*Indiana County Natural Heritage Inventory*; p. 59)



Figure 8.18: Riparian Buffer, Center Township

The Inventory also includes information on one Important Bird Area (IBA), two Important Mammal Areas (IMAs), and two scenic geologic features of importance. Indiana County contains the Yellow Creek State Park IBA in Brush Valley Township and Cherryhill Township. This area supports over 243 species of birds including 35 species of warblers and 28 species of waterfowl. Indiana County also contains the Yellow Creek State Park IMA and part of the Chestnut Ridge/Laurel Ridge IMA.

Outstanding scenic geologic features in Indiana County include the Conemaugh Gorge, the Conemaugh Water Gap, and Suncliff. Suncliff is a 100-200 foot cliff located along Little Yellow Creek and is listed as an outstanding geologic feature in Pennsylvania.

BDAs are areas that contain plants or animals of special concern at state or federal levels, exemplary natural communities, or exceptional native diversity. These areas include both the immediate habitat, and the surrounding

lands important for support of these special elements. They are mapped according to their sensitivity to human activities, with designations of Core Habitat and Supporting Landscape areas (shown on Map 8.1). Core Habitat areas delineate essential habitat that cannot absorb significant levels of activity without substantial impact to the elements of concern. Supporting Landscape areas maintain vital ecological processes or secondary habitat that may be able to accommodate some types of low-impact activities.

LCAs are large contiguous areas that are important because of their size, open space, habitats, and/or inclusion of one or more BDAs. Although an LCA includes a variety of land uses, it typically has not been heavily disturbed and retains much of its natural character. These large regions can be viewed as regional assets. They improve our quality of life by providing a landscape imbued with a sense of beauty and wilderness, provide a sustainable economic base, and their high integrity offers a unique capacity to



Figure 8.19: Strangford Cave, Burrell Township (Source: [www.karst.org](http://www.karst.org))



Figure 8.20: Magnolia Warbler (Source: [www.pa.audubon.org](http://www.pa.audubon.org))

support biodiversity and human health.

The Pennsylvania Audubon Society administers the Commonwealth's IBA program and defines an IBA as a "site that is part of a global network of places recognized for their outstanding value to bird conservation." IBAs must meet several criteria developed by the Audubon Society. These criteria include areas with large concentrations of birds; sites utilized by special concern, threatened or endangered birds; habitats which are unique or representative; or lands where long-term avian research occurs.

BDAs and LCAs are categorized in the County NHI according to their significance to the protection of the biological diversity and ecological integrity of the region. BDAs and LCAs within the County are depicted on Map 8.1. Site descriptions and significance rankings for the BDAs, and LCAs of Exceptional and High Significance are listed in Appendix 8.6.

Recommendations for the protection of Natural Heritage Areas (NHAs) identified in

the inventory are listed below:

- ◆ Consider conservation initiatives for NHAs on private land.
- ◆ Prepare management plans that address species of special concern and natural communities.
- ◆ Protect bodies of water.
- ◆ Provide for buffers around NHAs.
- ◆ Reduce fragmentation of surrounding landscape.
- ◆ Encourage the formation of grassroots organizations to assist with the protection of NHAs.
- ◆ Manage for invasive species.

#### **Land Use Controls/Land Use Plans** *Indiana County Special Recreation and Conservation Zoning Ordinance*

Recognizing the importance of parks and recreation, the County developed and adopted the *Indiana County Special Recreation and Conservation Zoning Ordinance* in 1973 for the purpose of promoting and protecting the public investment in and use of three of the County parks and Yellow Creek State Park.

The Ordinance, which was amended in 1983, 1994, and 2003, establishes buffer and conservation zones between the parks and adjacent public or private lands to protect the parks from encroachment by detrimental land uses.

#### *Indiana County Comprehensive Recreation and Parks Plan*

The County developed a Comprehensive Recreation and Parks Plan for the purpose of identifying strategies to maintain and improve parks, recreation, and open space for Indiana County residents and visitors. The Plan was adopted in conjunction with this Comprehensive Plan. The process used to develop the Comprehensive Recreation and Parks Plan included extensive public input, an inventory and assessment of county and municipal owned parks and facilities, and the development of recommendations for the future of parks and recreation in Indiana County. The following list identifies key recommendations that were developed during the planning process:

- ◆ "Complete a County Open Space,



Greenways and Trails Plan (completed).

- ◆ Conduct a County-wide Natural Heritage Inventory (completed).
- ◆ Strengthen cooperation with the Army Corps of Engineers regarding recreational opportunities at the Mahoning Dam.
- ◆ Increase awareness of Indiana County's recreational opportunities.
- ◆ Develop Master Site Plans for Blue Spruce, Pine Ridge, and Hemlock Lake County Parks.
- ◆ Repairs and replacements of County Park playgrounds.



Figure 8.21: Hemlock Lake, Banks Township

- ◆ Develop, adopt, and fund a capital improvements budget.
- ◆ Expand the Indiana County Parks and Trails Staff to meet current needs."

In addition, the County should develop Master Site Plans for Old Smicksburg Park and the Tunnelview Historic Site, adjacent to the Conemaugh Dam.

*Indiana County Open Space, Greenways, and Trails Plan*

The County developed an Open Space, Greenways and Trails Plan for the purpose of establishing a green infrastructure network that will enhance the County's quality of life, increase opportunities for outdoor activities, and help protect the County's natural and ecological resources. The *Indiana County Open Space, Greenways, and Trails Plan* was adopted in conjunction with this Comprehensive Plan.

Greenways are corridors of open space that vary greatly in scale. They vary from narrow ribbons of green that run through built and rural areas to wider corridors that incorporate diverse natural, cultural

and scenic features. They can incorporate both public and private property, and can be land or water-based corridors.

Twenty-six greenway corridors are identified or proposed in the *Indiana County Greenway, Open Space and Trails Plan*. The Plan identifies each corridor's general sustainability as it relates to future use for recreation and/or conservation-oriented activities, and includes recommendations to achieve the County's greenways, open space and trails vision. Project corridors are identified in Appendix 8.6 and portrayed on Map 8.4.

The following list identifies the goals of the Plan:

- ◆ "Conserve unique watersheds and other natural features within the County
- ◆ Increase visibility, awareness and accessibility to the County's urban and rural cultural resource sites.
- ◆ Expand economic opportunity by fostering tourism and leveraging previous investments.



- ◆ Enhance opportunities for physical, mental and spiritual wellness through expanded outdoor recreation opportunities.
- ◆ Integrate existing open space assets to create a countywide recreation network.
- ◆ Enhance existing trail developments utilizing railway corridors, ridge tops and stream valleys.
- ◆ Promote local understanding of existing natural resources within the County.
- ◆ Determine compatible land uses that best leverage open space and trail resources.”

### Conservation/Environmental Organizations

The Pennsylvania Department of Environmental Protection (PA DEP) develops and enforces regulations based on State and National environmental laws, studies state environmental issues, educates people about the environment, and supports environmental programs. PA DEP also creates standards and regulations

for water management, drinking water, and watershed management.

In addition to PA DEP, other government agencies, and regional and local conservation organizations are dedicated to promoting and protecting our natural resources. A list of major agencies and non-profit organizations, and a general description of their roles are included in Appendix 8.7. Many landowners throughout the County are also dedicated to promoting and protecting our natural resources.

### Threats to natural resources

Threats to one resource impact other natural resources because all natural resources are directly or indirectly related. They can adversely impact human and ecological environments. Major threats to our natural resources are identified below. Note: Threats are not listed according to importance.

#### Cultural beliefs

Ownership of land is a foundation of freedom in America. Our culture’s belief

*“We abuse land because we regard it as a commodity belonging to us. When we see land as a community to which we belong, we may begin to use it with love and respect.”*

*- Aldo Leopold - American ecologist, forester, and environmentalist.*

about private property ownership and the rights of the current land owners to use their land any way they want for their immediate benefit has been handed down for generations. This point of view of land use may fail to consider the economic, environmental, and social consequences that unsustainable development has on future generations, and is a threat to our natural resources. In addition, our culture of over consumption and urban/suburban living habits have disconnected us from being reminded daily that we all depend upon the land for our existence. Today, more than ever before in human history, we need to rediscover a land stewardship ethic, and promote responsible and sustainable development without eroding the value of private property ownership.

#### Fossil fuel use

Fossil fuels, such as coal, oil and natural gas, currently provide more than 85% of all the energy consumed in the United States. They provide nearly two-thirds of our electricity, and virtually all of our transportation fuels (U.S. Department of Energy). Fossil fuels are not renewable and their supplies are constantly diminishing. This causes competition for limited resources, with societal repercussions and the potential for resulting damage to the environment.

Many toxic pollutants are emitted through the burning of fossil fuels. In addition to having a significant impact on human health, suspended particulates, high mercury emissions and acidic pollutants impact water quality, ecosystems, and the built environment.

The production, transportation and use of coal and natural gas have long been pillars of the local economy. The County's coal industry heritage has resulted in significant land, water and air pollution within the County. Natural gas drilling has historically had less of an impact on the

County's natural resources. Renewed interest in the Marcellus Shale, and its exploration and drilling process have triggered a number of environmental concerns that are elaborated upon in the analysis section of this Chapter.

#### Air Pollution

Most air pollution originates from human activities. Burning of fossil fuels, automobile emissions, industries, power plants, and agricultural activities are major sources of air pollutants. Under the Clean Air Act, EPA establishes air quality standards to protect public health and the environment. EPA has set national air quality standards for six common air pollutants. These include carbon monoxide, lead, nitrogen dioxide, ozone, particulate matter (also known as particle pollution), and sulfur dioxide.

The PA DEP Bureau of Air Quality strives to limit air pollution through a coordination of local, State and Federal efforts. The Bureau issues permits, regulates emissions, and approves air quality plans for the construction and modifications of



Figure 8.22: Marcellus Shale Billboard, Burrell Township



Figure 8.23: Abandoned Mine Drainage; Neal Run, Young Township

facilities that are sources of air pollution. The Bureau also enforces Pennsylvania's clean air requirements by monitoring pollution sources throughout the State. In addition to the six common pollutants monitored by EPA, there is growing concern about gases that trap heat in the atmosphere. These are called greenhouse gases.

Some greenhouse gases such as carbon dioxide occur naturally and are emitted to the atmosphere through natural processes and human activities. Other greenhouse gases are created and emitted solely through human activities.

Many scientists believe that greenhouse gases are likely to contribute to global increases in temperature and sea-level, with resulting shifts in food-producing areas, patterns of disease, and species extinction.

Several human sources of greenhouse gas emissions are expected to rise in the future. This growth may be reduced by ongoing efforts to increase the use of

newer and cleaner technologies employed in non-renewable energy generation and utilizing renewable energy sources. Additionally, our everyday choices about such things as transportation, housing, electricity use and recycling can influence the amount of greenhouse gases being emitted.

#### Abandoned Mine Drainage or Acid Mine Drainage (AMD)

Hundreds of mines in the region that stopped providing coal decades ago are still polluting the environment. Water flows through these mines and undergoes chemical reactions with the rocks and minerals exposed by coal extraction. The result is AMD. AMD-polluted water can turn streams orange and/or white, kill aquatic life, contaminate drinking water sources, and hinder local economies.

#### Sewage Discharge

According to the Southwestern Pennsylvania's Regional Water Management Task Force, about 25 percent of the region's homes rely on private septic systems to treat their wastewater.

These systems frequently fail. In addition, an estimated 27,000 homes in the region have no treatment system at all and their sewage is piped directly into nearby ditches or streams. Contaminants from sewage discharge negatively impact the region's water quality.

#### Non-Point Source Pollution

Pollution that does not originate from a single source or point is called nonpoint-source (NPS) pollution. NPS pollution is caused by rainfall or snowmelt moving over and through the ground. The runoff picks up and carries away natural and human-made pollutants, eventually depositing them into lakes, rivers, streams, wetlands, and even our groundwater sources of drinking water. Contaminants that enter the County's waterways and aquifers can adversely impact water quality and natural habitats.

Maintained lawns found in parks, golf courses, cemeteries, and residential areas are significant sources of NPS pollution. The use of road salt as a deicer on roads and other impervious surfaces is also a



significant source of NPS pollution. In addition, as more land is covered with roads and rooftops, an increasing volume of water enters streams and storm sewers instead of soaking into the soil to replenish groundwater. Stormwater runoff from housing developments, shopping centers, highways, and parking lots will have negative impacts on the County's waterways if not managed properly.

#### Sprawling Development

Poorly planned development, low-density housing, and other development located in automobile-dependent areas pose serious risks to natural habitats, water quality and quantity, air quality, scenic values, and many other natural resources.

Impacts include division of habitats by barriers such as highways that cannot be crossed, soil erosion, stormwater runoff, surface and groundwater quality impacts, and reduced groundwater quantity. Erosion and stormwater runoff result in costly consequences, such as flood damage, lost soil and clean-up efforts.

Sprawling development consumes and fragments farmland, forests and wildlife habitat; degrades water quality through increased stormwater runoff from parking lots and other impervious surfaces; and pollutes the air with increased automobile travel. These impacts often extend beyond the site of a particular development or activity and have negative consequences that will be borne by others in the County and region.

#### Agriculture

Agricultural NPS pollution is the leading source of water quality impacts to rivers and streams in southwestern Pennsylvania. While AMD is responsible for polluting many of the County's waterways, water quality assessments performed and/or reviewed by Indiana County Conservation District staff reveal that nearly equal amounts of stream miles are impaired by agricultural activities.

The significant pollutants that result from agricultural activities include sediment from poorly managed croplands and eroding stream banks, bacteria and



Figure 8.24: Source of Non-Point Source pollution; R&P parking lot, Indiana Borough

nutrients from livestock, excess fertilizers, herbicides and insecticides from agricultural lands, and salt from irrigation practices.

These pollutants are carried by runoff, and can enter the County's waterways. They can also soak into the ground and end up in drinking water.

## Analysis Land

### Topography and Slope

Steep slopes and hillsides are unique areas which are susceptible to erosion, landslides and degradation of their natural vegetation. The County should guide development away from steep slopes and preserve natural conditions in these areas.

### Mineral Resources

The full utilization of all mineral resources should be considered in developing the County's economy, while also balancing conservation of its landscape and its waters. Detailed mineral resource surveys identify the exact limits and locations of the County's mineral deposits. Analysis of

this data reveals formations that are valuable to the area.

It is important to consider the location of any given mineral deposit in land use planning to be certain that development does not prevent the extraction of valuable resources. Quarried land should be rehabilitated and made available for commercial or residential developments in designated growth areas, or for recreational sites or open space in any other area of the County.

### Extraction

While coal mining provided a livelihood for Indiana County residents over many decades, coal operators worked without regard to environmental impacts until the 1970s. In addition to AMD, historic mining practices resulted in the creation of numerous coal refuse piles or boney piles. Some of these piles have been commercially reprocessed to harvest the remaining coal from the other waste materials or have been used for direct burning at power plants employing new technology.



Figure 8.25: Boney Pile, Center Township

Many boney piles remain part of the County's landscape and contribute to environmental degradation. The County should evaluate the suitability of mine-scarred lands for recreation and/or other reuse projects and encourage redevelopment of these lands.

Reclaimed mine lands can also provide valuable nesting and wintering habitat for many species of grassland birds.

The production, processing, and transportation of coal and natural gas have improved significantly over the years.



The extraction of mineral resources continues to play a major role in the County's economy. These industries will be directly impacted by national and regional energy policies that impose more stringent environmental standards.

Extracting natural gas trapped in the Marcellus Shale formation requires the use of a hydraulic fracturing technology, which is also known as fracking or well stimulation. This process requires millions of gallons of chemically treated water, injected under tremendous pressure into the rock to shatter it and free the gas to migrate to the wellhead.

The Marcellus Shale drilling and extraction process has triggered environmental concerns about water withdrawal rates, the disposal of treated water and the potential for contamination of aquifers and surface water. In addition, increased stormwater runoff from gas well service roads may negatively impact the County's waterways. Water managers and residents are concerned about the effects Marcellus

Shale exploration and drilling may have on the water resources of Indiana County.

Additional environmental concerns exist in regard to large amounts of land that are needed for drilling pads and the construction of pipelines. Both impacts on land will alter the County's landscape and disrupt wildlife habitats. Conventional gas wells typically result in 1-1/2 to 3 acres of disturbance at the drill site, while Marcellus well sites are likely to range from 4 to 6 acres. Furthermore, heavy drilling rigs and trucks needed to support drilling operations may damage local roadways not designed to accommodate these weight loads.

To a large extent, the Pennsylvania Oil and Gas Act preempts local regulation and puts regulatory authority into the hands of DEP. Act 13 of 2012 amended the Oil and Gas Act to provide for the imposition of an unconventional gas well fee or a drilling impact fee. A significant portion of the fees generated will be used to cover the local impacts of drilling.



*Figure 8.26: Marcellus Shale Drilling Operation, Butler County*

Marcellus Shale development has the potential to bring a significant number of temporary jobs to the County, provide lease and royalty revenues to landowners, and broaden the tax base in the County.

School districts, and county and municipal governments who lease land for natural gas extraction will receive revenue from leasing and royalties. However, the amount they receive may not relate to the overall costs they may incur due to the need for infrastructure improvements and increased services.

Depending upon future economic scenarios, a boom/bust scenario may occur. An influx of gas industry workers could result in housing shortages, overcrowding in schools, and may strain available amenities such as shopping, lodging and eating establishments. In addition, those persons on fixed incomes will be adversely affected by price increases.

The County should continue to study the environmental and socioeconomic impacts

of Marcellus Shale development. Additionally, officials should provide educational opportunities to help residents, landowners, businesses and local governments better understand the opportunities and challenges arising from Marcellus Shale.

Innovative technologies can make the future production and use of fossil fuels more efficient and environmentally cleaner. There are a number of promising renewable energy sources including solar, wind, and alternative fuels that can provide a balance of economic and environmental benefits.

The County should encourage the deployment and use of innovative environmental and advanced energy technologies, including renewable energy sources. It is also important to keep in mind that the development of renewable energy sources may require large tracts of land. Sites must be located in areas where they have minimum impact on habitat. Efforts to reduce the County's fossil fuel use, greenhouse gas emissions and other

potential impacts on the climate should be integrated into all facets of land use planning.

The County should promote sustainable building and development practices, and provide incentives to encourage developers to obtain certification through



Figure 8.27: Small wind turbine; Yellow Creek State Park, Cherryhill Township

the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™. LEED is an internationally recognized green building certification system. Which provides third-party verification that a building or community was designed and built using strategies aimed at improving performance in regard to: energy savings, water efficiency, carbon dioxide (CO<sub>2</sub>) emissions reduction, improved indoor environmental quality, and stewardship of resources.

The County should also develop an energy plan that will identify opportunities to establish renewable energy sources and recommend energy conservation measures that will help preserve existing development and foster sustainable development for future generations.

#### Soils

For planning purposes, soils are most often evaluated in regard to suitability for agriculture or development. Soil suitability for agriculture and protection of the County's agricultural land is addressed

in Chapter 9. Soil properties play an important role for land use activities in determining the suitability of certain areas for development, construction of buildings and roads, the use of on-lot septic systems versus public systems, and flooding potential.

The *Soil Survey of Indiana County* was developed based on conditions in the County in 1961-1965. *SoilMap*, a program developed by the Penn State Cooperative Extension Geospatial Technology Program with support from the Natural Resources Conservation Service, provides free and convenient online access to detailed soils information for all of Pennsylvania and environmental data layers for floodplains, streams, geology, wetlands, and watersheds. A suite of simple tools allows users to interact with the online mapping and retrieve current information about an area's natural infrastructure (<http://soilmap.psu.edu/home.asp>). Soil information can be used to compare different parts of the County, or to identify large tracts of land that are suitable for a

particular farming activity or other land use.

#### Open Space

Parks, golf courses and cemeteries should be managed in a manner that supports natural areas, provides wildlife habitats, and employs environmentally-friendly management techniques to reduce the amount of lawn and use of pesticides and herbicides. Other techniques include the use of native plants in landscaping, clustering facilities to permit larger areas of open space, and avoiding the bisecting of natural areas with roads, trails, and paths.

People are becoming more aware of how important trees and green spaces are to their quality of life. These resources can significantly contribute to healthier and more vibrant communities throughout the County. Trees clean the air, reduce energy costs, conserve soil, and beautify neighborhoods. They make shopping areas more inviting, and enhance residential and commercial property values.

Economic Value of Protecting Open Space
Protecting Open Space:
♦ Is a net benefit to community coffers as it can result in lower infrastructure and service delivery costs, and lower taxes than other development
♦ Increases nearby property values
♦ Is a key factor in corporate location decisions
♦ Energizes economic development and neighborhood revitalization
♦ Protects the future of working agricultural lands
♦ Can generate spending from managing agencies
♦ Can protect against natural disasters
♦ Protects natural systems
♦ Promotes healthy lifestyles
♦ Attracts tourism dollars

Table 8.7: Economic Value of Protecting Open Space:  
Source; Better Models for Development in Pennsylvania

The County should encourage municipal officials to create and/or maintain Shade Tree Commissions or other community tree programs. Forest resources should be managed in a manner that conserves water, soil, and recreational opportunities by implementing sustainable forest management principles.

Preserving large contiguous areas of absorbent open space and guiding development in a manner that uses land efficiently can allow the County to grow and still protect its natural resources. Additionally, protecting open space has significant economic value as outlined in table 8.7.

### Water Watersheds

Stormwater runoff is produced when the amount of rainfall exceeds the land's ability to absorb it. The amount of the runoff and rate at which it flows vary with the intensity and duration of the rainfall and the type of land surface upon which it falls. Pollutants carried by stormwater

runoff enter the County's water bodies and groundwater systems.

The facts that Indiana County possesses over 150,000 acres of good or other surface water production areas, and ranks second as a surface water production area within southwestern Pennsylvania are significant. The County should advance its plans to develop a stormwater management plan that will identify innovative techniques to reduce the quantity and improve the quality of runoff that enters the County's streams, surface and groundwater production areas, and groundwater recharge areas.

In addition, since watersheds do not end at political boundaries, comprehensive planning and management strategies should be established and administered based on local and regional watershed boundaries.

The TMDL for the Chesapeake Bay Program is designed to ensure that all pollution control measures needed to fully restore the Bay and its tidal rivers are in



place by 2025, with at least 60 percent of the actions completed by 2017. The TMDL requirements for Pennsylvania are a concern for the agricultural industry and municipalities. The TMDL will require Best Management Practices to reduce pollution and restore healthy waterways.

A small portion of land in northeastern Indiana County is in the drainage basin for the Susquehanna River. This water eventually drains into the Chesapeake Bay. Meeting the TMDL requirements for the Chesapeake Bay Program, and potentially other watersheds, will come at a cost to farmers and municipalities.

The NHI designation of Conservation and Restoration Priority Watersheds should be used to guide conservation and restoration activities in the County. Conservation Priority Watersheds are the best quality watersheds and are the most important targets for conservation and preservation efforts. The Yellow Creek Watershed should be a primary candidate for preservation efforts.

Restoration Priority Watersheds are those with the lowest quality and are the most important targets for restoration. The Cowanshannock Creek Watershed, and portions of Two Lick Creek and Yellow Creek Watersheds should be targeted for restoration priority activities.

Eligible local conservation and watershed organizations can seek funding to implement **Best Management Practices (BMPs)**, and conservation and restoration projects through State agencies and private foundations such as the Foundation for Pennsylvania Watersheds and the Chesapeake Bay Foundation.

#### Surface water

Streams and natural areas surrounding them are important hydrological assets that support human and ecological habitats. There are no streams designated by the PA DEP as Exceptional Value waters in Indiana County. According to PA DEP, 524 of 1,875 stream miles, or approximately 28% of the stream miles in Indiana County are impaired. Moreover, although most of Indiana County is rural,

water quality assessments performed and/or reviewed by Indiana County Conservation District staff indicate that the County's streams are starting to show the negative impacts of overdevelopment. Crooked Creek was placed on the bacteria impaired list by the PA DEP in the fall of 2009. According to PA DEP, the stream has elevated fecal coliform and E.coli counts. Further studies on Crooked Creek have indicated the problem is from faulty septic systems and unmanaged development. Pennsylvania Senior Environmental Corps (PaSEC) volunteers in Indiana County monitor the quality of the County's streams and rivers. This group has noted bacteria problems on Crooked Creek. PaSEC has recommended that future development along Crooked Creek and other waterways in the County be monitored very closely to avoid additional stream contamination in Indiana County.

The Aquatic Community Classification project, conducted through the Pennsylvania Natural Heritage Program, was designed to systematically identify stream community and habitat types for





Figure 8.28: Abandoned Mine Drainage Remediation Site, White Township

the freshwater mussels, macro invertebrates and fish that live in Pennsylvania's streams. The Least-Disturbed Streams information, mapped during development of the *Indiana County Natural Heritage Inventory*, provides a baseline for conserving flowing water systems. The information can be used to help assess the status of streams and rivers, prioritize high quality aquatic habitats for preservation, and select low quality habitats for restoration.

Many streams in the County are actively being restored through AMD remediation and agricultural BMPs. Various projects have been sponsored through

partnerships between land owners, the Indiana County Conservation District, the Natural Resource Conservation Service, the Western Pennsylvania Conservancy, local conservation and watershed organizations, local municipalities, and the PA DEP.

The Indiana County Conservation District staff has documented significant water quality improvements in Cessna Run. They are in the process of verifying improvement of several other streams, including the Bear Run, Laurel Run, and Blackleggs Creek. The County should continue to support restoration of its waterways with the goal of achieving Exceptional Value waters in Indiana County.

#### Groundwater

Groundwater is a major source of water for agricultural and industrial purposes, and it is an important source of drinking water. Public drinking water supplies, obtained from surface and groundwater sources, serve approximately 54 percent of the total population of the County. The

remaining 46 percent of the population live in rural areas and get their drinking water solely from groundwater sources such as private wells or springs. The potential for groundwater contamination depends on the types of land use activities in an area and the geology of the land. In Indiana County, leaking storage tanks, AMD, and oil and gas drilling operations pose the greatest threats to groundwater (PA Water Resources Education Network). In addition, many private wells and springs have been contaminated by AMD, agricultural activities, and sewage discharge.

PA DEP's Bureau of Watershed Management administers a Groundwater Protection Program. The Agency monitors activities related to oil and gas drilling, landfills, and other developments that significantly impact groundwater resources. Local governments have the most direct influence on this resource through their authority to regulate land use.

Protection of this vital resource is necessary. Once groundwater

contamination occurs, restoring it to its original quality can be very difficult and costly. Action must be taken to preserve this invaluable resource for the future.

Increasing populations and subsequent development can result in building on land that is in recharge areas and result in reduced recharge rates and the potential for groundwater contamination. Increased use may result in the drawdown of aquifers beyond naturally occurring groundwater recharge rates. Recharge is essential for maintaining a plentiful and high quality water supply.

The County should identify critical groundwater recharge areas and prohibit incompatible uses in these areas to prevent contamination. The County must direct development away from these areas to ensure surface water can re-enter the groundwater system.

#### Wetlands and Floodplains

Wetlands, floodplains and riparian areas play a critical role in protecting downstream communities during flood

events by accepting and retaining the floodwaters. These systems are critical to the health of ecosystems because they filter stormwater pollutants and sediment from stormwater runoff before it enters streams and/or the groundwater system. Wetlands also serve as a refuge for plants and provide important habitat for nesting and migrating birds. Interest in the preservation of wetlands has increased as the value of wetlands has become more fully understood.

Section 10 of the Rivers and Harbors Act of 1899, which is the oldest Federal environmental law in the United States, and Section 404 of the Clean Water Act provide the regulatory framework for the Federal government's role in regulating activities that impact wetlands. The Federal program is administered by the U.S. Army Corps of Engineers with oversight by the U.S. Environmental Protection Agency. The primary framework for Pennsylvania's wetlands protection and regulation is provided in the Dams Safety and Encroachments Act, with the program's rules and regulations



Figure 8.29: Wetland, White Township

detailed in Title 25, Pennsylvania Code, Chapter 105.

Pennsylvania has had an active permitting program since 1980, with the PA DEP functioning as the permitting agency. The PA DEP has refocused its wetland protection program to emphasize the restoration of these critical resources as an important component in long-range watershed management, planning and implementation. In September 1998, Pennsylvania's 21<sup>st</sup> Century Environmental Commission recommended the continuation of wetland protection, no net loss, and the development and implementation of a program to restore

historical wetland losses with a goal of generating a net gain in wetlands.	consideration. Point-source discharges are generally overseen by regulatory agencies, such as the PA DEP.	designated uses, the developer is required to protect an existing riparian forest buffer, convert an existing riparian buffer to a riparian forest buffer or establish a new riparian forest buffer (25 Pa. Code § 102.14. Riparian buffer requirements).
Responsibility for land use planning and regulating development is exercised through the authority granted to municipal officials by the MPC. Local governments can yield a significant amount of regulatory authority regarding wetland preservation and should become more active in wetland stewardship.	NPS pollution and corresponding wetland degradation can be minimized by riparian buffers. Riparian buffers are meadows, grass, or healthy forests bordering streams, which are highly effective at preventing various pollutants from entering the water. Research shows that forest buffers provide more benefits than meadows or grass buffers (Stroud Water Research Center). The buffer width called for by various riparian forest buffer specifications ranges from 20-200’.	The County should develop a Riparian Buffer Ordinance, promote recognized nutrient and erosion control BMPs along stream corridors in agricultural areas, and encourage private landowners to develop 150’ riparian buffer zones along other major streams and lakes in Indiana County to enhance source water protection efforts.
The County should develop a Wetlands Management Ordinance that would prohibit any disturbance of delineated wetland areas for development.		
The Indiana County Conservation District should continue efforts to work with PA DEP to identify landowners who are willing to remove field drains and ditches to restore wetlands that were drained for agricultural purposes in Indiana County.	Existing mapping for Indiana County portrays riparian buffers with a 50’ width. PA DEP recently increased the size of mandatory streamside buffers to 150’ for development in Exceptional Value and High Quality watersheds that are attaining their designated use as listed by the Department. For projects located within 150’ of a waterway in an Exceptional Value or High Quality watershed where there are waters failing to attain one or more	Indiana County is within Pennsylvania’s Conservation Reserve Enhancement Program (CREP) area and land owners along streams could be eligible to enroll in this Program. It is a voluntary conservation Program that rewards landowners for installing conservation practices on their land. The Program offers up to 100% cost share reimbursement for installation of the practices, annual rental payments, and cash incentives.
Although wetland loss is significant, wetland degradation due to runoff, pollution, acidic precipitation and other degradation is also an important		

Water quality

Water quality is vitally important to the economy, environment and public health of Indiana County. Source water supplies for drinking water can be divided into the two general categories of aquifers and wells (groundwater) and lakes, streams, and reservoirs (surface water). Source water protection is critical for ensuring a supply of safe drinking water. The County must address water quality issues through better land use management practices, which should be implemented on a watershed basis. Source water protection efforts require cooperation among industry, local municipal officials, planners, conservation/environmental organizations, residents and drinking water suppliers. Source water protection efforts also require collaboration between upstream and downstream municipalities.

The County should promote and/or sponsor source water protection technical assistance and educational programs to assist communities and public water suppliers with their efforts to protect

public drinking water sources.

The County should encourage greater implementation of BMPs for industrial, agricultural, and extraction activities; and the implementation of ground water protection efforts sponsored by DEP.

Preserving critical ecological areas, and minimizing overall land disturbance and impervious surfaces associated with development can also help ensure adequate protection of the County's surface and groundwater resources.

Landowners can take the following steps to help reduce the amount and quality of runoff into nearby streams and water bodies:

- ◆ Maintain a riparian buffer around water bodies
- ◆ Reduce the amount and frequency of chemical applications of pesticides, herbicides and fertilizers
- ◆ Set lawn mower cut height between 2.5 to 3.5 inches. The roots of grass are generally as long as the height of the lawn. That means that taller grass absorbs water better.

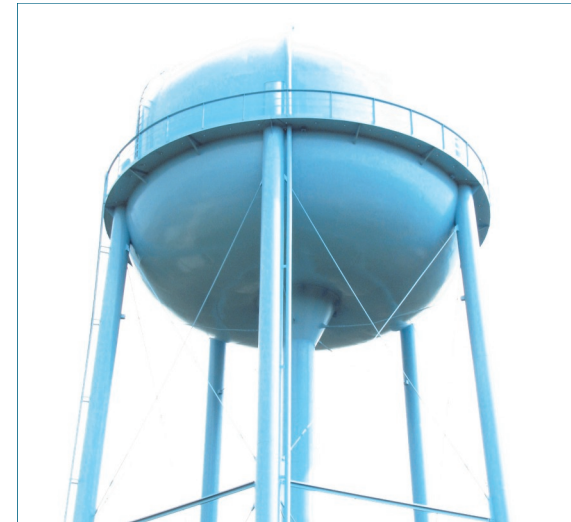


Figure 8.30: Water Tank, White Township

Water supply

The 2000 *Indiana County Water Supply Plan* addresses development of public water systems in an efficient, cost-effective manner; considers current and future water demands, uses and limitations; and includes provisions adequate to protect public water supply sources.

In addition to updating the *Indiana County Water Supply Plan*, the County must consider the availability of future water

resources; establish land use policies that will protect surface and groundwater resources; and implement water conservation measures to ensure safe and reliable drinking water for current and future residents.

Lawful activities such as the extraction of minerals may impact water supply sources. These activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities. Commercial agriculture production may impact water supply sources (MPC Section 301 7.(b)).

The continued availability of existing water resources may also be impacted by growth, weather, industry, institutions, and conservation efforts. Water rights have been a source of conflict and controversy throughout history. Increasing populations and resulting development continue to elevate the seriousness of the situation. Climate change could have significant impacts on water resources around the world because of the

interrelationship between climate and the hydrologic cycle.

Water or what many are now calling “blue gold” is becoming an increasingly scarce resource. The County should direct new development to areas that currently have public water with some level of excess capacity or to areas that can increase capacity. The County should also develop a Water Conservation Plan that will identify ways to reduce demand for water and improve overall water use efficiencies.

### Natural Heritage Areas

Fully functional ecosystems are key indicators of a healthy environment. Maintaining functioning ecosystems is essential to the long-term sustainability of the local economy.

The goals of the County’s NHI are to help protect important natural features and identify areas that are important for sustaining biodiversity.

Ensuring the future health of ecological resources in Indiana County will require a

combination of efforts. These efforts include stewardship of unique ecological sites; broader-scale planning to maintain contiguous forested regions; and continued restoration efforts to alleviate water pollution and restore ecological function to damaged landscapes and waterways.

The sites in the *Indiana County Natural Heritage Inventory* have been identified to help protect important natural features and guide sound land use planning. It is important to recognize the sensitive environmental characteristics of Natural Heritage Areas and the importance of establishing policies to protect and/or mitigate the potential harmful impacts of development to these locations. It is essential to conserve native biodiversity, because of the interdependent nature of our natural systems. These systems include those we directly depend on for our livelihood and quality of life.

Information obtained from the *Indiana County Natural Heritage Inventory* should be used in conjunction with other resource



information (agricultural areas, slope and soil overlays, floodplain maps, etc.) when reviewing various projects. The information should be fully incorporated in municipal and county comprehensive planning efforts.

Natural Heritage Areas may be included under various categories of zoning, such as conservation or forest zones, within parks and greenways, and even within agricultural security areas. In addition, there are many possibilities to provide for the conservation of Natural Heritage Areas within the context of public amenities, recreational opportunities and resource management. It is important to maintain corridors of natural landscape and to preserve natural areas large enough to support viable species populations and ecosystems. The County should encourage compact development patterns and the selection of sites that are within or adjacent to existing development to minimize habitat fragmentation. The Indiana County Conservation District should use the Inventory to focus attention on high diversity streams and

wetlands, and as a reference for encouraging BMPs. Conservation and/or watershed organizations should utilize the Inventory as a source of prioritized places to guide conservation and restoration activities.

Invasive plant species are an increasing threat to biodiversity. Prevention and control during the early stages of establishment are the best money-saving strategies. Control of invasive plants is critical to the long-term protection of the County's natural areas, and requires continuous monitoring efforts. County agencies and conservation/watershed organizations should conduct an aggressive educational outreach campaign to raise public awareness of this threat and work together to manage invasive plants in targeted geographic areas.

It will be difficult to protect the integrity of the natural systems that support human and wildlife needs without careful planning of growth and development. The information and maps provided in the *Indiana County Natural Heritage Inventory*



Figure 8.31: Invasive plant; Japanese Knotweed, Blairsville Borough



Figure 8.32: Low-impact passive recreation; Conemaugh River, East Wheatfield Township

provide useful guides for land use planning and development, conserving natural areas, and for setting priorities for the most vulnerable natural areas in Indiana County. Although many of the sites were evaluated for their importance in protecting biological diversity areas on a State and local level, they also have scenic value and provide water quality protection.

Many of the evaluated sites serve as potential locations for low-impact passive recreation, nature observation, and environmental education. The County should strive to preserve its native wildlife and habitats through proactive measures emphasizing voluntary and incentive-based programs.

#### **Land Use Controls/Land Use Plans** *Indiana County Special Recreation and Conservation Zoning Ordinance*

There must be a comprehensive review of the *Indiana County Special Recreation and Conservation Zoning Ordinance*. This review may result in the amendment or elimination of existing controls, or the adoption of new regulations to assist with

the implementation of the County's natural resource protection efforts.

#### *Indiana County Comprehensive Recreation and Parks Plan*

The implementation of recommendations identified in the *Indiana County Comprehensive Recreation and Parks Plan* will enhance the County's open space and increase recreational opportunities for residents and visitors. The achievement of Plan goals will allow the County to capitalize on recreational and nature-based tourism, advance the County's economy in a sustainable manner, and promote active and healthy lifestyles for all Indiana County residents.

#### *Indiana County Open Space, Greenways and Trails Plan*

Many studies show that a community's quality of life is an increasingly important factor in corporate relocation decisions. "Greenways that include trails are often cited as important contributors to quality of life" (*Better Models for Development in Pennsylvania*). The implementation of recommendations identified in the

County's Open Space, Greenways, and Trails Plan will create a natural infrastructure network that will protect our natural resources, improve the quality of life and encourage tourism. The County should incorporate greenway planning with growth management strategies and implement land use management tools such as overlay zoning to create and/or preserve greenway corridors. Developing a natural infrastructure network will allow the County to achieve community goals in recreation, environmental conservation and alternative transportation.

#### *Local Municipalities*

Local municipalities should identify strategies to connect greenways, parks and trails located within their communities. Additionally, they should identify strategies to connect their natural infrastructure to the natural infrastructure network identified in the *Indiana County Open Space, Greenways and Trails Plan*.

#### **Natural Resource Protection Tools**

In Pennsylvania, the power and responsibility to plan for land use and its

regulation lie exclusively with local government. The County must maximize the use of existing land use management tools to protect its natural resources and ensure that it continues to have a reliable supply of water. Examples of land use ordinances that exist now and what can be done under the current **Pennsylvania Municipalities Planning Code (MPC)** are listed below. Brief definitions have been extracted from the Governor's Center for Local Government Services publication titled, *Local Land Use Controls in Pennsylvania; Planning Series #1*. The entire document can be viewed at DCED's website ([http://www.newpa.com/webfm\\_send/1517](http://www.newpa.com/webfm_send/1517)).

The MPC defines "land use ordinance" as "any ordinance or map adopted pursuant to the authority granted in Article IV, V, VI and VII." Therefore, the following are land use ordinances:

#### Official Map

An official map identifies specific parcels or portions of private property within a municipality where open spaces are

desired or where public improvements are envisioned. It also demonstrates that it is the intent of the governing body to acquire land for these municipal purposes.

An official map ordinance allows a municipality to reserve private land for certain public uses. This process has two phases which are regulatory and acquisition. The regulatory phase notifies developers and land owners that the area mapped is reserved by the municipality. The second phase involves acquisition of the property. Property can be acquired through purchase, easement, donation, dedication, or through eminent domain. The official map ordinance provides for the coordination of public and private goals, and serves as a valuable tool to help implement the comprehensive plan. Nonetheless, it is the least utilized land use ordinance in the Commonwealth.

#### Subdivision and Land Development

Subdivision refers to the creation of new lots or changes in property lines, while land development involves construction of public or private improvements to land.

Subdivision and land development regulations offer municipalities a degree of protection against unwise and poorly planned growth. The community ensures proper placement of public improvements such as new roads, water and sewer lines and drainage systems. Regulations also provide that improvements are installed and paid for by the developer and not the taxpayers. By requiring review and inspection reports from the municipal engineer, local officials guarantee that public improvements are properly designed and constructed.

#### Zoning

Zoning is a tool a community may utilize to regulate the use of land and the location and intensity of development. It is initiated by the adoption of a zoning ordinance designed to protect the public health, safety and welfare and to guide growth.

#### Planned Residential Development Provisions (PRD) as part of the zoning ordinance

Planned Residential Development (PRD) is

a concept with several advantages over typical or conventional development practices. PRD regulations provide for flexibility in site and lot design. For that reason, PRD enhances the opportunities for quality residential and nonresidential development while at the same time reducing the cost of installing improvements.

Traditional Neighborhood Development Provisions (TND) as part of the zoning ordinance

Traditional Neighborhood Development (TND) recaptures the village and town square flavor of a pedestrian oriented setting. This is accomplished by utilizing traffic calming design measures such as narrow streets, frequent intersections and on-street parking. These measures are combination with a mixed array and proximity to each other of housing, businesses and services. Sidewalks, parks, ample open space and the opportunity for viable public transportation are essential elements to the success of the TND. This form of development can occur either as an extension of existing areas, as a form of

urban infill, or as an independent entity.

Article III, Section 1103 of the MPC enables municipalities to designate rural resource areas, where:

- (i) Rural resource uses are planned for.
- (ii) Development at densities that are compatible with rural resource uses are or may be permitted.
- (iii) Infrastructure extensions or improvements are not intended to be publicly financed by municipalities except in villages, unless the participating or affected municipalities agree that such service should be provided to an area for health or safety reasons.

Transfer of Development Rights

A Transfer of Development Rights (TDR) Ordinance is a related ordinance the County should develop to protect important natural resources. It is a multi-faceted resource protection tool based on the underlying principle that real property is a bundle of rights rather than a single entity. Just as mineral rights can be separated from the land, so can the right to develop. The development rights can be

transferred from one site to another, from an area to be preserved or protected to a receiving area where growth can be accommodated and is desirable. The property owner whose land is being restricted would, therefore, be fairly compensated. The TDR concept can create benefits not realized from conventional zoning, and it can create a permanent preservation of the features it was enacted to protect.

Conservation Overlay District

In addition to the land use controls provided for in the MPC, the TDR, and ordinances recommended earlier in this Chapter (Steep Slope, Wetlands Management and Riparian Buffer Ordinances), the County should develop an ordinance to delineate Conservation Overlay Districts. The ordinance would provide guidance to shape development into a form more compatible with natural resources, and guide development toward those areas that do not fall within the conservation area. Conservation Overlay Districts do not replace existing zoning districts, but instead overlay a new set of

standards and incentives within those districts to better achieve natural resource protection goals.

#### Other land use management tools

The Pennsylvania Land Trust Association has developed a valuable online resource that offers succinct summaries, in-depth guidance and links to resources on 33 conservation tools and topics ([www.conservationtools.org](http://www.conservationtools.org)). Tools and topics cover land use ordinances and development standards; acquisition of land and easements; financing conservation; studies, planning and research analysis; incentives and help for landowners; and education and communication.

#### Balancing Natural Resource Protection and Private Property Rights

The County should establish a land use committee charged with investigating new and existing land use management tools that could be combined in innovative ways to effectively address natural resource conservation and protection goals in Indiana County without compromising

private property rights. The land use committee must work with local landowners while investigating and developing land use management tools to ensure that proposed regulations are based on valid public purposes and to ensure that landowners retain an economically viable use of their land. The following excerpt, from *Land Use Controls in Pennsylvania: Planning Series #1*, elaborates on the constitutional and statutory constraints of land use controls:

Regulations, whether imposed by a free standing single purpose ordinance or provisions of a land use ordinance, often restrict or limit private property rights for the benefit of a public good. Single or special purpose ordinances generally regulate a particular nuisance. The nuisance being restricted must in some way represent imminent harm. For example, development in the floodplain areas of the state is controlled by a single purpose ordinance in most rural areas. The general police powers allow this to be done without the government acquiring or purchasing the right or use of land for a public benefit.

Regulations can create a basic tension

between the rights of individuals to make free choices about the use of their property and citizen concern not to adversely affect the public good or cause environmental harm. Balancing these rights can present difficulties. Recent U.S. Supreme Court decisions regarding the “taking issue” underscore the importance of quality planning when government places limitations or restrictions on use of private property. A taking occurs when a regulation denies a landowner all use of his or her property without just compensation. Governing bodies must be careful that land use ordinances do not place too many constraints upon private property that they become so severe that they constitute a taking requiring compensation.

Comprehensive planning and carefully crafted land use ordinances, as well as special purpose regulations, can balance a municipality’s need to protect the environment with an individual’s need to realize some valuable use of his or her property. Public officials must be prepared to demonstrate that the imposition of the regulation is connected to legitimate protection of the public good. Careful comprehensive plan preparation and implementing land use ordinances can help document a community’s effort to balance these rights.



### Conclusion

Historically, human development has not considered the natural processes upon which we depend. This lack of consideration has damaged or destroyed the systems that support us. Natural resource protection involves the sustainable use and management of both renewable and non-renewable resources, with a particular focus on how management affects the quality of life for both present and future generations. The County must facilitate environmental stewardship by improving our understanding of healthy ecosystems, supporting community stewardship initiatives, adopting land use controls that will protect the County's natural resources and establishing policies that promote responsible development.

### Recommendations

- ◆ Strengthen stewardship ethics and encourage community value of unique natural resources in Indiana County.
- ◆ Develop a Steep Slope Ordinance for Indiana County that will guide development for steep slopes.
- ◆ Consider the location of mineral deposits in land use planning to ensure that proposed developments do not prevent the extraction of valuable resources.
- ◆ Identify and evaluate the suitability of lands impacted by mining, quarrying or other extraction activities for recreation and/or other reuse projects.
- ◆ Continue to study the environmental and socio-economic impacts of Marcellus Shale development.
- ◆ Promote educational opportunities that can help residents, landowners, businesses, and municipalities better understand the opportunities and challenges arising from Marcellus Shale development and other development proposals.
- ◆ Encourage the deployment and use of innovative environmental and advanced energy technologies. They must include renewable energy sources.
- ◆ Identify large tracts of land that could accommodate development of renewable energy sources, with minimum impact on natural resources.
- ◆ Construct and promote buildings and infrastructure that use land, energy, water and materials efficiently (Keystone Principle #5).
- ◆ Provide incentives to encourage developers to obtain certification in accordance with the LEED Green Building Rating System™.
- ◆ Develop an Energy Plan for Indiana County that encourages reduced energy consumption, and promotes the development and use of renewable energy resources.
- ◆ Encourage municipal officials to create and/or maintain Shade Tree Commissions or other community tree programs.
- ◆ Identify large contiguous areas of land for preservation to protect natural resources and derive economic value

associated with protecting open space.	located outside of agricultural areas.	Indiana County that identifies ways to reduce demand for water and improve overall water use efficiencies.
<ul style="list-style-type: none"> <li>◆ Advance efforts to develop, adopt, and implement a County Stormwater Management Plan that includes innovative strategies for controlling the quality and volume of stormwater runoff.</li> <li>◆ Support conservation and restoration activities for waterways located in Conservation Priority Watersheds and Restoration Priority Watersheds to protect the County's biodiversity and achieve Exceptional Value waters in Indiana County.</li> <li>◆ Identify critical groundwater recharge areas and prohibit incompatible uses in these areas to prevent contamination of groundwater resources.</li> <li>◆ Develop a Wetlands Management Ordinance to protect the County's wetlands and floodplains.</li> <li>◆ Identify and set priorities to establish vegetative or forested buffers of at least 150' on each side of every stream</li> </ul>	<ul style="list-style-type: none"> <li>◆ Provide incentives to encourage landowners to implement riparian buffer protection measures</li> <li>◆ Develop a Riparian Buffer Ordinance to protect the County's waterways and its biodiversity.</li> <li>◆ Promote and/or sponsor source water protection technical assistance and education programs to assist communities and public water suppliers with their efforts to protect public drinking water sources.</li> <li>◆ Maintain and expand BMPs that prevent runoff from abandoned mines, gas well drilling activities, dirt and gravel roads, agriculture areas, and extraction activities from entering ground and surface water.</li> <li>◆ Direct development to areas that currently have public water services with some level of excess capacity or to areas that can increase capacity.</li> <li>◆ Develop a Water Conservation Plan for</li> </ul>	<ul style="list-style-type: none"> <li>◆ Identify and set priorities for the protection of important and threatened natural resources and open space areas based on information obtained from the <i>Indiana County Natural Heritage Inventory</i>. These efforts must be in conjunction with other natural resource information (agricultural areas, slope and soil overlays, floodplain maps, etc.).</li> <li>◆ Encourage compact development patterns and the selection of sites that are within or adjacent to existing development to minimize habitat fragmentation and also help preserve open space.</li> <li>◆ Conduct and/or promote educational outreach programs to raise public awareness about invasive plant species and the resulting threat to biodiversity.</li> <li>◆ Partner with conservation agencies and watershed organizations to</li> </ul>

manage invasive plants in targeted geographic areas.

- ◆ Develop voluntary and incentive-based programs to protect the County's wildlife and natural habitats.
- ◆ Complete an update of the County's Natural Heritage Inventory, Comprehensive Recreation and Parks Plan, and Open Space, Greenways and Trails Plan prior to the next update of the County's Comprehensive Plan.
- ◆ Conduct a comprehensive review of the *Indiana County Special Recreation and Conservation Zoning Ordinance* and amend or eliminate existing controls, or adopt new regulations to assist with implementation of the County's natural resource protection efforts.
- ◆ Continue to grow, maintain and improve the County's Parks and Trails System.
- ◆ Implement land use management strategies that will support development of the County's open

space, greenways and trail system, as proposed in the *Indiana County Open Space, Greenways and Trails Plan*.

- ◆ Establish a land use committee charged with investigating new and existing land use management tools that could be combined in innovative ways to effectively address natural resource conservation and protection in Indiana County.

## Policy Statement and Summary of Goals

### Policy Statement:

Protect, conserve and preserve natural resources in Indiana County.

### Goals

#### Goal #1

Protect water supply sources.

#### Goal #2

Restore and enhance the environment (Keystone Principle #6).

#### Goal #3

Enhance recreational and heritage resources (Keystone Principle #7).

#### Goal #4

Encourage sustainable development patterns.

#### Goal #5

Promote the use of alternative energy resources in Indiana County.



## Implementation Strategy

### Acronym Key

Acronym	Definition
ICBOC	Indiana County Board of Commissioners
ICCEO	Indiana County Center for Economic Operations
ICCD	Indiana County Conservation District
ICOPD	Indiana County Office of Planning & Development
ICPT	Indiana County Parks & Trails
ICPC	Indiana County Planning Commission
ICWSSC	Indiana County Water Supply Steering Committee
PSCE	Penn State Cooperative Extension
ICDC	Indiana County Development Corporation
ICCOC	Indiana County Chamber of Commerce



## Implementation Strategy

**Natural Resources Policy Statement:** Protect, conserve and preserve natural resources in Indiana County.

GOAL #1: Protect water supply sources			
<b>Objective:</b> Protect public drinking water sources			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Develop, adopt and implement a County Stormwater Management Plan.	ICBOC, ICPC, ICOPD, ICCD, Municipalities	State, Local	Short
Identify critical groundwater recharge areas and develop overlay zoning ordinances to prohibit incompatible uses near these areas and prevent contamination of groundwater resources.	ICBOC, ICPC, ICOPD, ICCD, Municipalities	State, Local	Short
Identify and prioritize streams for development of riparian buffers of at least 150' on both sides.	ICBOC, ICPC, ICOPD, ICCD, Municipalities, Watershed Groups	State, Local	Short
Provide incentives to encourage landowners to establish riparian buffer protection measures.	ICBOC, ICPC, ICOPD, ICCD, Municipalities	State, Local	Short
Promote and/or sponsor source water protection technical assistance and education programs to assist communities and water suppliers with efforts to protect drinking water sources.	ICBOC, ICPC, ICOPD, ICCD, Municipalities	State, Local	Ongoing
Provide technical assistance to water providers and individuals interested in developing wellhead protection plans.	ICBOC, ICPC, ICOPD, ICCD, ICWSSC	N/A	Ongoing
Maintain and expand the implementation of BMPs to divert runoff from abandoned mines, agricultural areas, and extraction activities away from streams, reservoirs and other waterways.	ICBOC, ICPC, ICOPD, ICCD, Watershed Groups	State, Local	Ongoing
Continue and expand efforts to increase protection and management of the County's water resources through education programs.	ICBOC, ICPC, ICOPD, Municipalities, Water Providers	State, Local	Ongoing

<b>Objective:</b> Plan for the reliable supply of water			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Update the Indiana County Water Supply Plan and water demand evaluation.	ICBOC, ICPC, ICOPD, ICWSSC, Water Providers	State, Local	Short
Re-activate the Indiana County Water Supply Steering Committee and broaden the scope of work and role of the Committee to address water resource issues beyond the development and expansion of water systems.	ICBOC, ICPC, ICOPD, ICWSSC, Water Providers	State, Local	Short
Identify groundwater recharge areas and evaluate development demands on the drawdown of these vital resources.	ICBOC, ICPC, ICOPD, ICWSSC, Water Providers	State, Local	Short
Develop a Water Conservation Plan for Indiana County that identifies ways to reduce demand for water and improve overall water use efficiencies.	ICBOC, ICPC, ICOPD, ICCD, Water Providers	State, Local	Ongoing
<b>GOAL #2: Restore and Enhance the Environment</b>			
<b>Objective:</b> Strengthen stewardship ethics and encourage community value of natural resources			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Provide educational opportunities to better inform the community, developers, elected officials and other stakeholders about the importance of natural resources and to strengthen environmental stewardship ethics.	ICBOC, ICPC, ICOPD, ICPT, ICCD, Municipalities, Watershed Groups	N/A	Ongoing
Identify large contiguous areas of land for open space preservation.	ICBOC, ICPC, ICOPD	N/A	Short

<b>Objective:</b> Maximize the use of existing land use management tools to protect the County's natural resources and biodiversity			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Establish a land use committee charged with investigating new and existing land use management tools (see pages 8.38 - 8.40) that could be combined in innovative ways to effectively address natural resource conservation and protection.	ICBOC, ICPC, ICOPD	N/A	Short
Conduct a comprehensive review of the <i>Indiana County Special Recreation and Conservation Zoning Ordinance</i> ; amend or eliminate existing controls or adopt new regulations.	ICBOC, ICPC, ICOPD, ICPT	State, Local	Short
Develop a Steep Slope Ordinance to protect environmentally sensitive areas.	ICBOC, ICPC, ICOPD	State, Local	Mid
Develop a Wetlands Management Ordinance to protect the County's wetlands and floodplains.	ICBOC, ICPC, ICOPD	State, Local	Mid
Develop a Riparian Buffer Ordinance to protect the County's waterways.	ICBOC, ICPC, ICOPD, ICCD, Municipalities	State, Local	Mid
Develop a Conservation Overlay District to protect the County's important natural resources.	ICBOC, ICPC, ICOPD, ICPT	State, Local	Mid
<b>Objective:</b> Restore County streams that have been impacted by AMD, with the goal of achieving Exceptional Value waters			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Continue and expand stream restoration efforts, with an emphasis on projects located in Conservation and Restoration Priority Watersheds.	ICBOC, ICPC, ICOPD, ICCD, Watershed Groups	State, Local	Ongoing

<b>Objective:</b> Protect important ecological areas and threatened natural resources			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Conduct additional species and ecological inventory work in the County, focusing on recommendations identified in the NHI.	ICBOC, ICPC, ICOPD, ICPT	State, Local	Ongoing
Complete an update of the County's Natural Heritage Inventory prior to the next update of the County's Comprehensive Plan.	ICBOC, ICPC, ICOPD	State, Local	Long
Conduct and/or promote educational outreach programs to raise public awareness of invasive plant species and the resulting threat to biodiversity.	ICBOC, ICPC, ICCD, ICOPD, ICPT,	State, Local	Ongoing
Partner with conservation agencies and watershed organizations to manage invasive plants in targeted geographic areas.	ICBOC, ICPC, ICCD, ICOPD, ICPT Watershed Organizations	State, Local	Short
Develop voluntary and incentive-based programs to protect the County's wildlife and natural habitats.	ICBOC, ICPC, ICCD, ICOPD	State, Local	Short
<b>GOAL #3: Enhance Recreational and Heritage Resources</b>			
<b>Objective:</b> Continue to maintain and improve the County's Parks and Trails System			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Implement recommendations identified in the County's Comprehensive Parks and Recreation Plan.	ICBOC, ICPC, ICOPD, ICPT	State, Local	Short
Consult NHI data for site-level planning and development of trail alignments.	ICBOC, ICPC, ICOPD, ICPT	N/A	Ongoing

<b>Objective:</b> Establish a Countywide greenway network			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Implement recommendations identified in the County's Open Space, Greenways, and Trails Plan.	ICBOC, ICPC, ICOPD, ICPT, Municipalities	State, Local	Short
Investigate the availability of lands, rights-of-way or easements that may be needed for establishing recreation and conservation greenway corridors.	ICBOC, ICPC, ICOPD, ICPT, Municipalities	N/A	Short
Prioritize greenway corridor projects.	ICBOC, ICPC, ICOPD, ICPT, Municipalities	N/A	Short
Develop and provide incentives for achievement of greenway corridor project goals.	ICBOC, ICPC, ICOPD, ICPT, Municipalities	N/A	Short
Consult NHI data for site-level planning and development of proposed greenway corridors.	ICBOC, ICPC, ICOPD, ICPT, Municipalities	N/A	Ongoing
<b>GOAL #4: Encourage Sustainable Development Patterns</b>			
<b>Objective:</b> Encourage compact development			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Establish designated growth areas to concentrate development in existing areas already served by public services and infrastructure.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Short
Develop incentives to encourage traditional mixed-use development, infill development and redevelopment activities.	ICBOC, ICPC, ICOPD, ICCD, ICCOC, Municipalities	N/A	Short



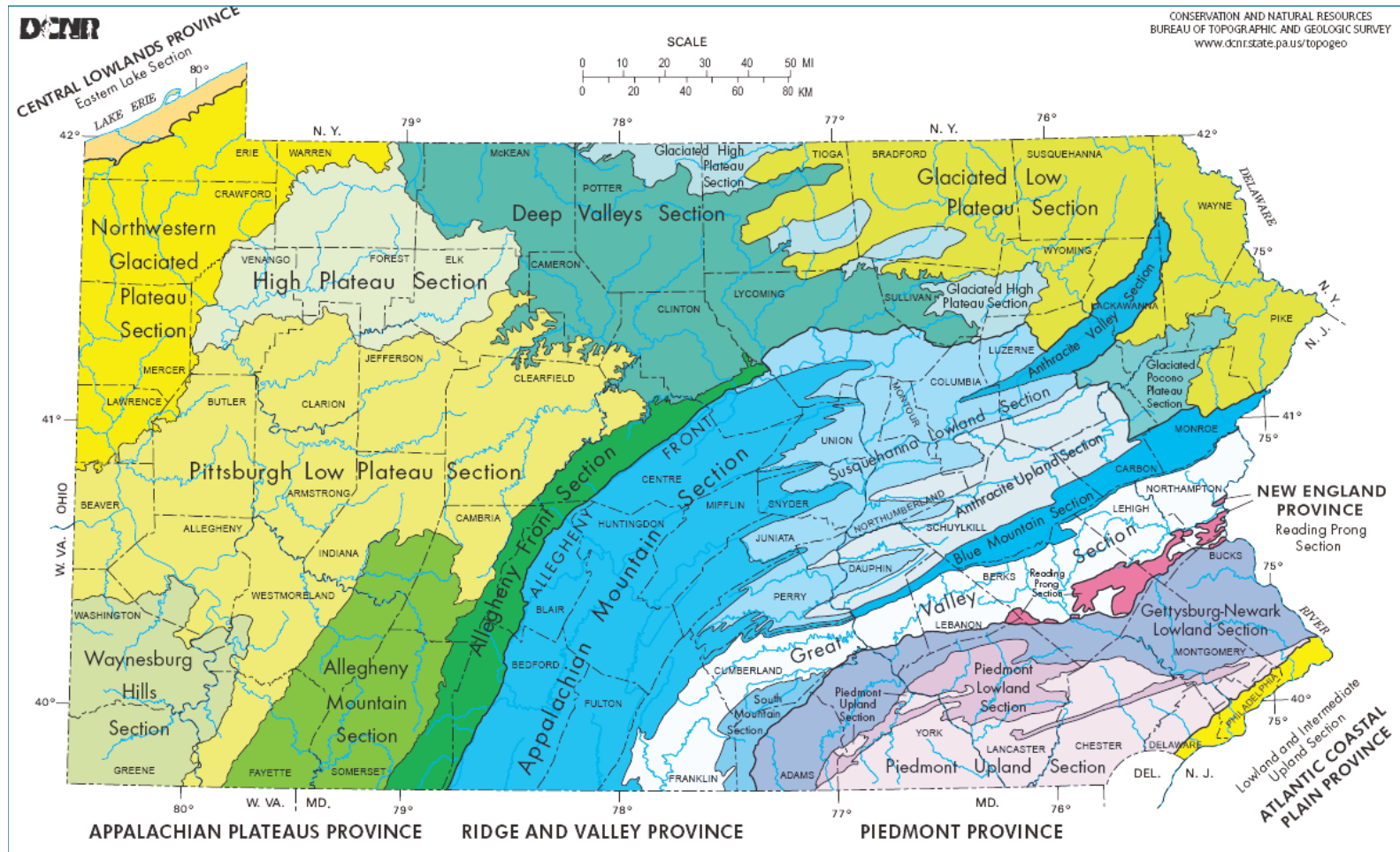
**GOAL #5: Promote the Use of Alternative Energy****Objective:** Develop plans and incentives to encourage energy conservation

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Develop an Energy Plan for Indiana County.	ICBOC, ICPC, ICOPD	State, Local	Short
Develop incentives to encourage developers to construct buildings and infrastructure that use land, energy, water, and materials efficiently.	ICBOC, ICPC, ICOPD, ICCEO, ICDC, ICCOC, Municipalities	Local	Short
Provide incentives to encourage developers to obtain certification from the LEED Green Building Rating System.	ICBOC, ICPC, ICOPD, ICCEO, ICDC, ICCOC, Municipalities	N/A	Short
Identify large tracts of land that could accommodate development of renewable energy sources with minimum impact on natural resources.	ICBOC, ICPC, ICOPD, ICCEO, ICDC, ICCOC, PSCE	N/A	Short

## Appendix 8.1

### Physiographic Provinces of PA

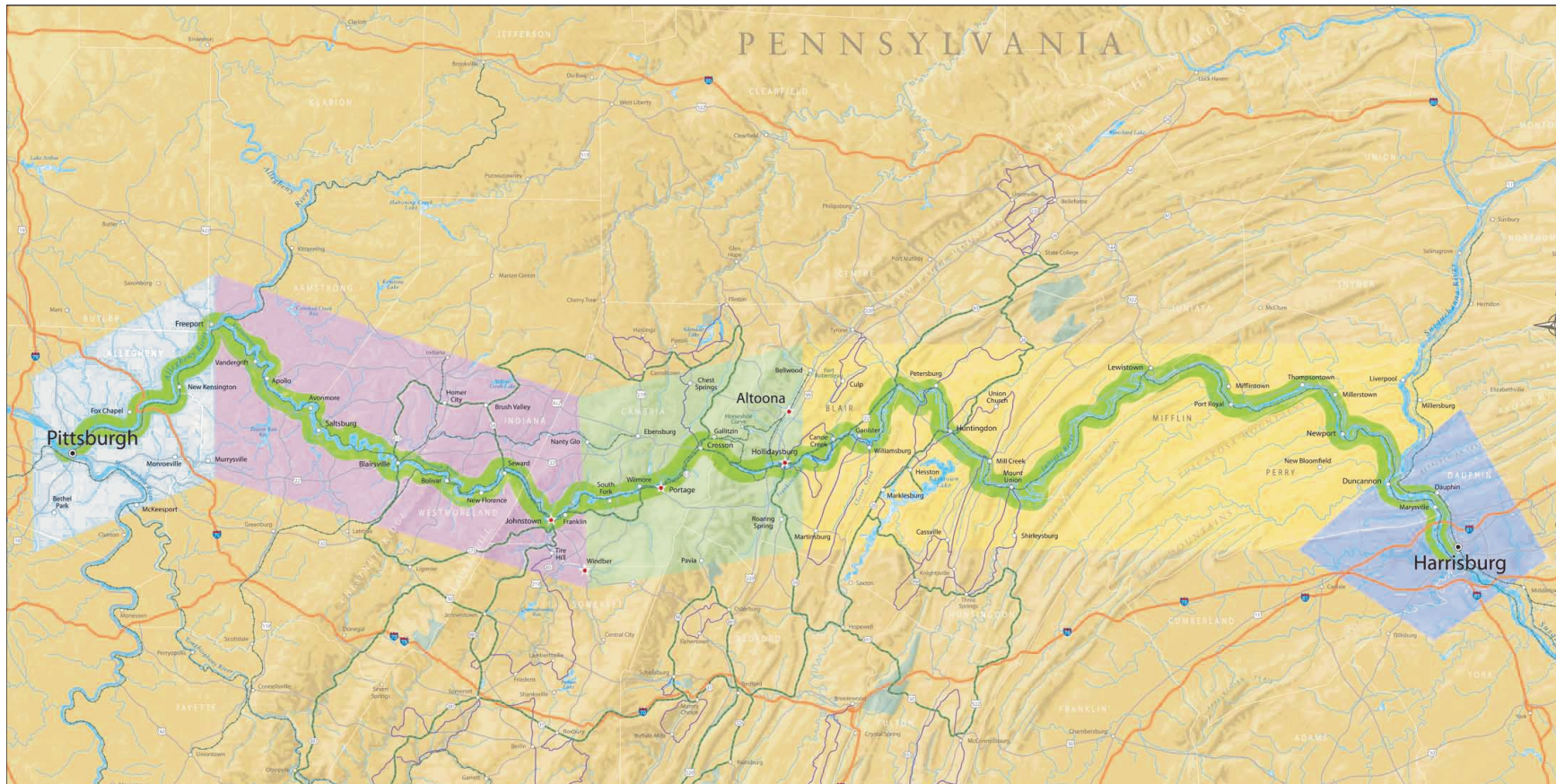
(Source: Department of Conservation and Natural Resources)





## Appendix 8.2

### Pittsburgh-to-Harrisburg Mainline Canal Greenway™







## Appendix 8.3

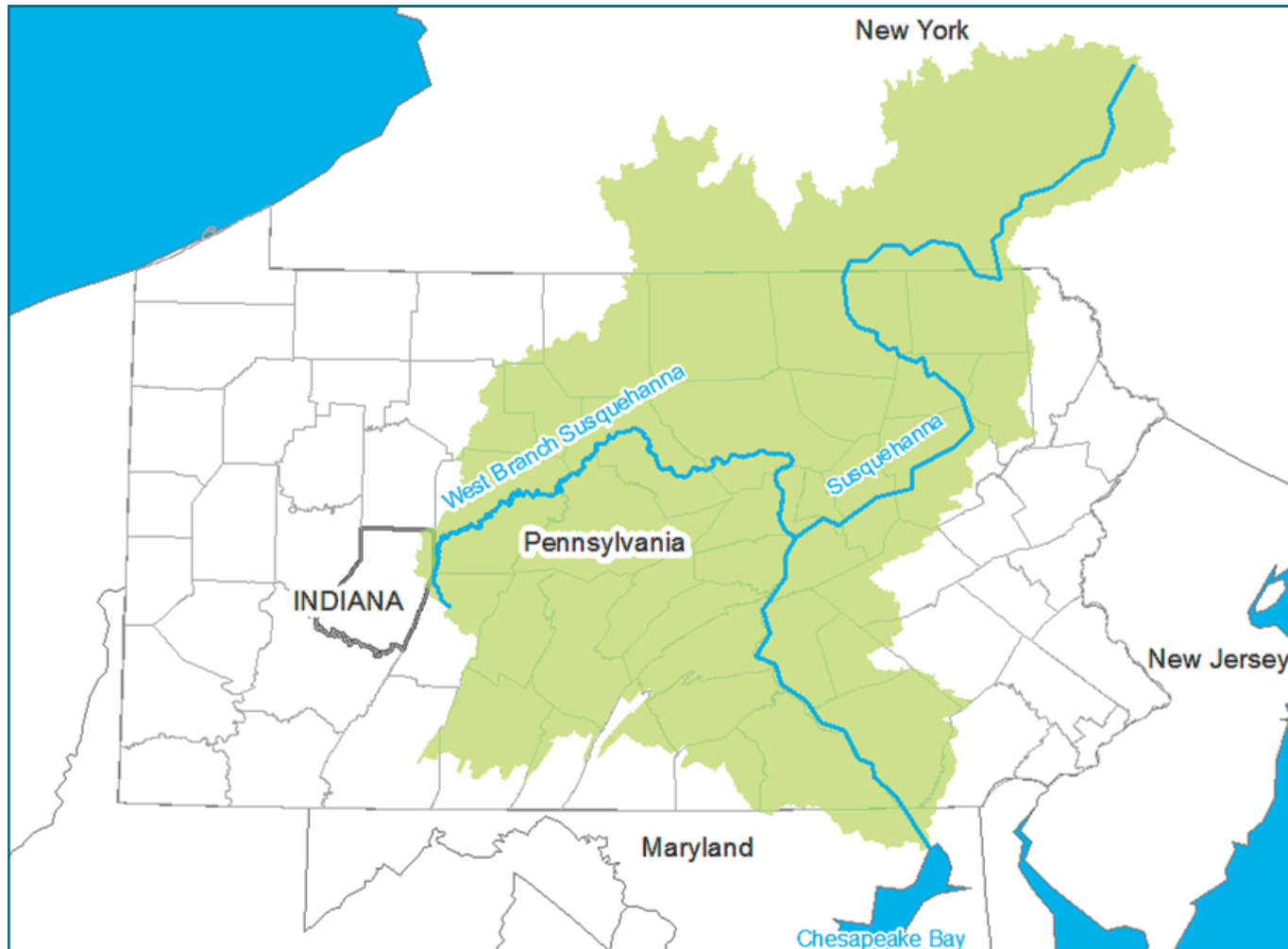
### Ohio River Watershed





## Appendix 8.4

### Chesapeake Bay Watershed





## **APPENDIX 8.5**

### Conservation/Environmental Organizations



## Federal

### American Water Resources Association

The American Water Resource Association is a non-profit professional association dedicated to the advancement of multidisciplinary water resources education, management and research.

[www.awra.org](http://www.awra.org)

### Natural Resources Conservation Service (NRCS)

The Natural Resources Conservation Service (NRCS) helps landowners develop conservation plans, and provides advice on the design, layout, construction, management, operation, maintenance, and evaluation of the recommended, voluntary conservation practices.

[www.nrcs.usda.gov](http://www.nrcs.usda.gov)

### National Rural Water Association

The National Rural Water Association, through its state affiliates, is the largest water and wastewater utility membership organization in the Nation representing over 26,696 public water and wastewater utilities. The organization provides technical expertise to utilities, and

advocates for rural and small system issues in the regulatory process.

[www.nrwa.org](http://www.nrwa.org)

### United States Army Corps of Engineers

The U.S. Army Corps of Engineers enforces wetlands laws, manages land primarily for flood control and recreational use, and issues permits for dredging or filling in wetlands and other waters as part of an environmental review process. Indiana County is located within the Corps' Pittsburgh District, which encompasses 26,000 square miles and includes portions of western Pennsylvania, northern West Virginia, eastern Ohio, western Maryland and southwestern New York. Their jurisdiction includes more than 328 miles of navigable waterways, 23 navigation locks and dams, 16 multi-purpose flood damage reduction reservoirs, 40 local flood damage reduction projects and other projects to protect and enhance the Nation's water resources, infrastructure and environment. [www.lrp.usace.army](http://www.lrp.usace.army)

### United States Department of Agriculture-Water Quality Information Center

The Water Quality Information Center (WQIC) provides information on water quality and agriculture. The Center collects, organizes, and communicates findings on water quality and agriculture.

[www.nal.usda.gov/wqic](http://www.nal.usda.gov/wqic)

### United States Environmental Protection Agency

The U.S. Environmental Protection Agency (EPA) implements environmental law written by Congress by developing and enforcing regulations. These regulations set national standards for environmental protection. The agency also provides grants, studies national environmental issues, sponsors partnerships with businesses, educates people on environmental issues, and publishes information for public knowledge.

[www.epa.gov](http://www.epa.gov)

### United States Fish and Wildlife Service

The U.S. Fish and Wildlife Service is dedicated to the conservation, protection, and enhancement of fish, wildlife, plants

and their habitats. The organization also administers the federal Endangered Species Act. [www.fws.gov](http://www.fws.gov)

## State

### Coldwater Heritage Partnership

The Coldwater Heritage Partnership (CHP) is a collaborative effort between the PA Fish & Boat Commission, PA Department of Conservation and Natural Resources, Western Pennsylvania Watershed Protection Program and Pennsylvania Trout. The purpose of the Coldwater Heritage Partnership (CHP) is to provide leadership, coordination, technical assistance, and funding support for the evaluation, conservation and protection of Pennsylvania's coldwater streams. [www.coldwaterheritage.org](http://www.coldwaterheritage.org)

### Foundation for Pennsylvania Watersheds

The Foundation for Pennsylvania Watersheds is a grant-making foundation that invests in efforts to protect healthy and natural streams around the state. Additionally, it cleans up pollution and repairs damaged wildlife habitat. [www.pennsylvaniawatersheds.org](http://www.pennsylvaniawatersheds.org)

### Pennsylvania Bureau of Forestry

State forest lands comprise 2.1 million acres of "Penn's Woods." Pennsylvania's state forests provide an almost endless list of outdoor activities including hiking, biking, ATV and snowmobile riding, fishing and hunting. State forests also provide natural habitats for thousands of plant and animal species. Forestry personnel assist Pennsylvanians in wildlife, tree and plant life education, maintain the forests' health, and are ready to protect Pennsylvania against forest fires and pests. [www.dcnr.state.pa.us/forestry](http://www.dcnr.state.pa.us/forestry)

### Pennsylvania Department of Environmental Protection

The Pennsylvania Department of Environmental Protection (PA DEP) develops and enforces regulations based on National environmental law. The agency also studies state environmental issues, educates people about the environment, and supports environmental programs. DEP also creates standards and regulations for water management, drinking water, and watershed management. [www.depweb.state.pa.us](http://www.depweb.state.pa.us)

### Pennsylvania Department of Conservation and Natural Resources

The Pennsylvania Department of Conservation and Natural Resources (DCNR) provides oversight and management of state parks, forests, and recreation assistance. DCNR administers the Commonwealth's Trails and Greenways Program, Heritage Area Parks Program, and a Rivers Conservation Planning Program. DCNR also works with Topographic and Geologic Survey, and the Conservation and Natural Resources Advisory Council. [www.dcnr.state.pa.us](http://www.dcnr.state.pa.us)

### Pennsylvania Fish and Boat Commission

The mission of the Fish and Boat Commission is to protect, conserve, and enhance the Commonwealth's aquatic resources, and provide fishing and boating opportunities. [www.fish.state.pa.us](http://www.fish.state.pa.us)

### Pennsylvania Game Commission

The Pennsylvania Game Commission was created by the State Legislature to protect, manage, and conserve wildlife. Each State Game Land has an individual management plan designed to improve wildlife habitat

and provide recreational opportunities.  
[www.pgc.state.pa.us](http://www.pgc.state.pa.us)

#### Pennsylvania Land Trust

The Pennsylvania Land Trust Association seeks to protect Pennsylvania's special places and landscapes for today and for generations to come. To increase the quality and pace of land conservation, PALTA helps conservation practitioners improve their effectiveness, builds public understanding, and advocates for better governmental policy.

[www.conserveland.org](http://www.conserveland.org)

#### Pennsylvania Natural Heritage Program

The Pennsylvania Natural Heritage Program (PNHP) is a partnership between the PA DCNR, PA Fish and Boat Commission, PA Game Commission, and the Western PA Conservancy. PNHP is a member of NatureServe, an international network of natural heritage programs that gather and provide information on the location and status of important ecological resources (plants, vertebrates, invertebrates, natural communities and geologic features). PNHP provides current,

reliable, objective information to help inform land-use planning and conservation decisions.

#### Pennsylvania Rural Water Association

The Pennsylvania Rural Water Association (PRWA) supports members and utilities throughout the Commonwealth with technical support, legislative representation, and other valuable services and benefits. [www.prwa.com](http://www.prwa.com)

#### Pennsylvania Water Resources Education Network (WREN)

The Pennsylvania Water Resources Education Network (WREN) is a nonpartisan informal collaboration among organizations and public officials working for the protection and management of Pennsylvania's surface and groundwater resources through education and informed policy making. [www.wren.palwv.org](http://www.wren.palwv.org)

#### Pennsylvania's Water/Wastewater Agency Response Network

The Pennsylvania's Water/Wastewater Agency Response Network (WARN) supports and promotes statewide

emergency preparedness, disaster response and mutual aid assistance for public and private water and wastewater utilities in the Commonwealth.

[www.pawarn.org](http://www.pawarn.org)

### **Regional**

#### Chesapeake Bay Foundation

The land that drains into the Chesapeake Bay covers 64,000 square miles. The watershed is a vast mosaic of cities, suburbs, farmlands, forests, and wetlands that extends across six states and the District of Columbia. Throughout the region, the CBF works to address the issues that affect the health of the Bay and its tributaries. They advocate for clean water at local, state, and federal levels.

[www.cbf.org](http://www.cbf.org)

#### Mid-Atlantic Karst Conservancy

The Mid-Atlantic Karst Conservancy was formed to support the study, conservation, and preservation of caves and karst resources, and to educate the public about these resources. The Conservancy meets quarterly at the Bob and Bev Danielson Cave and Karst

Education Center, which is located in Blairsville Borough. [www.karst.org](http://www.karst.org)

Susquehanna River Basin Commission

The mission of the Susquehanna River Basin Commission (SRBC) is to enhance public welfare through comprehensive planning, water supply allocation, and management of the water resources of the Susquehanna River Basin. To accomplish this mission, the SRBC works to reduce damages caused by floods; provide for the reasonable and sustained development and use of surface and ground water for municipal, agricultural, recreational, commercial and industrial purposes; protect and restore fisheries, wetlands and aquatic habitat; protect water quality and in-stream uses; and ensure future availability of flows to the Chesapeake Bay [www.srbc.net](http://www.srbc.net)

Western Pennsylvania Conservancy

The Western Pennsylvania Conservancy protects and restores our region with clean waters, healthy forests, wildlife, and natural areas for the benefit of present and future generations. The Conservancy

establishes green spaces and gardens to instill vitality in our cities and towns. [www.paconserve.org](http://www.paconserve.org)

Western Pennsylvania Coalition for Abandoned Mine Reclamation (WPCAMR)

Formed in 1982, WPCAMR is a nonpartisan, non-profit 501(c)3 organization funded through grants that works with watershed volunteers, technical remediation experts, and government agencies to reclaim lands and streams polluted by coal mining in Western Pennsylvania. [www.wpcamr.org](http://www.wpcamr.org)

**Local**

Aultman Watershed Association of Restoring the Environment

The Aultman Watershed Association of Restoring the Environment (AWARE) is an organization that addresses the problem of abandoned mine discharges in waterways and groundwater sources near the Aultman Run Watershed. Phone: (724)-357-3766

Blacklick Creek Watershed Association

The Blacklick Creek Watershed Association

is a volunteer organization that was established to create a structure and a focal point to improve the quality of the Blacklick Creek watershed. With 420 square miles in western Pennsylvania, including portions of Cambria and Indiana Counties, the watershed is a major contributor to the Conemaugh River Drainage Basin. [www.blacklickcreekwatershed.org](http://www.blacklickcreekwatershed.org)

Blackleggs Creek Watershed Association

The Blackleggs Creek Watershed Association is a volunteer organization dedicated to restoring the Blackleggs Creek watershed to its natural condition so that it may support a healthy aquatic habitat from the headwaters to its confluence with the Kiskiminetas River. The Blackleggs Creek watershed is located in southern Indiana County with a small portion of the watershed extending just across the Armstrong County line. The watershed encompasses an approximate 45 square acre area. [www.blackleggs.org](http://www.blackleggs.org)

Blue Spruce Chapter of Ducks Unlimited

Ducks Unlimited (DU) conserves, restores

and manages wetlands and associated habitats for North America's waterfowl. These habitats also benefit other wildlife and people. Within Pennsylvania, Ducks Unlimited advances this mission by restoring marginal croplands that were once productive wetland areas. Since 2000, DU has provided technical assistance to restore and/or enhance over 130 acres of land within Indiana County. Local activities have included partnering with the PA Game Commission, the USDA, and the NRCS office to cost-share habitat enhancement and stream bank fencing projects, which were funded through the Conservation Reserve Enhancement Program (CREP). [www.ducks.org](http://www.ducks.org)

#### Coalition for a Healthy County

The Coalition for a Healthy County (CHC) was formed to educate the community on issues related to deep shale fracking, to directly engage local and state elected officials to take action to protect our County, and to bring environmental issues to the public. [www.coalitionforahealthycounty.wordpress.com](http://www.coalitionforahealthycounty.wordpress.com)

#### Crooked Creek Watershed Association

The Crooked Creek Watershed Association is a volunteer organization that works to improve the water quality of Crooked Creek and its tributaries, preserve and enhance natural habitats in the watershed, and increase public awareness and education. The Crooked Creek watershed is located in Indiana and Armstrong Counties in western Pennsylvania. Crooked Creek flows from its headwaters near Indiana Borough to its mouth on the Allegheny River in Ford City. [www.crookedcreekallegheny.org](http://www.crookedcreekallegheny.org)

#### Evergreen Conservancy

The Evergreen Conservancy works to preserve local areas of ecological value in order to raise the quality of life of the citizens in and around Indiana County. The organization uses grants, land exchanges, conservation easements and other means to acquire land. [www.evergreenconservancy.org](http://www.evergreenconservancy.org)

#### Friends of the Parks

Friends of the Parks is a volunteer, non-profit organization dedicated to providing quality environmental education programs

in the Indiana County Parks system and at Yellow Creek State Park.

[www.indianacountyparks.org/happenings/programsnewpage1.html](http://www.indianacountyparks.org/happenings/programsnewpage1.html)

#### Friends of White's Woods Nature Center

The Friends of White's Woods (FWW) Nature Center work to preserve the White's Woods Nature Center, which is located in White Township, and promote the use and understanding of natural areas, and their unique opportunities. The organization also works to educate the general public about the value of natural areas, along with assisting community leadership and the recruitment of residents in promoting White's Woods. [www.friendsofwhiteswoods.org](http://www.friendsofwhiteswoods.org)

#### Friends of Yellow Creek State Park

Friends of Yellow Creek is a local volunteer organization that is supported by the Pennsylvania Parks and Forests Foundation. The Foundation is dedicated to conserving, enhancing, and promoting enjoyment of Pennsylvania's State parks and forests. Friends of Yellow Creek strives to include visitors in conserving,



protecting, and enhancing the natural, educational, and recreational resources of the park. [www.foyc.org](http://www.foyc.org)

Indiana County Chapter of the Pennsylvania Senior Environmental Corps

The Indiana County Chapter of the Pennsylvania Senior Environment Corps collects water quality data on local streams and partners with various watershed groups and county agencies concerning environmental issues. Contact: [FerraroJ2@verizon.net](mailto:FerraroJ2@verizon.net)

Indiana County Chapter of the Western Pennsylvania Mushroom Club

The Indiana County Chapter of the Western Pennsylvania Mushroom Club was formed to aid local residents in identifying, harvesting and using edible varieties of mushrooms. The organization holds educational meetings and sponsors walks in local parks to collect and identify mushrooms.

Contact: [iccwpmc@comcast.net](mailto:iccwpmc@comcast.net)

Indiana County Conservation District

The Indiana County Conservation District

encourages the wise use of agricultural lands and other natural resources. NRCS and the Indiana County Conservation District administer a variety of programs that provide technical, educational, and/or financial assistance to improve environmental stewardship, mitigate agricultural Nonpoint Source (NPS) pollution, and/or implement conservation practices on working lands. Common conservation practices include development of streamside buffers, grassed waterways and nutrient management. [www.iccdpa.org](http://www.iccdpa.org)

Ken Sink Chapter of Trout Unlimited

Trout Unlimited works to conserve protect and restore North America's coldwater fisheries and their watersheds. The Ken Sink chapter of Trout Unlimited is an Indiana County-based organization that works to advance this mission. Recent activities include partnering with other environmental groups to conduct stream cleanups. [www.tu.org](http://www.tu.org)

Little Mahoning Creek Watershed Association

The Little Mahoning Creek Watershed

Association is a non-profit organization whose mission is to enhance and protect the quality of the watershed, and develop and improve recreational opportunities and quality of life in the Little Mahoning Creek Watershed. (Contact: Michael Holiday; 724-349-0867)

Upper Mahoning Creek Watershed Association

The Upper Mahoning Creek Watershed Association is a non-profit conservation organization dedicated to protecting and restoring the Mahoning Creek, its tributaries, ponds and surrounding lands within Clearfield, Indiana, and Jefferson Counties, Pennsylvania for present and future generations.

Kiski-Conemaugh Stream Team

The mission of the Kiski-Conemaugh Stream Team is to educate and engage citizen stewards in maintaining, enhancing and restoring the natural resources of the Kiski-Conemaugh River Basin. The organization maintains 191 approved sampling points with a core of 38 volunteers in an area of over 1800 square

miles in five counties. Volunteers monitor Abandoned Mine Drainage (AMD) discharges into streams and AMD passive treatment systems, and develop environmental education materials and programs. [www.kcstreamteam.org](http://www.kcstreamteam.org)

## APPENDIX 8.6

### Biological Diversity Areas (BDAs)

Biological Diversity Areas (BDAs) are categorized by significance. (See Table 15, p. 54 of the *Indiana County Natural Heritage Inventory* for definition of significance levels).

**Note:** Page numbers in this table refer to page numbers in the *Indiana County Natural Heritage Inventory*.

BDA	Municipality	Description	Page
<b>Exceptional Significance</b>			
Little Mahoning Creek Lower BDA	South Mahoning Township, West Mahoning Township	A High-quality stream that provides habitat for numerous dragonflies, mussels, and other species of concern.	181
Strangford Cave BDA	Burrell Township	A limestone cave that is habitat for Allegheny woodrats and 3 invertebrate species of concern.	191
<b>High Significance</b>			
Brush Creek at Brush Creek Road BDA	Brush Valley Township	A section of Brush Creek near its headwaters that provides habitat for 2 dragonfly species of concern.	85
Chestnut Ridge/Penn View Mountain—North BDA	Burrell Township, West Wheatfield	Steep forested slopes above the Conemaugh River that support Allegheny woodrats and thick-leaved meadow-rue.	98
Conemaugh Gorge BDA	East Wheatfield Township	A gorge that the Conemaugh River has cut through limestone and other rocks, creating habitat for several rare species.	132
Little Mahoning Creek—Upper BDA	East Mahoning Township, North Mahoning Township, West Mahoning Township	A habitat for two mussel species and one additional species of concern.	153
Little yellow Creek BDA	Brush Valley Township, Buffington Township, Pine Township	A section of Little Yellow Creek that supports two dragonfly species and three additional species of concern.	159

BDA	Municipality	Description	Page
Mahoning Creek BDA	West Mahoning Township	A high quality creek and adjacent forest that support several freshwater mussels, mountain bugbane, and another species of concern.	182
South Branch Two Lick Creek BDA	Cherryhill Township, Green Township, Pine Township	Habitat for four species of concern along the South Branch of Two Lick Creek.	143
Suncliff BDA	Brush Valley Township, Buffington Township	A Large calcareous cliff and floodplain along Yellow Creek	86
Yellow Creek State Park—Lake BDA	Brush Valley Township	A marsh along Yellow Creek that supports 3 marsh-nesting bird species of concern.	89
<b>Notable Significance</b>			
Anthony Run BDA	Armstrong Township	A stream that supports a species of concern	69
Aultmans Run BDA	Conemaugh Township, Blacklick Township	A creek and the adjacent forest provide habitat for a species of concern	81
Bear Run BDA	Banks Township	A stream that supports three dragonfly species of concern	75
Blairsville Borough BDA	Blairsville Borough, Burrell Township	Stream and riparian habitat for two species of concern.	97
Cherry Run North BDA	Center Township	Stream and riparian habitat for a species of concern	111
Claghorn BDA	East Wheatfield Township, West Wheatfield Township	Forest near Black Lick Creek that supports two plant species of concern.	133

BDA	Municipality	Description	Page
Conemaugh Reservoir BDA	Conemaugh Township	A reservoir that supports osprey and another species of concern.	123
Creekside BDA	Washington Township	Meadow, forest, and creek habitat for featherbells and another species of concern.	175
Curry Run BDA	Armstrong Township	A Stream that supports a species of concern.	69
Dixon Run BDA	East Mahoning Township	A damp meadow that supports featherbells.	127
Glen Campbell BDA	Banks Township	An successional area that supports a species of concern.	76
Johnsonburg BDA	Banks Township	A patchwork of fields and forests that is habitat for a species of concern.	76
Kilns Run BDA	Montgomery Township	Stream and riparian habitat for a species of concern	149
Little Mahoning Creek at Nashville BDA	Canoe Township	A section of Mahoning Creek that Supports two Dragonfly species of concern.	139
Mudlick Run BDA	North Mahoning Township	A damp meadow that supports featherbells.	154
Nashville Swamp BDA	Canoe Township	A hemlock swamp that supports northern pygmy clubtails.	105
North Branch Plum Creek BDA	South Mahoning Township	A section of North Branch Plum Creek that supports a species of concern.	169



BDA	Municipality	Description	Page
Onberg BDA	Rayne Township	A creek that supports a species of concern.	165
Robindale BDA	East Wheatfield Township, West Wheatfield Township	A moist meadow and woods that supports two plants of concern.	134
Rochester Mills BDA	Canoe Township	An old growth hemlock forest.	106
South Branch Plum Creek BDA	Washington Township	A Section of South Branch Plum Creek supporting the Wabash pigtoe mussel and another species of concern.	176
State Game Land #185 BDA	Green Township	A hemlock swamp.	176
Two Lick Creek BDA	Center Township	Stream and riparian habitat for a species of concern	112
Yellow Creek BDA	Cherryhill Township	A section of Yellow creek that supports a species of concern	117
Yellow Creek at Route 422 BDA	Brush Valley Township, Center Township, White Township	A section of Yellow Creek that supports two dragonfly species and one other species of concern.	194
Yellow Creek State Park—Nature Trail Woods BDA	Brush Valley Township, Cherryhill Township	A damp meadow that supports featherbells.	89
Yellow Creek State Park—Nature Trail Woods BDA	Cherryhill Township	A rich floodplain forest that supports the West Virginia white Butterfly.	118
Yellow Creek State Park—Uplands BDA	Brush Valley Township	Upland forest and shrubland that is habitat for a species of concern.	89

BDA	Municipality	Description	Page
<b>Local Significance</b>			
Blacklick Valley Floodplain and Natural Area BDA	East Wheatfield Township	A high-quality floodplain forest along Black Lick Creek.	131
Buttermilk Falls Natural Area BDA	West Wheatfield Township	A spectacular Waterfall along Hires Run.	187
Cherry Run Reservoir BDA	Center Township	A reservoir that supports a mussel species of concern.	112
Dragonfly Pond BDA	Brush Valley Township	A manmade pond that supports a mussel species of concern.	86
East Pike BDA	White Township	Roadside habitat for small wood sunflower.	193
Pine Ridge County Park BDA	Burrell Township	A rich mesic forest that supports a species of concern.	99
Porter Floodplain BDA	Armstrong Township	A high-quality forested floodplain along Crooked Creek.	70
White's Woods BDA	White Township	A high quality forest.	194



## Appendix 8.7

### Greenway Project Corridors

#	Project Corridor Name	Project Type	Corridor Type	Project Priority
1	Mahoning Creek Corridor	I	Conservation	Minor
2	Little Mahoning Creek Corridor	I	Recreation/Conservation	Major
3	Sagamore Greenway (includes Plumville Greenway)	III	Recreation/Conservation	Major
4	Northern Passage	III	Recreation	Minor
5	Sugar Camp Greenway	II	Conservation	Minor
6	Plum Creek Wildlife Corridor	I	Conservation	Minor
7	Crooked Creek Greenway	I	Recreation	Major
8	Plum Creek/Crooked Greenway Connector	II	Conservation	Minor
9	Hoodlebug Trail	IV	Recreation	Major
10	Montgomery Canoe Greenway	II	Conservation	Minor
11	The Glen Campbell Passage	III	Recreation	Minor
12	Susquehanna Greenway (includes Cherry Tree Trail)	III	Recreation	Minor
13	Green Township Wildlife Corridor	I	Conservation	Minor
14	Clymer/East Mahoning Greenway	II	Conservation	Minor
15	Blackleggs Corridor	III	Recreation/Conservation	Major

#	Project Corridor Name	Project Type	Corridor Type	Project Priority
16	Aultman Run Corridor	III	Recreation	Major
17	Curry Run Passage	III	Recreation	Minor
18	Hoodlebug/Mainline Canal Connector	IV	Recreation	Major
19	Two Lick Corridor	III	Recreation	Major
20	Hoodlebug Greenway (includes Two Lick Creek Greenway)	V	Recreation	Major
21	Yellow Creek Trail	III	Recreation	Varies
22	Yellow Creek Connector	I	Conservation	Major
23	Little Yellow Creek Connector	I	Conservation	Major
24	Ghost Town Trail	IV	Recreation	Major
25	Northern Mainline Canal Loop	I	Conservation	Minor
26	Harrisburg-to-Pittsburgh Mainline Canal Greenway (includes West Penn Trail/Conemaugh River Greenway)	IV, V	Recreation	Major



## Appendix 8.8

### Designated Aquatic Uses

Stream	Water Uses Protected	Stream	Water Uses Protected	Stream/River	Water Uses Protected
Allen Run	CWF	Findley Run	HQ - CWF	Richard's Run	CWF
Anthony Run	CWF	Fulton Run	CWF	Roaring Run	CWF
Auld's Run	CWF	Grey's Run	CWF	Rose Run	CWF
Aultman's Run	TSF	Hamilton Run	CWF	Rummel Run	CWF
Blackleggs Creek	CWF	Laurel Run	CWF	South Branch Blacklick Creek	CWF
Blacklick Creek	TSF	Leonard Run	CWF	South Branch Plum Creek	HQ - CWF
Brown's Run	CWF	Little Mahoning Creek	HQ - CWF	South Branch Two Lick Creek	HQ - CWF
Brush Creek	CWF	Little Yellow Creek	HQ - CWF	Steer Run	CWF
Brush Run	CWF	Mardis Run (North)	CWF	Stewart Run	CWF
Buck Run	CWF	Mardis Run (South)	CWF	Stoney Run	CWF
Carr Run	CWF	McKee Run	CWF	Sugarcamp Run	CWF
Cherry Run	CWF	Mitchell Run	CWF	Sulphur Run	CWF
Clark Run	HQ - CWF	Muddy Run	CWF	Tearing Run	CWF
Clarke Run	CWF	North Branch Blacklick Creek	CWF	Tom's Run	CWF

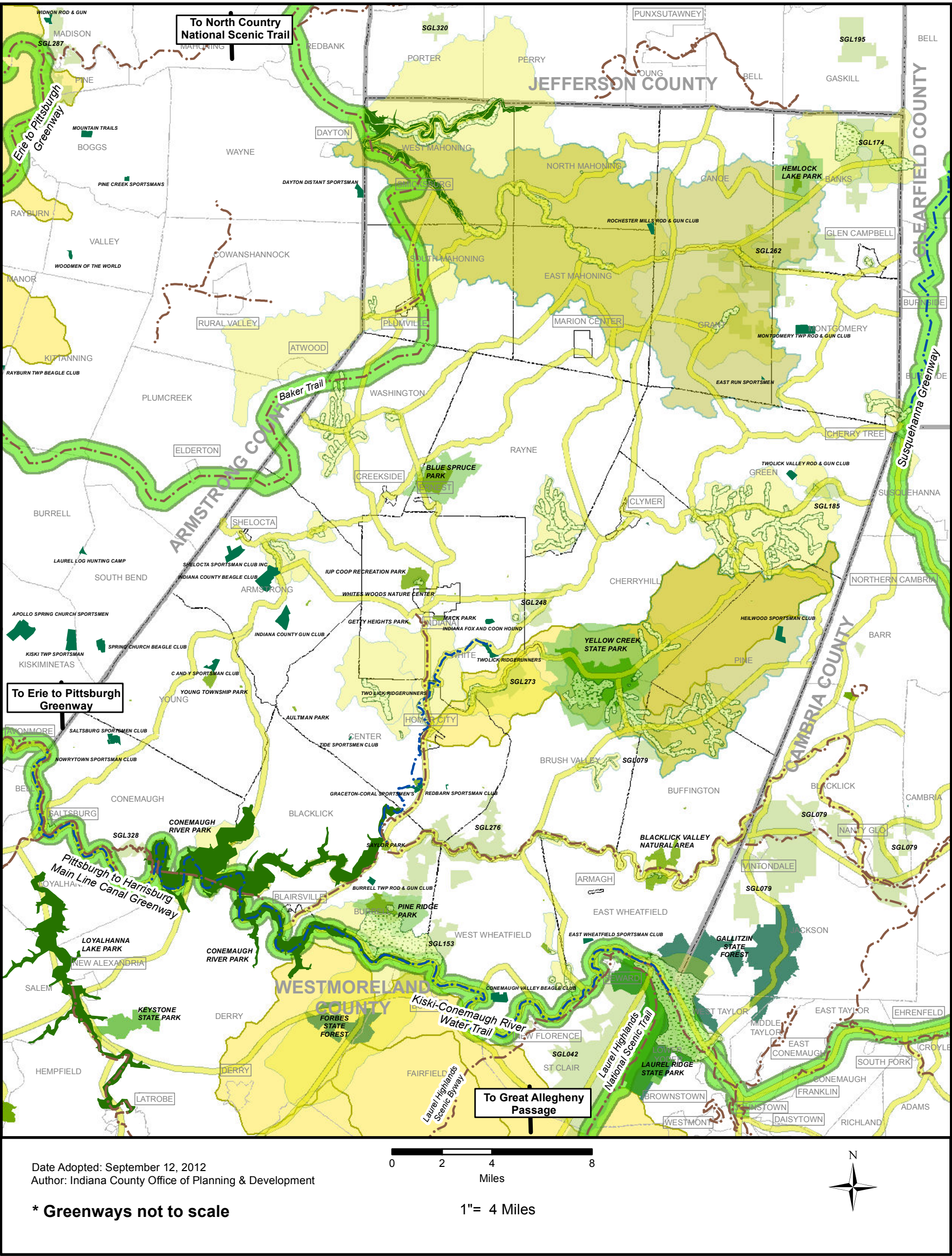
Stream	Water Uses Protected	Stream	Water Uses Protected	Stream	Water Uses Protected
Curry Run	CWF	North Branch Two Lick Creek	CWF	Two Lick Creek	TSF
Cush Cushion Creek	HQ - CWF	Penn Run	CWF	Two Mile Run	CWF
Dark Hollow Run	CWF	Pine Run	CWF	Walker Run	CWF
Dixon Run	CWF	Ramsey Run	CWF	Weir's Run	CWF
Elder's Run	CWF	Rayne Run	CWF	Yellow Creek	CWF
Ferrier Run	CWF	Redding's Run	CWF	Yellow Creek	TSF

**HQ - CWF - High Quality Cold Water Fishery**

**CWF - Cold Water Fishery**

**TSF - Trout Stocked Fishery**

Source: 25 Pa. Code, §93.9



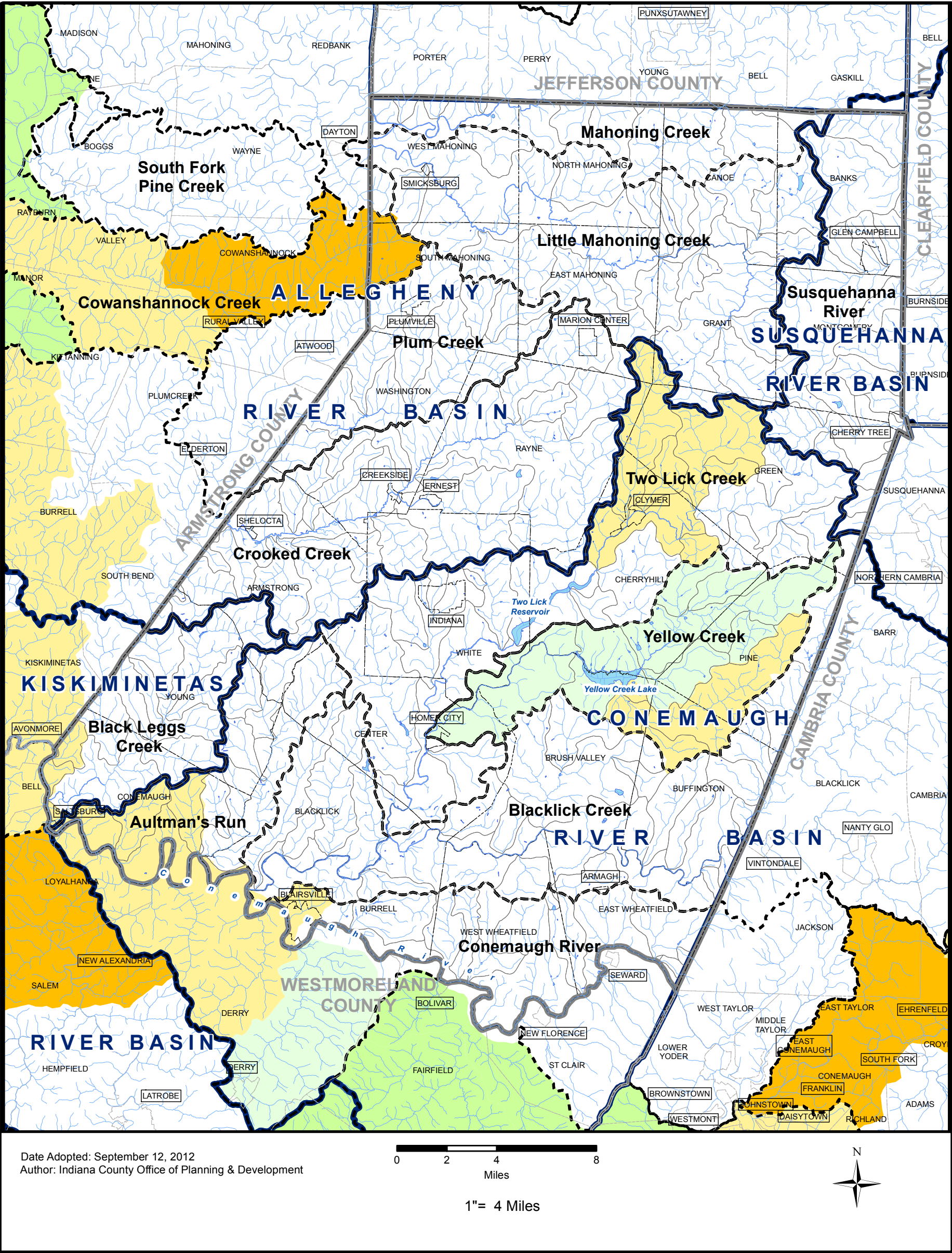
**Map 8.1**  
**NATURAL RESOURCES AND OPEN SPACE**  
Indiana County, Pennsylvania

**Map Features**

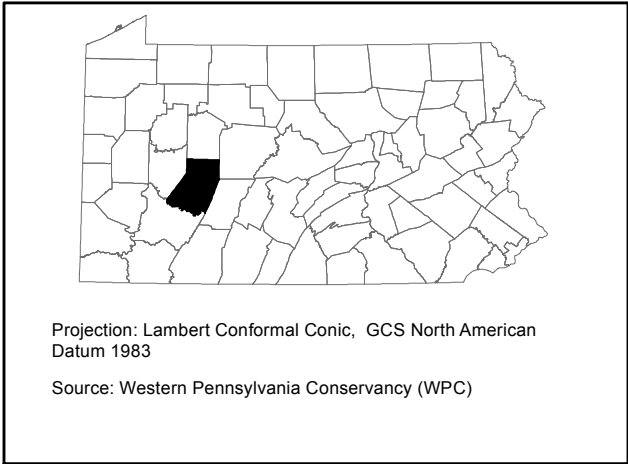
- |   |             |  |
|---|-------------|--|
| Federal Land                              | Land Trail  | Proposed Greenways                     |
| Private Reserves                          | Water Trail | Biological Diversity Areas- Core       |
| State Parks                               | Township    | Landscape Conservation Areas           |
| County and Large Municipal Parks          | Borough     | Biological Diversity Areas- Supporting |
| Special Recreation and Conservation Zones |             | Conservation Priority Watersheds       |
| PA Major Greenways                        |             |  |
| State Forests                             |             |  |
| State Gamelands                           |             |  |

Projection: Lambert Conformal Conic, GCS North American Datum 1983  
Source: State Parks and Forests provided by the Pa. DCNR, 2010  
State Gamelands provide by the Pa. Game Commission, 2010  
BDAs and LCAs provided by the Western Pennsylvania Conservancy, 2005

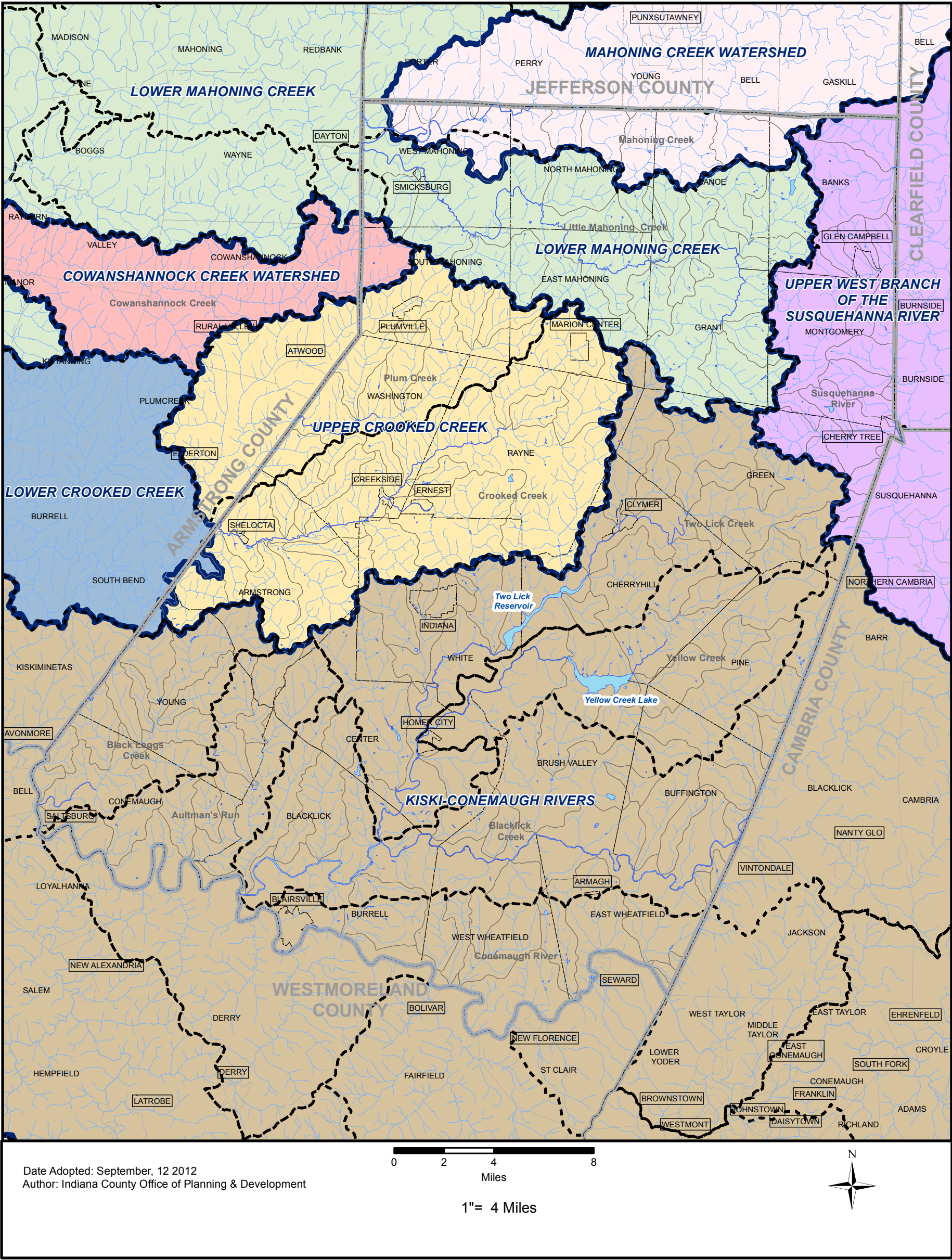




**Map 8.2**  
**WATERSHEDS**  
Indiana County, Pennsylvania







Map 8.3

# RIVER CONSERVATION PLANS

Indiana County, Pennsylvania

Map Features

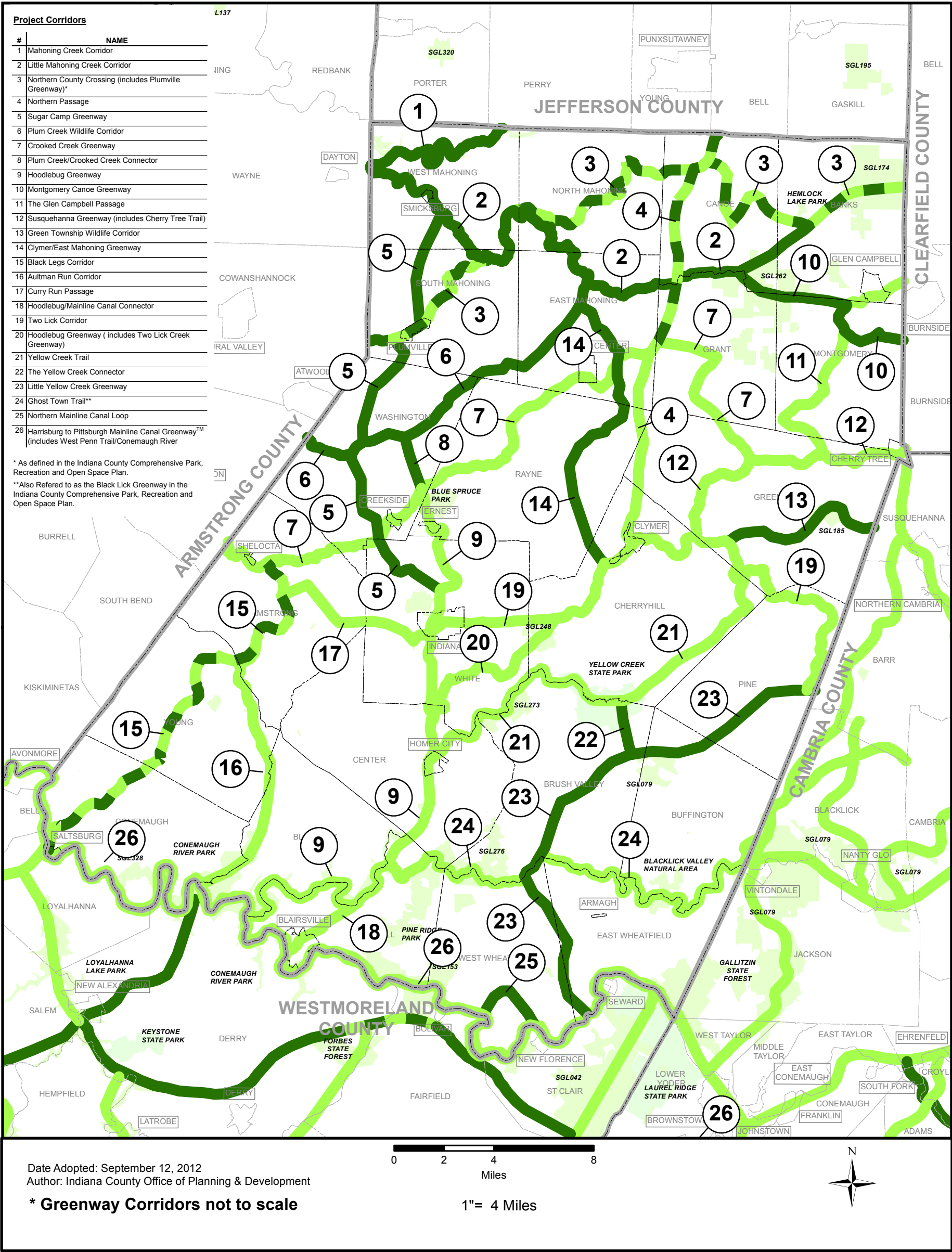
River Conservation Plans

- Cowanshannock Creek Watershed
- Kiski-Conemaugh Rivers
- Lower Crooked Creek
- Mahoning Creek Watershed
- Upper Crooked Creek
- Upper West Branch of the Susquehanna River

- Streams
- Subwatershed Boundaries
- Water Impoundments
- Sub-basin Boundaries
- Conservation Plan Boundaries
- YOUNG Township
- INDIANA Borough







Map 8.4

GREENWAY PROJECT CORRIDORS

Indiana County, Pennsylvania

Map Features

Greenway Project Corridor Classifications

- Conservation
- Recreation (Includes water trails such as the Conemaugh)
- Recreation/Conservation
- Parks and Recreation Areas

YOUNG

Township

INDIANA

Borough

Projection: Lambert Conformal Conic, GCS North American Datum 1983

Source: State Parks and Forests provided by the Pa. DCNR, 2010  
State Gamelands provide by the Pa. Game Commission, 2010 BDAs  
and LCAs provided by the Western Pennsylvania Conservancy, 2005



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*WHERE WE LIVE*

A Comprehensive Plan for Indiana County, Pennsylvania

CONNECTING PEOPLE WITH EACH OTHER, WITH COMMUNITIES AND WITH THE COUNTRYSIDE

## 9. PRESERVATION OF PRIME AGRICULTURAL LAND



## Preservation of Prime Agricultural Land

Agricultural land preservation is distinctly different from open space preservation, and it should be viewed as protecting commercially viable farms and productive agricultural land which incidentally provides open space amenities. Productive agricultural land should be viewed as a finite resource since agricultural soils take thousands of years to develop and are irreplaceable. It is essential to recognize important agricultural land as a valuable natural resource that should be protected for future generations.

### Introduction

This Chapter includes an overview of the County's agricultural lands and a summary of its agricultural profile. It offers recommendations for the protection of farmland, to the extent not preempted by federal or state law. The Plan is consistent with and does not exceed those

requirements imposed under federal or state statutes dealing with agricultural operations.

### Existing Conditions

#### *Agricultural Statistics*

The U.S. Department of Agriculture (USDA) National Agricultural Statistics Service (NASS) conducts a Census of Agriculture every five years. The NASS definition of a farm has remained the same since 1974. The NASS farm definition is "Any place from which \$1,000 or more of agricultural products were produced and sold, or normally would have been sold, during the Census year."

As depicted in Table 9.1, the number and acres of land in farms in Indiana County has increased over the past five years. The average size of farms decreased from 174 acres to 122 acres, or by -30%. The median farm size in Indiana County is 74 acres.

The increase in the number of farms, and the decrease in farm size can be

### Chapter Contents

<i>Introduction</i>	9.1
<i>Existing Conditions</i>	9.1
<i>Analysis</i>	9.7
<i>Recommendations</i>	9.12
<i>Policy Statement and Summary of Goals</i>	9.13
<i>Implementation Strategy</i>	9.15
<b>Maps</b>	
<i>9.1: Agricultural Soils</i>	9.19
<i>9.2: Protected and/or Preserved Farmlands</i>	9.20

*"Burn down your cities and leave our farms, and your cities will spring up again as if by magic; but destroy our farms and the grass will grow in the streets of every city in the country."*

*-Williams Jennings Bryan,  
Lawyer, orator, and three time  
candidate for president*

attributed, in part, to the fact that Indiana County is experiencing an influx of Amish from Ohio and eastern Pennsylvania in response to suburban sprawl and increased land costs in those regions.

### Economy

While changes in farm numbers and land in farms may provide important insights into Indiana County's agricultural economy, these trends do not provide a complete view. Agriculture is a key component of the County's economy, way of life and cultural heritage.

In 2007, the total value of agricultural products sold in the County was \$76,428,000. Crop sales were valued at \$41,362,000 or 54% of the total value of agricultural products sold. Livestock sales were valued at \$35,066,000 or 46% percent of the total value of agricultural products sold. Indiana County's crop sales ranked 10th in the State. The highest value of sales by commodity was milk and other

Item	2002	2007
Number of Farms	903	1,544
Land in Farms (acres)	157,286	187,711
Average Size of Farm	174 acres	122 acres

Table 9.1: Number and Size of Farms, Indiana County  
(Source: 2007 Census of Agriculture)

Item	2002	2007
Market Value of Products Sold	\$55,990,000	\$76,428,000
Crop Sales	\$36,581,000	\$41,362,000
Livestock Sales	\$19,410,000	\$35,066,000

Table 9.2: Market Value of Agricultural Products Sold in Indiana County  
(Source: 2007 Census of Agriculture)

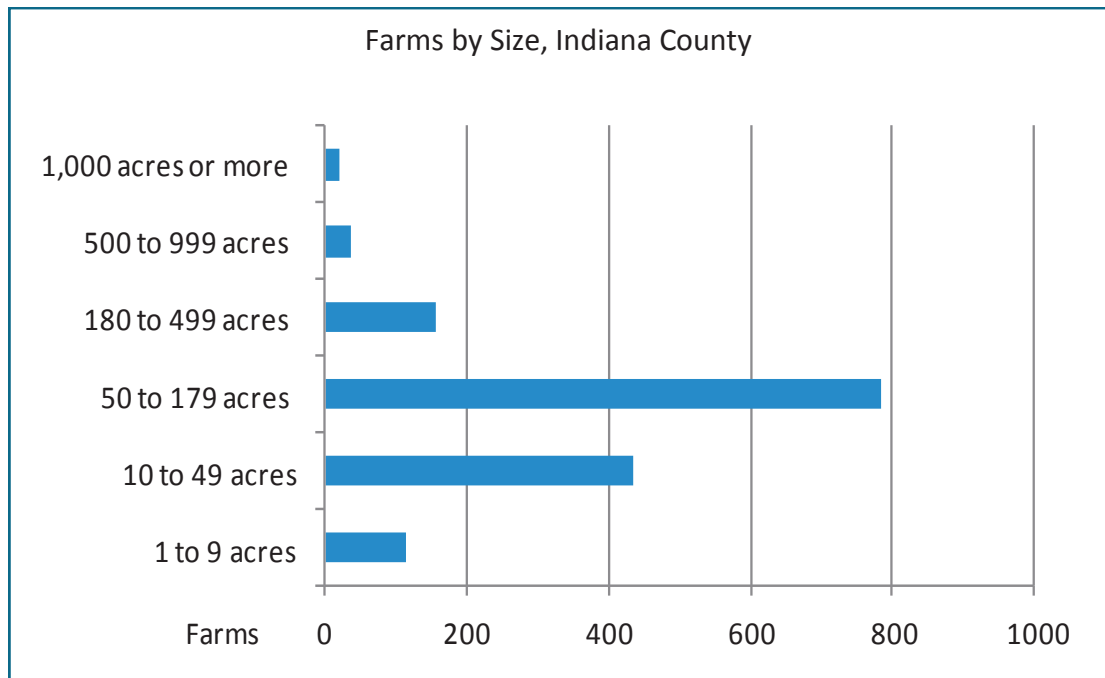


Figure 9.1: Indiana County Farms by Size (Source: 2007 Census of Agriculture)

dairy products, with a total value of \$24,331,000.

### *Agricultural Land*

In this Plan, a reference to agricultural land encompasses all land considered Important Agricultural Land. Important Agricultural Land is defined in the Farmland Preservation Policy Act of 1981 as consisting of either prime agricultural land, unique agricultural land, or other agricultural land that is of statewide or local importance.

The soil capability classification, established by the USDA, is a grouping that shows how suitable soils are for most kinds of farming. The eight capability classes in the broadest grouping are designated by Roman numerals I through VIII. Class I soils have the least limitations for farming. The soils in the other classes have progressively greater natural limitations.

Prime farmland includes all Class I soils and select Class II soils, as defined by the

USDA. This is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops. It is naturally more suited for farming and is level to gently rolling. Soils on these lands have 36 inches or more to bedrock, are fairly free of stones and well drained. Prime farmland has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed according to acceptable farming methods.

Unique farmland includes land that is used to produce specific high value food and fiber crops. It has the required soil qualities to produce sustained high quality and/or high yields of a specific crop. Criteria for defining and delineating unique farmland are determined by the U.S. Secretary of Agriculture.

Farmland of statewide importance includes soils in Classes II and III that do not meet the criteria of prime farmland. These soils are very similar to prime



Figure 9.2: Christmas tree farm, Rayne Township



Figure 9.3: Farmland, Green Township

farmland, but generally have steeper slopes or wetter soils. Criteria for defining and delineating this land are determined by the appropriate State agency or agencies.

Farmland of local importance is land of importance to the local economy, as defined by each county. Farmland of local importance is either currently producing, or has the capability of production, but does not meet the criteria of prime farmland, unique farmland, or farmland of statewide importance.

As depicted in Map 9.1, approximately 572 square miles or 69% of the soils in Indiana County are classified as agricultural soils. Of these, 173 square miles or 21% of the soils are classified as prime agricultural soil.

The County does not have any farmland identified as unique farmland, and has not identified farmland of local importance.

#### *Farmland Protection*

Pennsylvania has several laws and regulations to advance the protection of agricultural lands. The following list identifies existing resources that provide tools for strengthening and protecting important agricultural land from irreversible conversions to non-agricultural uses.

#### Pennsylvania Agricultural Land Preservation Policy

Pennsylvania's Agricultural Land Preservation Policy, was established by an Executive Order of the Governor in 1994. It directs the Commonwealth to protect, through the administration of state agency programs and regulations, the Commonwealth's important agricultural lands from conversion to uses that result in their loss as environmental and essential food production resources.

Pennsylvania Department of Agriculture  
The Pennsylvania Department of Agriculture (PDA) encourages, protects

and promotes agriculture and related industries throughout the Commonwealth. The PDA Farmland Preservation Bureau oversees the Commonwealth's program to purchase agricultural easements, and administers legislative programs designed to preserve farmland through the State Agricultural Preservation Board.

#### Agricultural Security Area Program

Act 43 was passed in 1981 and allows for the creation of Agricultural Security Areas (ASAs). The goal of Act 43 is to protect agricultural lands from development and other urban pressures, thereby strengthening and protecting agriculture in Pennsylvania. The Program is intended to promote more permanent and viable farming operations over the long term by strengthening the farming community's sense of security in land use and the right to farm. Farm landowners initiate the process of identifying areas in which agriculture is the primary activity.



Noncontiguous farm parcels must be at least 10 acres in size and do not have to be under the same ownership or even be located in the same municipality. Agricultural Security Areas are then designated by local municipalities in cooperation with the individual landowners who agree to place collectively at least 250 acres in an Agricultural Security Area.

Participating farmers are entitled to special consideration from local and state agencies in regard to matters that could restrict farming practices. Farmers also receive enhanced protection from private “nuisance” challenges against normal farming activities.

All these considerations encourage the continuing use of the land for productive agricultural purposes. An Agricultural Security Area qualifies land for consideration under the Pennsylvania Agricultural Conservation Easement Purchase Program at the landowner's

request. The Agricultural Security Area to have at least 500 acres enrolled.

- ♦ The Indiana County Farmland Easement Board, appointed by the Indiana County Board of Commissioners in 1997, has assisted many municipalities in establishing Agricultural Security Areas. These areas protect a total of 66,000 acres or 103 square miles of farmland in Indiana County (Map 9.2).

#### Pennsylvania Agricultural Conservation Easement

The Pennsylvania Agricultural Conservation Easement (PACE) Purchase Program was developed in 1988 to help slow the loss of important farmland to non-agricultural uses. The Program uses state and county funding to purchase conservation easements or development rights from owners of quality farmland. Farmers are paid the difference between the appraised value of their land in development and its appraised value in agricultural production. In return, the farmland is conserved and cannot be

developed in the future. The farm landowner retains ownership of the property. Any future purchaser of the property can only use it for agricultural purposes.

- ♦ The Indiana County Farmland Easement Board administers a Conservation Easement Program in Indiana County. The Board approved the purchase of conservation easements for eleven farms in Indiana County (Map 9.2). These farms contain a total of 940 acres or 1.5 square miles of farmland. The total amount paid for these conservation easements was obtained only from state funding sources.

#### Clean and Green Law

Pennsylvania Act 319 of 1974, known as the Clean and Green Law, allows owners of agricultural, agricultural reserve, or forest reserve land to apply for preferential assessment of their land. If the application is approved, the land receives an assessment based upon its

use value, rather than its market value. The intent of the law is to encourage owners to keep land in one of these uses.

- ◆ Currently, no farmland in Indiana County is enrolled in this program.

#### Indiana County Farm Bureau

County Farm Bureaus are established and operate in their respective counties to develop and implement agricultural policy under the oversight of the Pennsylvania Farm Bureau. The Farm Bureau is based on a grass roots structure. Membership benefits include educational programs, lobbying opportunities, and group services and discounts.

- ◆ The Indiana County Farm Bureau is very active and was a recent recipient of the Pennsylvania Farm Bureau's esteemed Rising Star Award.

#### Right-to-Farm Law

Pennsylvania has a Right-to-Farm Law which is intended to protect farmers from nuisance lawsuits, and prohibit municipalities from enacting ordinances

that would impose unreasonable restrictions on agriculture.

#### Agriculture, Communities and the Rural Environment Act 38

This Act, also known as ACRE or Agriculture, Communities and the Rural Environment, creates a process for farmers to seek judicial review of ordinances believed to be restrictive of normal agricultural operations. The objective of ACRE is to balance the legitimate business interests of agriculture with environmental and non-farm community concerns.

#### Environmental Stewardship

Environmental stewardship and recommendations identified in environmental plans, such as the *Indiana County Open Space, Greenways and Trails Plan* must be integrated with effective agricultural land preservation programs, plans and policies. The following agencies and programs can assist with this environmental effort.



Figure 9.4: Farm silos, Cherryhill Township

#### Resource Enhancement and Protection Program

Pennsylvania's Resource Enhancement And Protection (REAP) Program allows farmers and businesses to earn tax credits in exchange for "Best Management Practices" (BMPs) on agricultural operations that will enhance farm production and protect natural resources. The Program is administered by the State Conservation Commission, and the tax credits are awarded by the Pennsylvania Department of Revenue.

#### Agricultural Service Center

The County is served by an Agricultural

Service Center that houses the USDA Farm Service Agency, the Natural Resources Conservation Service, and the Indiana County Conservation District offices. The Service Center is located in White Township.

The USDA Farm Service Agency, Natural Resource Conservation Service, and the Indiana County Conservation District administer a variety of programs that provide technical and/or financial assistance to help increase farm profitability, improve environmental stewardship, and/or implement conservation practices on working lands. Common conservation practices include development of streamside buffers, conservation tillage, crop rotation, grassed waterways and nutrient management.

#### *USDA Farm Service Agency*

The Farm Service Agency is a USDA agency with responsibility for stabilizing farm income, helping farmers conserve land and water resources, providing

credit to new or disadvantaged farmers, and helping farm operations recover from the effects of a disaster.

#### *Natural Resources Conservation Service*

The Natural Resources Conservation Service (NRCS) helps landowners develop conservation plans. Additionally, it provides advice on the design, layout, construction, management, operation, maintenance, and evaluation of the recommended, voluntary conservation practices.

#### *Indiana County Conservation District*

In addition to providing administrative services for farmland preservation programs, the Indiana County Conservation District (ICCD) encourages the wise use of agricultural lands and other natural resources.

#### Penn State Cooperative Extension

The Penn State Cooperative Extension provides research-based information on important current and emerging issues pertaining to agriculture. The local office is located in Indiana Borough.

#### *Local Food Systems*

There is increasing concern about food safety and local food systems. In 2006, the Indiana County Board of Commissioners, operating through the Indiana County Conservation District and the Indiana County Office of Planning & Development, worked with local farmers to create the Indiana County Farmers' Market (ICFM).

The ICFM is a regionally based organization that currently operates a farmers' market in downtown Indiana Borough. Its mission is to provide



Figure 9.5: Indiana County Farmers Market, Indiana Borough

growers and producers in Indiana County and adjoining Counties a well organized marketplace for the sale of agricultural commodities and other farm-related, value-added products. This mission preserves the rich agricultural heritage of Indiana County, strengthens local food systems, and increases access to safe, fresh, locally grown food in Indiana County.

### Analysis

#### *Agricultural Land*

Agricultural land and the capacity to produce food are being lost at an alarming rate across the country. There are a number of reasons for this loss, which include sprawling development and soil erosion.



Figure 9.6: Farmland converted for residential development, White Township

The conversion of agricultural land for new highways, industrial/office parks, and sprawling housing developments has become the norm because it is easier to develop. Infill and/or redevelopment projects often cost more to develop than raw-land projects. Other obstacles to infill and/or redevelopment projects can include land availability, outdated zoning requirements, excessive parking standards, and financing difficulties.

Across the nation, increasing demand for land for residential and commercial development has driven up the price of farmland to a point where it is more profitable to sell the land than it is to farm it. This trend is evidenced locally by recent development patterns in Indiana County.

Converting agricultural lands to non-farm uses, such as housing and commercial developments not only results in the loss of the agricultural land, but jeopardizes adjacent farmlands. They are more susceptible to future development by

causing a general increase in land values and greater property taxes.

Indiana County farms that are not on land identified as prime farmland or farmland of statewide importance are important to the local economy and should be identified and considered when making land use decisions.

#### *Farmland Protection*

Farmland protection can play an important role in shaping and directing growth in the County. It can curb sprawl and foster livable communities. There are a variety of planning tools that could be implemented to ensure the continuing presence of agriculture and prevent the development of productive farmland, which is the infrastructure for agriculture. Development of, and consistency among, land use policies will minimize pressures for development on the following agricultural lands that should be protected:

- ◆ Preserved farmland
- ◆ Farmland in Agricultural Security Areas

- ◆ Farmland enrolled in Act 319 of 1974 (Clean and Green)
- ◆ Farmland planned for agricultural use
- ◆ Farmland with soil capability Classes I, II, III and IV, and unique farmland
- ◆ Farmland historically used for production agriculture

Agricultural land should be protected and preserved in large contiguous blocks in order to maintain a "critical mass" of farms and agricultural land.

Most funding for farmland preservation easements may come from the State. However, the County, local municipalities, conservation organizations, and private citizens may participate in this program by providing additional funding and support.

Agricultural zoning, a land use control intended to protect farmland and farming activities from incompatible nonfarm uses, is an effective tool for preserving farmland. Zoning for

agriculture is specifically addressed in the Pennsylvania Municipalities Planning Code (MPC). Section 603 (b) of the MPC states: "Zoning ordinances, except to the extent that those regulations of mineral extraction by local ordinances and enactments have heretofore been superseded and preempted...or that regulation of other activities are preempted by other federal or state laws may permit, prohibit, regulate, restrict and determine...protection and preservation of natural and historic resources and prime agricultural land and activities."

Section 604 of the MPC states, "The provisions of zoning ordinances shall be designed to...preserve prime agriculture and farmland considering topography, soil type and classification, and present use." Agricultural zoning can specify permitted uses, minimum farm size, the number of nonfarm dwellings allowed, and/or the size of a buffer separating farm and nonfarm properties. Agricultural zoning should specify

allowable residential densities and permitted uses that will preserve the rural character of a community and be compatible with rural uses such as agriculture, forestry, mining and extractive industries.

There are basically two types of nonexclusive agricultural zoning. They are minimum lot size and area based allocation. Minimum lot size zoning prevents a farm from being broken into small parcels and helps keep farmland in blocks large enough to farm. Area based allocation helps keep a rural area from becoming suburban in character. The two types of area based allocation are fixed area and sliding scale. Conventional zoning would allocate lots on a fixed area basis with X-number of lots per acre regardless of tract size. In sliding scale agricultural zoning, the number of allowable nonfarm building lots increases with the size of the farm area owned (but not in direct linear proportion to the farm area owned).

A Transfer of Development Rights (TDR) program is another tool that discourages the conversion of agricultural land to other uses. A TDR program allows landowners to transfer the right to develop one parcel of land to a different parcel of land. Generally, TDR programs are established by local zoning ordinances. In the context of farmland protection, TDR is used to shift development from agricultural areas to designated growth areas closer to municipal services. The parcel of land where the rights originate is called the “sending” parcel. When the rights are transferred from a sending parcel, the land is restricted with a permanent conservation easement. The parcel of land to which the rights are transferred is called the “receiving” parcel. Buying these rights generally allows the owner to build at a greater density than ordinarily permitted on the receiving parcel.

TDR programs accomplish the same purposes of the State-funded

conservation easement program. They prevent non-agricultural development of farmland, reduce the market value of protected farms which makes these lands less desirable for more intensive, non-agricultural uses, and provide farm landowners with capital that can be used to enhance farm viability.

The Pennsylvania Municipalities Planning Code (MPC) authorizes local governments to enact TDR ordinances. Development rights cannot be transferred across municipal lines, except when there is a joint zoning ordinance between the municipalities where the sending and receiving parcels are located. If a County TDR ordinance was adopted, development rights could be transferred throughout the County.

The County should establish a land use committee charged with investigating new and existing land use management tools, financial incentives, and potential revenues that could be combined in innovative ways to effectively address

farmland protection in Indiana County.

Although many citizens noted throughout the public planning process that efforts are being made to protect farmland, a majority feel as though the County’s farmland and rural landscape is still threatened. Good planning and effective growth management depends on knowledge. The County should play a greater role in providing oversight of farmland protection. GIS mapping should be utilized to identify and monitor agricultural land conversion to other uses, and in determining potential threats to agriculture in Indiana County.

#### *Environmental Stewardship*

Farm landowners are required to develop conservation/erosion control and manure (nutrient) management plans if the agricultural operation involves tilling and plowing. This should also be a requirement for enrolling and keeping farmland in an Agricultural Security Area. Technical assistance for plan development is available through



the NRCS and ICCD offices at no cost to farm landowners.

### *Local Food Systems*

Although agricultural productivity has increased due to technological advances, it is important to recognize that the food we eat takes a considerable amount of fossil fuel energy to produce, process, transport, and dispose of the residual wastes. Purchasing food produced by farmers on local farms supports a less energy intensive method of food production and significantly reduces the amount of fuel consumed and carbon emissions generated in long-distance transport. Applications of sustainable and organic farming methods are also becoming increasingly important in light of the rising costs for petroleum-based products used in conventional farming.

Food systems are under stress from development pressures on agricultural land, distribution issues, and environmental disturbances that are occurring in other parts of the country

and the world. Preserving and/or protecting farmland near population centers will help ensure food security for Indiana County residents.

Creating a Local Food Policy Council for Indiana County to comprehensively examine and strengthen the local food system will stimulate the County's economy, and increase access to safe, locally grown foods that will improve the nutritional health of local residents.

Goals for this Council should include the following strategies:

- ◆ Increase access to safe, locally grown foods.
- ◆ Provide technical assistance to groups that want to establish community gardens.
- ◆ Support efforts to raise public awareness of the importance of the food sector to the local and regional economy.
- ◆ Identify factors that support or constrain the viability of agriculture in



Figure 9.7: Community garden at J.S. Mack Community Park, White Township

the region such as high property taxes, access to markets, and high cost of capital.

- ◆ Identify prime agricultural lands that could be affected by current and projected development trends.
- ◆ Develop or make recommendations to modify policies and regulations, and implement planning tools such as agricultural land preservation zoning, purchase of development rights, transfer of development rights, and partnerships with land trusts to protect prime agricultural land.

- ◆ Develop and encourage adoption of a “Local Foods Purchase Policy” for County entities.
- ◆ Advocate for proposals in the Farm Bill and other legislative initiatives that will facilitate strengthening local and regional food systems.

### Economy

While farmland protection programs can help conserve important agricultural lands, farming is dependent on the strength of the local agricultural economy. If farming can provide a reasonable return on investment and a decent standard of living, farmers will be less tempted to sell their land for development.

Agriculture continues to be one of the County’s leading industries and plays a major role in the local economy. Strengthening the link between local production and local consumption will keep more revenue from agricultural activities in the local economy.

Developing and implementing economic development strategies that support agriculture, and establishing permanent venues and facilities for farmers’ markets in traditional downtowns, will help ensure that farming is a viable enterprise.

### Conclusion

An effective plan for protecting agricultural land includes land use policies and programs that help keep land available and affordable for farming, economic development tools to improve profitability, and conservation practices to keep the land healthy.

Implementing the following recommendations will help protect and preserve agricultural lands, and support local farmers. These efforts will also protect natural resources and preserve the County’s rural character.

### Recommendations

- ◆ Adopt, implement and maintain designated growth area boundaries

that will protect the County’s agricultural land from development.

- ◆ Coordinate agricultural land use and development goals with other land use goals identified in the *Indiana County Open Space, Greenways and Trails Plan* and the *Indiana County Recreation and Parks Plan*.
- ◆ Discourage extension of public water and sewer services into agricultural areas, except in areas where services should be provided for health or safety reasons.
- ◆ Strengthen the County’s role in agricultural and food planning activities.
- ◆ Appoint a land use committee to review land use management tools, financial incentives, and potential revenues to address farmland protection in Indiana County.
- ◆ Provide additional opportunities to better educate the community, land use planners, agricultural advisors,

<p>elected officials and other stakeholders about how to plan for agriculture, improve the economic viability of farming and support environmental stewardship. Farmers must take advantage of these opportunities.</p> <ul style="list-style-type: none"> <li>◆ Conduct an inventory of active farms and develop criteria for identifying agricultural lands of local importance.</li> <li>◆ Encourage enrollment of additional farmland in Agricultural Security Areas.</li> <li>◆ Utilize GIS mapping to identify smaller farms that could be protected and/or preserved together to create large contiguous blocks of agricultural land.</li> <li>◆ Purchase or accept conservation easement donations on farmland outside of designated growth areas.</li> <li>◆ Investigate opportunities to increase funding for the purchase of conservation easements.</li> <li>◆ Encourage farm landowners to take advantage of preferential land</li> </ul>	<p>assessments offered through the Clean and Green program.</p> <ul style="list-style-type: none"> <li>◆ Utilize GIS mapping to identify and monitor agricultural land conversion to other uses, and to identify potential threats to agriculture in Indiana County.</li> <li>◆ Establish a Local Food Policy Council for Indiana County.</li> <li>◆ Support community gardens to increase agricultural awareness and increase access to local foods.</li> <li>◆ Support food production for local consumption, direct marketing by farmers, agri-food tourism, and niche marketing of specialized agricultural products such as, soybean oil, wines and cheeses.</li> <li>◆ Develop incentives to encourage public institutions such as schools, hospitals, colleges, government agencies, and private food outlets such as grocery stores and restaurants to source foods produced in the region.</li> </ul>	<ul style="list-style-type: none"> <li>◆ Integrate the protection and/or preservation of farmland located near population centers to enhance food security for Indiana County residents.</li> <li>◆ Establish permanent venues and facilities for farmers' markets in traditional downtowns that host farmers' markets.</li> <li>◆ Develop and implement economic development strategies that support agriculture.</li> <li>◆ Maintain and expand Conservation Programs (Keystone Principal #6).</li> </ul>
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## Preservation of Prime Agricultural Land Policy Statement and Summary of Goals

### Policy Statement

Protect, conserve and preserve important agricultural lands and improve the viability of farming in Indiana County.

### Goals

#### Goal #1

Protect agricultural land to keep it

available and affordable for farming.

**Goal #2**

Improve the profitability of farming.

**Goal #3**

Continue to promote the wise  
stewardship of agricultural land  
resources.

## Implementation Strategy

### Acronym Key

Acronym	Definition
FSA	Farm Service Agency
ICBOC	Indiana County Board of Commissioners
ICCD	Indiana County Conservation District
ICCOC	Indiana County Chamber of Commerce
ICDC	Indiana County Development Corporation
ICCEO	Indiana County Center for Economic Operations
ICIS	Indiana County Information Services
ICOPD	Indiana County Office of Planning & Development
ICPC	Indiana County Planning Commission
NRCS	Natural Resources Conservation Service
PSCE	Penn State Cooperative Extension
PAFB	Pennsylvania Farm Bureau



### Implementation Strategy

*Note: Goals, objectives and action strategies are not listed in priority order.*

**Policy Statement:** Protect, conserve and preserve important agricultural lands and improve the viability of farming in Indiana County.

**GOAL #1:** Protect agricultural land to keep it available and affordable for farming

**Objective:** Develop land use policies and tools to protect and preserve agricultural land

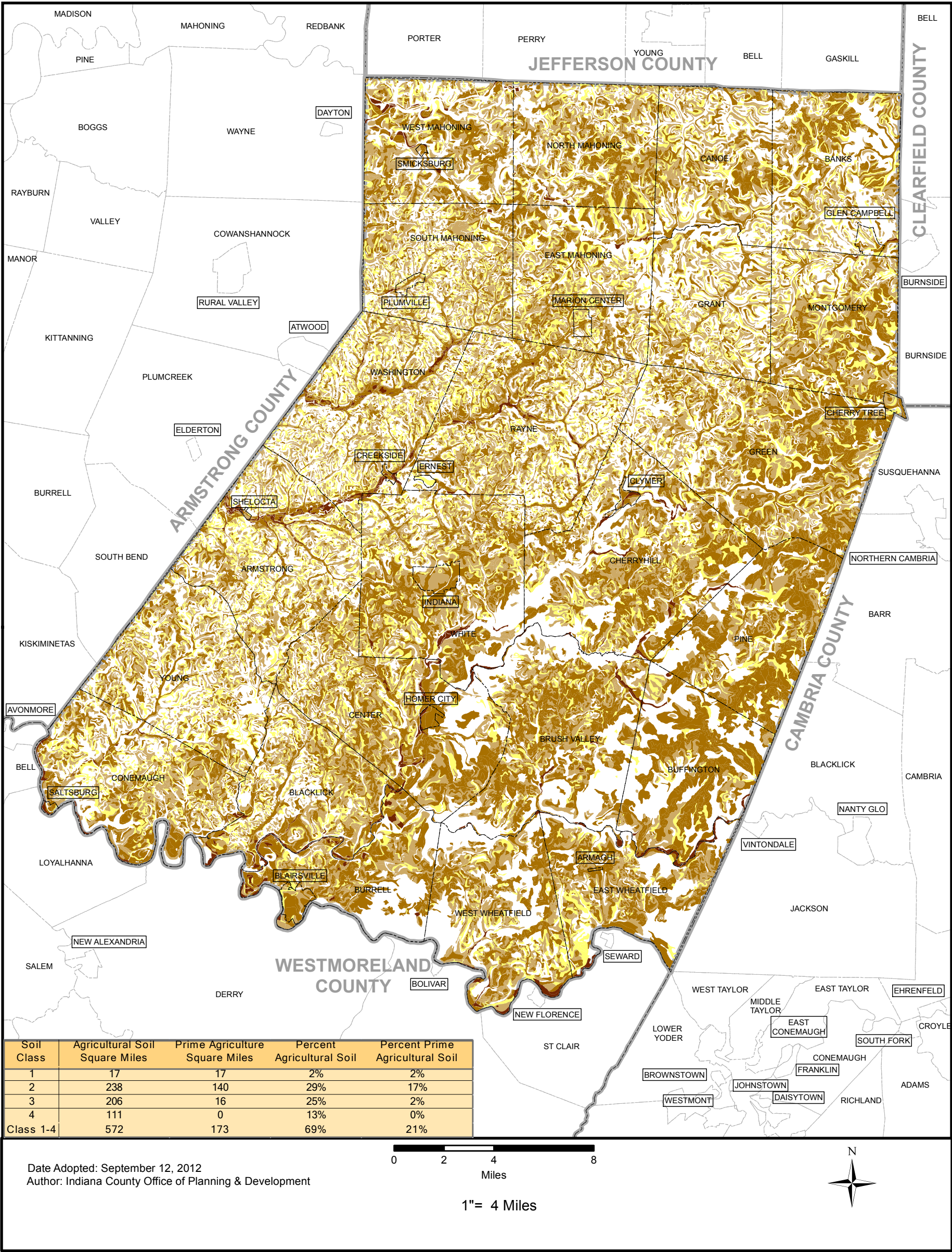
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Adopt, implement and maintain Designated Growth Area boundaries that will protect the County's agricultural land from development.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Short
Strengthen the County's role in agricultural and food planning activities.	ICBOC, ICPC, ICOPD, ICCD, PSCE, PAFB	N/A	Short
Appoint a land use committee charged with investigating land use management tools and financial incentives that can be used to address farmland protection in Indiana County.	ICBOC, ICPC, ICCD, ICOPD, Municipalities, PSCE	N/A	Short
Sponsor workshops on agricultural planning and include panels of planners from other counties who can share about successful farmland protection policies and tools used in their areas.	ICBOC, ICPC, ICCD, ICOPD, Municipalities, PSCE, PAFB	State, Local	Short
Conduct an inventory of and develop criteria for identifying historically farmed lands and agricultural lands of local importance.	ICBOC, ICPC, ICCD, FSA, NRCS, ICOPD, Municipalities	N/A	Short
Utilize GIS mapping to identify and monitor agricultural land conversion to other uses and identify potential threats to agriculture in Indiana County.	ICBOC, ICPC, FSA, NRCS, ICCD, ICIS, ICOPD, Municipalities, SPC	N/A	Short

<b>Objective: Strengthen farmland protection efforts</b>			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Encourage enrollment of additional farmland in Agricultural Security Areas.	ICBOC, ICPC, ICCD, PAFB, Municipalities	N/A	Ongoing
Encourage municipalities to maintain accurate and up to date information on farmlands enrolled in Agricultural Security Areas.	ICBOC, ICPC, ICCD, Municipalities	N/A	Ongoing
Investigate opportunities to increase funding for the purchase of conservation easements on farmland outside of designated growth areas.	ICBOC, ICPC, FSA, NRCS, ICCD, ICOPD, Municipalities	N/A	Short
Promote the Clean and Green program.	ICBOC, ICPC, ICCD, Municipalities	N/A	Ongoing
Identify farmland located near population centers for targeted integration of preservation and/or protection efforts.	ICBOC, ICPC, ICOPD, ICCD, Municipalities	N/A	Short
<b>GOAL #2: Improve the profitability of farming</b>			
<b>Objective: Develop and implement economic development strategies that improve farm viability</b>			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Create a County Local Food Policy Council tasked with strengthening the local food system.	ICBOC, ICPC, ICOPD	N/A	Short
Develop and implement economic development strategies that support agriculture.	ICBOC, ICPC, ICOPD, ICCD, ICCEO, PSCE	N/A	Short
Establish permanent venues and facilities for farmers' markets in traditional downtowns that host farmers' markets.	ICBOC, ICPC, ICOPD, ICCD, ICCEO, PSCE	N/A	Short

**GOAL #3:** Continue to promote wise stewardship of agricultural land resources**Objective:** Continue and strengthen conservation practices on agricultural lands

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Continue to promote and assist farmers with conservation planning and the implementation of Best Management Practices on agricultural lands.	ICBOC, ICCD, FSA, NRCS, ICOPD, PSCE, PAFB, Municipalities	N/A	Ongoing
Integrate stewardship of agricultural lands with recommendations identified in the Indiana County Open Space, Greenways and Trails Plan.	ICBOC, ICCD, FSA, NRCS, ICOPD, Municipalities	N/A	Ongoing





Map 9.1

# AGRICULTURAL SOILS

Indiana County, Pennsylvania

Map Features

Agricultural Soil Class

- Class 1
- Class 2
- Class 3
- Class 4
- Class 5 or greater

YOUNG

Township

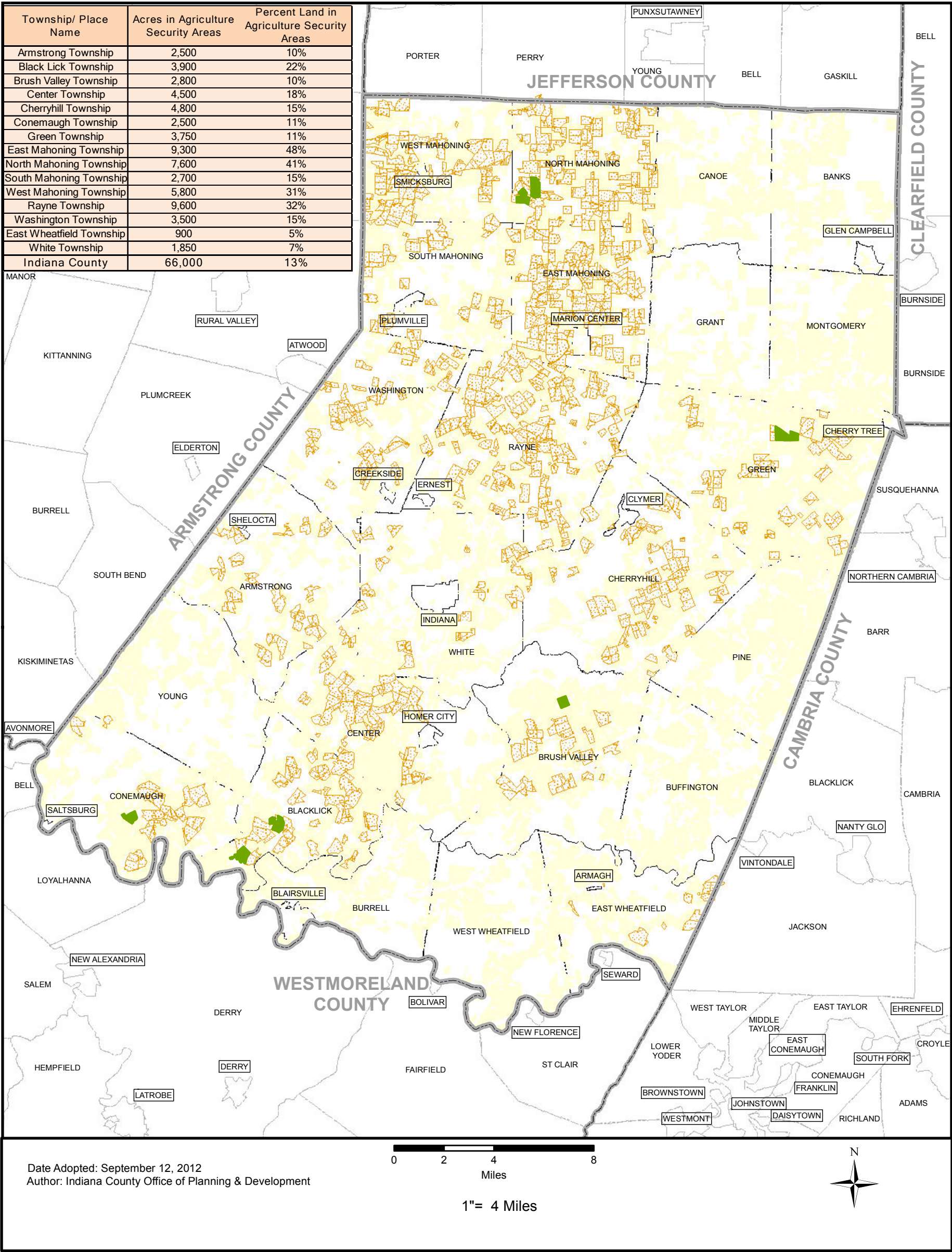
INDIANA

Borough

Projection: Lambert Conformal Conic, GCS North American Datum 1983

Source: Indiana County Office of Planning & Development





Map 9.2

# PROTECTED AND/OR PRESERVED FARMLANDS

Indiana County, Pennsylvania

Map Features

- Protected/Preserved Farmlands**
- Farm Conservation Easments (940 acres or 1.5 sq. miles)
  - Agricultural Security Areas (66,000 acres or 103 sq. miles)
  - Agricultural Security Area Eligible
- YOUNG Township
- INDIANA Borough

Projection: Lambert Conformal Conic, GCS North American Datum 1983  
Source: Indiana County Conservation District and Indiana County Office of Planning & Development



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*WHERE WE LIVE*

A Comprehensive Plan for Indiana County, Pennsylvania

CONNECTING PEOPLE WITH EACH OTHER, WITH COMMUNITIES AND WITH THE COUNTRYSIDE

10. PROTECTION OF HISTORIC RESOURCES /  
HISTORIC PRESERVATION PLAN



## Protection of Historic Resources/ Historic Preservation Plan

History is defined in the Webster Dictionary as “a chronological record of significant events (as affecting a nation or institution), often including an explanation of their causes.” This traditional definition is broad enough to encompass the study as it is known by most people. History is not an accurate presentation of what really happened, but a complex intersection of truths, biases and hopes. History encompasses at least three different ways of accessing the past. It can be remembered, recovered or even invented. All are imperfect in some way. Despite the pitfalls of studying the past and the hopelessness of ever securing a completely accurate picture of what really happened, there is good reason to believe that given access to historical resources, we can define and delineate the truth of past events. The goal of protecting historic resources is to retain the character of a

community or region as reflected in its built environment and its landscape, and the social and historic contexts in which they are understood.

Historic preservation can build or restore community pride. It also strengthens a sense of place and belonging. The County’s history is reflected in its agricultural landscape, in settlements that grew around the coal industry, and in older downtowns that grew around canal, rail, and early auto transportation activities.

Many historic landscapes, structures and sites in these communities have been lost or altered to the point that their historic value is lost. This Plan seeks to preserve and maintain the remaining historic resources in Indiana County.

### History of Indiana County

According to Paul Wallace’s *Indian Paths in Pennsylvania*, the region that is now Indiana County was once traversed by four major Native American trails. The Kittanning Path roughly paralleled modern

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Figure 10.1: Thunder Mountain Lenapé Nation; Medicine Wheel, Conemaugh Township



Figure 10.2: Cherry Tree Monument, Cherry Tree Borough

US 422 and was originally used by the Delaware and Shawnee Nations. The Catawba Trail, which meandered from Canada to Florida, ran through the heart of the County not far from modern US 119. The Venango Frankstown Path and the Great Shamokin Path crossed the northern region of the County. Native Americans who traveled along these trails were the initial inhabitants of Indiana County, and were followed by traders and pioneer settlers.

The recorded history of Indiana County begins around 1727, when James LeTort, a Huguenot (French Protestant) trader, set up a trading post near what is now Shelocta Borough. The late historian, Isaac Rupp, cites him as one of the first traders to journey west of the Alleghenies. This is significant, because it places a European settler in the County over fifty years prior to formal settlement of the region. It is well documented that European contact and settlement set in motion native migrations and displacement. Lenapé people from eastern Pennsylvania began to move west in the early 18<sup>th</sup> Century.

The Iroquois Six Nations, centered in what is now New York, continued to claim ownership of the region and the highly mobile Shawnee also spent time in the region.

The southern portion of the County was purchased from the Iroquois Six Nations in 1768, in the first *Treaty of Fort Stanwix* by Thomas and Richard Penn, sons of William Penn. The line of this purchase is known as the *Purchase Line* and is commemorated today by a monument in the town of Cherry Tree (then known as Canoe Place) which marks the eastern corner of the purchase.

The two parts of Indiana County, north and south of the *Purchase Line*, were joined when the Pennsylvania Legislature created the County from parts of Westmoreland and Lycoming Counties in 1803. Indiana Borough, the County seat, was laid out in 1805 when George Clymer of Philadelphia, a signer of both the *Declaration of Independence* and the *Constitution*, donated 250 acres of land in the center of the County for this purpose.

While some residents in the County can trace their ancestry directly to the Algonquin and Iroquois tribes of the Lenapé, Seneca, and Shawnee who first settled here, others trace their ancestry to the pioneers who immigrated to the 18<sup>th</sup> century wilderness. The first waves of settlers were predominately Scotch-Irish or Germans who were encouraged to immigrate to America by William Penn, Pennsylvania's founder, who fostered tolerance in regard to race, religion and nationality. Irish, English, and eastern and southern Europeans from Poland, Ukraine, and Italy followed in the late 1800s to pursue employment opportunities in agricultural and natural resource extraction industries. These new Americans left a cultural legacy throughout the County in the way of ethnic foods, fine craftsmanship, and a number of churches that represent many religious denominations.

The County was also an important stop along the Underground Railroad for freedom-seeking enslaved men, women and children. In the 1830's and 1840's

Indiana County became a hotbed of abolitionism. The Center Township Anti-Slavery Society was organized in 1838, and an abolition newspaper, *The Clarion Freedom*, was established in 1843. The County was on one of the main lines of the Underground Railroad and many County residents took great risks as they passively and actively resisted slavery prior to the Civil War.

Development of the County is closely linked to the production, processing and transportation of its abundant natural resources. In addition to agricultural activity, the extraction of vast resources of salt, coal, natural gas and timber guided Indiana County's economic growth and cultural development, and has profoundly shaped the lands and people of the County.

The settlement and development of Pennsylvania initially occurred because of agriculture. In the early 1800s, diversified farming and small-scale industry were common in this region of the State. Production levels for grain increased

dramatically into the early 20<sup>th</sup> century. However, production then declined because of a combination of soil quality issues, corporate acquisition of lands, and work opportunities in the mines.

The importance of woodlands has combined with the area's agricultural history, and Indiana County boasts of being the Christmas Tree Capital of the world. Forty-two Indiana County farms have been recognized by the Pennsylvania Department of Agriculture as Century Farms. They have been farmed by the same family for one hundred years or longer.

When the first settlers began pushing across the state, much of the land was covered with thick stands of white pine, Eastern hemlock and mixed hardwoods. Early pioneers began to lumber to meet local building needs. Seeing the demand for lumber in other areas of the state, the lumber industry was born. Settlers in the Cherry Tree area were involved in the lumbering industry, building sawmills and creating rafts to float lumber down the





Figure 10.3: Stand of pines, Canoe Township

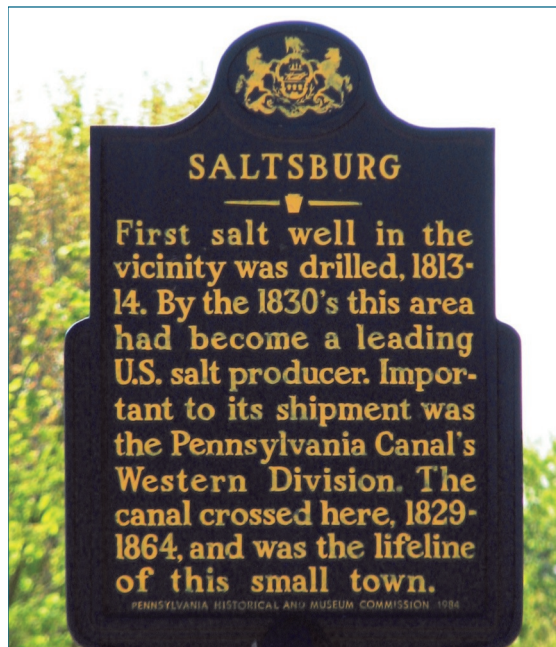


Figure 10.4: Historical marker; Saltsburg, Saltsburg Borough

West Branch of the Susquehanna River to early industrial towns. By the mid-1800s these trees were the County's most valuable resource. Many of the natural stands of timber were exhausted before conservation concepts were recognized, with only small amounts of virgin forest left standing.

The County's first major industry was the manufacture of salt, which began in 1813 in the southwestern part of the County and accounts for the name of Saltsburg.

As early as 1795, bituminous coal was being dug from exposed outcroppings. Mining soon rivaled agriculture as the backbone of the County's economy. By the early 1900s the pace and scale of coal mining dominated the County. Several iron furnaces were built in the early 1800s, and by 1905, coke production became a major industry with the construction of beehive ovens at Ernest. Beehive ovens were also constructed at Lucerne Mines and Graceton.

Coal mining spurred a building boom that

resulted in the development of many coal towns and villages that remain a distinctive element of the region's landscape today. Glen Campbell, the first coal town in Indiana County, was founded in 1889 and was named for Cornelius Campbell, the first superintendent of the Glenwood Coal Company. The Clearfield Bituminous Coal Corporation and affiliated coal companies formed Clymer in 1905. It was planned and laid out as a town with lots for sale, contrary to other company owned mining towns. Clymer grew to be the largest coal-mining town in Indiana County. Founded in 1919 by the Clearfield Bituminous Coal Corporation, Commodore was a model mining town. Settlers here had the privilege of living in one of the few towns with community sewage disposal and running water, which was very advanced for the early 1900's.

The County's traditional downtowns were centers for government, business, shopping, cultural, and spiritual activities. These communities, interspersed with farms and villages, grew around the County's coal mines, railroads, canals,

tunnels, and early highways. Many of the County's downtowns reflect the character of their prosperous pasts and include a variety of buildings that reflect distinct architectural styles.

### Existing Conditions

#### National and State legislation

Historic resource planning in Pennsylvania is enabled by three legislative acts. They are the National Historic Preservation Act, the Pennsylvania Historic District Act, and the [Pennsylvania Municipalities Planning Code \(MPC\)](#).

The National Register of Historic Places was established by the National Historic Preservation Act of 1966 to assist in identifying significant historic properties worthy of preservation. Properties are composed of districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering and culture. The National Register of Historic Places has no regulatory authority. It provides recognition of historic resources and gives

credibility to efforts to preserve irreplaceable community assets.

- ◆ There are currently 24 Indiana County sites listed on the National Register of Historic Places. These sites include the Eliza Furnace, which is located in Cambria County. The site is leased to Indiana County by the Cambria County Historical Society. Listings are included in Appendix 10.1 and site locations are identified on Map 10.1.

The Pennsylvania Historic District Act authorizes counties, cities, boroughs, incorporated towns, and townships to create historic districts and appoint Historical Architectural Review Boards (HARBs). This Act enables governing entities to protect resources which have a distinctive character recalling the rich architectural and historical heritage of the area. It also regulates the erection, reconstruction, alteration, restoration, demolition or razing of buildings within designated historic districts.

- ◆ Indiana County has three historic districts listed on the National

Register of Historic Places. They are located in Commodore (Green Township), Indiana Borough and Saltsburg Borough.

The Pennsylvania Municipalities Planning Code (MPC) enables historic protection by authorizing municipalities to use zoning for protection and preservation purposes. Section 605 allows historic resources to be identified as a class for regulatory purposes and allows for overlay zones. Section 603 states that zoning ordinances shall provide for "protection of natural and historic features and resources".

- ◆ Historic overlay zones have not been created for any municipality that has enacted zoning in Indiana County.

#### National, State and Regional historic preservation efforts

##### Preserve America

Preserve America is a national initiative that encourages and supports community efforts to preserve and enjoy our cultural and natural heritage. The goals of the

initiative include a greater shared knowledge about the nation's past, strengthened regional identities and local pride, increased local participation in preserving the Country's cultural and natural heritage assets, and support for the economic vitality of our communities. The Preserve America Community program recognizes and designates communities that protect and celebrate their heritage, use their historic assets for economic development and community revitalization, and encourage people to experience and appreciate local historic resources through education and heritage tourism programs.



Figure 10.5: Preserve America Community, Saltsburg Borough

- ♦ Saltsburg Borough and Blairsville Borough were awarded Preserve America Community designation in 2008.

#### America's Industrial Heritage Project

In 1987, the National Park Service, in coordination with America's Industrial Heritage Project (AIHP), began an initiative to inventory historic sites in southwestern Pennsylvania. The Historic American Buildings Survey (HABS) and the Historic American Engineering Record (HAER) form a division of the National Park Service. They began this multi-year historical and architectural documentation project in order to identify surviving historic engineering works and industrial resources in the region.

The results of these inventories have been published and are available to the public. The measured drawings and the large-format photographs produced during this process have been deposited in the Prints and Photographs Division of the Library of Congress in Washington, D.C. Copies of the drawings and photographs have been

deposited at the Special Collections and Archives section of Stapleton Library at Indiana University of Pennsylvania (IUP). The remaining research material has also been retained at IUP. This material includes the 35mm photographs taken by the HABS/HAER teams, some research notes and correspondence associated with the project, and maps and blueprints of regional sites and buildings. (<http://www.lib.iup.edu/depts/speccol/>).

#### Path of Progress National Heritage Tour Route

The Path of Progress, which was established and marked with signage in 1995, is a 500 mile driving route which winds through nine southwestern Pennsylvania counties linking key historical sites and diverse points of interest. A distinct portrait of the combined industrial, cultural, and economic heritage of the area is revealed by traveling all or portions of the route. Heritage sites pertain to the westward expansion of the early United States across the Allegheny Mountains, early settlement, battlefields, farming, the switch from an agrarian to an



industrial society, and the Industrial Age. Industrial heritage sites encompass railroads, coal mines, canals, tunnels, and highways.

- ◆ Portions of the tour route traverse roadways in Indiana County as depicted in Figure 10.6.

#### Pennsylvania Historical Marker Program

From 1914 to 1933, the Pennsylvania Historical Commission, predecessor to the Pennsylvania Historical and Museum Commission (PHMC), installed bronze plaques to commemorate significant individuals, events, and landmarks throughout the State. However, during the 1920s and 1930s, with accelerated automobile speeds, these plaques became impossible to read from a moving vehicle. For this reason, the PHMC, created by the state legislature in 1945, developed the modern style of historical marker.

Since 1946, the PHMC has administered a program of historical markers to capture the memory of people, places, and events that have affected the lives of Pennsylvanians over the centuries since

William Penn founded his Commonwealth. More than 2,000 cast aluminum markers tell the stories of Native Americans and settlers, government and politics, athletes, entertainers, artists, struggles for freedom and equality, factories and businesses, and a multitude of other topics of statewide or national significance.

There are currently 16 Historical Markers commemorating significant individuals, events and landmarks in Indiana County. A detailed list, including marker text, is included in Appendix 10.2.

#### Lumber Heritage Region

The Lumber Heritage Region was designated in 2001 as one of Pennsylvania's twelve Heritage Areas (Appendix 10.3). The Lumber Heritage Region (LHR) is a local grassroots project with the purpose of highlighting and interpreting the rich cultural, historic, natural and recreational resources of Pennsylvania's forests in all or parts of 15 northcentral counties. The area includes the northern region of Indiana County. The LHR developed a Management Action Plan

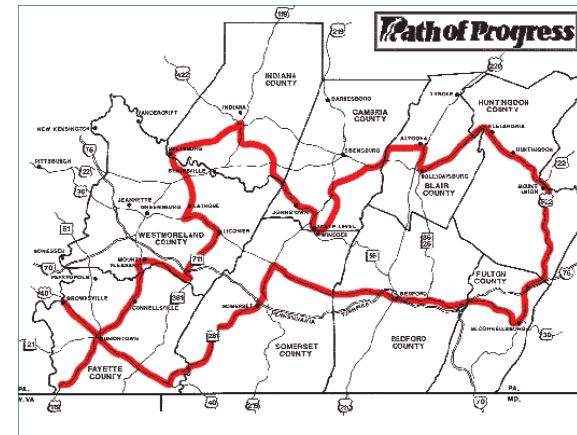


Figure 10.6: Path of Progress tour route

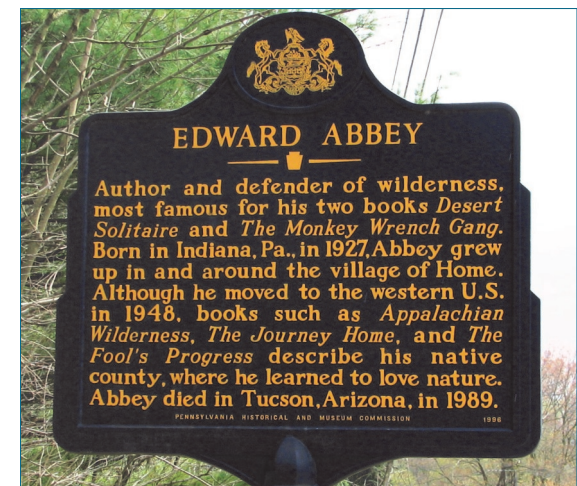


Figure 10.7: Historical marker; Edward Abbey , Rayne Township

that describes the region and its resources, identifies lumber related themes and events to tie the region together, and contains a series of recommendations and actions to conserve, improve and interpret those resources so that the lumbering heritage past, present and future can be appropriately presented on a regional basis.

- ♦ Cherry Tree Borough is the starting point of the West Branch Water Trail, which is one of the major attractions developed by the LHR. The Water Trail extends from Cherry Tree to Sunbury on the West Branch of the Susquehanna River. The Water Trail has been recognized as an American Canoe Association-Recommended Water Trail.

#### Susquehanna Greenway Region

The Susquehanna Greenway Region is a linear corridor of land and water that includes the North Branch, West Branch and Main Stem of the Susquehanna River. The corridor flows 539 miles through 22

counties in the Commonwealth (Appendix 10.4). The Pennsylvania Greenways Action Plan recognizes it as the state's largest greenway. The purpose of the Susquehanna Greenway Region is to protect, value, and enjoy the exceptional resources of the river, creating an interconnected network of trails and natural areas traversing urban, suburban, and rural landscapes.

The Susquehanna Greenway Region provides endless opportunities for visitors and residents to connect with the river and its bountiful heritage through land and water trails, parks, historic sites, working farms, forests, and many unique river communities.

- ♦ Cherry Tree Borough is included in the Susquehanna Greenway Region.

#### Allegheny Ridge Heritage Area

The Allegheny Ridge Heritage Area is part of the statewide Heritage Areas Program. The Allegheny Ridge Heritage Area is managed by the Allegheny Ridge Corporation and contains a multitude of

cultural, historic, recreational, natural, and scenic resources of state and national significance in central and western Pennsylvania. The area includes Blair, Cambria, Somerset, and Huntingdon Counties. The Allegheny Ridge Heritage Area has expanded its service area to include those counties that fall within the Pittsburgh-to-Harrisburg Mainline Canal Greenway™.

#### Pittsburgh-to-Harrisburg Mainline Canal Greenway™

The Pittsburgh-to-Harrisburg Mainline Canal Greenway™ is a 320-mile corridor that follows the historic path of the Pennsylvania Main Line Canal System. Following the path in a two-mile-wide swath, the Greenway encompasses the Allegheny, Kiski-Conemaugh, Juniata and Susquehanna Rivers, meandering through communities between Pittsburgh and Harrisburg as a network of individual initiatives managed by local partners throughout the corridor. Through a multi-disciplinary approach, the Greenway addresses recreation opportunities, heritage preservation, environmental



stewardship, and economic development. In 1999 the Mainline Canal Greenway™ was designated Pennsylvania's Millennium Legacy Trail.

- ◆ Blairsville Borough and Saltsburg Borough are hub communities in the Greenway.

#### Young Preservationists Association of Pittsburgh

The Young Preservationists Association of Pittsburgh (YPA) formed in 2002 and is a broad-based regional coalition dedicated to energizing the historic preservation movement in southwestern Pennsylvania. The mission of YPA is to encourage the participation of young people in the preservation of historic resources. YPA promotes historic preservation as an effective tool for economic development and regional revitalization. Since 2003, the organization has prepared an annual list of the "Top Ten Best Preservation Opportunities in the Pittsburgh Area." Indiana County sites making the "Top Ten" lists include:

- ◆ Blairsville Main Street/Elm Street District (2008)
- ◆ Second Baptist Church; Blairsville Borough (2007)
- ◆ Blairsville Junior High School (2007)
- ◆ GC Murphy Building; Blairsville Borough (2005)
- ◆ Graceton Coke Ovens (2006)
- ◆ W. R. McIlwain Store & Warehouse, also known as the "Mule Barn"; Saltsburg Borough (2007)

In 2009, the YPA sponsored a Preservation Video Award Contest to identify the "Top Ten" preservation sites in the region. The Old Indiana County Courthouse placed third in the contest.

#### **County Historic Preservation Efforts** Historic Site Survey

The Pennsylvania Historical and Museum Commission (PHMC) created a Cultural Resources Geographic Information System



Figure 10.8: Graceton coke ovens, Center Township



Figure 10.9: Old Indiana County Courthouse, Indiana Borough



Figure 10.10: Silas M. Clark House, Indiana Borough

(CRGIS) database that stores a wealth of data contained in the Bureau of Historic Preservation's files of historical sites, archeological sites, and surveys. The

Bureau's Historic Resources Inventory includes properties from systematic county surveys, Cultural Resource Management (CRM) surveys, and individual property submissions. In the 1980s, the County conducted a countywide historic site survey and inventoried over 1,600 properties. Information obtained from this survey can be accessed through PHMC's CGIS database.

A query of the CGIS reveals that 24 of the surveyed Indiana County properties are listed on the National Register of Historic Places (Appendix 10.1). Over 50 are identified as eligible for National Register status; over 400 have been determined ineligible for National Register status; and the status of the remaining properties are listed as undetermined. Ineligible status does not indicate that a particular property was deemed historically insignificant. It simply indicates that it did not meet the criteria for listing on the National Register.

#### Indiana County Heritage Preservation Plan

In 1990, Indiana County was one of nine counties in Southwestern Pennsylvania that participated in the America's Industrial Heritage Project (AIHP). The County developed the *Indiana County Heritage Preservation Plan* through this initiative. The Plan outlined main heritage themes for Indiana County and identified potential projects. Many of the recommendations made in this Plan have been implemented, some are no longer possible and others remain to be implemented. A summary of recommendations identified in the Plan and the current status of action taken are included in Appendix 10.5.

#### Historical and Genealogical Society of Indiana County

The Society was founded in 1938 to collect and preserve materials illustrative to Indiana County, its families, businesses, and organizations. The Society is headquartered in the Silas M. Clark House which is located in Indiana Borough. The Society also owns the adjacent former National Guard Armory building, which

houses a museum and a research library.

#### Indiana County Historical Museum

Permanent displays and a variety of changing exhibits explain how the County grew and what its people have done. Permanent exhibits include coal mining; farm and home; Native Americans; an old doctor's office; and medical instruments display. Temporary displays include art shows, seasonal decorations and cooperative exhibits with other community groups. The research library contains census records, early newspapers on microfilm, cemetery transcriptions, surname files, family collections, county and general histories, atlases and maps, abstract court records, directories, periodicals, ship passenger lists, tax records, and other County records. Additional and rare materials are available upon request.

#### Covered Bridges of Indiana County

Indiana County is home to four covered bridges constructed in the 1800s and 1900s. The four bridges are Harmon, Trusal, Kintersburg and Thomas. The

Thomas Covered Bridge is the only covered bridge in Indiana County that remains open to traffic. All four covered bridges are listed on the National Register of Historic Places. Responsibility for management of the covered bridges was transferred to Indiana County Parks and Trails in 2007. The Indiana County Board of Commissioners appointed a Covered Bridge Committee to oversee the restoration, improvement and promotion of the bridges. The Committee sponsored the first annual Indiana County Covered Bridge Festival in 2008.

The Thomas Bridge was completely reconstructed in 1998 at a cost of slightly more than \$1 million. Amos Thomas built the original bridge over Crooked Creek in 1879 at a cost of \$545. It is the longest of the Indiana County covered bridges.

Kintersburg Bridge, built in 1877, was named for Isaac Kinter, a local shopkeeper. The Kintersburg Bridge is the only Howe truss bridge in the County and one of only five remaining in Pennsylvania. Harmon Bridge and Trusal Bridge are

companion bridges located on the south branch of Plum Creek. Trusal Bridge, built in 1870 is the oldest of Indiana County's covered bridges. It was named after Robert Trusal, a nearby property owner. Harmon Bridge, built in 1910, was named after Civil War veteran J.S. Harmon.

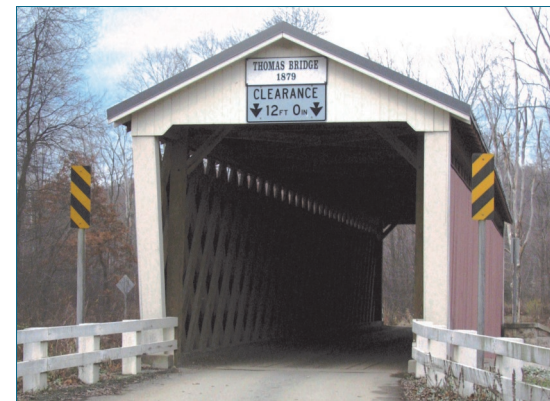


Figure 10.11: Thomas Bridge, Armstrong Township



Figure 10.12: Harmon Bridge, Washington Township



### Memorial Park

This 2-acre park located in Indiana Borough is the smallest of the County Parks. However, it is one of the most historic sites within Indiana County. Originally surveyed in 1774, the site was once a church cemetery and many graves are still located in the Park. During the Civil War the site served as a hiding place for travelers of the Underground Railroad. The Park's doughboy statue was erected in 1923 by a group of citizens led by Alex Stewart, father of the actor Jimmy Stewart. A geophysical investigation of Memorial Park was conducted in November 2006 by IUP Archeological



Figure 10.13: Memorial Park, Indiana Borough

Services. The study was conducted to provide a historical background of the Park, and to estimate the extent of burials within the Park. Additional research is planned in the future. A copy of the report can be accessed through the Indiana County Parks and Trails website (<http://www.indianacountyparks.org>).

### Tunnelview Historic Site

This 16-acre site is adjacent to the Conemaugh Dam in southwestern Indiana County and contains significant remnants of the County's early transportation history. A 900 foot portion of canal is visible at the site and was part of the Pennsylvania Mainline Canal's Western Division. The route extended from Pittsburgh to Johnstown, where the Allegheny Portage Railroad began. Constructing the Canal through the rugged terrain of the Alleghenies was a monumental undertaking. Faced with steep terrain and a sharp bend in the Conemaugh River, engineer Alonzo Livermore routed the Canal through Bow Ridge, which is the narrow strip of land within the river bend near the Village of

Tunnelton. Once through the tunnel, the Canal continued over a stone arch aqueduct across the River. This was the only site on the Canal with an aqueduct and tunnel next to one another.

The Western Division of the Canal operated until 1852, when maintenance problems, financial insolvency, and competition from the railroads brought an end to the brief canal era in Pennsylvania. The Canal tunnel was sealed off as part of the Conemaugh River flood control project in 1952.

By 1864, the Pennsylvania Railroad (PRR) constructed a new tunnel and stone arch bridge for its subsidiary, the Western Pennsylvania Railroad. The PRR completed construction of another tunnel in 1907, when the railroad was realigned. This realignment required the construction of a stone arch bridge which still stands at the site. In 1952, the PRR once again realigned its track and constructed the high level iron bridge that now carries trains of the Norfolk Southern Railway. Today, the 3.3 mile Conemaugh River Lake Section of the

West Penn Trail extends from the Westinghouse Specialty Metals Plant in Westmoreland County to Bow Ridge, following a portion of the Pennsylvania Railroad line that operated along the corridor in the early 1900s. This section also passes over the four spectacular stone arch bridges built in 1907 which offer beautiful views of the Pennsylvania Main Line Canal.

#### Eliza Furnace Historic Site

The Eliza Furnace is a National Register site regarded as one of Pennsylvania's best preserved iron furnaces. Dating from 1846, the Eliza Furnace is one of only a few iron furnaces remaining in the United States which still retains its original heat exchanger piping. The two-acre site, located near Vintondale in Cambria County is leased to Indiana County by the Cambria County Historical Society. Eliza Furnace was constructed in 1845 and 1846. At its peak, the furnace employed over 90 people and utilized 45 mules to produce about 1,080 tons of iron a year.

#### Buena Vista Furnace Historic Site

The Buena Vista Furnace, located near Brush Valley, was built in 1847 and was named for the Mexican War battle. The furnace used local iron ore, limestone and charcoal to produce approximately 400 tons of pig iron per year. Approximately 61 employees, and 30 horses and mules labored at Buena Vista. The pig iron was hauled by wagon to the Pennsylvania Canal at Ninevah near Johnstown.

The furnace property was sold at a Sheriff's Sale in 1850 to Dr. Alexander Johnston, with production continuing until 1856. In 1854, the furnace produced 560 tons of iron out of shell and bog ore. In 1900, Stephen Johnston sold a 67-acre parcel that included the Buena Vista Furnace to Judge A.V. Barker for \$20,000. Barker sold it and other properties to the Lackawanna Coal and Coke Company in 1902. In 1917, the property passed to the Vinton Colliery Company. In 1957, the Delano Coal Company sold the furnace and property to the Historical and Genealogical Society of Indiana County. Repairs were curtailed due to a lack of



Figure 10.14: Eliza Furnace, Vintondale Borough (Cambria County)



Figure 10.15: Buena Vista Furnace, Brush Valley Township





Figure 10.16: Underground Railroad Driving Tour brochure (Source: Blairsville UGRR Project)

access and additional damage caused by the Flood of 1977. The opening of the Ghost Town Trail extension in 2006 renewed efforts to save the site and make it accessible to the public. The Historical and Genealogical Society of Indiana County leases the site to Indiana County Parks and Trails.

### Cultural Resources

#### *Underground Railroad*

Pennsylvania was long in the forefront of the anti-slavery movement from the first recorded protest against slavery in the English Colonies in 1688 to the development of what we now know as the Underground Railroad (UGRR) of the 1830s and 1840s. One of the many UGRR routes in western Pennsylvania traveled through Blairsville to Black Lick, Homer City, Indiana, Cherry Tree and points north until ending in Canada. In the early 19<sup>th</sup> century, Indiana County was known for its strong anti-slavery sentiment and willingness to aid fugitive slaves. The first anti-slavery societies were organized in the decades before the Civil War, and residents of Indiana County gave a helping

hand to the freedom-seekers traveling on the UGRR.

An UGRR Driving Tour of Indiana County was developed through the Passport to Freedom, which is the Blairsville Area UGRR Project. The route highlights 23 tour visits of existing UGRR-related structures or historical markers. The tour is divided into four geographical areas. They are southwest, which include Blairsville, Black Lick, Homer City and Saltsburg; Central, which include Indiana and White Township; Northwest, which include Smicksburg and a Dayton extension into Armstrong County; and Northeast, which include Brush Valley, Nolo and Clymer.

#### *Archaeological sites*

The Pennsylvania Historical and Museum Commission (PHMC) created a Cultural Resources Geographic Information System (CRGIS) database that contains a wealth of data contained in the Bureau of Historic Preservation's files of historical and archeological sites and surveys. Archaeological sites are added to the Pennsylvania Archaeological Site Survey

file whenever site forms are received from any source. In the past, these have included avocational recorders, academic recorders, and cultural resource management (CRM) surveys. There has been no systematic archaeological inventory of the Commonwealth.

A CRGIS query revealed that over 100 archaeological sites have been identified in Indiana County. The presence of numerous artifact types has been documented. Most commonly found artifacts include chipped stone tools, ceramics, pestles and/or grinding stones, and fire cracked rocks.

In an effort to assist in the management of cultural resources, the IUP College of Humanities and Social Sciences, in cooperation with the Department of Anthropology, established a cultural resource management program. Services include consultation, on-site surveys, Phase I and Phase II evaluations, and full Phase III excavations of significant sites. Work has been done for, and technical assistance provided to public officials,

private landowners, developers, and planners directly involved in projects that may affect archaeological or historic resources in the Upper Ohio Valley. This area includes Indiana County.

The Carnegie Museum of Pittsburgh conducted an archeological dig in the Blairsville area and discovered significant artifacts from an early Native American settlement.

#### Native American heritage

##### Thunder Mountain Lenapé Nation

A local group of Lenapé Indian families, either by ancestry or adoption, are actively engaged in preserving their Native American heritage and promoting cultural understanding. They offer presentations for schools, clubs, and organizations throughout the year. Topics covered include history, traditions, games, natural foods and materials, storytelling, drumming, life skills, environmental awareness, singing and dancing. Presenters dress in Regalia (native clothing) and provide reproduction artifacts, furs, examples of crafts and

clothing, tools and representative food sources, personal ornaments and crafts to foster hands-on educational activities. They also hold a Native American Festival each year at their grounds in Conemaugh Township. Traditional Native American drumming, dancing, singing, and ethnic food are all part of the festivities that introduce festival visitors to the Native American culture.



Figure 10.17: Thunder Mountain Lenapé Nation; Native American Festival, Conemaugh Township



Figure 10.18: Naeskahoni Town; Burrell Township  
(Source: <http://www.naeskahonitown.com/purpose.html>)



Figure 10.19: Historical Society of Blairsville Area  
Museum, Blairsville Borough

### Naeskahoni Town

Naeskahoni Town is an accurate replica of a French and Indian War era living village located in the town of Blacklick in Burrell Township. The village provides hands-on educational activities for children and adults to explore and learn about the Eastern Woodland culture.

### **Local Historic Preservation Efforts** *Blairsville*

#### Historical Society of the Blairsville Area

The Historical Society of the Blairsville Area was founded in 1986 by a small group of citizens who recognized the need for an organization dedicated to preserving and promoting the heritage of Blairsville Borough, Burrell Township and Blacklick Township in Indiana County, and Derry Township in Westmoreland County. The Society's goal is to promote interest in local history and historic preservation through publications, meetings and exhibits. Since its inception the Society has grown to include over 500 members, sponsors numerous programs and exhibits, and has established itself as one of the area's most active organizations.

The Society publishes a bi-monthly newsletter, "Heritage and History", and sponsors many projects and activities that are open to the public. The Society has accumulated museum, library and archival collections. These collections are of great importance to the preservation and interpretation of the heritage of south-central Indiana County. Because of the Society's efforts, Blairsville Borough has become one of the best documented towns in Indiana County.

#### Historical Society of the Blairsville Area Museum

The Historical Society of the Blairsville Area Museum is located in Blairsville Borough in a Victorian house that was built around 1909. The Society has grown from a small group of volunteers, trying to protect important papers, books and artifacts in one small room, to the present over 500 membership with 6 rooms of historical artifacts. Library and archival collections on local history, changing exhibits and research material are available for study at the Museum.



Blairsville Underground Railroad Project

The Blairsville Underground Railroad (UGRR) Project was established in 2006. “Passport to Freedom” became the working title of many projects that soon developed with the group. The Project is dedicated to the memory of the area men and women who joined in the UGRR movement of pre-Civil War America. The Project endeavors to preserve, protect and record the stories of Indiana County’s UGRR network. This is accomplished through educating the public regarding the UGRR; local involvement; researching, documenting and preserving area history; and developing presentations, historic narratives and other materials to advance public awareness. The Blairsville UGRR Project is an important component of community revitalization efforts and has generated increased heritage tourism in the community.

Blairsville Underground Railroad History Center

The Blairsville Underground Railroad History Center was established by members of the Blairsville UGRR Project to

showcase material related to the Underground Railroad. The Center is located in Blairsville Borough at the former site of the original Second Baptist Church. The original church was built in 1918. In 1985, the congregation moved to its new quarters on East Campbell Street, but retained ownership of the old building. This is the oldest predominantly African-American church in the Blairsville area.

Underground Railroad Walking Tours

Members of the Blairsville UGRR Project provide walking tours of both downtown Blairsville and the Blairsville Cemetery. The members show and interpret Underground Railroad-related sites.

A Tour of Historic Blairsville

The Historical Society of the Blairsville Area collaborated with the Blairsville Main Street Program and the Allegheny Ridge Corporation in 2007 to develop an updated heritage tour guide of Blairsville. The resulting brochure, *A Tour of Historic Blairsville*, provides a brief history of the community and highlights 120 historic sites in the community. The brochure

includes an aerial photograph with each site identified by number, and another aerial photograph that identifies regional heritage sites in the Blairsville area.

Blairsville Historic Preservation Board

In 2008, the Borough of Blairsville established a Historic Preservation Board to oversee and coordinate heritage preservation activities in the community.

Youth Participation

Both the Blairsville UGRR Project and the Historical Society of the Blairsville Area sponsor education tours that are a part of the local school curriculum. Their mission is to encourage and nurture young people to take pride in their community and work to preserve structures and artifacts that are significant to the County’s history. In addition, the Indiana University of Pennsylvania (IUP) Geography and Regional Planning Department has included field trips and walking tours of Blairsville Borough in their curriculums. They highlight the community’s heritage and its role in the canal, railroad and early automotive transportation eras.

### Cherry Tree

#### Canoe Place Park

Canoe Place Park is a pocket park located on Cherry Street in Cherry Tree Borough. This Park, given the original name of Cherry Tree, serves as a canoe launch for the starting point of the West Branch of the Susquehanna River. The Park has a picnic area and grill available for public use.



Figure 10.20: Canoe Place Park, Cherry Tree Borough



Figure 10.21: Caboose-Museum, Homer City Borough

#### Tonkin Museum

The Tonkin Museum is named for Robert Tonkin, a life long resident of Cherry Tree. It houses artifacts that provide an understanding of the rich cultural heritage of Cherry Tree.

### Green Township

#### Commodore Historic District

Founded in 1919 by the Clearfield Bituminous Coal Corporation, Commodore was a model mining town. Today, you can still see some of the buildings crafted of concrete blocks that were produced in town. The Commodore Historic District, roughly bounded by PA 286, Vanderbilt Avenue, Musser Street, and Fisher Avenue was established and listed on the National Register of Historic Places in 1994.

### Homer City Borough and Center Township

#### Homer-Center Historical Society

The Homer-Center Historical Society, founded in 1994, was established by residents and former residents of Homer City and Center Township to ensure the history and heritage of the region is preserved, publicized and promoted. The

Society holds monthly meetings, which often includes guest speakers or an occasional field trip to local or regional sites of historic significance. The Society also publishes Odyssey, a quarterly newsletter, and sends regular updates on activities to members in fifteen states. The Society regularly collaborates with Homer City Borough, Center Township, the Homer City Business Association, Homer-Center School District, the Indiana County Evergreen Conservancy, and regional historic societies to advance historic preservation efforts.

#### Caboose-Museum

The Homer-Center Historical Society owns and operates the Caboose-Museum which is located on North Main Street in Homer City Borough, adjacent to the Hoodlebug Trail and Floodway Park. The caboose was an actual working caboose that operated as part of the Pennsylvania Railroad Company. The Museum houses artifacts and records related to the early farming era of the region, the coal mining industry, and Homer-Center schools.



### Graceton Coke Ovens

The Graceton Coke Ovens, originally called Mikesell Station, were the first coke ovens in Indiana County. Known as beehive coke ovens for their beehive brick structure, twelve ovens were constructed in 1886, and additional ovens were constructed on the site from 1890 to 1897.

Today, the area located along US 119, is grown over with thick vegetation and tree roots that are destroying the structural integrity of the ovens. The Homer-Center Historical Society, in conjunction with the Evergreen Conservancy, has developed a master plan that calls for removal of vegetation and construction of amenities for site visitors. The Graceton Coke Ovens are eligible for listing on the National Register of Historic Places, and were listed on YPA's 2006 "Top Ten Best Preservation Opportunities in the Pittsburgh Area."

### Lucerne Coke Ovens

The Rochester and Pittsburgh Coal and Iron Company opened the Lucerne Mines operation and patch town in 1907. The coke ovens built for this operation were

some of the last beehive ovens built in America. They were constructed in 1952 and operated until 1972, when the Pennsylvania Department of Environmental Protection closed down most of the beehive coke works in the State.

### Youth Participation

The Homer-Center Historical Society awards the Jack Loughner Memorial Scholarship to a graduating senior of Homer-Center High School each year. Students applying to college, university, and professional/trade schools are eligible to apply. The scholarship is named for one of the prime movers in the Society's founding.

### Indiana Borough

#### Historic District of Indiana

The Historic District of Indiana is bounded by Water Street, Seventh Street, Sixth Street, and Wayne Avenue. It was established and listed on the National Register of Historic Places in 1993.

### A Virtual Walking Tour: Indiana's Historic Sixth Street

The Historical and Genealogical Society of Indiana County hosts this virtual tour on their website. The tour includes photos and information about 21 historic buildings located along Sixth Street in Indiana Borough.

### Jimmy Stewart Museum

The Jimmy Stewart Museum, located on the 3rd floor of the Indiana Public Library



Figure 10.22: Jimmy Stewart Museum, Indiana Borough

in Indiana Borough, offers film presentations and mementos in celebration of Jimmy Stewart. He was one of America's beloved screen stars, who was born and raised in Indiana. Artifacts reflecting Jimmy's personal life can be found at the Museum, including baby photographs and his father's desk from the family hardware store. Visitors can view Jimmy Stewart's film work in a 1930's vintage movie theater complete with a sound and projection system donated by Universal City Studios of Hollywood.

#### *Pine Township*

##### Strongstown Historical Society

The Strongstown Historical Society (SHS) owns and is operated from a one-room schoolhouse in Strongstown. The SHS is working toward restoring the schoolhouse and opening it as a museum.

#### *Saltsburg Borough*

##### Saltsburg Historic District

The Saltsburg Historic District, encompasses the areas west of Plum and Walnut Alleys to the Kiskiminetas River. It

was established and listed on the National Register of Historic Places in 1992.

##### Historic Saltsburg, Inc.

Historic Saltsburg, Inc. was founded in 1978 and incorporated in 1980 as an historic preservation group. Its main purpose is to protect the architectural heritage of Saltsburg while actively working to enhance the community through its history. Historic Saltsburg, Inc. has promoted interest and appreciation of the community's heritage by researching, writing, photographing, documenting and protecting the architectural integrity of the canal right-of-way and the historic structures throughout the Borough.

##### Walking Tour of Historic Saltsburg

Historic Saltsburg, Inc. developed a self-guided Walking Tour of Historic Saltsburg, and developed a brochure that includes a walking tour itinerary, photos of architecturally significant buildings and a tour map.

##### Saltsburg Area Historical Society

The Saltsburg Area Historical Society was created in the early 1960s and owns and

operates the Rebecca B. Hadden Stone House Museum. The Society provides a program each month on a historical topic, which is free and open to the public. The Society publishes quarterly newsletters, with a mailing list of over 200 individuals throughout the United States. Additionally, the members have published documents detailing the community's heritage; provide museum tours; provide interpretive and historical community tours; and initiate historic and cultural preservation projects.

##### Historic Saltsburg Tours

The Saltsburg Area Historical Society sponsors the interpretive Historic Saltsburg Tours of the community. The Tours highlight the Canal Park. The Park follows the actual path of the canal, and a replication of the Lock 8 has been constructed at the exact site where the lock once operated. Tours are provided during community events. They include the annual Canal Days and Saltsburg Community Days festivals. Tours are also provided by request for schools and community groups.

#### Rebecca B. Hadden Stone House Museum

In 1962, a stone building at 105 Point Street was purchased by the recently organized Saltsburg Area Historical Society for use as a museum. In 1993, the museum was named the “Rebecca B. Hadden Stone House Museum” in honor of a local resident committed to historic and cultural preservation. It continues to be owned and operated by the Society. Its purpose is to discover, collect and preserve any artifacts, collections and genealogy files contributed by members of the local community to establish or illustrate the history of the area. As collections have grown over the years, two additions were added to the structure. A wood shed was also constructed on the lot to house a tool collection. The Museum houses many collections, including artifacts and exhibits from the canal days, and the salt drilling, glass making, and boat building industries.

A Native American display; mid to late 19<sup>th</sup> and early 20<sup>th</sup> century items, including

dishware, furniture, clothing and toys; a coal mining display; a military display; blacksmith and shoemaker displays; a photo collection; and microfilm from the Saltsburg Press which operated from 1875 through the 1960s have been placed in the building. The Stone House Museum also houses files and books relating to the history of the local area, which are available for research. Community volunteers staff the Museum on designated days and during community events, and provide special Museum tours for schools, community groups and interested individuals by appointment.

#### Saltsburg Canal Park

Saltsburg Borough’s Canal Park follows the original location of the Western Division of the Pennsylvania Main Line Canal. The Canal ran 105 miles between Johnstown and Pittsburgh, and had 68 locks. It contributed significantly to the growth and development of the Saltsburg area, a leading salt producer during and after the Canal's active years (1829-1863).

#### North Park



Figure 10.23: Rebecca B. Hadden Stone House Museum, Saltsburg Borough



Figure 10.24: Canal Park, Saltsburg Borough

North Park is a four-acre park that follows the Canal location from Washington Street north to the Borough line. The Park was established as an additional venue to celebrate and promote Saltsburg's canal-era history. Signs were erected at the Park to relate the Saltsburg Canal site to the overall Western Division of the Pennsylvania Main Line Canal and later railroad lines that replaced the Canal.

Recent enhancements include landscaping, additional interpretive signs, benches, walkways and a grassed area that outlines the former Canal Lock No. 8. The Lock helped vessels navigate an eight-foot drop in the Canal as they traveled through Saltsburg and paralleled the Kiskiminetas River, en route to Pittsburgh. The No. 8 gates enclosed a lock area which was 90 feet long and just 15 feet wide, allowing one boat through at a time.

North Park's northernmost grassy area was once a wide canal basin where boats could be maneuvered and turned around. Park improvements were also geared towards enhancing visitor appreciation of

the vital role played by the lock tender, whose house was near the Lock. It was located between the Canal and the river. New interpretive placards were installed to identify the structural remnants of the lock tender's home. The wooden house was destroyed by fire in 1981. The foundation remains and is under the jurisdiction of Historic Saltsburg, Inc. The Park also serves as a major trailhead for the Conemaugh Valley Conservancy's growing regional hiking and biking trail network. North Park was dedicated in June 2005. It has resulted in more trail construction within the Borough limits, and connected miles of trails along the old Canal bed to the town's bike trail on top of the Canal trace through town. This project has significantly increased trail, river and heritage tourism in the Saltsburg community.

#### W.R. McIlwain Store & Warehouse

In 2007, the community implemented a public-private partnership that involved stabilizing the historic W. R. McIlwain Store & Warehouse in Saltsburg Borough. This 162-year old structure is locally

known as the "mule barn" based on the belief that it once housed mules when the Pennsylvania Canal was in operation. The Mule Barn is a contributing feature along the nationally registered, Western Division of the Pennsylvania Canal and is a contributing structure in the nationally registered Saltsburg Historic District.

In 2007, the Mule Barn was recognized by the Young Preservationist Association (YPA) as one of the Top Ten Best Preservation Opportunities in the Pittsburgh area.

In 2010, the structure was purchased by a local community organization called Townspeople, Inc. They are currently preparing a Master Plan and Historic Preservation Plan update for the adaptive reuse of the building. Future uses may include a community library and an art gallery.

#### Youth participation

Since the mid 1990s the Saltsburg Middle-High School has hosted an annual 7<sup>th</sup> grade field trip to the Rebecca B. Hadden Stone



House Museum. Beginning in 2003, Historical Saltsburg, Inc. has co-sponsored the annual Daughters of the American Revolution essay contest for local school students. Winning essayists share their essays and are honored by the Society during a special reception for family and friends at the Museum.

#### *Smicksburg Borough*

##### Smicksburg Area Heritage Society/John G. Schmick Museum

The Smicksburg Area Heritage Society operates the John G. Schmick Museum, which exhibits the local history of the town of Smicksburg. Founded in 1827 by Lutheran minister Rev. John G. Schmick, the area now has a large Amish settlement among its residents, and is home to over 280 Old Order Amish families. As one of the most conservative Amish sects, Old Order Amish live today similarly to their 16<sup>th</sup> century Swiss/German ancestors. They have no electricity, running water, telephones or motorized vehicles, and the Amish live resourcefully by utilizing their land.

#### *Historic preservation efforts in nearby towns*

Community attachment and regional identity do not respect arbitrary political boundaries, such as a county boundary line. Residents in border areas of Indiana County are often bound together by political, economic and social ties that are centered around a school, church or town that is not physically located within Indiana County. While not located in Indiana County, the Dayton Area Local Historical Society, and the Punxsutawney Area Historical and Genealogical Society engage in preservation activities that bear on the history of the inhabitants of northern Indiana County.

##### Dayton Area

The first white settlers came to the Dayton area in 1803. William Marshall and his family built the first log cabin on the property which is now the home of the Dayton Fairgrounds. Around 1868, Thomas Hindman Marshall built a house on State Street in Dayton. The house is

considered historically important not only because of the Marshall Family's contribution to the history of Dayton, but also because of the building's architecture and function.

In 1976, the Dayton Area Bicentennial Committee purchased the house and began renovations. A number of local groups helped with the renovations by taking responsibility for the redecorating of one room. By extraordinary efforts on the part of many individuals and organizations, the house was first opened to the public on July 4, 1976.

The Marshall House became the first building in Armstrong County to be added to the Pennsylvania Inventory of Historic Places, and was also placed on the National Register of Historic Places. In 1983, Mrs. Myron Garner (Helen Marshall), a daughter of Silas W. Marshall, gave the lot immediately north of the House to the Dayton Area Local Historical Society, and in 1984, the Craig Marshall heirs presented acreage behind the House which will allow the reconstruction of a





Figure 10.25: Horace Mann Elementary School, Indiana Borough

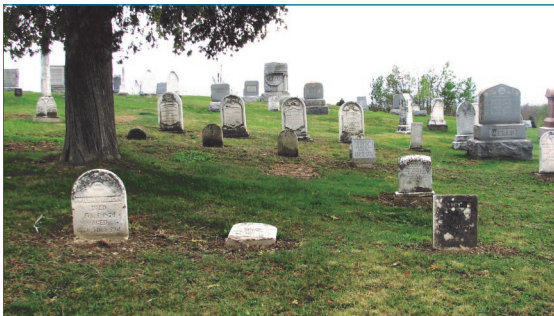


Figure 10.26: Mt. Pleasant Cemetery of Covode (Est. 1854), North Mahoning Township

barn and the development of a farm museum. The Marshall House, administered by the Dayton Area Local Historical Society, is open by appointment for tours.

A large brick home that sat on Robert Marshall's second farm is now privately owned. It was built in 1839, and was used as a station on the Underground Railroad.

#### Punxsutawney Area

The Punxsutawney Area Historical and Genealogical Society administers an extensive museum complex that contains displays relating to Native Americans, railroading, lumbering, coal mining, coke production, and Groundhog Day.

The Society's museum complex is comprised of the Bennis House, which contains displays illustrating aspects of Punxsutawney area history. They include its Native American heritage and the Lattimer House. The Lattimer House encompasses the Winslow Genealogy Suite and Tibby Library. It serves as a research center for genealogies of local and area families; the Highlands

Invitational Galleries, which encompass four rooms on the second floor that are devoted to changing exhibits of Museum collections or traveling exhibits; the Jenks Conference Room, Kurtz Hospitality Center and the Reschini Room; and a Groundhog Day History Museum. In addition to displaying area history, the combination of diverse facilities allows the Society to hold functions and conduct workshops for small and large groups.

#### Neighborhood Schools

In addition to the aforementioned historic resources, neighborhood schools are important historic resources that must be considered for preservation.

Neighborhood schools are fundamental elements of the built environment and serve as tangible sources of community pride. Older schools provide unique examples of public architecture and often include design elements that are hard to duplicate.

#### Cemeteries

Cemeteries are among the most valuable of archaeological and historic resources. They are evidence of various settlement patterns, burial practices, cultural and religious influences, economic development, social relationships, and genealogy. Cemeteries in Indiana County are identified in Appendix 10.6. Many of them are historic.

### **Analysis**

Indiana County is a place rich in architectural and archaeological resources, rural landscapes and unique historic communities. However, like many other areas throughout the country, the County's most recent development has been sprawling, low-density, residential and commercial developments that detract from our unique landscape and erode our sense of place.

Disinvestment in downtowns and sprawling development patterns have resulted in a number of vacant properties, and many are of historical significance, in the County's older downtowns and boroughs. Protecting Main Streets through

historic preservation is a powerful tool for economic revitalization.

Balancing growth with preservation of important historic resources is critical in today's rapidly changing culture, society and economy. In addition to maintaining a community's sense of place, historic preservation creates new jobs, stimulates private and public investment, enhances tax revenue and is a key component of economic development and community revitalization efforts.

Historic school buildings are at risk because many older buildings are abandoned by school districts in favor of new construction due to misconceptions about rehabilitating historic buildings. Often times these decisions are made based on misinterpretation of state education policies and funding guidelines. However, historic schools can be successfully rehabilitated to satisfy contemporary needs through the installation of modern wiring, elevators, technology, and heating and cooling systems that may meet or exceed

guidelines set forth by state and federal standards.

Concerns surrounding the loss of older schools resulted in both state and federal government recognition of their importance. Historic schools were featured on the Pennsylvania at Risk list in 1998. The list contains the Commonwealth's most endangered historic places compiled annually by Preservation Pennsylvania. The National Trust for Historic Preservation selected historic neighborhood schools to be on the Eleven Most Endangered Places in 2000.

Throughout the public planning process residents expressed community support for the preservation of neighborhood schools. Residents suggested that the Indiana County Planning Commission utilize its power to review and comment on school district plans for closing buildings or developing new facilities, and on the reuse, sale, or demolition of facilities. In 2007, the PHMC conducted an initial survey to identify and evaluate the characteristics and historic integrity of

twentieth century public schools statewide. This project documented thirty-nine public elementary and secondary school properties constructed between 1900 and 1969 that continue to function as educational facilities. PHMC is interested in documenting additional school buildings. They can be school buildings still in use, adapted to other uses, vacant, and for any grade from levels K to 12. Identifying and submitting historic Indiana County schools for evaluation in the PHMC survey would result in documentation that could help support preservation of these unique resources.

The challenge of protecting cemeteries can be complicated. PHMC provides resources to organizations interested in learning more about and/or undertaking cemetery preservation. Available resources include information on laws, guidelines and tools for cemetery preservation.

### Recommendations

- ◆ Encourage local historical societies to become actively engaged in county and regional historic preservation planning efforts.
- ◆ Develop historic overlay zones in existing and/or future county and municipal zoning ordinances to provide for the protection of natural and historic resources.
- ◆ Integrate the conservation and preservation of historic and cultural resources in economic development and revitalization strategies.
- ◆ Encourage the rehabilitation of historic buildings and neighborhoods for compatible contemporary uses (Keystone Principle #1).
- ◆ Encourage new development that respects and complements the character of the County's traditional communities and rural landscapes.
- ◆ Determine continued interest in and the feasibility of implementing recommendations identified in the

### *Indiana County Heritage Preservation Plan.*

- ◆ Develop additional heritage tourism opportunities as a sustainable and asset-based form of economic development..
- ◆ Identify and preserve the County's historic and cultural resources, including historic neighborhood schools and cemeteries.
- ◆ Raise awareness of heritage resources and the value of protecting and preserving them.
- ◆ Encourage youth involvement in historic preservation efforts.
- ◆ Celebrate and promote the County's diverse historic, cultural, and archeological heritage assets.

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## **Protection of Historic Resources/ Historic Preservation Policy Statement and Summary of Goals**

### **Policy Statement**

Protect, conserve and promote historic and cultural resources throughout the County.

### **Goals**

#### **Goal #1**

Identify, conserve, and preserve the County's historic, cultural and archeological resources.

#### **Goal #2**

Maintain and improve heritage assets and infrastructure throughout the County, including heritage parks, historic sites and historic resources offering recreational, cultural and heritage tourism opportunities (Keystone Principle #7).





## **Implementation Strategy**

### **Acronym Key**

<b>Acronym</b>	<b>Definition</b>
ICBOC	Indiana County Board of Commissioners
ICCOC	Indiana County Chamber of Commerce
ICDC	Indiana County Development Corporation
ICOPD	Indiana County Office of Planning & Development
ICPC	Indiana County Planning Commission
ICTB	Indiana County Tourist Bureau

### Implementation Strategy

Note: Goals, objectives and action strategies are not listed in priority order

**Policy Statement:** Protect, conserve and promote historic, cultural and archeological resources throughout the County.

**GOAL #1: Identify, conserve and protect the County's historic, archeological, and cultural resource as a basis for retaining strong community character**

**Objective:** Identify the County's historic, cultural, and archeological resources

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Create and maintain a comprehensive, GIS-based inventory of the county's tangible cultural heritage resources: buildings, structures, objects, sites, and districts. This includes but is not limited to archeological sites, historic and cultural landscapes, historic cemeteries, and historic roads.	ICBOC, ICPC, ICOPD, ICTB	Federal, State, Local	Short
Identify and document the significance and condition of historic neighborhood schools and cemeteries located in the County.	ICBOC, ICPC, ICOPD, Historical Societies	Federal, State, Local	Short

**Objective:** Conserve and protect the County's historic, cultural, and archeological resources

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Appoint a historic resource committee charged with identifying a County historic district and investigating land use management tools, such as historic overlay zones, that can be used to protect historic resources in Indiana County.	ICBOC, ICPC, ICOPD, Municipalities	Federal, State, Local	Short
Integrate the conservation and preservation of historic, cultural, and archeological resources in economic development and revitalization strategies.	ICBOC, ICPC, ICOPD, ICDC, ICCOC, ICTB, Municipalities	N/A	Ongoing

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Target abandoned schools and historic buildings for rehabilitation for compatible contemporary uses.	ICBOC, ICPC, ICOPD, ICDC, ICCOC, Municipalities	N/A	Short
Develop incentives to encourage developers to rehabilitate and reuse historic structures.	ICBOC, ICPC, ICOPD, ICDC, ICCOC, Municipalities	N/A	Short
Encourage new development that respects and complements the character of the County's traditional communities and rural landscapes.	ICBOC, ICPC, ICOPD, ICDC, ICCOC, Municipalities	N/A	Ongoing
<b>GOAL #2: Maintain and improve heritage assets and infrastructure throughout the County, including heritage parks, historic sites and historic resources</b>			
<b>Objective:</b> Raise awareness of heritage resources and the value of protecting and preserving them			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Host workshops sponsored by PHMC and/or provide informational packets to each municipality to provide information on resources that are available for historic preservation efforts.	ICBOC, ICPC, ICOPD	N/A	Ongoing
Host workshops sponsored by PHMC to provide information on preservation technology to the general public and owners of historic buildings.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Ongoing
Encourage youth involvement in historic preservation efforts.	ICBOC, ICPC, ICOPD, Municipalities, School Districts, Historical Societies, Community Organizations	N/A	Ongoing

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Celebrate and promote the County's diverse historic, cultural and archeological resources.	ICBOC, ICPC, ICOPD, ICTB, Municipalities, School Districts, Historical Societies, Community Organizations	Federal, State, Local	Ongoing
<b>Objective:</b> Improve heritage assets and infrastructure throughout the County			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Determine continued interest in and the feasibility of implementing recommendations identified in the <i>Indiana County Heritage Preservation Plan</i> .	ICBOC, ICPC, ICOPD, ICTB, Municipalities, Historical Societies	N/A	Short
Provide technical assistance to municipalities interested in listing eligible sites on the National Register of Historic Places.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Ongoing
Provide technical assistance to municipalities interested in developing Historic Districts or Overlay Districts.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Ongoing

**Appendix 10.1****National Register of Historic Places**

Historic Name	Partial Address	Municipality
Eliza Furnace	L.R. 11029 Near Blacklick Creek North Branch	Vintondale Borough (Cambria County)
Thomas Covered Bridge	T-414 Over Crooked Creek, 1/2 mile South of Junction with L.R. 32061	Armstrong Township
Blairsville Armory	119 N Walnut St.	Blairsville Borough
Saint Peter's Episcopal Church & Rectory	W. Campbell St.	Blairsville Borough
Diehl, George, Homestead	East of U.S. Rte. 422	Cherryhill Township
Senator J.O. Clark House	247 First Ave.	Glen Campbell Borough
Commodore Historic District	SR 286, Vanderbilt Ave., Musser St. & Fisher Ave.	Green Township
Breezedale	School St. Indiana University of Pennsylvania. Campus	Indiana Borough
Buffalo, Rochester & Pittsburgh Railroad Passenger Station	1125 Philadelphia St.	Indiana Borough
Clark, Silas M., House	6th St. & Wayne Ave.	Indiana Borough
Downtown Indiana Historic District	Bounded Roughly by Water St., 7th St., 6th St.,	Indiana Borough
Graff's Market	27 N. 6th St.	Indiana Borough
Indiana Armory	621 Wayne Ave.	Indiana Borough
Indiana Borough 1912 Municipal Building	39 N. 7th St.	Indiana Borough
Mitchell, James, House	57 S. 6th St.	Indiana Borough
Old Indiana County Courthouse	601 Philadelphia St.	Indiana Borough
Old Indiana County Jail & Sheriff's Office	6th & Nixon Ave.	Indiana Borough



Historic Name	Partial Address	Municipality
Sutton, John, Hall	Indiana University of Pennsylvania (Campus)	Indiana Borough
Western Division of Pennsylvania Canal	Along Conemaugh & Kiskiminetas Rivers	Multi-Municipalities
Kintersburg Covered Bridge	T-612, Near Kilntersburg	Rayne Township
Saltsburg Historic District	Conemaugh River, Plum Alley, Walnut Alley	Saltsburg Borough
McCormick, John B., House	Junction L.R. 32101 & T-512	South Mahoning Township
Harmon's Covered Bridge	T-488 Over S. Branch Plum Creek; 1/8 mile South of L.R. 32072	Washington Township
Trusal Covered Bridge	T-406 Over Plum Creek, 1.75 mile East of Five Points	Washington Township
Bridge in West Wheatfield Township	L.R. 32008	West Wheatfield Township

## Appendix 10.2

### PHMC Historical Markers

<b>Rescue of Anthony Hollingsworth, The</b>
<p><b>Dedicated:</b> Friday, September 27, 2002  <b>County:</b> Indiana  <b>Marker Type:</b> City  <b>Categories:</b> African American, Underground Railroad  <b>Location:</b> 6th &amp; Philadelphia Streets, Indiana  <b>Marker Text:</b> On June 26, 1845, this 12 year - old fugitive slave was captured by slave hunters. Armed residents surrounded the hotel where he was held &amp; demanded his release, defying federal law. Judge Thomas White freed him in the old courthouse on this site.</p>
<b>Dr. Robert Mitchell (1786-1863)</b>
<p><b>Dedicated:</b> Wednesday, October 17, 2007  <b>County:</b> Indiana  <b>Marker Type:</b> Roadside  <b>Categories:</b> African American, Underground Railroad  <b>Location:</b> Adams St. (Rt. 286), Clymer, just over Cherry Hill Twp. border  <b>Marker Text:</b> Outspoken opponent of slavery, Mitchell was widely known as an abolitionist. In September 1845, he harbored five fugitives from slavery on his property here. Following a raid by bounty hunters, two men escaped; three were returned to slavery. Mitchell was tried and convicted for violating the Fugitive Slave Act of 1793, and suffered heavy financial losses. The incident contributed to the more restrictive Fugitive Slave Act of 1850.</p>
<b>James Maitland Stewart (1908-1997)</b>
<p><b>Dedicated:</b> Thursday, July 02, 1998  <b>County:</b> Indiana  <b>Marker Type:</b> Roadside  <b>Categories:</b> Military, Military Post-Civil War, Motion Pictures &amp; Television, Performers  <b>Location:</b> 9th &amp; Philadelphia Sts., Indiana  <b>Marker Text:</b> Legendary American actor, born &amp; raised in this town. During his long career, 1932-91, Jimmy Stewart achieved fame on stage, screen, and TV. He won an Academy Award for his role in "The Philadelphia Story." Other films included "Mr. Smith Goes to Washington," "It's a Wonderful Life," &amp; "Harvey." He flew 20 combat missions in World War II; rose to Brigadier General, Air Force Reserve; and received the Presidential Medal of Freedom, 1985.</p>

Fugitive Slave Rescue
<p><b>Dedicated:</b> Saturday, April 17, 2004  <b>County:</b> Indiana  <b>Marker Type:</b> City  <b>Categories:</b> African American, Government &amp; Politics 19th Century, Underground Railroad  <b>Location:</b> Market St. at Liberty St., Blairsville  <b>Marker Text:</b> In April, 1858, citizens of Blairsville rescued a fugitive slave, Newman, from arrest by a U.S. Marshall and Virginia slave hunters. Lewis Johnson, a local black abolitionist and conductor on the Underground Railroad, housed Newton. Indiana County was an important UGRR stop.</p>
Rossiter Strike Injunction
<p><b>Dedicated:</b> Monday, September 06, 2004  <b>County:</b> Indiana  <b>Marker Type:</b> Roadside  <b>Categories:</b> Coal, Government &amp; Politics 20th Century, Labor  <b>Location:</b> Shaffer Field, Central St. at West Side St., Rossiter  <b>Marker Text:</b> On April 1, 1927, 200,000 bituminous coal miners nationwide struck to protest wage reductions. In November, strikers in Rossiter were prohibited from assembling, marching, and hymn singing by a sweeping injunction issued by Indiana County Judge Jonathan Langham. The injunction and mine-workers' conditions drew national interest and a U.S. Senate inquiry that included Senator Robert Wagner, key architect of the 1935 National Labor Relations Act.</p>
Edward Abbey
<p><b>Dedicated:</b> Saturday, September 28, 1996  <b>County:</b> Indiana  <b>Marker Type:</b> Roadside  <b>Categories:</b> Environment, Writers  <b>GPS Coordinates:</b> , -79.1043240.73465  <b>Location:</b> U.S. 119 at N end of Home  <b>Marker Text:</b> Author and defender of wilderness, most famous for his two books Desert Solitaire and The Monkey Wrench Gang. Born in Indiana, Pa., in 1927, Abbey grew up in and around the village of Home. Although he moved to the western U.S. in 1948, books such as Appalachian Wilderness, The Journey Home, and The Fool's Progress describe his native county, where he learned to love nature. Abbey died in Tucson, Arizona, in 1989.</p>

**John S. Fisher****Dedicated:** Thursday, September 14, 1950**County:** Indiana**Marker Type:** Roadside**Categories:** Government & Politics, Government & Politics 20th Century, Governors**Location:** Junction Pa. 85 & 210 E of Plumville**Marker Text:** Governor of Pennsylvania, 1927-1931, was born on a farm, 1 mile NE of here, in 1867. He supported an extensive State building program, revised the State fiscal system, and promoted the conservation of natural resources. Died in 1940.**Indiana County****Dedicated:** Friday, September 10, 1982**County:** Indiana**Marker Type:** City**Categories:** Government & Politics, Government & Politics 19th Century**Location:** New Courthouse Sq., 8th & Philadelphia Sts., Indiana**Marker Text:** Formed March 30, 1803 from Westmoreland and Lycoming counties, and once densely forested. Its name memorializes the first inhabitants. County seat, Indiana, was laid out in 1805 on land given by George Clymer, signer of the Declaration of Independence.**John B. McCormick****Dedicated:** Saturday, September 15, 1951**County:** Indiana**Marker Type:** Roadside**Categories:** Business & Industry, Entrepreneurs, Invention**Location:** U.S. 22 just W of Armagh (MISSING)**Marker Text:** Designed the first of the modern mixed-flow type of water turbine, thus making an important contribution to American industry. Began his experiments in 1868 on the water wheel of a sawmill at nearby Armagh. He died near Smicksburg in 1924.

**Moorhead's Fort****Dedicated:** Monday, July 09, 1951**County:** Indiana**Marker Type:** Roadside**Categories:** American Revolution, French & Indian War, Military, Native American**Location:** SR 4032 (Philadelphia St., old U.S. 422), .6 mile W of Indiana**Marker Text:** About 1781, Fergus Morehead, pioneer settler, built a fort near the buildings about 200 yards south, to protect his family and neighbors from hostile Indians. It was the first permanent settlement in this vicinity.**Purchase of 1768****Dedicated:** Friday, July 02, 1948**County:** Indiana**Marker Type:** Roadside**Categories:** Government & Politics, Native American**Location:** U.S. 219 at Cherry Tree**Marker Text:** The northern corner of the Indian land purchase based on the Fort Stanwix Treaty was a huge cherry tree at Canoe Place, now Cherry Tree village. This point is now the junction of the counties of Cambria, Clearfield, and Indiana.**Rural Electrification****Dedicated:** 1988**County:** Indiana**Marker Type:** Roadside**Categories:** Business & Industry, Electricity**Location:** Airport Rd., just off Pa. 286 at E end of Indiana**Marker Text:** In 1936 seventy-five percent of Pennsylvania farms had no electric service. During the next five years, with Federal support, 14 consumer-owned cooperatives were formed in this State. Southwest Central Rural Electric Cooperative Corporation, serving users in seven counties, was incorporated March 4, 1937.



**Saltsburg****Dedicated:** Saturday, February 04, 1984**County:** Indiana**Marker Type:** City**Categories:** Business & Industry, Cities & Towns**Location:** Pa. 286 (Washington St.), Saltsburg**Marker Text:** First salt well in the vicinity was drilled, 1813-14. By the 1830's this area had become a leading U.S. salt producer. Important to its shipment was the Pennsylvania Canal's Western Division. The canal crossed here, 1829-1864, and was the lifeline of this small town.**William H. Sylvis****Dedicated:** Saturday, September 01, 1990**County:** Indiana**Marker Type:** City**Categories:** Labor**Location:** Keith Hall, Indiana University**Marker Text:** American labor pioneer. Born in Indiana County, 1828. Founder, National Union of Iron Molders, 1859. President, National Labor Union, 1868-1869. Sylvis strove for unity among working men and women regardless of race or nationality. He died, "labor's champion," 1869.**Linton Park (1826-1906)****Dedicated:** Saturday, September 27, 2008**County:** Indiana**Marker Type:** Roadside**Categories:** Agriculture, Artists, Labor**Location:** At Linton Park, Main St., Marion Center**Marker Text:** Born and raised in Marion Center, Park is recognized as one of the most significant American folk painters. His realistic depictions of rural life, most notably "The Flax Scutching Bee" (1847), provide invaluable documentation of 19th century frontier traditions in western Pa. With his logging illustrations, Park also afforded historians a clear understanding of the early development of the lumber industry.

**Absalom (Albert) Hazlett (1837-1860)**

**Dedicated:** Friday, March 27, 2009

**County:** Indiana

**Marker Type:** Roadside

**Categories:** African American, Civil War, Military

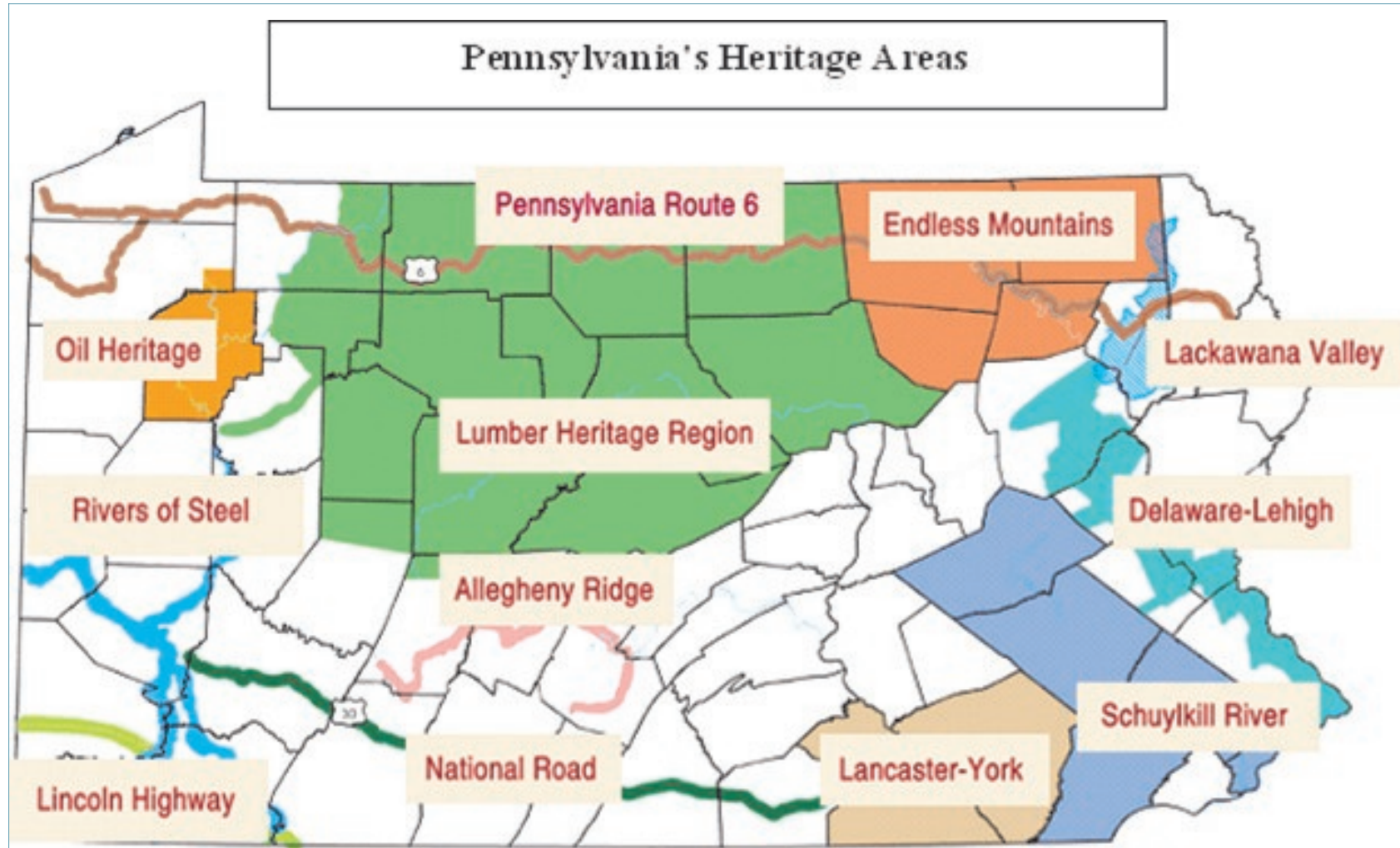
**Location:** S 6<sup>th</sup> St. Extension (near PA Barbeque), Indiana

**Marker Text:** A staunch abolitionist, Hazlett became a lieutenant in John Brown's provisional army and participated in the raid on Harper's Ferry Arsenal in 1859. He was captured, tried, convicted, and hanged for his involvement following the failed Harper's Ferry attack.

This incident, intended to arm slaves to fight for their own freedom, was a major catalyst for the outbreak of the Civil War. Hazlett was born and raised near here.

### Appendix 10.3

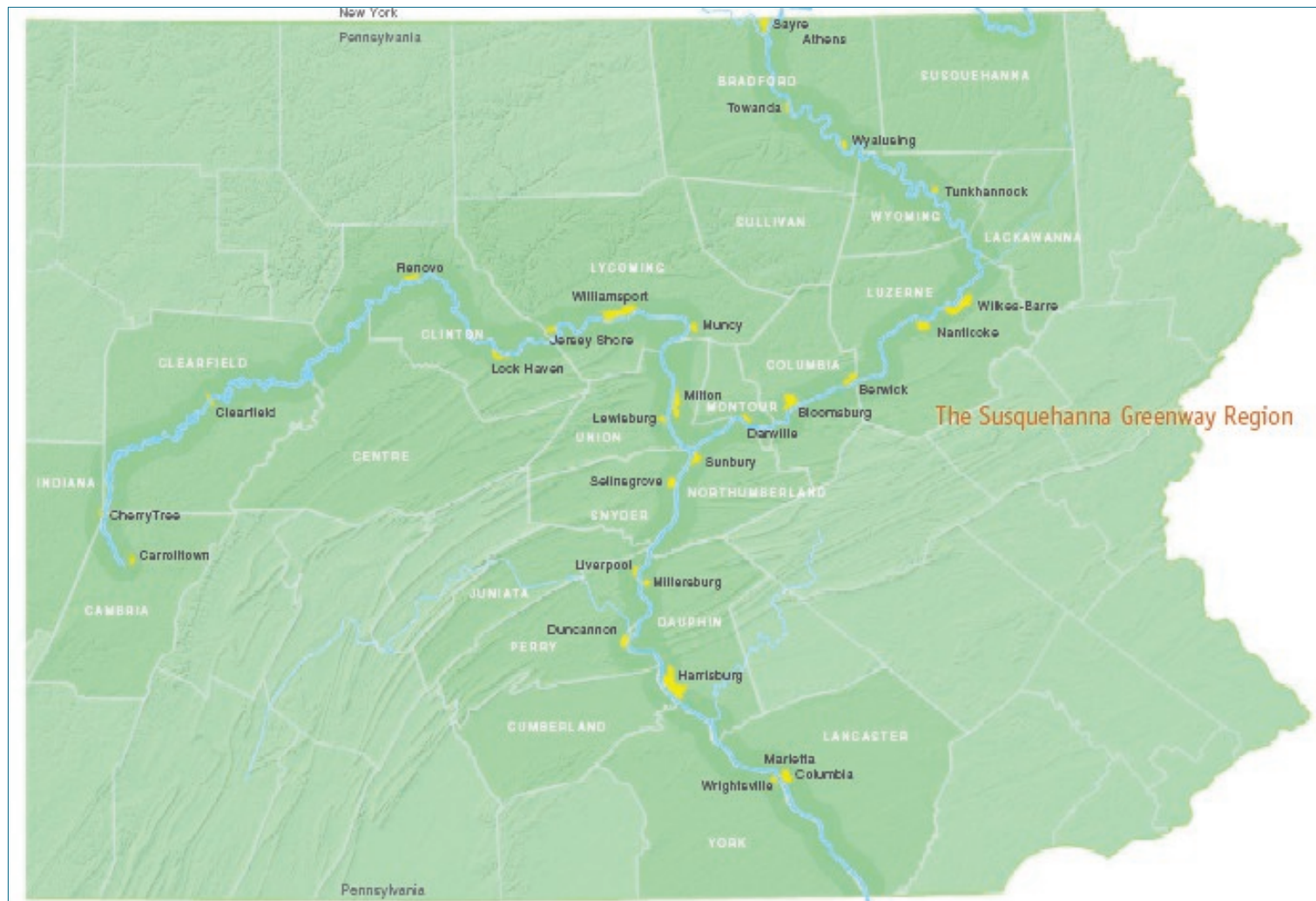
#### Pennsylvania's Heritage Areas





## Appendix 10.4

### Susquehanna Greenway Region







## Appendix 10.5

### Indiana County Heritage Preservation Plan; Recommended Heritage Projects (1990)

<b>A. Saltsburg Canal Park Project</b>
<b>Construction of canal simulation, model canal boat, orientation pavilions, signs and parking</b>
<b>Incomplete</b>
<b>Design and construction of visitor center, amphitheater, and river walk</b>
<b>Partially complete</b>
Design and construction of a boardwalk and stage overlooking the Conemaugh and Kiskiminetas Rivers was completed in 1997. The river walk is known as Saltsburg's Rivers' Edge park.
<b>Design and reconstruct approximately 1/2 mile of canal and towpath. Purchase full-scale, working canal boat replica</b>
<b>Incomplete</b>
<b>B. Trail of Transportation History</b>
<b>Initiate a feasibility study for site plan development of tract below the Conemaugh Dam</b>
<b>Complete</b>
The 16 acre Tunnelview Historic site, located adjacent to the Conemaugh Dam, was obtained by the County in 1991. The site has since been developed and features significant remnants of transportation history. The Conemaugh River Lake trail section passes through the site. Other facilities include a pavilion, restroom, interpretive exhibits and a canoe launch.
<b>Development of a Rails-to-Trails from Conemaugh Dam to Blairsville</b>
<b>Partially complete</b>
The 3.3-mile Conemaugh River Lake trail, developed as part of the Conemaugh Valley Conservancy's West Penn Trail network, extends from the Westinghouse Specialty Metals Plant to Bow Ridge. The trail follows a portion of the Pennsylvania Railroad line that operated along the corridor in the early 1900s. The trail also passes over four spectacular stone arch bridges built in 1907 which offer beautiful views of the Pennsylvania Main Line Canal which operated in the mid-1800s.

<b>Development of a Rails-to-Trails from Conemaugh Dam to Blairsville (Continued)</b>
<b>Partially complete</b>
In 2008, a trail bridge was constructed over the Conemaugh River, near the Westinghouse Specialty Metals Plant, extending the trail another mile to Newport Road near Blairsville. A feasibility study was conducted by Indiana County to identify a route to extend the West Penn Trail network into Blairsville. The feasibility study also examined possible connections to link Blairsville with Indiana County's trail network to the east. The recommended route proposes the construction of a pedestrian/bicycle bridge over RT 22, near the RT 119 Interchange.
<b>Development of the River Run Park in Blairsville as a trailhead facility</b>
<b>Incomplete</b>
<b>Note:</b> Blairsville's River Run Park is now called Riverfront Park
<b>Acquire privately owned tracts and place title with Indiana County and/or other local government</b>
<b>Incomplete</b>
<b>Develop interpretive exhibits and a walking trail to the overlooks and canal towpath</b>
<b>Incomplete</b>
<b>Prepare a cooperative agreement with the ACOE and Indiana County for management of Indiana County sites</b>
<b>Complete</b>
Lease agreement between the Army Corps of Engineers (ACOE), Blairsville Borough, and Indiana County Parks & Trails was executed in late 2008.
<b>Promote increased tourist attendance at the dam and trails, and encourage visits to Canal sites in Saltsburg</b>
<b>Ongoing</b>
<b>Conduct archeological surveys of sites of historic interest on ACOE property, including Tubmill and Newport sites</b>
<b>Incomplete</b>
<b>C. Indiana County Covered Bridges Project</b>
<b>Restore, rehabilitate and stabilize all four covered bridges</b>
<b>Complete</b>
Thomas Bridge, which is the only covered bridge that remains open to traffic, was completely reconstructed in 1998.
<b>Complete/Ongoing</b>
Responsibility for management of the covered bridges was transferred to Indiana County Parks and Trails in 2007. The Indiana County Board of Commissioners appointed a Covered Bridge Committee to oversee the restoration, improvement and promotion of the bridges. Restoration efforts on the other covered bridges have been initiated.

<b>D. Saltsburg Borough Building (old RR station) Restoration and Rehabilitation Project</b>
<b>Restore and rehabilitate old RR station</b>
<b>Complete</b>
<b>E. The John B. McCormick House</b>
<b>Preserve and develop a public exhibition and interpretive site</b>
<b>Incomplete</b>
<b>F. The Silas M. Clark House</b>
<b>Restore and rehabilitate</b>
<b>Complete</b>
In 1988, the Society celebrated 50 years of existence and developed many goals for the future. One of these goals was realized the following year when Rep. Paul Wass arranged a \$75,000 legislative grant enabling the purchase of the Clark House property by the Society, a process completed in 1994. In subsequent years, the Society received an AIHP matching grant for exterior restoration and a Key-93 matching grant for interior restoration.
<b>G. Ewing's Mill</b>
<b>Restore and rehabilitate</b>
<b>N/A</b>
<i>Structure no longer exists.</i>
<b>H. Potential Rails-to-Trails Projects</b>
<b>Sagamore</b>
<b>Incomplete</b>
<b>Pennsylvania Canal Trail (Conemaugh Dam to Saltsburg)</b>
<b>Complete</b>
The 17-mile West Penn Trail network has been completed, extending from several miles down river from Saltsburg along the Kiski River all the way to the Conemaugh River near the Westinghouse Specialty Metals Plant. In addition, a trail bridge over the Conemaugh River at this terminus was opened in 2008, extending the trail another mile to Newport Road in Blairsville and an eventual connection with the Hoodlebug Trail.

Pennsylvania Canal Trail (Conemaugh Dam to Saltsburg) (Continued)
<b>Complete</b>
<p><u>Conemaugh River Lake Section (3.3 miles)</u>  The 3.3-mile trail section extends from the Westinghouse Specialty Metals Plant to Bow Ridge, following a portion of the Pennsylvania Railroad line that operated along the corridor in the early 1900s. This section also passes over four spectacular stone arch bridges built in 1907 which offer beautiful views of the Pennsylvania Main Line Canal which operated in the mid-1800s.</p> <p><u>Bow Ridge Switchback to Conemaugh River Lake (2 miles)</u>  The Bow Ridge Switchback is located at the western end of the West Penn Trail's Conemaugh River Lake section, at the old railroad tunnel entrance. A switchback trail has been constructed up the face of Bow Ridge. The switchback grade may be challenging if climbing instead of descending. From the top of the Ridge, the trail proceeds down to the hydropower plant, past two old railroad tunnel entrances from the 1800s, and crosses the bridge and proceeds down to the Tunnelton Main Line Canal Park.</p> <p><u>West Penn Trail Dick Mayer Section (2 miles)</u>  A trail link between the Conemaugh River Lake and Saltsburg Sections of the West Penn Trail is now open. Named in honor of former CVC President Dick Mayer, the section was formally dedicated in the Spring of 2007. (The grade along this section can be occasionally challenging.)</p> <p><u>West Penn Trail-Saltsburg Section (4.5 miles)</u>  The Saltsburg Section continues 4.5-miles from the intersection of the Mayer Section into Saltsburg. This section passes through beautiful backwoods that contain visible canal and railroad remnants that hug the Conemaugh River.</p>
<b>Blacklick Creek "Ghost Town" Trail</b>
<b>Complete</b>
<p>The Ghost Town Trail totals 36 miles in Indiana and Cambria Counties. The trail was originally established in 1991 when the Kovalchick Salvage Company donated 16 miles of the former Ebensburg &amp; Blacklick Railroad to Indiana County. In 1993 the Cambria &amp; Indiana Railroad donated an additional 4 miles from Rexis to White Mill Station known as the Rexis Branch. In 2005 an additional 20 miles were added to the trail - 12 miles in Indiana County and 8 miles in Cambria County.</p>



<b>Indiana to Homer City (along Route 119)</b>
<b>Complete</b>
<p>The Hoodlebug Trail is a ten-mile recreation and commuter trail located along Route 119 in the central portion of Indiana County. The trail passes through residential, commercial, and natural settings, providing direct trail access to many local residents and employees of several schools, industries, and small businesses.</p> <p>The trail follows the abandoned Indiana Branch of the Pennsylvania Railroad between the Homer City area and Indiana. Built in the 1850's, the Indiana Branch was the first railroad to be constructed in Indiana County. 'Hoodlebug' was the local nickname for the self-propelled passenger coach that ran on the line until 1940. The corridor also was part of the Catawba Path, a Native American trail that extended from the Carolinas to upstate New York.</p>
<b>Wandin to Heilwood (abandoned 10 mile long Conrail line)</b>
<b>Incomplete</b>
<b>Lucerne Mines to Yellow Creek (spur from Indiana to Homer City line)</b>
<b>Incomplete</b>
<b>Jacksonville to J.M. Junction (currently used by ATVs)</b>
<b>Incomplete</b>
<b>I. Feasibility Studies for Potential Future Attractions</b>
<b>Coal town tours and exhibits</b>
<b>Incomplete</b>
Exhibits and/or a replica relating to the early salt industry
<b>Incomplete</b>
Tours of operating Christmas tree farms
<b>Incomplete</b>
Natural gas exhibits contrasting old and new methods
<b>Incomplete</b>
Steam train excursions from Indiana to Punxsutawney
<b>Incomplete</b>
Historical drama on a theme of local and regional history
<b>Incomplete</b>

<b>Cherry Tree Joe Lumberman and rafts men festival</b>
<b>Incomplete</b>
<b>Note:</b> Cherry Tree is included in the Lumber Heritage Region and the Susquehanna Greenway. Both of these initiatives were established to highlight and interpret the rich cultural, historic, natural and recreational resources related to the applicable heritage theme.
<b>J. Historic Districts Nomination Project</b>
<b>Blairsville</b>
<b>Complete</b>
<b>Note:</b> Evaluation was complete, but area was determined ineligible.
<b>Cherry Tree</b>
<b>Incomplete</b>
<b>Indiana</b>
<b>Complete</b>
The Historic District of Indiana, which is roughly bounded by Water Street, Seventh and Sixth Streets and Wayne Avenue was established and listed on the National Register of Historic Places in 1993.
<b>Saltsburg</b>
<b>Complete</b>
The Saltsburg Historic District, roughly west of Plum and Walnut Alleys to the Kiskiminetas River, was established and listed on the National Register of Historic Places in 1992.
<b>Clymer</b>
<b>Incomplete</b>
<b>Lucerne Mines</b>
<b>Incomplete</b>
<b>Heilwood</b>
<b>Incomplete</b>
<b>Commodore</b>
<b>Complete</b>
The Commodore Historic District, roughly bounded by PA 286, Vanderbilt Avenue, Musser Street, and Fisher Avenue was established and listed on the National Register of Historic Places in 1994.

<b>K. Archeological Investigations and Reconnaissance-Level Surveys</b>
Newport
Conemaugh Dam
Covered Bridges
Ewing's Mill
<b>N/A</b>
<i>Structure no longer exists</i>
Buena Vista Iron Furnace
Wehrum Ghost Town
<b>L. Indiana County Historical Museum</b>
<b>Complete</b>
<i>In 1999, the Indiana County Historical and Genealogical Society acquired the National Guard Armory in Indiana. The Society moved into its new facility in 2003, and this building now houses the library, a museum, a veterans' museum and meeting area.</i>
<b>M. Historical Research, Preservation of Source Materials and Publications</b>
Glass industry
Underground Railroad
Preservation of early newspapers
Publish guidebooks to historic sites
Saltsburg Blairsville Cherry Tree

Publish reprints of significant County historical works
“Saltsburg and the Pennsylvania Canal”
“Indiana Borough Historic Buildings -Yesterday and Today”
<b>N Heritage Routes</b>
<b>Main Heritage Route</b>
<b>Saltsburg to Indiana, follow 422 East to 403, 403 south the Conemaugh Gap and the Cambria County line</b>
<b>Complete</b>
The Path of Progress, which was signed in 1995, is a 500 mile driving route which winds through nine southwestern Pennsylvania counties linking key historical sites and diverse points of interest. Portions of the tour route traverse the proposed roadways in Indiana County.
<b>Sub loops</b>
<b>Covered bridges</b>
<b>Complete</b>
The Indiana County Covered Bridge Committee sponsored the first, annual Indiana County Covered Bridge Festival in 2008. The festival includes a driving tour of the covered bridges.
<b>North; McCormick House, farms, Amish shops and winery</b>
<b>Partially complete</b>
<b>Southwest; Saltsburg, Conemaugh Dam and Blairsville River Run Park</b>
<b>Partially complete</b>
<b>East; Cherry Tree and Clymer</b>
<b>Partially complete</b>
<b>Southeast: Armagh, the Roadster Factory, Buena Vista and Eliza Furnaces, Yellow Creek State Park, and Ewing's Mill</b>
<b>Partially complete</b>
<b>Notes:</b> For sub loops identified as "partially complete": routes were identified, but not signed.
The Passport to Freedom; Blairsville Area UGRR developed an UGRR Driving Tour of Indiana County. The route highlights 23 tour visits of existing UGRR-related structures or historical markers. The tour is divided into four geographical areas: Southwest, including Blairsville, Black Lick, Homer City and Saltsburg; Central, including Indiana and White Township; northwest, including Smicksburg and a Dayton extension; and northeast, including Brush Valley, Nolo and Clymer.

<b>O. County Visitors Center(s)</b>
Indiana; Former BR & PRR station
<b>N/A</b>
The former BR & PRR station in Indiana was purchased and rehabilitated for adaptive reuse as the Train Station restaurant. The building was listed on the National Register of Historic Places in 1993.
Farm country; Plumville area
<b>Incomplete</b>
Blairsville
<b>Incomplete</b>
Saltsburg
<b>Incomplete</b>
Cherry Tree
<b>Incomplete</b>
<b>Ewing's Mill</b>
<b>N/A</b>
<i>Structure no longer exists</i>
<b>P. County Museum, Visitor and Convention Center, Archival Repository</b>
Develop one large facility that could house a County Museum, Visitor and Convention Center and Archival Repository
<b>Partially complete</b>
One large facility that could house the proposed facilities has not been developed. However, the Jimmy Stewart Museum and an Indiana County Museum have been established in separate facilities.
<b>Industrial Heritage Center</b>
<b>Incomplete</b>
<b>Jimmy Stewart Museum</b>
<b>Complete</b>
The Jimmy Stewart Museum, located in Indiana Borough, was established and dedicated in 1995.
<b>Historical and Genealogical Society of Indiana County</b>
<b>Complete</b>
In 1999, the Indiana County Historical and Genealogical Society acquired the National Guard Armory in Indiana. The Society moved into its new facility in 2003, and this building now houses a museum and a veterans' museum, as well as a library and meeting area.



Visitor and Convention Center
Initiated
In 2008, a groundbreaking was held for development of the Kovalchick Athletic and Convention Center and the Center has been constructed.
<b>Archival Repository</b>
<b>Incomplete</b>
A facility was not developed for the purpose of housing archival records, but copies of the drawings and photographs produced through the AIHP project have been deposited at the Special Collections and Archives section of Stapleton Library at Indiana University of Pennsylvania (IUP). The remaining research material has also been retained at IUP, including the 35mm photographs taken by the HABS/HAER teams, some research notes and correspondence associated with the project, and maps and blueprints of regional sites and buildings.
<b>Q. Educational Outreach Program</b>
Ongoing

**Appendix 10.6**  
**Indiana County Cemeteries**

Municipality	Current Cemetery Name	Other Names Known By	
Armstrong Township	Curry Run Presbyterian Church Cemetery		
Armstrong Township	Shelocta United Presbyterian Church Cemetery		
Armstrong Township	Union Cemetery		
Armstrong Township	West Union Cemetery		
Banks Township	Brickell Cemetery		
Banks Township	Church of the Resurrection Cemetery	St. Michael's Cemetery	
Banks Township	Devers Cemetery		
Banks Township	Graham Cemetery	Bear Run Reformed Presbyterian Cemetery	
Banks Township	Huber Cemetery		
Banks Township	Neal-Fetterman Cemetery		
Banks Township	Pine Grove Cemetery	Urey Cemetery or Susquehanna Cemetery	
Banks Township	S. S. Peter & Paul Cemetery		
Banks Township	Sherman-Dunlap Farm Cemetery		
Banks Township	Smith Cemetery		
Blacklick Township	Altman-Stiffey Cemetery	John Brown Farm Cemetery	This cemetery was moved to the Blairsville Cemetery in 1950
Blacklick Township	Cribbs Cemetery		
Blacklick Township	Fairview McIntyre Cemetery		
Blacklick Township	Hopewell Cemetery		
Blacklick Township	Kunkle Cemetery		
Blacklick Township	Liberty Street Cemetery		No longer in existence

Municipality	Current Cemetery Name	Other Names Known By	
Blairsville Borough	Old Blairsville Catholic Cemetery		This cemetery was moved to S. S. Simon & Jude Cemetery
Blairsville Borough	Old Blairsville Lutheran Cemetery		This cemetery was moved to the Blairsville Cemetery
Brush Valley Township	Brush Valley Cemetery	Mechanicsburg Cemetery	
Brush Valley Township	Brush Valley Lutheran Cemetery		
Brush Valley Township	Cresswell Cemetery		
Brush Valley Township	Dias Cemetery		
Brush Valley Township	Dutch Bethel Cemetery		
Brush Valley Township	Evans Cemetery		
Brush Valley Township	Fry-Miller Cemetery		
Brush Valley Township	Lowman Cemetery		
Brush Valley Township	McNutt-Matter Cemetery		No longer in existence
Brush Valley Township	Peddicord (Petticord) Cemetery		
Brush Valley Township	Robertson Cemetery		
Brush Valley Township	Tarman Cemetery		
Buffington Township	Black Lick Methodist Episcopal Church Cemetery		
Buffington Township	Clark Graveyard		
Buffington Township	Conrad-Stephens Cemetery		
Buffington Township	East Union Cemetery	McCartney Cemetery	
Buffington Township	Russian Orthodox Cemetery		
Buffington Township	Stiles Cemetery		
Burrell Township	Blairsville Cemetery		
Burrell Township	Palmer Patch Cemetery		
Burrell Township	Round Top Cemetery		
Burrell Township	S. S. Simon & Jude Cemetery		

Municipality	Current Cemetery Name	Other Names Known By	
Burrell Township	St. John's Greek Orthodox Cemetery		
Burrell Township	Unknown Cemetery		
Canoe Township	Church of the Resurrection Cemetery	Rossiter Catholic Cemetery or St. Francis Cemetery	
Canoe Township	Fairview Cemetery	United Brethren Church Cemetery	
Canoe Township	Fry Cemetery		
Canoe Township	Pearce Cemetery		
Canoe Township	Pierce Cemetery		
Canoe Township	Pine Grove Cemetery	Ferry's Schoolhouse Cemetery or Richmond Cemetery	
Canoe Township	Pine Salem Cemetery	Pine Cemetery or Evangelical Association Church Cemetery	
Canoe Township	Union Cemetery	Rossiter Union Cemetery or Cumberland Cemetery	
Canoe Township	Zion Methodist Episcopal Cemetery	Mock Cemetery	
Center Township	Altemus Cemetery	Adam & Eve Cemetery	
Center Township	Bethel United Presbyterian Church Cemetery		
Center Township	Coral Lutheran Cemetery	Lutheran Chapel Cemetery	
Center Township	Hagans Cemetery		
Center Township	Huston Family Burial Ground		This cemetery was moved to the Coral Lutheran Cemetery
Center Township	Mikesell Cemetery		
Center Township	Rugh Cemetery		
Center Township	Smathers Cemetery	Old Centre United Presbyterian Cemetery	
Center Township	St. Francis Roman Catholic Church Cemetery		
Center Township	St. Louis Roman Catholic Church Cemetery		

Municipality	Current Cemetery Name	Other Names Known By	
Center Township	Unknown Cemetery at Rugh Station		
Center and Armstrong Townships	Crete United Presbyterian Church Cemetery		
Cherryhill Township	Cherryhill Progressive Brethren Cemetery	Cherryhill Cemetery or Clymer Protestant Cemetery or Shank Cemetery	
Cherryhill Township	Church of the Resurrection Cemetery	St. Anthony's Roman Catholic Cemetery	
Cherryhill Township	Diamondville Cemetery		
Cherryhill Township	Dunkard United Brethren Cemetery		
Cherryhill Township	Harmony Cemetery		
Cherryhill Township	Howearth Cemetery	Sample Run Cemetery	
Cherryhill Township	Laurel Swamp Cemetery		
Cherryhill Township	Manor Cemetery	Urbana Cemetery	
Cherryhill Township	Nicewonger Cemetery		
Cherryhill Township	Rich Hill Cemetery		
Cherryhill Township	Spruce Grove Cemetery		
Cherryhill Township	St. Michael's Greek Catholic Cemetery		
Cherryhill Township	Stephens Cemetery		
Conemaugh Township	Clarksburg Presbyterian Cemetery		
Conemaugh Township	Conemaugh Cemetery		
Conemaugh Township	Ebenezer Cemetery		est. 1700's
Conemaugh Township	Edgewood Cemetery	Saltsburg Cemetery	
Conemaugh Township	Nowrytown Cemetery		
Conemaugh Township	Old Burial Ground		This cemetery was moved in 1999
Conemaugh Township	Old Saltsburg Cemetery	Old Presbyterian Graveyard	
Conemaugh Township	River Hill Cemetery	Robinson River Hill Graveyard	est. 1700's, part of this cemetery was moved to Edgewood Cemetery
Conemaugh Township	St. Matthew's Catholic Cemetery		



Municipality	Current Cemetery Name	Other Names Known By	
Creekside Borough	Creekside Center Presbyterian Cemetery		
East Mahoning Township	Annie Aul Church Cemetery		No longer in existence
East Mahoning Township	Gilgal Cemetery		
East Mahoning Township	Kevin Peterman Grave		New Cemetery
East Mahoning Township	Mahoning Cemetery	Mahoning Baptist Cemetery or Mahoning United Presbyterian Cemetery	
East Mahoning Township	Todd Peterman Grave		New Cemetery
East Wheatfield Township	Armagh Cemetery	Harris Graveyard	
East Wheatfield Township	Armagh United Presbyterian Cemetery		
East Wheatfield Township	Cramer Cemetery		
East Wheatfield Township	Hice-Pershing Cemetery		
East Wheatfield Township	Matthew's Cemetery		
East Wheatfield Township	Sutton Cemetery		
East Wheatfield Township	Wakefield Cemetery	Rodger's Graveyard or Ninevah Cemetery	
Glen Campbell Borough	Campbell Cemetery		
Grant Township	Best Cemetery		
Grant Township	Brethren Cemetery	Rochester Mill's Brethren Cemetery or United Brethren Cemetery	
Grant Township	Decker's Point Baptist Cemetery	Shiloh (Shilo) Cemetery	
Grant Township	East Mahoning Baptist Cemetery		
Grant Township	Montgomery Cemetery	Dunkard Church Cemetery	
Grant Township	Oakland Cemetery	Oakland United Presbyterian Cemetery	
Grant Township	Old Fairview Cemetery	O'Harrah's (O'Hara) Cemetery	est. 1700's
Grant Township	Pinevale Cemetery		
Green Township	Church of the Resurrection Cemetery	St. Elizabeth's Roman Catholic Church Cemetery or #6 Roman Catholic Cemetery or Lovejoy Cemetery	

Municipality	Current Cemetery Name	Other Names Known By	
Green Township	Church of the Resurrection Cemetery	Sacred Heart Cemetery	
Green Township	Cookport Lutheran Cemetery		
Green Township	Cookport Methodist Cemetery		
Green Township	Dixonville Cemetery		
Green Township	Dixonville Wesleyan Methodist Cemetery		
Green Township	Douglass Cemetery		
Green Township	East Union Cemetery	Taylorsville Cemetery or Allison Cemetery	
Green Township	McDowell Cemetery		
Green Township	Mt. Nebo Cemetery		
Green Township	Pine Flats Cemetery		
Green Township	Proktor Cemetery		
Green Township	R W Smith Cemetery		
Green Township	Salem Methodist Cemetery		
Green Township	Sides Cemetery	Bethesda Cemetery	
Green Township	St. John's Ukranian Greek Orthodox Cemetery		
Green Township	Two Lick Baptist Cemetery		
Green Township	Uniontown Cemetery	Cherry Tree EUB Cemetery	
Green Township	Williams Cemetery	Perry Cemetery	
Homer City Borough	Homer City Cemetery		
Indiana Borough	Memorial Park	Lutheran Cemetery	
Indiana Borough	Thompson Grave		
Indiana Borough	United Presbyterian Church Cemetery	Presbyterian Churchyard	This cemetery was done away with in 1896
Marion Center Borough	Marion Center Memorial Cemetery		
Montgomery Township	Arcadia Catholic Cemetery		
Montgomery Township	Citizens Cemetery		

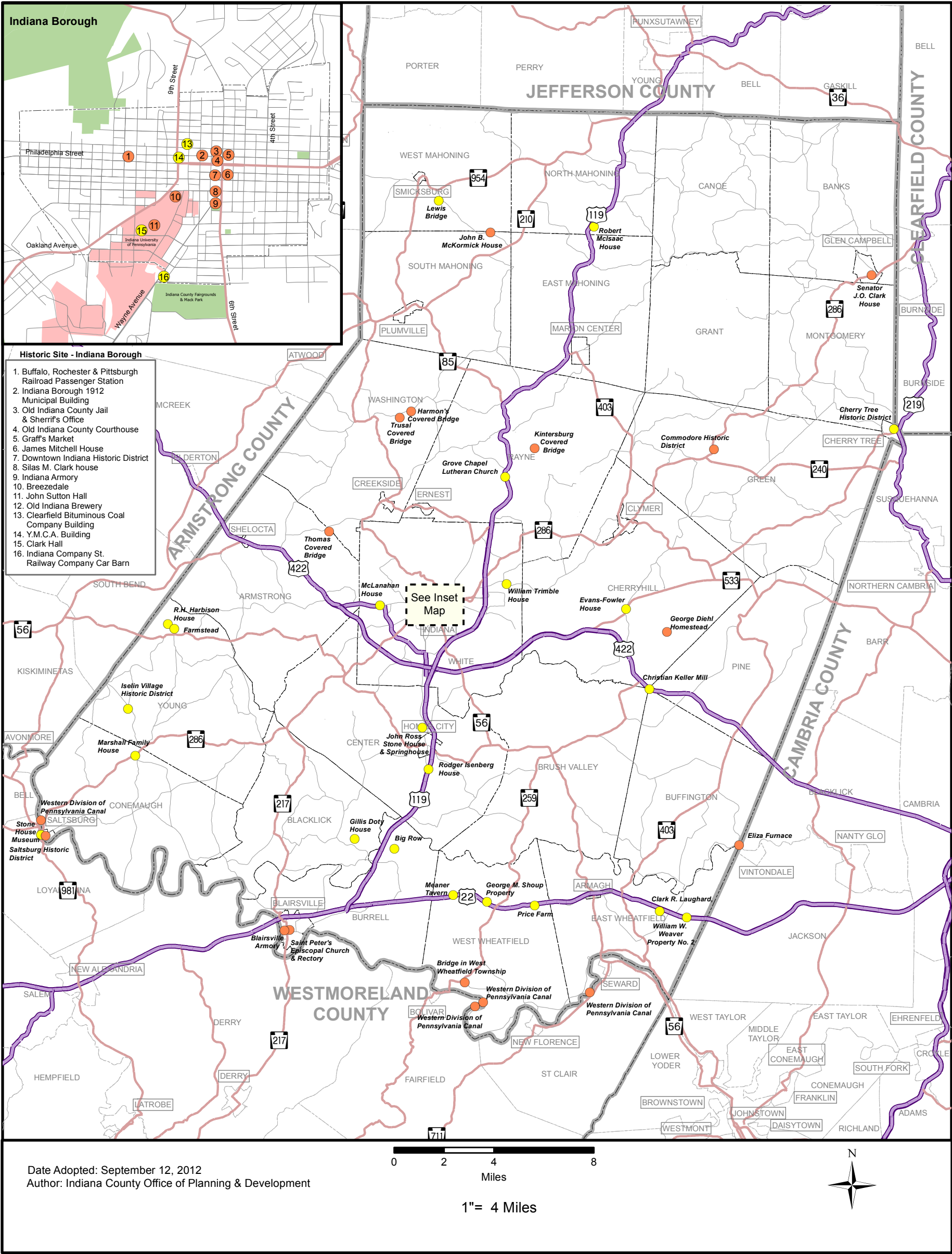
Municipality	Current Cemetery Name	Other Names Known By	
Montgomery Township	Hazelet (Hazlett) Cemetery		
Montgomery Township	Henry Cemetery		
Montgomery Township	Old Cemetery	Old IOOF Cemetery	
Montgomery Township	Peles-Bennett-Gardner Cemetery		
Montgomery Township	Rowley Cemetery		
Montgomery Township	Thompson Cemetery		
North Mahoning Township	Covode Methodist Cemetery		
North Mahoning Township	German Cemetery		
North Mahoning Township	John Chambers Grave		New Cemetery
North Mahoning Township	Little Zion Cemetery	Zion Evangelical United Brethren Cemetery or German Reformed Lutheran Cemetery	
North Mahoning Township	Marchand Cemetery	Mahoning Union Cemetery	
North Mahoning Township	Mt. Pleasant Cemetery	Covode United Presbyterian Cemetery	
North Mahoning Township	Neal Cemetery		
North Mahoning Township	Round Top Cemetery		
North Mahoning Township	Unknown Cemetery		
North Mahoning Township	William Neal Grave		
Pine Township	Camerons Bottom Cemetery	St. Patrick's Roman Catholic Church Cemetery	
Pine Township	Clark Farm Cemetery		
Pine Township	Maple Grove Cemetery		
Pine Township	Mt. Union Methodist Cemetery	Hickory Kingdom Cemetery	
Pine Township	Mt. Zion Lutheran Cemetery		
Pine Township	Old Union Cemetery	West Union Cemetery	
Pine Township	Pineland Cemetery	Strongstown New Cemetery	
Rayne Township	Andrew Isenberg Grave		New Cemetery
Rayne Township	Bethel New Life Lutheran Cemetery		

Municipality	Current Cemetery Name	Other Names Known By	
Rayne Township	Church of Christ Greek Orthodox Cemetery		New Cemetery
Rayne Township	Crooked Creek Baptist Cemetery		
Rayne Township	Frech Cemetery		
Rayne Township	Grove Chapel Lutheran Cemetery		
Rayne Township	Lowman Farm Graveyard		
Rayne Township	Old Washington Church Cemetery		
Rayne Township	Rayne Presbyterian Cemetery		
Rayne Township	Ruffner Cemetery	Dunkard Ruffner Cemetery or Columbia Cemetery or Crooked Creek Brethren Cemetery	
Rayne Township	Tanoma-Myers Cemetery		
Rayne Township	Thomas Cemetery		
Rayne Township	Washington Church Cemetery		
South Mahoning Township	Baracca Cemetery	Beracha United Presbyterian Cemetery	
South Mahoning Township	Centennial-Hungry Hook-Spencer Cemetery		
South Mahoning Township	Georgeville Cemetery	Georgeville Methodist Cemetery	
South Mahoning Township	Old Mahoning Baptist Cemetery		
South Mahoning Township	Old Plumville Baptist Cemetery		
South Mahoning Township	Sacred Heart Cemetery		
South Mahoning Township	St. John's Lutheran Cemetery		
South Mahoning Township	St. Mary's Greek Orthodox Cemetery		
South Mahoning Township	Walnut Hollow Cemetery		Amish Cemetery
Washington Township	Harmony Grove Lutheran Cemetery		
Washington Township	Joseph B VanHorn Grave		
Washington Township	Old Fry Cemetery		
Washington Township	Plum Creek Presbyterian Church Cemetery		
Washington Township	Salem Methodist Cemetery		
Washington Township	Speedy Cemetery		

Municipality	Current Cemetery Name	Other Names Known By	
Washington Township	Spence Cemetery		
Washington Township	Walter's Cemetery		
West Mahoning Township	Benjamin Irwin Farm Cemetery		
West Mahoning Township	Coleman Cemetery		
West Mahoning Township	Good Cemetery		This cemetery was moved to Smicksburg Cemetery
West Mahoning Township	John Evans Lantz Cemetery		This cemetery was moved to the North Point Cemetery
West Mahoning Township	McClelland Family Cemetery		
West Mahoning Township	North Point Cemetery	Sellersville Cemetery	
West Mahoning Township	Smicksburg Cemetery		This cemetery includes the various church cemeteries that used to be in Smicksburg but were moved: The Union or Smicksburg Methodist Cemetery, Smicksburg Episcopal Cemetery, Smicksburg Lutheran Cemetery and Smicksburg Presbyterian Cemetery
West Mahoning Township	Unknown Cemetery		
West Wheatfield Township	Barr Cemetery		
West Wheatfield Township	Bethel United Presbyterian Church Cemetery		
West Wheatfield Township	Campbell Cemetery		
West Wheatfield Township	Centerville Cemetery		
West Wheatfield Township	Gamble-Wakefield Cemetery		
West Wheatfield Township	German United Methodist Church Cemetery	Zion Cemetery	



Municipality	Current Cemetery Name	Other Names Known By	
West Wheatfield Township	Germany Lutheran Cemetery	Bathsheba Cemetery	a section of this cemetery is called St. Mary's
West Wheatfield Township	Isabelle Cemetery	Climax Cemetery or Harris Cemetery or India Cemetery	
West Wheatfield Township	Mt. Tabor Cemetery		
West Wheatfield Township	Reynolds Cemetery		
White Township	Beth Israel Jewish Cemetery		This cemetery was moved to Oakland Cemetery
White Township	Greenwood Cemetery		
White Township	Lyle B Van Horn Grave		
White Township	Oakland Cemetery	Oakgrove Cemetery	
White Township	Old Catholic Cemetery		
White Township	Simpson-Fyock Cemetery	Fry Cemetery	
White Township	Snyder Cemetery		
White Township	St. Bernard's Roman Catholic Church Cemetery		
White Township	White Family Tomb		This cemetery was moved to Oakland Cemetery
Young Township	Covenenter Cemetery		
Young Township	Elders Ridge Cemetery	Ridgeview Cemetery	
Young Township	Iselin Union Cemetery		
Young Township	Kent United Presbyterian Cemetery		
Young Township	West Lebanon Cemetery		



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*WHERE WE LIVE*  
A Comprehensive Plan for Indiana County, Pennsylvania

CONNECTING PEOPLE WITH EACH OTHER, WITH COMMUNITIES AND WITH THE COUNTRYSIDE

## 11. FUTURE LAND USE PLAN



## Future Land Use Plan

“Growth is inevitable and desirable, but destruction of community character is not. The question is not whether your part of the world is going to change. The question is how.” - Edward T. McMahon, The Conservation Fund

### Introduction

The use or development of land creates our physical surroundings and shapes the social environment in which we live. The way we plan the physical layout or land use in our communities is fundamental to sustainability. Sustainability may be defined as using and caring for our resources in ways that help ensure long-term social, economic, and environmental benefits for current and future generations.

This Chapter includes an overview of the County’s existing land use patterns, examines trends, and offers recommendations for the location, character and timing of future development in Indiana County. It is

envisioned that a comprehensive Economic Development Plan/Strategy will be prepared in the future.

The Future Land Use Plan brings together all elements of the Comprehensive Plan. It formally establishes the desired land uses and community development objectives for Indiana County.

The County's Future Land Use Plan is a growth management strategy that is centered on **Smart Growth** principles. It is consistent with the Commonwealth's **Keystone Principles** and the regional vision identified by the **Southwestern Pennsylvania Commission (SPC)**. The regional vision is “Transportation and land use that supports and enhances the regional economy and the communities within it.”

The Future Land Use Plan designates areas best suited for new growth, redevelopment, and infill development. These areas are generally consistent with existing public water and sewer service areas, access to transportation

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infrastructure and existing development patterns.

### Existing Conditions

#### Population

Indiana County had a 2010 population of 88,880 and may be compared to 89,994 in 1990. This represents a loss of 1,114 residents between 1990 and 2010. SPC's current population forecast predicts steady growth for Indiana County and anticipates the County's population will reach 100,261 by 2040. This represents an increase of 11,381 persons from 2010 to 2040.

#### Development patterns

The history of the County is closely linked to the production, processing and transportation of its abundant natural resources. In addition to being an agricultural County, vast resources of salt, coal, natural gas and timber contributed to the development and prosperity of the local economy. The existence and accessibility of these resources dictated early land use patterns in the County. Early settlements were usually located near

these resources and/or along waterways. These patterns reflected a dependence on shipping for the transportation of goods and people.

Railroads began to connect existing towns by the middle of the 19th century. By the early 1900s the pace and scale of coal mining dominated the County. This activity spurred a building boom that resulted in the development of many coal towns and villages that remain a distinctive element of the County's landscape today.

Post World War II development patterns changed dramatically with the proliferation of the automobile, the construction of highways, and federal loan guarantees favoring suburban housing. Increased use of the automobile led to expansive development at the edges of existing communities. Development of the Interstate Highway System in the 1950s resulted in the widespread construction of roads. Development followed the expansion of the road networks.

These influences contributed to the

decentralization of our downtowns and encouraged housing growth in outlying townships. Approximately 30% of the County's housing stock was built prior to the end of World War II, and most of it is concentrated in its boroughs and coal towns. Over half of the County's housing stock was built after 1960, and is concentrated in its townships. While the number of housing units has grown as the County's population has decreased since the 1990s, this is largely due to smaller household sizes. This reflects national trends of decreasing household size and an increased demand for housing units.

The decline in the coal industry led to a transition from a resource economy to a service and technology-oriented economy. Growth centered on high-skilled and high technology (hi-tech) occupations. The local economy experienced an increase in the number of service sector jobs. During this economic transition, the County shifted its focus to the development of business/ industrial parks. Recent commercial, office and retail developments have occurred along major transportation corridors.

Land use in Indiana County has been impacted significantly by two recent highway projects. They are the widening of US 119, and the widening and construction of safety improvements to US 22. These are changing traffic and land use patterns along the corridor between Blairsville Borough and Indiana Borough, and Blairsville Borough to Armagh Borough, respectively.

Continued development of the Indiana University of Pennsylvania (IUP) has had a significant impact on land use in Indiana Borough and White Township. The recent development of WyoTech, a post secondary automotive school in Burrell Township, has had an impact on land use in Blairsville Borough and Burrell Township.

### Existing Land Use

Land use refers to activity on the land which is directly related to the land and/or its resources. Land use data is a key component in depicting an area's housing patterns, infrastructure components, and

environmental conditions. SPC developed land use classifications and definitions for Indiana County based on a visual interpretation of 2006 **orthophotography**. The County established the following land use classifications based on a modified version of SPC's classification system. Table 11.1 identifies the acreage and percentage of total land for each land use classification, and the percentage of each land use classification in terms of developed land in Indiana County. Existing land use classifications are shown on Map 11.1.

#### Residential

Residential areas may be identified as high density, medium density, medium/low density or low density. These areas have been classified by analyzing the size and spacing of buildings, and building lots within the areas. Approximately 7.93 percent of land in the County is dedicated to residential use.

#### Mixed Development

Mixed Development includes lands that have been classified as *Commercial and*

*Services; Industrial and Commercial Complexes; and Mixed Urban or Built-Up lands*. These classifications are defined in the following sections. Approximately 0.55 percent of land in Indiana County is dedicated to mixed development.

#### *Commercial and Services*

Commercial and Services areas include developed areas where much of the land is covered by structures. These areas are typically found in Central Business Districts, shopping centers and strip developments adjacent to highways.



Figure 11.1: Orthophotography, Homer City Borough and Center Township

These areas are usually surrounded by residential and agricultural areas. They may contain some percentage of another classification.

#### *Industrial and Commercial Complexes*

The Industrial and Commercial Complexes category includes industrial and commercial land uses that typically occur together or in close proximity to one another. These areas are commonly called Industrial Parks. Because warehousing, wholesaling, and retailing may be found in the same structures or nearby, the more

inclusive category title of Industrial and Commercial Complexes has been adopted. Industrial and Commercial Complexes have a definite remote sensor image which allows them to be distinguished from other Mixed Urban or Built-up land uses.

#### *Mixed Urban or Developed*

This category includes areas where there is a mixture of developed land uses. However, no individual category can be separated at the selected mapping scale. None of the existing land uses shall comprise more than one-third of the area in order to be classified as Mixed Urban or Developed land.

#### **Industrial**

Industrial areas include a wide variety of land uses from light manufacturing to heavy manufacturing plants. Light industries tend to be focused on design, assembly, finishing, processing and packaging of products. They may be identified by shipping ports or depots, specific sizes of buildings (warehouses), large parking lots, freight trains, trucks or cars. Some are adjacent to water

resources or highway access ramps. They most likely will border residential, agricultural, or forest areas. Heavy industries use raw materials such as iron ore, timber or coal. Examples include lumber mills and electric power generating stations. Approximately 0.28 percent of land in Indiana County is dedicated to industrial use.

#### **Transportation, Communication and Utilities**

Transportation, Communication and Utilities are usually considered an integral part of the classification in which they are found unless they may be mapped separately. SPC classifies major highways, major railways and rail yards, docking ports, dams, and airports in this category. Communications and utilities are only considered for designation if they are major substations and power line/pipeline rights-of-way that have a major impact on the landscape. Approximately one percent of land in the County falls within this classification.



Figure 11.2: Homer City Generating Station, Center Township

**Public**

Public lands include areas that have been classified as *Other Urban Developed* lands. This classification is used to describe land uses that may be easily delineated by identifying common cultural features. These include golf courses, driving ranges, parks and cemeteries. This category also includes open spaces not included in other classifications, and includes institutional land uses such as schools, hospitals and churches. This classification accounts for approximately 0.57 percent of the land cover in Indiana County.

**Extraction**

Extractive mining activities that have significant surface disturbance are included in this category. Vegetative cover has been removed to expose coal, iron ore, limestone and/or other mineral deposits. Some examples of land uses within this category include strip mines, slag piles, quarries and gravel pits. Approximately 0.65 percent of land cover in Indiana County is dedicated to extractive mining activities.

**Vacant**

Vacant lands include areas that have been classified as *Transitional Barren Land* and *Rangeland*. They are defined below. Approximately 5.27 percent of land in Indiana County is classified as vacant. *Transitional Barren Land* Transitional Barren Land may be defined as land in transition from one use to another. In most cases, there is no evidence that identifies past or future uses. Some examples include forest clearing for agriculture and clearing for development.

*Rangeland*

Rangeland may be defined as areas of land that are characterized by natural vegetation such as grasses, grass-like plants, or shrubs. Rangelands in the eastern United States typically include areas that have been cleared of natural forests, used for cultivation in the past, and then left unattended. Areas in Southwestern Pennsylvania not designated as agricultural lands that reflect the Rangeland criteria have been included in this classification.

**Agricultural**

Agricultural land may be defined broadly as land used primarily for the production of food and fiber. Cropland, pasture and other agricultural lands are included in this category. This class accounts for approximately 26.12 percent of the land cover in Indiana County.

**Forest**

Forest land includes coniferous, deciduous, and mixed forests. This is the largest land use in the County, comprising approximately 56.77 percent of land in Indiana County.

**Water**

This category includes waterways and bodies of water that are distinguishable at smaller scales. Approximately .86 percent of land cover in the County is comprised of water.

Developed and Undeveloped Lands

Types of land use/land cover are generally categorized as either developed or undeveloped areas. Developed areas are comprised of Residential, Transportation,

Communication and Utilities, Industrial, Mixed Development, and Public land uses. Undeveloped areas are generally comprised of types of land cover that have not been built upon. These areas are comprised of Vacant, Forest and Water land use classifications that often encompass farming and extractive industries. Approximately 89.67 percent of the County is considered undeveloped

Land Use	Total Acreage	% of Total Land	% of Developed Land
Residential	42,333.21	7.93	76.85
Mixed Development	2,901.23	0.55	5.27
Industrial	1,486.45	0.28	2.70
Transportation, Communications Utilities	5,325.60	1.00	9.67
Public	3,036.54	0.57	5.51
Extraction	3,463.35	0.65	NA
Vacant	28,114.94	5.27	NA
Agricultural	139,437.39	26.12	NA
Forest	303,226.31	56.77	NA
Water	4,546.14	0.86	NA
Total	533,901.16	100	100

Table 11.1 Existing Land use (2006)

with the majority of its undeveloped land cover devoted to forest and agriculture.

Developed land is 10.33 percent of the land in the County. The largest type of developed land use in the County is residential, which accounts for 76.85 percent of all developed land. Residential land uses are scattered throughout the County, reflecting early settlement patterns that resulted in the widespread development of coal towns and villages. Heavy concentrations of residential development may be seen in White Township and Indiana Borough. They are the two most populated municipalities in the County.

#### Existing Land Use Plans/ Controls

The **Pennsylvania Municipalities Planning Code (MPC)** authorizes local and county governments to establish planning commissions, prepare and adopt comprehensive plans, and enact land use regulations such as zoning, and subdivision and land development ordinances to guide development in municipalities and counties.

Indiana County has adopted a Comprehensive Plan, a Subdivision Ordinance, and a Special Recreation and Conservation Zoning Ordinance. Nine of the 38 municipalities in Indiana County have adopted a municipal or multi-municipal comprehensive plan. Three municipalities have adopted a **zoning ordinance**. Six municipalities have adopted a subdivision and/or land development ordinance.

A list of all municipalities, indicating whether or not they have planning commissions, comprehensive plans or land use regulations, is included in Appendix 11.1. A brief summary of adopted comprehensive plans and regulations follows.

#### Comprehensive Plans

##### *Where We Live...a Comprehensive Plan for Indiana County*

This Plan was adopted by the County in 2012 to direct growth in a way that respects the environment, reduces sprawl, and builds vibrant communities throughout Indiana County. It replaces the



outdated *Indiana County Comprehensive Plan* from 1968.

#### *Clymer Borough Comprehensive Plan*

Clymer Borough officials adopted a Comprehensive Plan in 2000. Their Statement of Community Goals and Objectives includes revitalizing the Main Street/Downtown area, establishing a basis to implement local land use controls, and creating links within the community through the development of trails and/or pathways.

#### *Growth and Revitalization Plan*

The *Growth and Revitalization Plan* is a multi-municipal comprehensive plan that was prepared for Conemaugh Township, Loyalhanna Township (Westmoreland County) and Saltsburg Borough. All three municipalities adopted the Plan in 2000. Their vision is to see growth in the two Townships and revitalization in the Borough.

#### *Indiana Borough Comprehensive Plan*

The *Indiana Borough Comprehensive Plan* was adopted in 2011. Plan goals and

objectives are expected to address neighborhoods impacted by the student community; encourage a higher level of cooperation and communication between the Borough, White Township, and Indiana University of Pennsylvania; create an economically vibrant downtown; preserve, maintain, and enhance recreational resources; and ensure that the local tax base and the provision of public services are sustainable.

The Future Land Use Plan Map divides the Borough into ten different classifications with unique characteristics and zoning regulations. The Future Land Use Plan addresses each area's potential role in the Borough's future. Key land use actions that are identified in the Plan are listed below:

- ♦ Expand on innovative zoning and land development approaches. An emphasis is placed on Traditional Neighborhood Development. More than one Traditional Neighborhood Development district could be created.
- ♦ Use tax policies to encourage beneficial redevelopment, such as tax abatement for new improvements.

- ♦ Create a new entity that can buy, assemble, and sell property to developers.

#### *Southern Indiana County Cooperative Communities Comprehensive Plan*

This Plan, often referred to as the "Southern Plan", is a multi-municipal Plan that was prepared for Blairsville Borough, Homer City Borough, Blacklick Township, Burrell Township and Center Township. These municipalities are located along US Route 119 and US Route 22 in southern Indiana County. All five municipalities adopted the Plan in 2004. Plan goals include revitalizing the economic structure of the Boroughs and Townships, developing a comprehensive transportation system with alternative modes of transportation, and protecting the integrity of established neighborhoods while offering additional housing opportunities.

The Borough of Blairsville recently developed a 5-Year Strategic Action Plan. The process involved reviewing and refining recommendations identified in

local and regional planning documents, and from workshops developed and conducted for Blairsville in recent years. The resulting policies were adopted as amendments to the *Southern Indiana County Cooperative Communities Comprehensive Plan*.

#### *White Township Comprehensive Plan*

The *White Township Comprehensive Plan* was adopted in 2008 and addressed increasing levels of growth and development in the Township. It replaces the Township's outdated Plan from 1964. The Community Development Objectives divide the Township into six geographic areas with distinct development objectives. These areas are Traditional Neighborhoods, Major Mixed Land Use Development Areas, Suburban Single-Family Protection Areas, Business Park Target Nonresidential Areas, Future Development Target Areas, and Rural Resource Areas. White Township's development objectives include welcoming a variety of forms and types of growth and development. Local officials want to ensure compatible character of

development, protect clusters of single-family dwellings from incompatible land uses, support public infrastructure improvements in current and future growth areas, and discourage the extension of public infrastructure into rural resource areas unless necessary for public health and safety reasons.

#### Subdivision and/or Land Development Ordinances

##### *Indiana County Subdivision Ordinance*

The County's Subdivision Ordinance was adopted in 1962 and had comprehensive amendments in 1981, 1987, and 1990. The Ordinance establishes the procedures for the submission, review and approval of subdivisions. This review ensures that the resulting lots will meet all regulations, and that any new public infrastructure will be properly designed and constructed. Because municipalities frequently accept new streets as public improvements, street standards are an important component of subdivision design standards. The Ordinance contains street design specifications and standards. It defers to any existing local municipal

construction specification.

##### *Blairsville Borough Subdivision Ordinance*

The Borough's Subdivision Ordinance was adopted in 1956. It is the oldest land use regulation in the County still in substantially the same format as when first adopted. This is not unusual for a Pennsylvania borough or city with less vacant and developable land than townships.

##### *Burrell Township Subdivision and Land Development Ordinance*

In response to the impacts of changing development patterns, the Township adopted a Subdivision and Land Development Ordinance (SALDO) in 2007. The SALDO establishes requirements, standards and specifications for the design and development of subdivisions and land developments throughout the Township. The MPC defines Land Development as: "1) the improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving: a) a group of two or more residential or non-residential buildings, whether proposed

initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants of tenure; or b) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features; or 2) a subdivision of land". Any building, building additions, or ground surface change covering a cumulative area of 5,000 square feet or more is also considered a land development by the Township. The SALDO encourages and provides for innovations in new residential developments. They include planned mixed use developments and other evolving methods that provide for the efficient use of energy, water, infrastructure and paving.

*East Wheatfield Township Subdivision and Land Development Ordinance*

East Wheatfield Township adopted a Subdivision and Land Development Ordinance (SALDO) in 2005. The SALDO

establishes minimum standards for the subdivision and development of land. Additionally, it provides street design specifications and standards for roads that will be installed in connection with any proposed subdivision or development of land. The Ordinance outlines review procedures, requires the posting of financial security for planned improvements, and establishes a schedule of fees for administration, plat review, land development review and inspection of improvements. The Ordinance also regulates mobile home parks and recreational vehicle parks.

*Homer City Borough Subdivision Ordinance*

The Borough's Ordinance was adopted in 2001. The Ordinance establishes the procedures for the submission and approval of subdivisions within Homer City Borough. The Ordinance identifies planning considerations that address design specifications and standards for streets, blocks and lots. It also identifies other considerations related to easements, preservation of natural features, tree planting, public open

spaces, and character of development. The Ordinance identifies the minimum construction specifications for public improvements required in regard to streets, sewers, water, storm water drainage, curbs and gutters, and sidewalks.

*Indiana Borough Subdivision Ordinance*

The Borough's Ordinance was adopted in 1962. Like Blairsville Borough's Ordinance, it is still in substantially the same format as when first adopted. It was last amended in 1969.

*White Township Subdivision and Land Development Ordinance*

White Township initially adopted a subdivision and land development ordinance in 1963. It was replaced by a substantially new ordinance in 1980. The 1980 Ordinance has been amended 12 times, with the most recent amendment occurring in 2011. The Ordinance contains detailed and differentiated standards for particular forms of land development. It contains restrictive standards without the geographic limitations of zoning. Examples

include regulations on lot occupancy, access to light and air, lighting, building heights, and density.

#### Zoning Ordinances

##### *Indiana County Special Recreation and Conservation Zoning Ordinance*

Indiana County adopted a Special Recreation and Conservation Zoning Ordinance in 1973. The intent is to protect three County parks (Blue Spruce Park, Pine Ridge Park, and Hemlock Lake Park) and the Yellow Creek State Park from the negative impacts of new development by establishing Buffer and Conservation Zones. Boundaries for the Buffer Zone were established by creating a zone extending five hundred feet out from the boundaries of the park property. Boundaries for the Conservation Zone were established to protect the drainage basins for the Parks. The Ordinance was amended in 1983, 1994 and 2003.

##### *Blairsville Borough Zoning Ordinance*

The Borough's existing Zoning Ordinance was last updated in October 2006, and includes conventional zoning provisions

that have evolved over time. Borough officials are reviewing ordinance updates and neighborhood compatibility guidelines that were prepared to promote pedestrian-scale, mixed use development in a manner that maintains the historical integrity of the community. The updates and guidelines are based on recommendations from the Borough's Historic Preservation Action Plan and the principles of form-based codes.

Conventional zoning controls land use and focuses on separating land uses. A form-based code is a land development regulatory tool that places primary emphasis on the physical form of the built environment with the end goal of producing a specific type of place. The basic principle of form-based coding is that design is more important than use. Form-based coding focuses on form as it relates to the streetscape and adjacent uses. The codes are adapted to fit the unique characteristics of a community and require that new development fit within the context of the existing community to reinforce a unique sense of place.

##### *Homer City Borough Zoning Ordinance*

Homer City Borough's Zoning Ordinance was revised in 1997. It establishes zoning regulations for the use of land and structures, areas of lots, bulk of buildings or other structures, the density of populations, the provision of off-street parking, loading spaces and similar accessory regulations for the Borough. The Ordinance divides the Borough into five zoning districts which include a Flood Plain District. The Flood Plain District was established to prevent the erection of structures in areas susceptible to flooding, to minimize danger to public health by promoting safe and sanitary drainage, to preserve open space along streams, and to preserve access to waterways.

##### *Indiana Borough Zoning Ordinance*

The Borough's Zoning Ordinance was reviewed, amended and adopted in 1998 as Chapter 460 of their Municipal Code. The Zoning Ordinance regulates the location and use of buildings and land for residence, commerce, business and institutions; specifies the minimum size of properties, and the height and placement

of buildings and other structures on their lots. It divides the Borough into zone districts of such size, shape, area and interrelationship as to provide the most harmonious and mutually compatible arrangement to serve the public interest. Additionally, it establishes concise and timely procedures for the administration, enforcement and amendment of the Ordinance. The Borough is divided into eight zoning districts and also contains one Traditional Neighborhood Development (TND) Overlay Zone District. A TND is often associated with single-family residential developments, but its emphasis is on compact, mixed-use, pedestrian-oriented development regardless of its location. The TND District was established to provide for high-density, pedestrian-friendly, development options in the immediate vicinity of the IUP campus and to provide for concentrated areas of high quality student housing. The TND District was also established to create a transitional area between residential districts and university or commercial development areas.

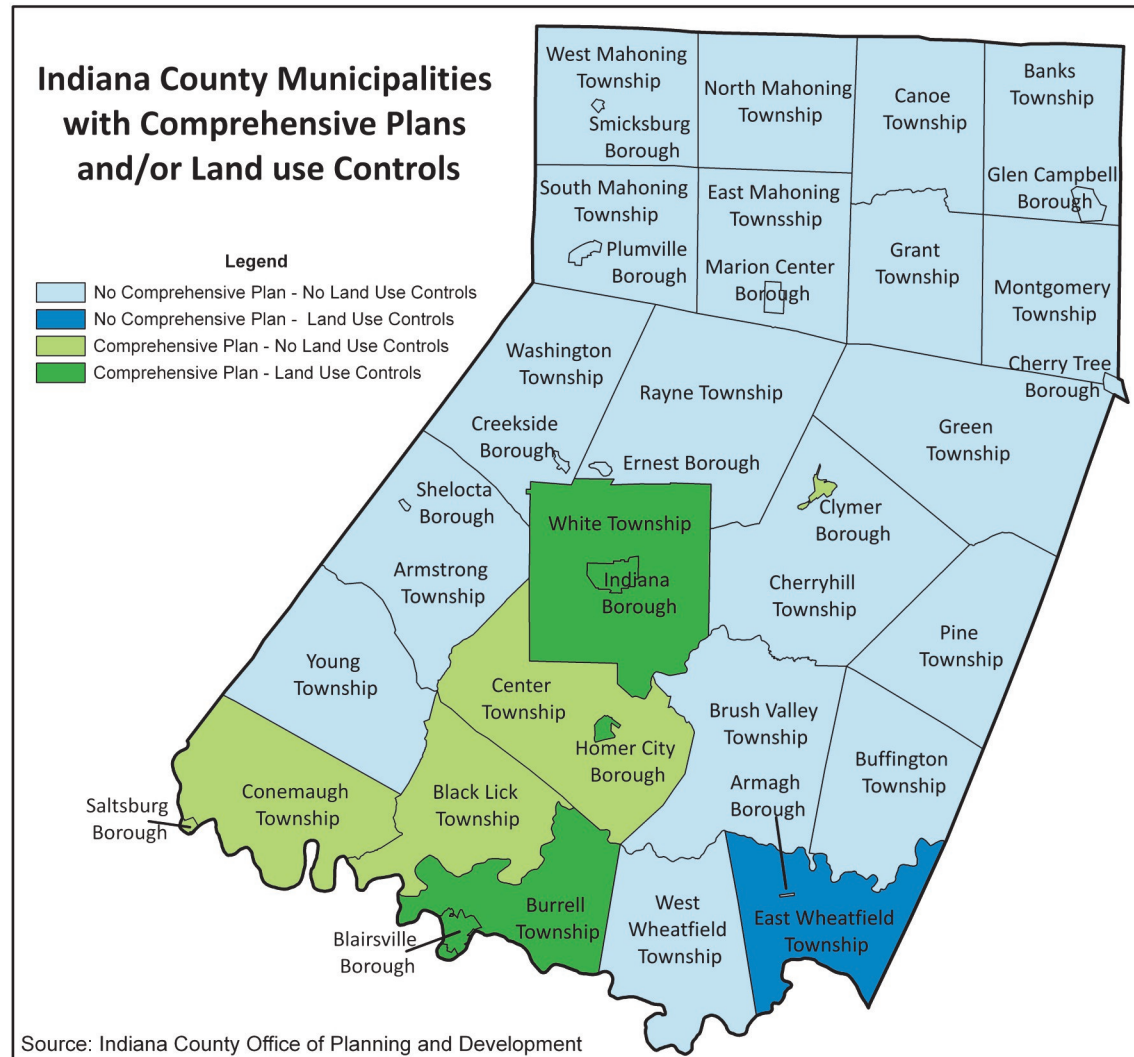


Figure 11.3 Indiana County Municipalities with Comprehensive Plans and/or Land Use Controls



In 2011, Borough Council members approved revisions to the TND provisions with the goal of spurring more development in this District. One change removes the requirement for a minimum number of off-street parking spaces at high-density rental buildings in the TND. Instead, developers will have more latitude in deciding how many parking spaces to provide, ranging from none to a maximum of two spaces for every three tenants.

#### *Official Map*

The White Township Supervisors adopted an **Official Map** for the Township in January 2011. The Official Map supports the Township's transportation goals as identified in its Comprehensive Plan. Specifically, it identifies the expansion of the transportation network to include new collector roads. Future subdivision and/or land developments will be required to conform to the Official Map.

#### **Analysis**

##### Population

##### *Housing versus population growth*

County population declined by -1.2 percent between 1990 and 2010. The County experienced a 9.97 percent increase in the number of housing units during the same time period. This reflects a national trend of decreasing household size and an increased demand for housing units. The average size of households will continue to decrease as more households are comprised of one and two persons, and fewer households are comprised of families with children.

#### *Growth by Municipality Type*

There has been a continuing decline in the County's traditional downtowns. Population growth has been experienced in suburban and rural areas of the County. The County's boroughs have gone from representing 30.73 percent of the County's population in 1980 to representing only 26.73 percent of its population in 2010. The total borough population has continued to decline while the total township population has increased. This decentralization pattern slowed between 1990 and 2000, but has continued (see Table 11.2).

The County's traditional downtowns and boroughs have been left with a number of vacant and/or underutilized properties, while land in rural and suburban areas of the County is being consumed for development. Recent national trends indicate that demand is increasing for more compact, walkable, and high quality living and working environments.

Sound land use strategies such as residential and commercial infill development, the reuse of vacant and/or under-utilized sites, preservation of our historic and natural assets, park and open space creation, and community reinvestment will accommodate demand for more compact and walkable environments, and relieve development pressures on green areas and open space.

#### *Growth in Amish Communities*

Eight townships have experienced growth over the past decade. West Mahoning Township had the greatest percent increase in population between 2000 and 2010. It is followed by Burrell Township, White Township, Grant Township,

Buffington Township, North Mahoning Township, Banks Township, and Young Township, respectively.

Growth in Burrell Township and White Township can partially be attributed to increasing student populations at WyoTech and IUP, respectively. Growth in West Mahoning Township, North Mahoning Township, and Buffington Township reflects the growing Amish population found in the northwestern and southeastern areas of the County. The large agricultural land holdings of these Amish communities give them an important role in plan implementation.

Amish life centers on church, family, home, and work. Most Amish view the government with some distrust, and do not agree with all its laws. Amish vote, pay taxes, and feel the government exists to protect public health and safety. They will not hold a public office, nor hold membership in outside clubs, professional organizations, or political parties. They may choose to participate in outside activities based on how helpful it is to the

Amish community or how necessary the activity is to economic survival. It is essential that planners understand their distinctive views on society and government regulations. In addition, it is very important to build trust within the community when working with the Amish.

#### *Aging Population*

Demographic shifts affect future land use and the character of development. According to Census 2010 data, persons age 65 years and older made up 15.7 percent of Indiana County's population, compared to 14.9 percent in 2000, and 13.8 percent in 1990. The future age structure of the population will be significantly older than it is now. The numbers of persons age 65 years or older will increase significantly as the first wave of **baby boomers** reached age 65 in 2010.

Changing demographics are shrinking the market for large suburban homes. Retiring baby-boomers are seeking new housing options, and demand is increasing for walkable, transit-oriented, mixed-use developments in or closer to downtowns.

Indiana County	1980	1990	2000	2010
Total Borough Population	28,357	25,794	25,440	23,760
Total Township Population	63,924	64,200	64,165	65,120
Total County Population	92,281	89,994	89,605	88,880
Percent of Population Living in Boroughs	30.73	28.66	28.39	26.73
Percent of Population Living in Townships	69.27	71.34	71.61	73.27

Table 11.2: Growth by Municipality Type (Source: US Census)



Figure 11.4: Former G. C. Murphy building, Blairsville Borough

The County's boroughs and traditional downtowns offer mobility and lifestyle choices which are becoming more popular among retiring Baby Boomers.

#### Land Use Changes

Knowledge about land use becomes increasingly important as the County plans to overcome problems associated with sprawling and unplanned development. One of the prime prerequisites for better use of land is information on changes in land use through time. Ideally, land use changes are studied from a spatial perspective and the time scale of decades to measure the changes that have occurred and predict the impact of future changes. However, SPC's 1992 land use/land cover data used a scaled down version of the land use classification system, and there is not a one-to-one representation between the 1992 and 2000 data. The 2000 Land Use/Land Cover inventory was developed from SPC's 2000 aerial photography. The same classification methods were used to develop the 2006 land use/land cover data that was derived from **PAMAP** imagery.

These two data sets may be used with confidence to determine land use change from 2000 to 2006 (See Table 11.3).

Indiana County's total developed land area increased from 9.9 percent of the County's total land area in 2000 to 10.33 percent in 2006. This growth may have satisfied market demand, but has often been disconnected from existing communities.

Most new development costs more to build and service than the generation of taxes or fees. Roads, public sewer systems and water lines have to be built when a new residential or commercial development is built outside of an existing community. This sprawling development pattern consumes more open space, increases government expenses, and leads to a more fragmented landscape.

The Future Land Use Plan shows how new development may be accommodated in a manner that reduces sprawl, revitalizes developed areas with existing infrastructure, preserves open space, and provides new housing and employment

opportunities while meeting market demand.

The following changes occurred in regard to undeveloped lands from 2000 to 2006. An additional 1,469.29 acres were dedicated to extractive activities, and agricultural lands expanded by 341.08 acres. Agricultural expansion is likely due to increased farming in the County's growing Amish communities. Forest lands decreased by 1,633.4 acres, and Vacant lands decreased by 2,426.52 acres.

#### Development Patterns

The County's population has been steadily declining, and more land that is farther from traditional downtowns and boroughs is being developed. Costly new and improved highways, and water and sewer infrastructure are required to accommodate development in these areas. These low-density development patterns contribute to increased costs for public services, increased use of vehicles, and increased emissions of carbon dioxide. They also contribute to a loss of farmland and open space in and adjacent to

developing areas of the County, and a loss of community or sense of place. Most current indications, in the face of the late-2000s recession, are that the pace of development has changed, but not the pattern. The challenge for elected officials and community leaders is to create the appropriate land use climate to accommodate new growth in more sustainable ways.

#### Land Use Plans/Controls

An important responsibility of local government is to plan for and guide the use of land resources in order to protect public health, safety and welfare. All valuable resources must be used reasonably, economically, and equitably to benefit both the property owners' best interest and the general public.

#### *Comprehensive Plans*

A comprehensive plan is more than just a document disclosing past and future land use trends with a proposed course of action. It is a process of organizing for the future. It creates a blue print for our land use patterns of tomorrow. It is an overall

Land Use	2000 Acreage	2000 % Total Land	2006 Acreage	2006 %Total Land
Residential	41,242.87	7.72	42,333.21	7.93
Mixed Development	2,765.68	0.52	2,901.23	0.55
Industrial	1,364.44	0.26	1,486.45	0.28
Transportation, Communications and Utilities	4,658.05	0.87	5,325.60	1.00
Public	2,854.78	0.53	3,036.54	0.57
Extraction	1,994.06	0.37	3,463.35	0.65
Vacant	30,541.46	5.73	28,114.94	5.27
Agricultural	139,096.31	26.05	139,437.39	26.12
Forest	304,859.71	57.1	303,226.31	56.77
Water	4,529.63	0.85	4,576.14	0.86
Transitional	2,484.18	0.47	2,438.58	0.46
<b>TOTAL</b>	<b>533,906.9</b>	<b>100.00</b>	<b>533,901.16</b>	<b>100.00</b>

Table 11.3 Comparison of 2000 and 2006 Land Use/Land Cover. (Source: SPC Unified GIS Land Use/Land Cover Classification)

Note: the increase in water area from 2000 to 2006 is the result of using color imagery from PAMAP 2006, which permitted the identification of smaller ponds. The difference in total acreage for 2000 and 2006 is the result of updates that were performed by SPC on the municipal boundary files along the borders of Indiana County.

plan embracing general goals and objectives upon which a governing body relies in making day-to-day decisions. An adopted comprehensive plan is not the legal equivalent of a land use ordinance. It provides a logical and legal basis for zoning and other land use ordinances that may be utilized to help implement land use goals.

- ◆ Twenty-eight of the 38 municipalities in Indiana County have not adopted a comprehensive plan. They do not have a formally documented strategy or plan for the future.

Municipalities that have adopted comprehensive plans should rely upon them to guide decision-making processes. They should review them periodically to ensure they reflect current trends and conditions. According to Sections 301(c) & 302(d) of the MPC, "a municipal or multi-municipal comprehensive plan shall be reviewed at least every 10 years and sent to contiguous municipalities, the Center for Local Government Services, and the County Planning Commission. A county comprehensive plan shall be updated at least every 10 years".

- ◆ The *Clymer Borough Comprehensive Plan* and the *Growth and Revitalization Plan*, which was prepared for Conemaugh Township, Loyalhanna Township (Westmoreland County) and Saltsburg Borough were due for review in 2010.
- ◆ The *Southern Indiana County Cooperative Communities Comprehensive Plan* will be due for review in 2014.
- ◆ The *White Township Comprehensive Plan* will be due for review in 2018.
- ◆ The County's Comprehensive Plan must be updated in 2022.

#### *Zoning Ordinances*

The purposes of zoning are to regulate land use, prevent land use conflict, and allow growth to occur in a rational manner. Zoning aims specifically to:

- ◆ Use land for its most suitable purpose
- ◆ Protect or maintain property values
- ◆ Promote public health and safety
- ◆ Protect the environment
- ◆ Manage traffic
- ◆ Manage density

- ◆ Encourage housing for a variety of lifestyles and economic levels
- ◆ Manage aesthetics
- ◆ Provide for more orderly development
- ◆ Help attract business and industry

American zoning was created in the early 20<sup>th</sup> century as a response to problems associated with overcrowding in central cities, and the intrusion of heavy industry into retail and residential areas. Zoning sought to address these problems by separating incompatible uses and limiting residential density. However, the evolution of zoning in concert with rapid suburbanization has had the effect of dispersing suburban development over large areas of land. This development pattern has created a host of problems such as loss of farmland, increased environmental impacts, greater dependence on automobiles, inefficient provision of public services, and loss of community character within the suburbs.

#### *Form-Based Codes*

Larger building setbacks and excessive parking requirements typically found in



conventional zoning make many downtown buildings and open spaces nonconforming with the regulations. Form-based codes allow for a mixture of land uses based upon the context of building form. Compatibility of uses is achieved through design and orientation instead of strict land use separation.

Most form-based codes have been applied to historic downtowns or neighborhood centers with well established character. By their nature, they are often very detailed and prescriptive in terms of streetscape design and development frontages. This makes them well suited to smaller targeted areas. These same features make their application on a larger basis much more challenging. Various hybrid codes have been developed for unique local conditions that combine form-based code elements with conventional zoning.

Enacting a hybrid code or updating a conventional zoning ordinance will help the County and its municipalities achieve their planning, design, and economic development objectives.

- ◆ Local municipalities with well-established character should consider implementing form-based or hybrid codes to ensure redevelopment and new development is constructed in a manner that maintains the historic integrity of the community.
- ◆ The *Indiana County Special Recreation and Conservation Zoning Ordinance* was adopted and amended when deep gas well drilling was not prevalent in western Pennsylvania. The Ordinance is ill-prepared to regulate this type or future types of gas extraction for the common good of the County. Also, not all County Parks or Trails are addressed or protected in the Ordinance.

#### *Subdivision and/or Land Development Ordinances*

The land use regulation in Indiana County with the most territorial jurisdiction is the *Indiana County Subdivision Ordinance*. It is applicable in every municipality except where a local subdivision and/or land development ordinance has been formally adopted. Blairsville Borough, Burrell



Figure 11.5 : Form-based code (FBC) illustration: FBCs use physical form, rather than separation of land uses, as their organizing principle.

Township, East Wheatfield Township, Homer City Borough, Indiana Borough, and White Township have adopted their own subdivision and/or land development ordinances. Proposed subdivisions and developments in these municipalities must be submitted to the County for a non-binding review. The remaining 32 municipalities have not adopted a local subdivision and land development ordinance, and fall under the jurisdiction of the County for review and approval of subdivision plans. Pennsylvania municipalities are empowered to regulate subdivisions *and* land development. Under its authority to regulate land development, a municipality that has not

enacted zoning can regulate any improvement of land involving two or more residential buildings or any nonresidential building even if they are located on an existing lot.

- ◆ The *Indiana County Subdivision Ordinance* does not define nor address land development.

There must be a comprehensive review of existing County and municipal land use controls and ordinances. This review will result in the amendment or elimination of existing controls, or the adoption of new regulations to assist with the implementation of the County's Comprehensive Plan.

#### Conclusion

The way in which the County will grow is directly related to the rules that regulate land development, and the standards for the infrastructure that supports development. These dictate requirements for the width of streets and sidewalks, the distance between buildings and the street, how many parking spaces a business must have, what type of landscaping must be

added, and additional specifications. Each of these items may seem like a minor standard on its own, but when taken as a whole, they create the world in which we live. They make the difference between having communities we can walk in or where we have to drive everywhere. Density bonuses and incentives are useful tools for municipalities to provide community amenities or other benefits through the subdivision and land development process. In return for additional landscaping, affordable housing opportunities, recreation facilities or transportation improvements, developers may be eligible for reduced parking or setback requirements, or greater densities.

The County must maximize the use of existing land use management tools, encourage compact development patterns, and build on existing community and economic development assets to achieve its vision of building a prosperous economy while preserving its rural character and small town quality of life.

#### **Land Use Management Tools**

In Pennsylvania, the power and responsibility to plan for and regulate land use lie exclusively with local government. Examples of land use ordinances that exist now and what may be done under the current MPC are listed below. Brief definitions have been extracted from the Governor's Center for Local Government Services publication titled, *Local Land Use Controls in Pennsylvania; Planning Series #1*. The entire document may be viewed at DCED's website ([http://www.newpa.com/webfm\\_send/1517](http://www.newpa.com/webfm_send/1517)).

#### Official Map

An official map identifies specific parcels or portions of private property within a municipality where public open spaces are desired or where public improvements are envisioned. It also demonstrates that it is the intent of the governing body to acquire land for these municipal purposes. An official map ordinance allows a municipality to reserve private land for certain public uses. This process has two steps which are regulatory and acquisition. The regulatory phase notifies developers

and land owners that the area mapped is reserved by the municipality. The second phase involves acquisition of the property. Property may be acquired through purchase, easement, donation, dedication, or eminent domain. The official map ordinance provides for the coordination of public and private goals, and serves as a valuable tool to help implement the comprehensive plan. It is the least utilized land use ordinance in the Commonwealth.

#### Subdivision and Land Development

Subdivision refers to the creation of new lots or changes in property lines. Land development involves the construction of public or private improvements to land. Subdivision and land development regulations offer municipalities a degree of protection against unwise and poorly planned growth. The community ensures proper placement of public improvements such as new roads, water and sewer lines, and drainage systems. Regulations also provide that improvements are installed and paid for by the developer, and not the taxpayers. By requiring review and inspection reports from the municipal

engineer, local officials guarantee that public improvements are properly designed and constructed.

#### Zoning

Zoning is a tool a community may utilize to regulate the use of land, and the location and intensity of development. It is initiated by the adoption of a zoning ordinance and map designed to protect the public health, safety and welfare and to guide growth.

#### Planned Residential Development Provisions (PRD) and Traditional Neighborhood Development Provisions (TND) as part of the Zoning Ordinance

Planned Residential Development (PRD) is a concept with several advantages over typical or conventional development practices. PRD regulations provide for flexibility in site and lot design. For that reason, PRD enhances the opportunities for quality residential and nonresidential development while at the same time reducing the cost of installing improvements.

Traditional Neighborhood Development (TND) recaptures the village and town square flavor of a pedestrian oriented setting. This is accomplished by utilizing traffic calming design measures such as narrow streets, frequent intersections and on-street parking. These measures are combined with a mixed array and close proximity to housing, businesses and services. Sidewalks, parks, ample open space and the opportunity for viable public transportation are essential elements to the success of the TND. This form of development can occur either as an extension of existing areas, as a form of urban infill, or as an independent entity.

#### Transfer of Development Rights

A Transfer of Development Rights (TDR) Ordinance is a multi-faceted resource protection tool based on the underlying principle that real property is a bundle of rights rather than a single entity. Just as mineral rights may be separated from the land, so can the right to develop. The development rights may be transferred from one site to another, from an area to be preserved or protected to a receiving

area where growth may be accommodated and is desirable. The property owner whose land is being restricted would, therefore, be fairly compensated. The TDR concept can create benefits that cannot be realized from conventional zoning. It can create a permanent preservation of the features it was enacted to protect.

#### Conservation Overlay District

A Conservation Overlay District Ordinance provides guidance to shape development into a form more compatible with natural resources and/or guide development toward those areas that do not fall within the conservation area. Conservation Overlay Districts may replace existing zoning districts, or overlay a new set of standards and incentives within those districts to better achieve natural resource protection goals.

#### Other land use management tools

The Pennsylvania Land Trust Association has developed a valuable online resource that offers succinct summaries, in-depth guidance and links to resources on 46

conservation and planning topics. Topics cover land use ordinances and development standards; acquisition of land and easements; financing conservation efforts; studies, planning and research analysis; incentives and help for landowners; and education and communication.

#### Balancing Natural Resource Protection and Private Property Rights

The County should establish a land use committee charged with investigating new and existing land use management tools that could be combined in innovative ways to effectively address natural resource conservation and protection goals in Indiana County without compromising private property rights. The land use committee must work with local landowners while investigating and developing land use management tools to ensure that proposed regulations are based on valid public purposes, and to ensure that landowners retain an economically viable use of their land.

The following excerpt, from *Land Use Controls in Pennsylvania: Planning Series #1*, elaborates on the constitutional and statutory constraints of land use controls:

Regulations, whether imposed by a free standing single purpose ordinance or provisions of a land use ordinance, often restrict or limit private property rights for the benefit of a public good. Single or special purpose ordinances generally regulate a particular nuisance. The nuisance being restricted must in some way represent imminent harm. For example, development in the floodplain areas of the state is controlled by a single purpose ordinance in most rural areas. The general police powers allow this to be done without the government acquiring or purchasing the right or use of land for a public benefit.

Regulations can create a basic tension between the rights of individuals to make free choices about the use of their

property and citizen concern not to adversely affect the public good or cause environmental harm. Balancing these rights can present difficulties. Recent U.S. Supreme Court decisions regarding the “taking issue” underscore the importance of quality planning when government places limitations or restrictions on use of private property. A taking occurs when a regulation denies a landowner all use of his or her property without just compensation. Governing bodies must be careful that land use ordinances do not place too many constraints upon private property that they become so severe that they constitute a taking requiring compensation.

Comprehensive planning and carefully crafted land use ordinances, as well as special purpose regulations, can balance a municipality’s need to protect the environment with an individual’s need to realize some valuable use of his or her

property. Public officials must be prepared to demonstrate that the imposition of the regulation is connected to legitimate protection of the public good. Careful comprehensive plan preparation and implementing land use ordinances can help document a community’s effort to balance these rights.

The County and its local municipalities should fully utilize the planning tools authorized by the MPC. These tools include the multi-municipal accommodation of land uses, designated growth and rural resource areas, transfer of development rights, traditional neighborhood developments, official maps, tax-revenue sharing, and specific plans.

Land use ordinances should be the end product of a public planning process that results in establishing goals and objectives for the County. Citizen participation is essential in formulating goals and objectives.

### **Large-Scale Natural Resource Issues**

There are several large-scale natural resources issues that will have an impact on land use and development in Indiana County. These include natural gas exploration and drilling activities related to Marcellus Shale and other natural gas formations, designation of National Electric Transmission Corridors, the Total Maximum Daily Load (TMDL) for the Chesapeake Bay Program, rising energy costs, and demands for energy conservation. The following sections provide additional information on each issue.

#### **Marcellus Shale**

The Marcellus Shale drilling and extraction processes have triggered environmental concerns about withdrawal rates from local water sources, the disposal of treated water, and the potential for contamination of aquifers and surface water. These issues and others related to the Marcellus Shale drilling and extraction processes are addressed in more detail in Chapter Eight; Protection of Natural Resources.



In 2012, the Pennsylvania Legislature passed Act 13, which updated the state's Oil and Gas Act. The statutory provisions of the new act, such as allowing oil and gas operations in all zoning districts and compressor stations in agricultural and industrial zoning districts, supersede local zoning ordinances. At the time of this plan development, a number of pending court challenges have been filed on the validity of sections of Act 13. Accordingly, any required changes to the *Special Recreation and Conservation Zoning Ordinance* shall be made in accordance with the outcome of the legal challenges.



Figure 11.6: Marcellus Shale drilling operation, Butler County

Deforestation, fragmentation of forest lands, and impacts to agricultural land are occurring from the Marcellus Shale natural gas industry. Other factors expected to contribute to the potential loss of forest lands include use for energy conveyance through pipeline and overhead transmission line expansions.

It is important to note that the Marcellus Shale play is only the first step in a sequence of natural gas plays. Although it may be a resource of the distant future, the second step is starting in the Utica Shale which lies below the Marcellus Shale.

#### Total Maximum Daily Load (TMDL) for the Chesapeake Bay Program

In 2010, the US Environmental Protection Agency established the Chesapeake Bay Total Maximum Daily Load (TMDL) "pollution diet". The Bay and its rivers are overweight with nitrogen, phosphorous and sediment from agricultural operations, stormwater runoff, wastewater, airborne contaminants and other sources. The TMDL identifies the necessary pollution

reductions from major sources of nitrogen, phosphorous and sediment across the District of Columbia, and large sections of Delaware, Maryland, New York, Pennsylvania, Virginia and West Virginia.

The TMDL is designed to ensure that all pollution control measures needed to fully restore the Bay and its tidal rivers are in place by 2025. At least 60 percent of the actions must be completed by 2017. The TMDL requirements for Pennsylvania are a concern for the agricultural industry and municipalities. The TMDL will require **Best Management Practices** to reduce pollution and restore healthy waterways. A small portion of land in northeastern Indiana County is in the drainage basin for the Susquehanna River. This water eventually drains into the Chesapeake Bay. Meeting the TMDL requirements for the Chesapeake Bay Program, and potentially other watersheds, will come at a cost to farmers and municipalities.

#### Rising Energy Costs and Demands for Conservation

Climate change impacts and greenhouse

gases have brought new concerns to how we plan and develop. Some greenhouse gases such as carbon dioxide occur naturally and are emitted to the atmosphere through natural processes and human activities. Other greenhouse gases are created and emitted solely through human activities. Several human sources of greenhouse gas emissions are expected to rise in the future. Reductions in transportation emissions, energy usage, and greenhouse gases may be facilitated by combining land use and transportation strategies. With the link between automotive travel and greenhouse gas emissions firmly established, efforts to encourage more compact development patterns have gained new priority. Sound land use and transportation planning can help achieve emissions reduction goals. Market forces may also encourage more compact and mixed-use development as households attempt to limit their travel costs and achieve other energy savings.

### **Sustainable Land Use Planning and Development**

The American landscape has been

absorbing suburban development for the past several decades. The search for methods of controlling sprawl and finding more sustainable patterns of growth has taken on new urgency in recent years. Three approaches to sustainable land use planning and development are presented in this section. They are Smart Growth, *Better Models for Development in Pennsylvania* and Smart Transportation.

#### Smart Growth

The alternative to low density and sprawling development is often referred to as Smart Growth. It emphasizes the efficient use of land resources in existing communities, public transit options, and neighborhoods that are pedestrian-friendly and have a mix of uses. In contrast to prevalent development practices, Smart Growth refocuses a larger share of regional growth within existing communities and areas that are already served by infrastructure. Smart Growth reduces the share of growth that occurs on newly urbanizing land, existing farmlands, and in environmentally sensitive areas.

#### **Smart Growth Principles**

- ♦ Compact Building Design
- ♦ Create Range of Housing Opportunities and Choices
- ♦ Create Walkable Neighborhoods
- ♦ Encourage Community and Stakeholder Collaboration
- ♦ Foster Distinctive, Attractive Communities with Strong Sense of Place
- ♦ Make Development Decisions Predictable, Fair and Cost Effective
- ♦ Mix land uses
- ♦ Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas
- ♦ Provide a Variety of Transportation Choices
- ♦ Strengthen and Direct Development towards Existing Communities

*“The goal of Smart Growth is not no growth or even slow growth. Rather, the overall goal is sensible growth that balances our need for jobs and economic development with our desire to save our natural environment.” -Parris Glendening, Former Governor, State of Maryland*

What, where, and how communities build will affect their residents for generations. Several communities across the country are using Smart Growth strategies to develop in ways that preserve natural lands and critical environmental areas, protect water and air quality, and reuse developed land. When communities choose Smart Growth strategies, they can create new neighborhoods and maintain existing ones that are attractive, convenient, safe, and healthy. They can foster design that encourages social, civic, and physical activity. Most importantly, they can protect the environment while stimulating economic growth.

The US Environmental Protection Agency (EPA) developed case studies that effectively illustrate the 10 Smart Growth principles as they have been used in 20 communities around the country. The case studies may be viewed at <http://www.epa.gov/smartgrowth/case.htm>.

10,000 Friends of Pennsylvania presents annual Commonwealth Awards to honor Smart Growth projects and contributing

individuals across Pennsylvania. Recent winning project descriptions may be viewed at: <http://10000friends.org/2011-commonwealth-awards>.

Embracing similar Smart Growth approaches to land use planning and development will help the County pursue its vision for accommodating and attracting sensible growth while maintaining and enhancing its rural character and small town quality of life.

#### *Better Models for Development in Pennsylvania*

*Better Models for Development in Pennsylvania* was jointly published by The Conservation Fund and the Pennsylvania Department of Conservation and Natural Resources to provide examples of how key development principles and ideas may be applied in the State. The document can be viewed at the following link: <http://www.dcnr.state.pa.us/brc/grants/2005/BetterModels.pdf>.

Instead of debating whether growth will occur, the authors discuss the patterns of

development, including where we put it, how we arrange it, and what it looks like. *Better Models* presents ideas on how to make development more profitable, attractive, convenient and environmentally sensitive than conventional development. The results can include more efficient use of land, greater transportation choice, reduced infrastructure costs, and development that is respectful of Pennsylvania's unique beauty, history, and environment.

*Better Models* includes the following six main land use principles for communities to use to plan and design for the future:

1. Conserve farmland, natural areas and scenic assets
2. Maintain a clear edge between town and countryside
3. Build and maintain livable and attractive communities
4. Preserve historic resources
5. Respect local community character in new construction
6. Reduce the impact of the car and promote walkability

*Better Models'* principles for Pennsylvania are associated with conservation and Smart Growth planning techniques, funding strategies, and program support geared toward protecting the countryside, strengthening downtowns and improving the suburbs. These principles are encompassed throughout the interrelated chapters of this Comprehensive Plan. Smart Growth is not possible without good design. A well-designed community is attractive, compact, and strongly influences transportation choices. Well-designed communities consume less land, encourage bicycling, walking and transit use, and produce less pollution.

A quality place should preserve important natural features in a neighborhood or a community (streams, slopes and natural habitats) as open space, and link those resources to public places by pedestrian and bike paths. The design of quality places also incorporates features and amenities that minimize environmental impacts on water quality caused by storm water runoff and erosion, and on air quality caused by motor vehicle traffic.

The design of buildings and communities should respect and preserve natural spaces. The design of buildings and properties should maximize the efficient use of environmental and economic resources by minimizing energy, water and material use.

The change of long-standing municipal land use practices can be a challenge. *Better Models* and its companion Toolkit are designed and organized to make the transition easier to understand and undertake for municipal officials and residents.

#### Smart Transportation

The ideas behind Smart Growth have permeated the philosophies of the New Jersey Department of Transportation (NJDOT) and the Pennsylvania Department of Transportation (PennDOT). In partnership, they developed the *Smart Transportation Guidebook*. The goal of the Guidebook is to integrate the planning and design of our transportation system in a manner that fosters development of sustainable and livable communities.

Every decision by the DOT affects land use, and every decision by local governments affects investments made by PennDOT. Smart Transportation is about linking transportation, land use decisions, and investments. Smart Transportation is addressed in the Transportation Chapter of this Plan (see p.6-2). The Guidebook can also be viewed and/or downloaded from the following link: <http://www.smart-transportation.com/assets/download/Smart%20Transportation%20Guidebook.pdf>.

Land use context and roadway type comprise the organizing framework for the selection of appropriate roadway design values. In an effort to facilitate ease of use of the Guidebook, and achieve greater integration between land use and transportation planning, the County has incorporated PennDOT's land use terminology into its Future Land Use Plan (See pages 11.30-11.33).

#### Conclusion

Many communities throughout the country are already implementing Smart

Growth principles. These communities are creating vibrant places to live, work, and play. The high quality of life in these communities makes them economically competitive, creates business opportunities, and improves the local tax base. In addition, property located in well-designed and attractive communities that foster a sense of place is consistently more valuable in the real estate market.

The County must ensure that future development is well-designed, improves the economy and environment of existing communities, and encourages compact

“Nearly half of what will be the built environment in 2030 doesn’t even exist yet, giving the current generation a vital opportunity to reshape future development”

(Arthur C. Nelson; *Toward a New Metropolis: the Opportunity to Rebuild America* – prepared for the Brookings Institution Metropolitan Policy).

development patterns. Compact development is more economical as it requires fewer municipal services such as roads and sewers. It is more energy efficient, and it will help maintain a clear edge between towns, villages and countryside.

### Future Land Use Plan

The County’s Future Land Use Plan or growth management strategy formally identifies the land use patterns that are desired in Indiana County as development and redevelopment occur from now through the year 2030.

The Plan was formulated based upon community input and the analysis of interrelated information contained in previous chapters of the Comprehensive Plan. It identifies ways to shape future growth in the County, preserve existing communities and neighborhoods, and sustain a high quality of life. It promotes compact development while enhancing preservation of the County’s unique natural, agricultural, open space, historic, and cultural resources.

The County’s Future Land Use Plan provides comprehensive policy guidance and direction for municipal officials to follow in effectively managing and influencing the location, pattern, intensity, and form of growth in Indiana County. Local municipalities have authority and responsibility for land development, subdivisions, and zoning. They have a critical role to play in growth management. Therefore, implementation will largely occur through planning, regulatory, and other initiatives at the municipal and multi-municipal levels with technical assistance from and support of Indiana County officials and staff.

### Community Development Objectives

A series of consistent themes emerged throughout the public planning process. These themes or community development objectives are listed below. They are centered on a common vision of building a prosperous economy while preserving our rural character and small town quality of life.

- ◆ Protect watersheds and the environment



- ◆ Ensure preservation of natural resources
- ◆ Preserve farmland and the farm economy
- ◆ Manage future growth
- ◆ Promote economic growth
- ◆ Retain youth
- ◆ Revitalize downtowns
- ◆ Improve mobility
- ◆ Improve housing choices
- ◆ Preserve neighborhood schools
- ◆ Promote historic preservation

### Statement of Objectives

The following recommendations, which were identified in earlier Chapters of this Comprehensive Plan, serve as objectives for the County's Future Land Use Plan.

#### Housing

- ◆ Provide incentives to encourage infill housing in downtowns.
- ◆ Develop and implement a Conservation Design Ordinance to balance development and protection of the County's biodiversity and natural areas.

- ◆ Develop and implement a Transfer of Development Rights (TDR) Ordinance for Indiana County.
- ◆ Foster the creation of well-designed developments, and walkable and bikeable neighborhoods that offer healthy lifestyle opportunities for County residents (Keystone Principle #3).

#### Natural and Historic Features

- ◆ Establish priorities for the protection of important and threatened natural resources, and open space areas identified in the NHI.
- ◆ Implement land use management strategies that will support development of the County's open space, greenways and trail system, as proposed in the *Indiana County Open Space, Greenways and Trails Plan* and the *Indiana County Comprehensive Recreation and Parks Plan*.
- ◆ Identify and set priorities to establish vegetative and/or forested buffers at least 150 feet wide on each side of

every stream outside of agricultural areas.

- ◆ Construct and promote buildings and infrastructure that use land, energy, water and materials efficiently (Keystone Principle #5).
- ◆ Encourage compact development patterns and the selection of sites that are within or adjacent to existing development. This will minimize habitat fragmentation and help preserve open space.

#### Agricultural and Forested Lands

- ◆ Agricultural and forested land should be designated and protected in large blocks in order to maintain a contiguous critical mass so that conservation and preservation may be sustained.
- ◆ Adopt, implement and maintain designated growth area boundaries that will protect the County's agricultural land from development.

<ul style="list-style-type: none"> <li>◆ Discourage the extension of public water and sewer services into agricultural areas, except in areas where services should be provided for health or safety reasons.</li> <li>◆ Integrate the protection and/or preservation of farmland located near population centers to enhance food security for Indiana County residents.</li> <li>◆ Implement sustainable forest management principles.</li> </ul>	<ul style="list-style-type: none"> <li>◆ municipalities to incorporate <b>Context Sensitive Solutions</b> in all transportation projects.</li> <li>◆ Encourage compact development with access to transit services.</li> <li>◆ Update the Indiana County Subdivision Ordinance to include regulations that require street connectivity in residential developments.</li> <li>◆ Encourage municipalities with their own Subdivision and/or Land Development Ordinances to include regulations that require street connectivity in residential developments.</li> <li>◆ Actively promote alternative modes of transportation through the planning and development of bicycle and pedestrian facilities, urban walkability and integration of public transportation.</li> </ul>	<ul style="list-style-type: none"> <li>of communications facilities that will expand the availability of cellular networks and high-speed Internet access throughout the County. This should be accomplished without compromising health or views with important scenic value.</li> <li>◆ Locate new facilities/services in areas that are supported by public transportation.</li> </ul>
<p><u>Transportation</u></p> <ul style="list-style-type: none"> <li>◆ Utilize the tools identified in the Smart Transportation Guidebook to advance the integration of land use and transportation planning.</li> <li>◆ Identify and implement Smart Growth strategies that promote compact development patterns, maximize use of the existing transportation network, minimize traffic congestion and create shorter trip distances.</li> </ul>	<p><u>Community Facilities and Utilities</u></p> <ul style="list-style-type: none"> <li>◆ Encourage the ongoing development</li> </ul>	<p><u>Water/Sewer</u></p> <ul style="list-style-type: none"> <li>◆ Provide public water and sewer service for dense development in designated growth areas. Use on-lot and community systems in rural areas (Keystone Principle #2).</li> <li>◆ In accordance with the MPC, the County should not support publicly financed water and sewer service extensions outside of designated growth areas. An exception would be in areas where participating municipalities agree that services should be provided for health or safety reasons.</li> </ul>
<ul style="list-style-type: none"> <li>◆ Encourage PennDOT and local</li> </ul>		

- ◆ Encourage infill and redevelopment in designated growth areas to minimize the need for additional infrastructure investments. Discourage low density sprawling development patterns.

#### Junk/Abandoned Vehicles

Community organizations and individuals have specifically expressed concerns about junk and the open storage of inoperable vehicles found in many areas of the County.

Accumulations of junk and the open storage of inoperable vehicles negatively impact the County's scenic beauty, compromise the economic vitality of its communities, and affect its quality of life.



Figure 11.7: Junk/abandoned vehicle, Armstrong Township

It may also be harmful to public health and could be deemed a public hazard. Currently, there are no County nor local ordinances that regulate junk and/or the open storage of inoperable vehicles. The adoption of an ordinance could prevent future accumulations. It may not apply to existing situations.

The non-profit organization, Welcome to Indiana, surveyed all municipalities in the County to determine the level of support for considering joint efforts with the County for development and enforcement of an Abandoned Vehicle and/or Junk Ordinance. Survey results indicate that approximately 42% of the County's municipalities are interested in exploring a county-wide joint effort with the County providing enforcement assistance with appropriate reimbursement. General concerns that were identified include enforcement costs, objections in regard to private property rights and the treatment of farms.

Recommendation:

- ◆ Continue to explore the possibility of

developing and implementing a Junk Ordinance to regulate the accumulation and storage of junk in Indiana County.

#### **Designated Growth Areas**

In 2000, Acts 67 and 68 amended the MPC to include provisions that allow municipalities and counties to identify Designated Growth Areas (DGAs) where public infrastructure will be provided. The MPC defines a DGA as a region "that preferably includes and surrounds a city, borough or village, and within which residential and mixed use development is permitted or planned for at densities of one unit to the acre or more, commercial, industrial and institutional uses are permitted or planned for and public infrastructure services are provided or planned."

A DGA provides a boundary that identifies areas for the provision of public services and infrastructure. Properties within the DGAs can expect public sewer, public water, public transit, improved roadways, bicycle and pedestrian facilities, and

advanced public safety response. Properties outside the DGAs should expect a more rural lifestyle where agriculture practices are prevalent and public services are not readily available.

### Growth Management Strategy

The County has chosen to establish DGAs as their primary strategy to manage growth. Two types of DGAs have been identified in Indiana County. These are Town Centers and Suburban Corridors. In addition to DGAs, the County has also identified Future Growth Areas and Rural Resource Areas. Development that is compatible with rural resource uses are or may be permitted in Rural Resource Areas.

These future land use classifications were delineated based upon public input obtained throughout the planning process, and an analysis of existing development patterns in the County. Future land use classifications are described in the following sections of this Chapter and are shown on the Future Land Use map.

The Future Land Use map is located at the

end of this Chapter (Map 11.2). It depicts general land use classifications, and identifies the County's Town Centers, Suburban Corridors, and Future Growth Areas. Remaining areas of the County have been designated as Rural Resource Areas.

Although some of the land use boundaries appear to coincide with parcel lines, the map is not intended to be parcel specific. The Future Land Use Map is not a zoning map, nor does it change the zoning ordinances and maps that have been previously adopted by the local municipalities. The map is intended for use as a guide for more detailed planning and implementation efforts.

The Future Land Use Map is a reference tool and a guide that may be used by municipal officials and planners when making decisions regarding future development. Further analysis of local conditions through municipal and multi-municipal planning efforts is needed to define how and where the future land use classifications and the associated recommendations apply at the local level.



The intent is to encourage development in areas where a full range of public infrastructure services, including public sewer and public water service exist, or are planned with sufficient capacity to support the desired density of development. The County must provide ongoing assistance and support to municipalities and others involved in implementation.

The County's growth management strategy focuses on directing more development into DGAs through reinvestment and new development that improves the quality of life by encouraging compact development patterns, respects existing community character, and promotes livable communities. It is consistent with land use patterns recommended in the Keystone Principles and SPC's 2040 Transportation and

*Development Plan for Southwestern Pennsylvania.* The 2040 Plan emphasizes strengthening key connections to improve the movement of people and goods through a balanced and efficient transportation system, infill development, and the effective use of growth corridors.

The County is advancing the following projects which are examples of the effective use of growth corridors in Suburban Corridors and Future Growth Areas.

#### Windy Ridge Technology & Business Park

The Windy Ridge Technology & Business Park is located at the intersection of US Route 422 and State Route 286 in White Township. It will capitalize on a technology based economic development strategy that will primarily be implemented through the Indiana County Keystone Innovation Zone (KIZ) program.

#### Joseph Land Development Park

The Joseph Land Development Park is located along the US Route 119 corridor in Center Township. Investment in

infrastructure improvements are being coordinated and targeted at the corridor level to maximize the impact of the investment.

#### **Town Centers**

As defined in PennDOT's *Smart Transportation Guidebook*, a Town Center is "a mixed use, high density area with buildings adjacent to the sidewalk, typically two to four stories tall with commercial operations on the ground floor and offices or residences above. Parallel parking usually occupies both sides of the street with parking lots behind the buildings (p. 26)."

An important economic challenge for the County is to attract high impact investment and cultivate an environment that encourages people and jobs to locate in these communities. This can be accomplished by supporting municipal efforts to redevelop neighborhoods and commercial areas by replacing or rehabilitating buildings or tracts of land that are in substandard condition or are no longer useful in their current state.

Redevelopment in existing communities already served by infrastructure is more cost effective. These communities will benefit from a stronger tax base and better utilization of land and services.

Good community design also plays an important role in creating places that function better, look better and inspire community pride. These design efforts lead to increased commitment to place and a willingness to invest in the community. Communities that do not captivate will have trouble retaining and attracting residents and businesses.

Both residential and non-residential development should be designed to be compatible with and complement the pedestrian character of the community. This can be accomplished through features such as grid street patterns, sidewalks, tree lawns, buildings located close to the street with rear parking and comparable architectural scale.

#### **Characteristics of Town Centers**

Location: Town Centers include all





Figure 11.8: Town Center –7th & Philadelphia Street, Indiana Borough. Places like Indiana Borough are classic Town Centers.

fourteen boroughs located in Indiana County and some adjacent developed portions of a township.

**Density:** Medium to high density.

**Uses:** Mixed use commercial, retail, service, office and residential development.

**Transportation system:** These areas have a grid system of streets that supports all modes of travel, are pedestrian oriented, and have varying levels of access to public transit.

**Public infrastructure:** All of these areas are served by existing public water and/or sewer services.

**Strategy:** Place an emphasis on development and redevelopment efforts in boroughs and traditional downtowns, and maximize the density in these areas rather than promoting growth in undeveloped suburban areas of the County. A defined edge should be established around Town Centers.

### Suburban Corridors

Suburban Corridors are characterized by "big box stores, commercial strip centers, restaurants, auto dealerships, office parks, and gas stations. These uses are sometimes interspersed with natural areas and occasional clusters of homes. Buildings are usually set back from the roadway behind surface parking. Office buildings are usually set back a bit more than adjacent retail frontage to establish garden separation from ground windows (*Smart Transportation Guidebook*, p. 25)."

Suburban Corridors typify sprawling, low-density, and auto-oriented development. Major land use and transportation changes have already occurred and/or additional change is

anticipated in these areas. The expanse of sprawl represents a vast investment. It cannot be simply abandoned or demolished.

Suburbs should be redesigned through redevelopment that introduces mixed uses and increased transportation options. Benefits include the ability to reduce land consumption and per capita costs of public investment. Transportation benefits include the ability to increase feasibility and efficiency of transit, increase local connectivity, reduce vehicle miles traveled, and create additional opportunities for biking and walking. The redesign and redevelopment of suburbs also includes the ability to increase permeable surfaces and green space, increase choice in housing type and affordability, and increase diversification of the tax base.

### Characteristics of Suburban Corridors

**Location:** Linear development along major transportation corridors in the County. The Corridors are State Route 286/Oakland Avenue in White Township, US



Figure 11.9: Suburban Corridor –Suburban corridors are often located along major transportation routes like US 22, in Burrell Township.

Route 119 from Burrell Township to Indiana Borough, and US Route 22 from Blairsville Borough to US Route 119 in Burrell Township.

Density: Low to high density.

Uses: Mixed use to separated uses with separation of uses increasing further away from the transportation corridor. The predominant land use in these areas is commercial, and includes a mix of retail, service and office uses. Low density, residential developments are scattered throughout these areas.

Transportation system: Primarily highway focused, with disconnected street

systems. Access to public transit is available in some areas, but focus is on automobile-oriented travel.

Public infrastructure: These areas have existing public water and/or sewer services.

Strategy: Shape future development and redevelopment in the corridor in a manner that is more compact, efficient and connected. A defined edge should be established along the Suburban Corridor.

### Future Growth Areas

The County has identified Future Growth Areas to allow for the orderly extension of development and services. These areas include large tracts of undeveloped land adjacent to DGAs that are most able to support development. It is important to recognize that not all the vacant land within Future Growth Areas will be suitable for development because of various limitations such as environmental constraints, road construction, utility needs, or other restrictions. These restrictions may include those related to agricultural production. The County

should conduct a vacant land inventory within Future Growth Areas to determine the location and amount of available land for future development.

### Characteristics of Future Growth Areas

Location: Contiguous to DGAs.

Density: Medium to high density.

Uses: Mixed use development.

Transportation system: The system is currently highway oriented, and includes key routes and existing interchanges or major intersections.

Public infrastructure: These areas have existing public water and/or sewer services, or are planned for such services in the future.

Strategy: Utilize suburban land more efficiently and at density levels that will not promote further sprawl.

### Rural Resource Areas

Article III, Section 1103 of the MPC enables municipalities to designate rural resource areas, where:

"(i) Rural resource uses are planned for.

(ii) Development at densities that are compatible with rural resource uses are or may be permitted.

(iii) Infrastructure extensions or improvements are not intended to be publicly financed by municipalities except in villages, unless the participating or affected municipalities agree that such service should be provided to an area for health or safety reasons."

Rural Resource Areas are comprised of areas that consist "...of a few houses and structures dotting a farm or forest landscape. The areas are predominantly natural wetlands, woodlands, meadow or cultivated land. Small markets, gas stations, diners, farm supplies, convenience grocers, etc. are often seen at the intersections of arterial or collector roads." A few commercial or civic uses and a number of homes may often be found close to the roadway. (*Smart Transportation Guidebook*, p.24).

Maintaining the integrity of agricultural areas, historic sites, and natural resources is central to the vision residents have for Indiana County. These lands should be maintained in a predominantly rural condition supportive of agriculture, resource-based tourism, and/or traditional outdoor activities like hunting and fishing. Rural Resource Areas should not be supported with public infrastructure without adequate land use tools in place to protect the integrity of these areas. These tools may include establishing requirements on the maximum building coverage allowable per acre. Transfer of Development Rights is a particularly important tool that can be used to shift development from agricultural and natural resource lands to DGAs.

#### Characteristics of Rural Resource Areas

Location: Rural Resource Areas include all lands in Indiana County that are not located within a DGA or a Future Growth Area. These areas include lands that should be maintained in agriculture, natural resources and similar uses.



Figure 11.10: Rural Resource Area, White Township

Density: Low density.

Uses: Limited development compatible with rural uses.

Transportation system: Rural highways and local roads.

Public infrastructure:

Infrastructure extensions or improvements are not intended to be publicly financed. An exception would be in villages where services are to be provided for health and safety reasons.

**Strategy:** Protect agricultural, natural, historic and scenic resources, and maintain economic links to the land by supporting the agricultural industry and other components of a rural economy.

### Land Use Patterns and Proposed Greenway Corridors

It is important to note that the County's land use patterns will influence the feasibility of establishing individual greenway corridors that have been proposed in the County's Open Space, Greenways, and Trails Plan.

A network of greenways can exist in urban, suburban and rural landscapes. Growth and/or revitalization areas present both opportunities and challenges to achieving greenway successes.

### Developments of Regional and Significant Impact (DRIs)

Article III, Section 301 (7) (ii) of the MPC states that "...a county comprehensive plan shall...identify current and proposed land uses which have a regional impact and significance, such as large shopping

centers, major industrial parks, mines and related activities, office parks, storage facilities, large residential developments, regional entertainment and recreational complexes, hospitals, airports and port facilities."

A land use which has a regional and significant impact is known in the planning field as a Development of Regional Impact (DRI). A DRI may be defined as any land development that, because of its character, magnitude or location will have a substantial effect upon the health, safety, or welfare of citizens in more than one municipality.

Factors that may be considered in identifying a DRI include, but are not limited to:

- ◆ Location near a municipal boundary
- ◆ Increased number of average daily vehicle trips
- ◆ Number of parking spaces required
- ◆ Development acreage
- ◆ Exceeding a certain building square footage

Land Use	Criteria
Shopping Centers	100,000 square feet or more of gross leasable area
Industrial and Office/ Business Parks or Buildings	Any
Hotels	50 rooms or more
Convention Centers	50,000 square feet or more
Hospitals	Any
Prisons	Any
Elementary and Secondary Schools	Any
University and Post Secondary Schools	500 students or more
Power Generating Stations	Any
Landfills	Any active ones
Airports	Any
Extractive Uses (quarries, mining, gas well drilling site, etc.)	Any active one over 4 acres in size
Bicycle/Pedestrian Trails	Any connected to a regional trail system
Parks	50 acres or more

Table 11.4: Criteria for Identifying Developments of Regional Impact. (Source: Indiana County Office of Planning & Development.)

- ◆ Exceeding a certain number of dwelling units
- ◆ Use of a publicly owned water or sewage treatment facility located outside the municipality in which the development is located

Natural resource extraction activities can also have significant regional impacts on traffic, housing, infrastructure, employment, school districts, and the environment.

The identification of existing DRIs can generate public discussion of impacts that reach across municipal lines without being regulatory. Establishing guidelines for the locations of future DRIs can help ensure that proposed developments complement surrounding land uses, and do not negatively impact adjacent communities or environmentally sensitive areas. To gain a better understanding of land uses in the County and their potential impact on adjacent municipalities or communities, the County has identified existing and proposed regionally significant land uses. Identification of

these DRIs was based upon the criteria listed in Table 11.4. DRIs are shown on Map 11.3 and Map 11.4. They are also listed in Appendix 11.2.

The County should appoint a DRI review committee comprised of County Planning Commission members and invited participants. Responsibilities should include refining and expanding the DRI criteria to include residential developments, establishing guidelines for the locations of future DRIs, and reviewing proposed DRIs. This review should be with respect to the proposed development's favorable or adverse impact on natural resources, existing public water and sewer facilities, neighboring communities and residents.

#### Land Use Guidelines

In accordance with Section 301.4 (b) of the MPC, advisory land use guidelines have been developed by the Indiana County Planning Commission to promote general consistency with the County's Comprehensive Plan and SPC's 2040 Plan.

The Land Use Guidelines are included in Appendix 11.3. These guidelines will help local governments ensure the orderly development of land; encourage development that balances growth with Indiana County's rural character; and encourage development that connects people with each other, with communities and with the countryside. These guidelines also will serve to promote uniformity with respect to local planning and zoning terminology, and common types of municipal land use regulations.

#### Conclusion

*Where We Live* identifies community development objectives for Indiana County. It is an expression of how County residents envision their future and it sets forth a desired pattern of development. It must be the focal point for guiding the County through change in order for this Comprehensive Plan to be a valuable tool. County and municipal officials must rely upon the goals and objectives identified throughout this Plan in making daily decisions regarding land use and development.



An adopted comprehensive plan is not the legal equivalent of a land use ordinance. The County and its municipalities must amend, develop, adopt and enforce land use management tools to implement the concepts identified in this Plan. The County should educate the public and municipal officials about the economic, social and environmental benefits of historic preservation, conservation development, walkable communities, and other innovative development concepts. These efforts may result in the implementation of sensible land use regulations that citizens understand and lessen the opposition to these regulations.

### Recommendations

- ◆ Sponsor public education opportunities to educate the public and municipal officials on the value of establishing Designated Growth Areas, Future Growth Areas and Rural Resource Areas.
- ◆ Sponsor training opportunities for planning commission members and municipal officials to inform and educate members on the MPC, the role of the Comprehensive Plan, best planning practices and other current land use planning and zoning issues.
- ◆ Ensure that any land use ordinances that may be developed are the end product of a public planning process that results in establishing goals and objectives for the County. Citizen participation is essential in formulating goals and objectives.
- ◆ Work with municipalities to reach consensus on the overall proportion and density of development to be accommodated in growth areas.
- ◆ Provide technical assistance to individual municipalities to address more localized planning issues. Identify ordinances and regulations that may be used to implement the Comprehensive Plan.
- ◆ Ensure that infrastructure systems (transportation, water service, sewer service, and communications) are coordinated with and support the desired patterns of land use in Indiana County.
- ◆ Rural Resource Areas should not be supported with public infrastructure without adequate land use tools in place to protect the integrity of these Areas.
- ◆ Protect agricultural, natural, historic and scenic resources. Maintain economic links to the land by supporting the agricultural industry and other components of a rural economy.
- ◆ Integrate land use and transportation decisions to maximize existing infrastructure. Prevent building beyond the carrying capacity of existing roadways.
- ◆ Accommodate growth by redeveloping existing sites and buildings in Town Centers and Suburban Corridors more efficiently. This should occur before developing vacant land in Future Growth Areas.
- ◆ Place a priority on infill development in existing communities to maintain a high density of dwelling units in traditional downtowns and boroughs.

- ◆ Support rehabilitation of historic buildings for compatible contemporary uses (Keystone Principle # 1).
  - ◆ Appoint a land use committee to review and identify policies and practices that are inconsistent with strategies identified in *Better Models*. Propose revisions and/or development of new policies and practices that support recommended strategies.
  - ◆ Utilize suburban land more efficiently and at density levels that will not promote additional sprawl.
  - ◆ Review existing subdivision and land development ordinances, and/or parking standards to identify regulations that present hurdles to retrofitting suburban developments.
  - ◆ Amend subdivision and/or land development ordinances to require well-connected road networks. Provide bicycle and pedestrian accommodations in conjunction with new development and redevelopment projects.
  - ◆ Appoint a DRI review committee
- charged with reviewing proposed DRIs. This review should be with respect to the proposed development's favorable or adverse impact on natural resources, existing public water and sewer facilities, neighboring communities and residents.
- ◆ Sponsor initiatives that promote the economic, social and environmental benefits of historic preservation, conservation development, walkable communities, and other innovative development concepts.
  - ◆ Continue to pursue development, adoption and enforcement of a countywide Junk Ordinance.
  - ◆ Support Indiana Borough's efforts to develop a Master Plan for the university or student district in both Indiana Borough and White Township.
  - ◆ Direct more development into Town Centers through reinvestment and new growth that respects existing community character.

## Future Land Use Planning Policy Statement and Summary of Goals

**Policy Statement:** Improve the economy and environment of existing communities.

### Goal #1

Redevelop first (Keystone Principle #1).

### Goal #2

Provide efficient infrastructure (Keystone Principle #2).

### Goal #3

Concentrate development (Keystone Principle #3).

### Goal #4

Plan regionally and implement locally (Keystone Principle #10).

## Implementation Strategy

### Acronym Key

Acronym	Definition
ICBOC	Indiana County Board of Commissioners
ICCEO	Indiana County Center for Economic Operations
ICCOC	Indiana County Chamber of Commerce
ICDC	Indiana County Development Corporation
ICOPD	Indiana County Office of Planning & Development
ICPC	Indiana County Planning Commission
SPC	Southwestern Pennsylvania Commission

### Implementation Strategy

**Note:** Goals, objectives and action strategies are not listed in priority order.

**Policy Statement:** Improve the economy and environment of existing communities.

GOAL #1: Redevelop first (Keystone Principle #1)			
<b>Objective:</b> Support revitalization of the County's traditional downtowns and boroughs			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Conduct a vacant land inventory and analysis to identify the amount of vacant land available in Town Centers.	ICOPD, Municipalities	N/A	Short
Place a priority on infill development in Town Centers to maintain a high density of dwelling units in traditional downtowns and boroughs.	ICBOC, ICPC, ICOPD, ICCEO, ICDC, ICOC, Municipalities	N/A	Short
Conduct a vacant and underutilized building inventory to identify redevelopment opportunities in Town Centers.	ICOPD, Municipalities	N/A	Short
<b>Objective:</b> Reuse and redevelop sites in suburban areas of the County			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Conduct a vacant land inventory and analysis to identify the amount of vacant land available in Suburban Corridors.	ICOPD, Municipalities	N/A	Short
Conduct a vacant and under-utilized building inventory to identify redevelopment opportunities in Suburban Corridors.	ICOPD, Municipalities	N/A	Short
Review existing subdivision and/or land development ordinances and/or parking standards to identify regulations that present hurdles to retrofitting suburban developments.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Short

GOAL #2: Provide efficient infrastructure (Keystone Principle #2)			
<b>Objective:</b> Use and improve existing infrastructure			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Ensure that infrastructure systems (transportation, water service, sewer service, and communications) are coordinated with and support the desired patterns of land use in Indiana County.	ICBOC, ICPC, ICOPD, ICCEO, ICDC, ICOC, Municipalities, Water/Sewer Providers, PennDOT, SPC	N/A	Ongoing
Integrate land use and transportation decisions to maximize existing infrastructure, and prevent building beyond the carrying capacity of existing roadways.	ICBOC, ICPC, ICOPD, ICCEO, ICDC, ICOC, Municipalities, PennDOT, SPC	N/A	Ongoing
Conduct a vacant land inventory and analysis within Future Growth Areas to determine the percent of vacant land available for future development.	ICBOC, ICPC, ICOPD	N/A	Short



GOAL #3: Concentrate development (Keystone Principle # 3)			
<b>Objective:</b> Promote compact development			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Create financial and regulatory incentives to encourage infill development; eliminate disincentives.	ICBOC, ICPC, ICOPD, ICCEO, ICDC, ICOC, Municipalities	State, Local	Short
<b>Objective:</b> Foster the creation of well-designed, attractive and walkable communities			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Continue to pursue development, adoption and enforcement of a county-wide Junk Ordinance.	ICBOC, ICPC, ICOPD, Municipalities	State, Local	Short
Support efforts to develop a Master Plan for the “university” or “student” district in both Indiana Borough and White Township.	ICBOC, ICPC, ICOPD	N/A	Short
Direct more development into Town Centers through reinvestment and new growth that respect existing community character.	ICBOC, ICPC, ICOPD, ICCEO, ICDC, ICOC, Municipalities	N/A	Ongoing
Appoint a land use committee to review and identify policies and practices that are inconsistent with strategies identified in <i>Better Models</i> and propose revisions and/or development of new policies and practices to implement recommended strategies.	ICBOC, ICPC, ICOPD	N/A	Short
Amend subdivision and/or land development ordinances to require well-connected road networks, and bicycle and pedestrian accommodations in conjunction with new and redevelopment projects.	ICBOC, ICPC, ICOPD, Municipalities	State, Local	Short

GOAL #4: Plan regionally and implement locally (Keystone Principle #10)			
<b>Objective:</b> Provide education and training to educate the public and municipal officials on sustainable planning and development concepts			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Sponsor educational opportunities for local officials, residents, and interested stakeholders to promote the economic, social and environmental benefits of historic preservation, conservation development, walkable communities, and other innovative development concepts.	ICBOC, ICPC, ICOPD	State, Local	Ongoing
Sponsor training opportunities for planning commission members and municipal officials, to inform and educate them on the MPC, the role of the Comprehensive Plan, best planning practices and other current land use planning and zoning issues.	ICBOC, ICPC, ICOPD	State, Local	Ongoing
Sponsor education opportunities to educate the public and municipal officials on the value of designating growth areas, future growth areas and rural resource areas.	ICBOC, ICPC, ICOPD	State, Local	Ongoing

GOAL #4: Plan regionally and implement locally (Keystone Principle #10)			
<b>Objective:</b> Fully utilize the land use management tools authorized by the MPC			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Conduct a comprehensive review of existing County subdivision and zoning ordinances; amend, eliminate or adopt new regulations to assist with implementation of the Comprehensive Plan.	ICBOC, ICPC, ICOPD	N/A	Short
Assist municipalities in conducting a comprehensive review of existing local subdivision and/or land development ordinances; recommend amending, eliminating or adopting new regulations that will help achieve local community development objectives and assist with implementation of the County's growth management strategy.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Short
Appoint a DRI review committee, comprised of County and municipal officials, charged with refining DRI criteria, establishing guidelines for the location of future DRIs and reviewing proposed DRIs. This review should be with respect to their favorable or adverse impact on natural resources, existing public water and sewer facilities, neighboring communities and residents.	ICBOC, ICPC	N/A	Short

GOAL #4: Plan regionally and implement locally (Keystone Principle #10)			
<b>Objective:</b> Provide ongoing assistance and support to municipalities			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Assist municipalities in conducting an analysis of local conditions to define how and where the future land use classes and the associated recommendations apply at the local level.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Short
Work with municipalities, either individually or collectively, to reach consensus on the overall proportion and density of development to be accommodated in growth areas.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Short
Develop a growth tracking system and track growth for municipalities located within growth areas.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Short
Develop a subdivision and land development tracking system to provide municipal governments with additional data to understand the impacts of growth and development.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Short





## Appendix 11.1

### Land use Plans/Controls and Planning Commissions

Municipality	Planning Commission	Comprehensive Plan (Date of Adoption)	Multi-Municipal Comprehensive Plan	Zoning Ordinance	Subdivision and/or Land Development Ordinance
INDIANA COUNTY	<b>X</b>	<b>X</b> (2012)	N/A	Airport Hazard, Special Recreation & Zoning	<b>X</b>
Armagh Borough					
Armstrong Township					
Banks Township					
Blairsville Borough	<b>X</b>	<b>X</b> (2004)	<b>X</b>	<b>X</b>	<b>X</b>
Black Lick Township		<b>X</b> (2004)	<b>X</b>		
Brush Valley Township					
Buffington Township					
Burrell Township	<b>X</b>	<b>X</b> (2004)	<b>X</b>		<b>X</b>
Canoe Township					
Center Township		<b>X</b> (2004)	<b>X</b>		
Cherry Tree Borough					
Cherryhill Township					
Clymer Borough		<b>X</b> (2000)			
Creekside Borough					
Conemaugh Township		<b>X</b> (2000)	<b>X</b>		
East Wheatfield Township	<b>X</b>				<b>X</b>
Ernest Borough					

### Appendix 11.1

#### Land use Plans/Controls and Planning Commissions (cont'd)

Municipality	Planning Commission	Comprehensive Plan (Date of Adoption)	Multi-Municipal Comprehensive Plan	Zoning Ordinance	Subdivision and/or Land Development Ordinance
Glen Campbell Borough					
Grant Township					
Homer City Borough	X	X (2004)	X	X	X
Indiana Borough	X	X (2011)		X	X
Marion Center Borough					
Montgomery Township					
North Mahoning Township					
Pine Township					
Plumville Borough					
Rayne Township					
Saltsburg Borough		X (2000)	X		
Shelocta Borough					
Smicksburg Borough					
South Mahoning Township					
Washington Township					
West Mahoning Township					
West Wheatfield Township					
White Township	X	X (2008)			X
Young Township					

## Appendix 11.2 Existing and Proposed DRIs

### Existing DRIs

Facility	Development Type	Location
Indiana County-Jimmy Stewart Airport	Airport	White Township
Ben Franklin Elementary School	Elementary School	White Township
Blairsville Elementary School	Elementary School	Burrell Township
East Pike Elementary School	Elementary School	White Township
Eisenhower Elementary School	Elementary School	White Township
Homer Center Elementary School	Elementary School	Center Township
Horace Mann Elementary School	Elementary School	Indiana Borough
Longview Elementary School	Elementary School	North Mahoning Township
Marion Center Elementary School	Elementary School	Marion Center Borough
Penns Manor Area Elementary School	Elementary School	Cherryhill Township
Purchase Line South Elementary School	Elementary School	Green Township
Rayne Elementary School	Elementary School	Rayne Township
Saltsburg Elementary School	Elementary School	Conemaugh Township
United Elementary School	Elementary School	East Wheatfield Township
Kovalchick Convention and Athletic Complex (KCAC)	Entertainment/Recreational Complex	White Township
Blairsville High School	High School	Burrell Township
Homer-Center Junior/Senior High School	High School	Center Township
Indiana Area Senior High School	High School	White Township
Marion Center Area Middle School	High School	Marion Center Borough
Penns Manor Area Junior/Senior High School	High School	Cherryhill Township
Purchase Line Junior/Senior High School	High School	Green Township

## Appendix 11.2 Existing and Proposed DRIs

### Existing DRIs

Facility	Development Type	Location
United Junior/Senior High School	High School	East Wheatfield
Indiana Regional Medical Center (IRMC)	Hospital	White Township
Comfort Inn –Blairsville	Hotel	Burrell Township
Comfort Inn –Indiana	Hotel	White Township
Hampton Inn –Blairsville	Hotel	Burrell Township
Hampton Inn -Indiana	Hotel	White Township
Holiday Inn -Indiana	Hotel	White Township
Quality Inn & Suites	Hotel	White Township
Super 8	Hotel	White Township
Corporate Campus Business Park	Industrial Park	Burrell Township
422 West Industrial Park	Industrial Park	White Township
McNaughton Airport Industrial Park	Industrial Park	White Township
Serrell Industrial Park	Industrial Park	Blairsville Borough
Southern Indiana County Industrial Park	Industrial Park	West Wheatfield Township
Evergreen Landfill	Landfill	Center Township, Brush Valley Township
Blairsville Middle School	Middle School	Burrell Township
Indiana Junior High School	Middle School	Indiana Borough
Saltsburg Middle/High School	Middle/High School	Conemaugh Township
Quarries, mining and gas well drilling sites	Mineral Extraction	See map
280 Indian Springs Multi-Tenant Building	Office Building	White Township
300 Indiana Springs Multi-Tenant Building	Office Building	White Township

## Appendix 11.2 Existing and Proposed DRIs

### Existing DRIs

Facility	Development Type	Location
Corporate Campus Multi-Tenant Building	Office Building	Burrell Township
Indiana County Small Business Incubator (Robertshaw Building)	Office Building	White Township
Christy Park	Office/Business Park	White Township
Indiana County Commerce Park	Office/Business Park	White Township
Commerce Center Multi-Tenant Building	Office/Industrial Building	White Township
Interchange Center Multi-Tenant Building	Office/Industrial Building	Burrell Township
Erickson Building/Allegheny Logistics Center	Office/Industrial Park	West Wheatfield Township
Blacklick Valley Natural Area	Park	Buffington Township, East Wheatfield Township
Blue Spruce Park	Park	Rayne Township, Washington Township
Buttermilk Falls Natural Area	Park	West Wheatfield Township
Hemlock Lake	Park	Banks Township
IUP Co-op Park	Park	White Township
JS Mack Community Park/County Fairground	Park	White Township
Pine Ridge Park	Park	Burrell Township
Saylor Park	Park	Burrell Township
White Township Recreation Complex/ S&T Arena	Park	White Township
White's Woods Nature Center	Park	Indiana Borough, White Township
Yellow Creek State Park	Park	Cherryhill Township, Brush Valley Township
Young Township Park	Park	Young Township
Cambria-Rowe	Post Secondary School	Indiana Borough
WyoTech	Post Secondary School	Burrell Township
Conemaugh Generating Station	Power Plant	West Wheatfield Township



## Appendix 11.2 Existing and Proposed DRIs

### Existing DRIs

Facility	Development Type	Location
Homer City Generating Station	Power Plant	Center Township
Keystone Generating Station	Power Plant	Armstrong Township, Indiana County; Plumcreek Township, Armstrong County
Indiana County Jail	Prison	White Township
SCI Pine Grove	Prison	White Township
Ghost Town Trail	Regional Bicycle/Pedestrian Trail	See map
Hoodlebug Trail	Regional Bicycle/Pedestrian Trail	See map
West Penn Trail	Regional Bicycle/Pedestrian Trail	See map
Westmoreland Heritage Trail	Regional Bicycle/Pedestrian Trail	See map
Indiana County Technology Center	Secondary School	White Township
Indiana Mall	Shopping Center	White Township
Indiana West	Shopping Center	White Township
Regency Mall	Shopping Center	White Township
Resort Plaza	Shopping Center	White Township
Shelly Drive	Shopping Center	White Township
Southtown Plaza	Shopping Center	White Township
Townfair Center	Shopping Center	White Township
IUP	University	Indiana Borough, White Township

Appendix 11.2 Existing and Proposed DRIs

Proposed DRIs

Facility	Development Type	Location
IUP Hotel	Hospitality	White Township
Jimmy Stewart Airport Business Park	Office/Business Park	White Township
Joseph Land Development Property	Office/Business Park	Center Township
Windy Ridge Business & Technology Park	Office/Business Park	White Township



### Appendix 11.3

#### Land Use Guidelines

The following land use guidelines have been developed to promote general consistency with Indiana County's Comprehensive Plan; *Where We Live...A Comprehensive Plan for Indiana County, Pennsylvania*. These guidelines will help local municipalities ensure the orderly development of land; encourage development that balances growth with Indiana County's rural character; and encourage development that connects people with each other, with communities and with the countryside. These guidelines also will serve to promote uniformity with respect to local planning and zoning terminology, and common types of municipal land use regulations.

*Where We Live* embraces innovative comprehensive planning practices and encourages development that is consistent with the Commonwealth's Keystone Principles and Criteria (see Appendix 1). The Keystone Principles and Criteria are

designed as a coordinated interagency approach to fostering sustainable economic development and conservation of resources through the State's investments in Pennsylvania's diverse communities. The Keystone Principles are summarized below.

- ◆ Provide efficient infrastructure
- ◆ Concentrate development (i.e., redevelopment, infill, etc.)
- ◆ Increase job opportunities
- ◆ Foster sustainable businesses
- ◆ Restore and enhance the environment
- ◆ Enhance recreational and heritage resources
- ◆ Expand housing opportunities
- ◆ Plan regionally, implement locally
- ◆ Be fair

In addition, Indiana County encourages strong linkages between land use and

transportation planning. The County supports coordination between transportation projects and locally-defined transportation needs as identified in the following PennDOT Smart Transportation themes:

- ◆ Money counts
- ◆ Leverage and preserve existing investments
- ◆ Choose projects with high value/price ratio
- ◆ Safety always and maybe safety only
- ◆ Look beyond level of service
- ◆ Accommodate all modes of travel
- ◆ Enhance local network
- ◆ Build towns, not sprawl
- ◆ Understand the context; plan and design within the context
- ◆ Develop local governments as strong land use partners

*Where We Live* also encourages development that is consistent with the Regional Policy Statements identified in the *SPC 2040 Transportation and Development Plan for Southwestern Pennsylvania*. These Policies are listed below.

#### **Regional Places**

- ◆ Revitalization and redevelopment of the region's existing communities is a priority.
- ◆ Investment in infrastructure improvements will be coordinated and targeted at the corridor level to optimize the impact of the investment.
- ◆ The region will focus on the identification and development of industrial sites with special attention given to well situated brownfield locations.

#### **Regional Connections**

- ◆ Maintenance of the existing transportation system will be a

regional priority.

- ◆ Transportation and development choices will reflect a priority on safe and secure multimodal and intermodal networks for both people and goods.
- ◆ The region's transportation system will be actively managed and operated to allow the system to function at its full potential.
- ◆ The region's transit system will connect people with resources throughout the entire region.
- ◆ The entire region will have access to broadband communications infrastructure.
- ◆ The region's infrastructure system will be designed to protect and enhance public health and the environment.

#### **Regional Activities**

- ◆ The region will place a priority on business development with a focus on existing Business retention and expansion.

- ◆ The region will support initiatives designed to improve both the quality and quantity of the region's workforce to meet emerging industry demands.
- ◆ The region will support identified strategic industry clusters.
- ◆ The region will place a priority on programs and services to attract and retain a diverse population with a particular focus on young adults and immigrants.
- ◆ The region will proactively support the emerging role of colleges and universities in economic development.
- ◆ The region will preserve, promote and develop the tourism and hospitality industries by capitalizing on historic, cultural, recreational and ecological assets.
- ◆ The region will preserve and develop its agricultural industry.

Together, the above themes, Principles and Policies provide important guidance



that should be reflected in local land use plans and regulations. Additional steps that can be taken to ensure consistency with the County's Comprehensive Plan are listed below.

- ◆ Municipalities are strongly encouraged to adopt and/or update comprehensive plans in a manner that is generally consistent with the County's Comprehensive Plan, and incorporates consideration of County goals and objectives.
- ◆ Municipal plans and regulations should be coordinated with those of adjoining municipalities, and use the County's Comprehensive Plan for overall guidance.
- ◆ Municipal plans and regulations should support infill development in Town Centers and compact development patterns in Suburban Corridors as identified in *Where We Live*.
- ◆ Municipal regulations should

incorporate similar terminology as that utilized by the County's Comprehensive Plan to promote uniformity of terms for ease of use by both the public and private sectors.

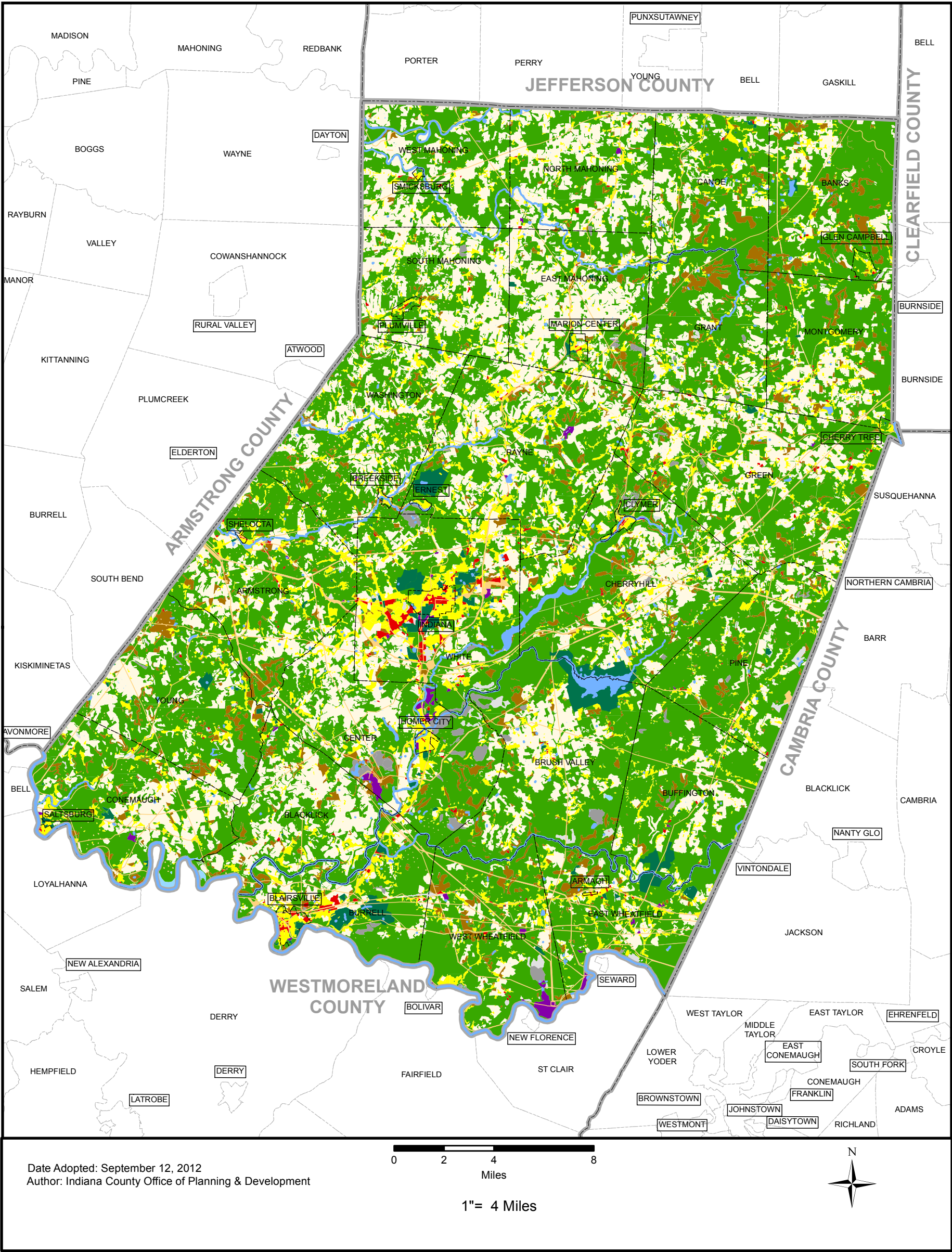
The County's Comprehensive Plan is intended to guide County and municipal decision making about the built environment. Future development should be consistent with the following recommendations to ensure that development is coordinated with and supports the desired patterns of land use in Indiana County:

- ◆ Development is recommended in areas that are integrated with existing or planned transportation, water and sewer services, and schools.
- ◆ Accommodate growth by the efficient redevelopment of existing sites and buildings in Town Centers and Suburban Corridors. This should occur before developing vacant land in Future Growth Areas.
- ◆ Utilize suburban land more efficiently and at density levels that will not

promote further sprawl.

- ◆ Publicly financed water and/or sewer service extensions are recommended only in Designated Growth Areas or Future Growth Areas.

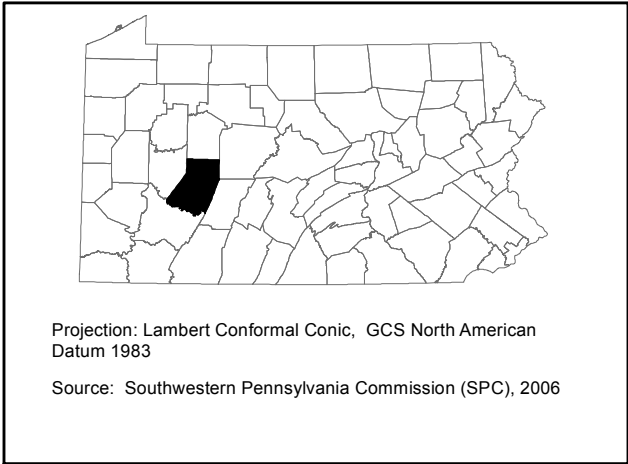




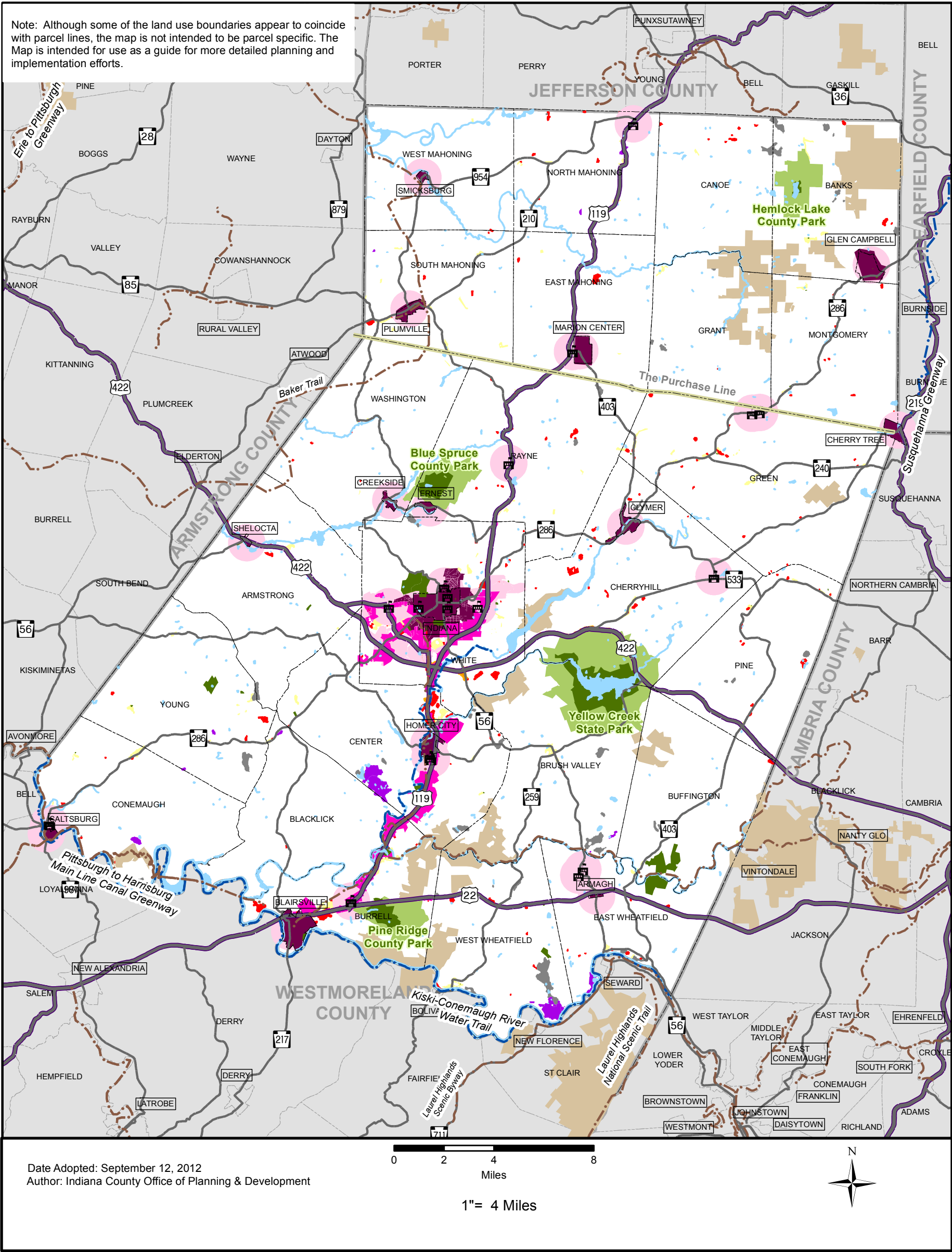
**Map 11.1**  
**EXISTING LAND USE**  
Indiana County, Pennsylvania

**Map Features**

- Existing Land Use**
- |  |                  |                 |
|--|------------------|-----------------|
| Residential                                    | Extraction       | Rangeland       |
| Mixed Development                              | Vacant           | YOUNG Township  |
| Industrial                                     | Agriculture      | INDIANA Borough |
| Transportation Communication and Utilities     | Forest           |                 |
| Public (Parks, Golf Courses, Cemeteries, etc.) | Water & Wetlands |                 |



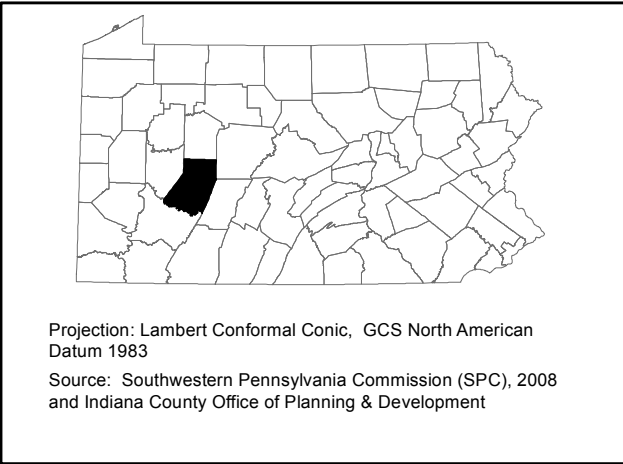




Map 11.2  
**FUTURE LAND USE**  
Indiana County, Pennsylvania

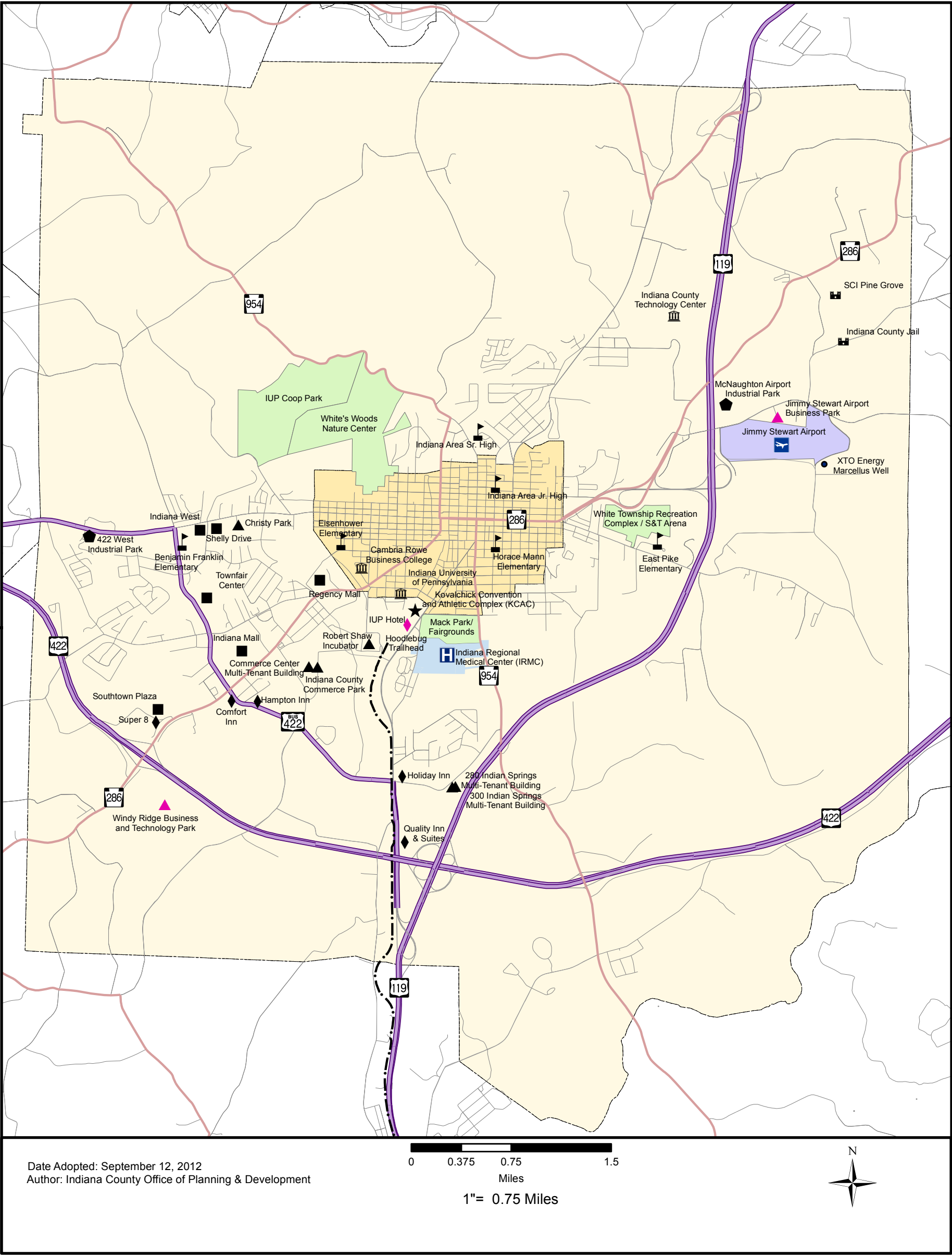
**Map Features**  
**Future Land Use**

- |                   |   |                               |
|-------------------|---|-------------------------------|
| Residential       | Rural Resource Areas                      | Future Growth Area            |
| Mixed Development | Parks                                     | <b>Designated Growth Area</b> |
| Industrial        | Special Recreation and Conservation Zones | Suburban Corridor             |
| Water & Wetlands  | State Game Lands                          | Town Center                   |
| Extraction        | Land Trail                                |                               |
| Vacant            | Water Trail                               |                               |





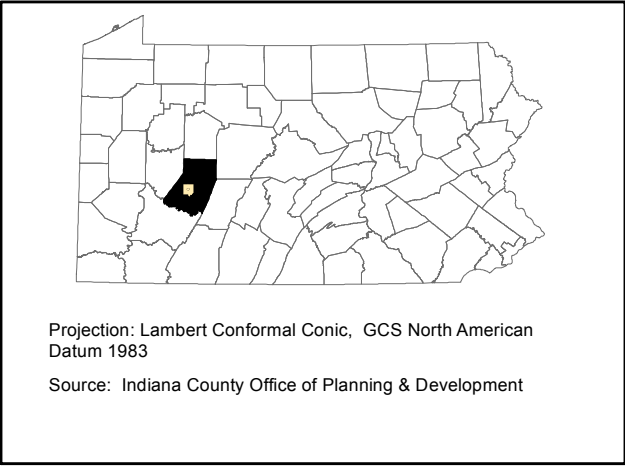




**Map 11.4**  
**DEVELOPMENTS OF REGIONAL IMPACT**  
Indiana Borough and White Township,  
Indiana County Pennsylvania

**Map Features**  
**Developments of Regional Impact**

- |                        |                                     |                               |
|------------------------|-------------------------------------|-------------------------------|
| <b>EXISTING DRI'S</b>  | Landfill                            | Marcellus Shale Wells         |
| Airport                | Park                                | Active Coal and Mineral Mines |
| Convention Center      | Prison                              | Bicycle/Pedestrian Trail      |
| Hotel                  | Elementary and Secondary School     | <b>PROPOSED DRI'S</b>         |
| Hospital               | Shopping Center                     | Hotel                         |
| Office Park/Building   | University or Post Secondary School | Office Park/Building          |
| Industrial Park        |                                     |                               |
| Power Generation Plant |                                     |                               |



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## *WHERE WE LIVE*

### A Comprehensive Plan for Indiana County, Pennsylvania

CONNECTING PEOPLE WITH EACH OTHER, WITH COMMUNITIES AND WITH THE COUNTRYSIDE

## 12. PLAN COMPATABILITY/CONSISTENCY



## Introduction

This chapter identifies interrelationships among various plan components.

Additionally, it conveys the compatibility and consistency of *Where We Live* with the Commonwealth's **Keystone Principles** and with regional, county and local plans. This chapter also includes land use guidelines to promote general consistency with the County's Comprehensive Plan, and information on the legal status of comprehensive plans.

*Where We Live* was prepared in accordance with this directive. During the preparation of the Plan, each draft element was reviewed by the Comprehensive Plan Working Committee, the Comprehensive Plan Steering Committee, ICOPD staff, the Indiana County Planning Commission and the Indiana County Board of County Commissioners. ICOPD staff and Working Committee members met on numerous occasions during the preparation of the Plan. The interrelationships of each draft element were examined during the review process.

## Plan Interrelationships

Examples of major interrelationships among the various plan components follow.

- ◆ The recommendation that the construction of new buildings should be designed in a compact manner that conserves open space, minimizes stormwater runoff and integrates LEED features into the design, supports the County's natural resource protection goals.
- ◆ Development is recommended in areas that are integrated with existing or planned transportation facilities, water and sewer services, and schools.
- ◆ Publicly financed water and/or sewer service extensions are recommended only in Designated Growth Areas and Future Growth Areas.
- ◆ Public sewer services should be provided for planned growth, and not in areas that are intended to be protected or remain rural.

## Chapter Contents

<i>Plan Interrelationships</i>	12.1
<i>Consistency with State Planning Principles</i>	12.2
<i>Compatibility with Regional Plans</i>	12.2
<i>Consistency with other Indiana County Plans</i>	12.3
<i>Compatibility with Development in Contiguous Counties</i>	12.3
<i>Consistency with Local Plans</i>	12.4
<i>Land Use Guidelines</i>	12.4
<i>Legal Status of Comprehensive Plans</i>	12.5
<b>APPENDICES</b>	
<i>12.1: 2040 Transportation and Development Plan for Southwestern Pennsylvania: Regional Policy Statements</i>	12.7
<i>12.2: Legal Status of Comprehensive Plans</i>	12.9

- ◆ Implementing Smart Growth land use strategies that promote compact development patterns will maximize use of the existing transportation network, minimize traffic congestion and create shorter trip distances.
- ◆ Developments and streets need to be designed to create walkable and bikeable neighborhoods that offer healthy lifestyle opportunities for County residents of all ages, incomes and abilities.
- ◆ A variety of housing types and densities is recommended to promote housing choice, and should not be at the expense of important natural resource areas or important agricultural lands.
- ◆ Major economic development should locate in areas where it can be served by existing or planned sewer and water systems, and highways.
- ◆ The redevelopment of vacant and under-utilized land and/or buildings is

recommended as one way to improve the economy of the County's traditional downtowns and boroughs.

### Consistency with State Planning Principles

#### Keystone Principles

The objectives and recommendations identified in *Where We Live* support sustainable economic development and conservation goals for Indiana County. They are consistent with the Keystone Principles.

The Keystone Principles and Criteria for Growth, Investment and Resource Conservation were adopted by the Pennsylvania Economic Development Cabinet in 2005. The Principles and Criteria are designed as a coordinated interagency approach to fostering sustainable economic development and conservation of resources through the State's investments in Pennsylvania's diverse communities.

The Principles lay out general goals and objectives for economic development and

resource conservation. The Criteria are designed to help measure the extent to which particular projects accomplish these goals and objectives. The complete Preamble includes detailed information on the Principles and Criteria, and is included in Appendix 1.

### Compatibility with Regional Plans

#### The 2040 Transportation and Development Plan for Southwestern Pennsylvania (2011)

The 2040 Transportation and Development Plan (2040 Plan) is an update of the 2035 Transportation and Development Plan for Southwestern Pennsylvania (2035 Plan). The 2035 Plan was developed as a mechanism for connecting the region's vision to an official and coordinated implementation program of projects and actions. The 2035 Plan was developed through an unprecedented community engagement process called Project Region. Project Region was led by the Southwestern Pennsylvania Commission, and was conducted in partnership with a wide range of other public, private and non-profit organizations. This unprecedented

planning process was used as the backbone and basis for the 2040 Update. Indiana County was an active participant in the community engagement process and the objectives identified in *Where We Live* are compatible with the preferred scenario development goals identified in The 2035 Plan. The SPC reaffirmed the use of the preferred scenario development goals and all that they entail as the basis for the 2040 Plan Update (Appendix 12.1: 2040 Plan: Regional Policy Statements).

### Consistency with other Indiana County Plans

*Where We Live* was developed in conjunction with the County plans and Inventory listed below. Findings and recommendations from each document were incorporated where appropriate to ensure consistency among all Plans.

- ◆ *Indiana County Comprehensive Recreation and Parks Plan*
- ◆ *Indiana County Open Space, Greenways and Trails Plan*
- ◆ *More People Biking and Walking More*

*Often...a Pedestrian and Bicyclist Transportation Plan for Indiana County*

- ◆ *Indiana County Natural Heritage Inventory*

### Compatibility with Development in Contiguous Counties

According to Section 301(a) (5) of the MPC, "Comprehensive plans shall ensure that existing and proposed development of the municipality is compatible with the existing and proposed development in contiguous municipalities".

The existing and proposed development identified in *Where We Live* is compatible with the existing and proposed development and plans in contiguous portions of the following Counties, or measures have been taken to provide buffers or other transitional measures between incompatible uses.

#### Armstrong County Comprehensive Plan (2005)

The Comprehensive Plan for Armstrong County was developed for six planning

districts within Armstrong County. The planning districts are identified as Northwest, Northeast, West, Central, East and South. Lands in the Northeastern, Eastern and Southern districts border lands in Indiana County. The Plan includes a Future Land Use Map which classifies lands in these districts as "Rural", with the exception of the US 422 Corridor in the Eastern district. Land along this Corridor is classified as a "Future Area of Concentrated Development". The Plan recommends continuing existing land use patterns in non-growth areas and is compatible with existing and proposed development identified in *Where We Live*.

#### Westmoreland County Comprehensive Plan (2005)

Westmoreland County's Future Land Use Plan classifies lands along the Conemaugh River as "Recreation-Environment" or "Rural-Farmland and Wooded". Existing and proposed development for the southern area of Indiana County are compatible with these land uses or will be buffered by the Conemaugh River, which is Indiana County's southern boundary.



Cambria County Comprehensive Plan Update (2004)

*The Cambria County Plan: Toward a Sustainable Future 2010-2030* includes a Conceptual Future Land Use Map that identifies 19 Growth Areas in the County, and classifies the Growth Areas into five categories. Lands bordering Indiana County are classified as "Resource Production Areas" and "Resource Protection Areas". Existing and proposed development for the eastern area of Indiana County are compatible with these land uses.

Clearfield County Comprehensive Plan (2006)

A southern portion of Clearfield County's western boundary is contiguous to Indiana County. Their Future Land Use Plan classifies "Potential Growth Areas" and "Potential Target Areas for Development". The latter category includes what has been identified as "Developable Land" and "Developable Land Near Infrastructure". Lands adjacent to Indiana County are considered "Developable Land Near Infrastructure". Existing and proposed

development for the contiguous area of Indiana County is compatible with this land use.

Jefferson County Proposed Land Use Plan (1991)

Not available.

**Consistency with Local Plans**

Coordination between county and local municipal governments is essential to ensure that local community and economic development goals are recognized and implemented consistently. Objectives of the following municipal and multi-municipal comprehensive plans were reviewed and found to be consistent with the objectives of *Where We Live*.

- ♦ *Clymer Borough Comprehensive Plan (2000)*
- ♦ *Conemaugh, Loyalhanna, Saltsburg Community Growth and Revitalization Plan (2002)*
- ♦ *Southern Indiana County Cooperative Communities Comprehensive Plan (2004)*

- ♦ *White Township Comprehensive Plan (2008)*

- ♦ *Indiana Borough Comprehensive Plan (2011)*

The MPC addresses the procedures that must be followed to achieve general consistency between municipal, multimunicipal, and county comprehensive plans. Specifically, Section 302. (d) of the MPC states that, "Where two or more contiguous municipalities request amendments to a county comprehensive plan for the purpose of achieving general consistency between the municipal plans or multimunicipal plan and the county comprehensive plan, the county must accept the amendments unless good cause for their refusal is established."

**Land Use Guidelines**

In accordance with Section 301.4 (b) of the MPC, advisory land use guidelines have been developed by the Indiana County Planning Commission to promote general consistency with the County's

Comprehensive Plan. The Land Use Guidelines are included in Appendix 11.3.

These guidelines will help local governments ensure the orderly development of land; encourage development that balances growth with Indiana County's rural character; and encourage development that connects people with each other, with communities and with the countryside. These guidelines also will serve to promote uniformity with respect to local planning and zoning terminology, and common types of municipal land use regulations.

### **Legal Status of Comprehensive Plans**

The MPC outlines the legal status of the County Comprehensive Plan within the jurisdiction that adopted the plan, within municipalities, and within school districts. In order to ensure that the County, its municipalities and its school districts are fully aware of the legal status of a comprehensive plan, the applicable sections of the MPC are provided in Appendix 12.2



Appendix 12.1

*2040 Transportation and Development Plan  
for Southwestern Pennsylvania*

Regional Policy Statements

### Regional Places

- ◆ Revitalization and redevelopment of the region's existing communities is a priority.
- ◆ Investment in infrastructure improvements will be coordinated and targeted at the corridor level to optimize the impact of the investment.
- ◆ The region will focus on the identification and development of industrial sites with special attention given to well situated brownfield locations.
- ◆ The region's transportation system will be actively managed and operated to allow the system to function at its full potential.
- ◆ The region's transit system will connect people with resources throughout the entire region.
- ◆ The entire region will have access to broadband communications infrastructure.
- ◆ The region's infrastructure system will be designed to protect and enhance public health and the environment.
- ◆ The region will support identified strategic industry clusters.
- ◆ The region will place a priority on programs and services to attract and retain a diverse population with a particular focus on young adults and immigrants.
- ◆ The region will proactively support the emerging role of colleges and universities in economic development.
- ◆ The region will preserve, promote and develop the tourism and hospitality industries by capitalizing on historic, cultural, recreational and ecological assets.

### Regional Connections

- ◆ Maintenance of the existing transportation system will be a regional priority.
- ◆ Transportation and development choices will reflect a priority on safe and secure multimodal.
- ◆ and intermodal networks for both people and goods.

### Regional Activities

- ◆ The region will place a priority on business development with a focus on existing business retention and expansion.
- ◆ The region will support initiatives designed to improve both the quality and quantity of the region's workforce to meet emerging industry demands.
- ◆ The region will preserve and develop its agricultural industry.

## Appendix 12.2

### Legal Status of Comprehensive Plans per Article III, Sections 303 and 304 of the PA Municipalities Planning Code



### Section 303. Legal Status of Comprehensive Plan Within the Jurisdiction that Adopted the Plan.

(a) Whenever the governing body, pursuant to the procedures provided in section 302, has adopted a comprehensive plan or any part thereof, any subsequent proposed action of the governing body, its departments, agencies and appointed authorities shall be submitted to the planning agency for its recommendations when the proposed action relates to:

(1) the location, opening, vacation, extension, widening, narrowing or enlargement of any street, public ground, pierhead or water course;

(2) the location, erection, demolition, removal or sale of any public structure located within the municipality;

(3) the adoption, amendment or repeal of an official map, subdivision and land development ordinance, zoning ordinance or provisions for planned residential development, or capital improvements

program: or

(4) the construction, extension or abandonment of any water line, sewer line or sewage treatment facility.

(b) The recommendations of the planning agency including a specific statement as to whether or not the proposed action is in accordance with the objectives of the formally adopted comprehensive plan shall be made in writing to the governing body within 45 days.

(c) Notwithstanding any other provision of this act, no action by the governing body of a municipality shall be invalid nor shall the same be subject to challenge or appeal on the basis that such action is inconsistent with, or fails to comply with, the provision of a comprehensive plan.

(d) Municipal zoning, subdivision and land development regulations and capital improvement programs shall generally implement the municipal and multimunicipal comprehensive plan or,

where none exists, the municipal statement of community development objectives.

### Section 304. Legal Status of County Comprehensive Plans Within Municipalities.

(a) Following the adoption of a comprehensive plan or any part thereof by a county, pursuant to the procedures in section 302, any proposed action of the governing body of a municipality, its departments, agencies and appointed authorities within the county shall be submitted to the county planning agency for its recommendations if the proposed action relates to:

(1) the location, opening, vacation, extension, widening, narrowing or enlargement of any street, public ground, pierhead or water course;

(2) the location, erection, demolition, removal or sale of any public structures located within the municipality;

- 
- |  |   |
|--|---|
| (3) the adoption, amendment or repeal of any comprehensive plan, official map, subdivision or land ordinance, zoning ordinance or provisions for planned residential development; or | district located within the municipality or county relating to the location, demolition, removal, sale or lease of any school district structure or land shall be submitted to the municipal and county planning agencies for their recommendations at least 45 |
| (4) the construction, extension or abandonment of any water line, sewer line or sewage treatment facility.   | days prior to the execution of such proposed action by the governing body of the school district.   |

(b) The recommendation of the planning agency shall be made to the governing body of the municipality within 45 days and the proposed action shall not be taken until such recommendation is made. If, however, the planning agency fails to act within 45 days, the governing body shall proceed without its recommendation.

**Section 305. The Legal Status of Comprehensive Plans Within School Districts.** Following the adoption of a comprehensive plan or any part thereof by any municipality or county governing body, pursuant to the procedures in section 302, any proposed action of the governing body of any public school

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*WHERE WE LIVE*  
A Comprehensive Plan for Indiana County, Pennsylvania

CONNECTING PEOPLE WITH EACH OTHER, WITH COMMUNITIES AND WITH THE COUNTRYSIDE

## 13. FIVE-YEAR ACTION PLAN



## Acronym Key

Acronym	Definition
AS	Aging Services
CCIS	Child Care Information Services
DCED	Department of Community and Economic Development
FSA	Farm Service Agency
HA	Housing Alliance
HAIC	Housing Authority of Indiana County
HC	Housing Consortium
IAS	Indiana Aging Services, Inc.
ICAA	Indiana County Airport Authority
ICBOC	Indiana County Board of Commissioners
ICCAP	Indiana County Community Action Program
ICCD	Indiana County Conservation District
ICCEO	Indiana County Center for Economic Operations
ICCOC	Indiana County Chamber of Commerce
ICDC	Indiana County Development Corporation
ICDHS	Indiana County Department of Human Services
ICEMA	Indiana County Emergency Management Agency
ICIS	Indiana County Information Services
ICOPD	Indiana County Office of Planning & Development
ICPC	Indiana County Planning Commission
ICPT	Indiana County Parks and Trails
ICSWA	Indiana County Solid Waste Authority

## Acronym Key (cont'd)

Acronym	Definition
ICTB	Indiana County Tourist Bureau
ICWSSC	Indiana County Water Supply Steering Committee
IFL	Indiana Free Library
IRMC	Indiana Regional Medical Center
IndiGO	Public transit operator for Indiana County
NRCS	Natural Resources Conservation Service
PennDOT	Pennsylvania Department of Transportation
RAIC	Redevelopment Authority of Indiana County
SPC	Southwestern Pennsylvania Commission



**Chapter 4. Community Facilities and Utilities Policy Statement:** Improve quality of life by providing an appropriate level of cost effective community facilities/services and utilities throughout Indiana County.

**GOAL #1: Increase access to community facilities/services and utilities in Indiana County**

**Objective:** Encourage federal, state and county agencies to maintain existing facilities or locate new facilities in downtowns

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Develop a County policy, based on DGS guidelines, encouraging federal, state and county agencies to remain in or locate new facilities in boroughs and downtowns.	ICBOC, ICPC, ICOPD	N/A	Short

**Objective:** Improve access to County Services

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Ensure municipal offices have informational material and applications, where appropriate, for County services.	ICBOC, Department Heads, Municipalities	N/A	Short
Develop or upgrade websites for County departments.	ICBOC, Department Heads, Municipalities	N/A	Short

**Objective:** Design and build new community facilities in a manner that support the Keystone Principles and Criteria investment goals

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Integrate the Keystone Criteria into existing program criteria designed to guide investment and funding decision-making.	ICBOC, ICPC, ICOPD	N/A	Short

**Objective:** Increase access to library services throughout the County

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Explore alternatives to increase access to library services.	IFL, Municipalities	Federal, State	Short

**Objective:** Enhance access to quality child care services for working families

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Coordinate economic development and land use planning with child care planning to ensure an appropriate level of services is provided throughout the County.	ICBOC, ICOPD, ICDC, ICCOC, CCIS	N/A	Ongoing

**Chapter 4. Community Facilities and Utilities Policy Statement:** Improve quality of life by providing an appropriate level of cost effective community facilities/services and utilities throughout Indiana County.

<b>Objective:</b> Investigate and assist with efforts to address taxation inequality			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Establish a County Property Tax Reform task force to further investigate and make recommendations on property tax reform options.	ICBOC	N/A	Short
<b>Objective:</b> Increase residential, commercial and institutional recycling			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Apply for funding to develop a strategic plan to increase residential, commercial and institutional recycling.	ICBOC, ICSWA	Federal, State	Short
<b>GOAL #2: Encourage preservation of neighborhood schools</b>			
<b>Objective:</b> Ensure that proposed actions of public school districts, relating to the consolidation, location, demolition, removal, sale or lease of any school district structure or land are submitted to municipal and county planning commissions for their recommendations			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Develop planning commission review guidelines for use by public school districts.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Short
Develop procedures for providing current demographic information and building permit information to schools.	ICBOC, ICPC, ICOPD	N/A	Short
<b>Objective:</b> Preserve Historic Schools			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Identify current and former schools that are eligible for nomination on the National Register of Historic Places and provide technical assistance to entities interested in applying for this designation.	ICBOC, ICPC, ICOPD, Municipalities, School Districts	N/A	Mid

**Chapter 4. Community Facilities and Utilities Policy Statement:** Improve quality of life by providing an appropriate level of cost effective community facilities/services and utilities throughout Indiana County.

**Objective:** Preserve Historic Schools

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Review codes and amend as necessary to support preservation of neighborhood schools.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Short

**Objective:** Assist with redevelopment of former schools

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Establish and maintain a current inventory that provides detailed site information on available properties.	ICBOC, ICPC, ICOPD, ICDC, ICCOC, School Districts, Property Owners	Federal, State	Ongoing

**Objective:** Increase awareness of the importance of neighborhood schools

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Host educational seminars and speakers to raise awareness on the economic, environmental, social and health benefits provided by walkable, neighborhood schools.	ICBOC, ICPC, ICOPD, IRMC, Municipalities, School Districts, Downtown and Neighborhood Organizations	State, Local	Ongoing

### GOAL #3: Maintain a high level of public safety services

**Objective:** Ensure adequate maintenance and/or expansion of County emergency management services

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Enhance the County's GIS capabilities to ensure prompt access to data needed for emergency management activities.	ICBOC, ICIS, ICOPD, ICEMA	Federal, State, Local	Mid

### GOAL #4: Address energy production/transmission concerns

**Objective:** Develop an Energy Plan for Indiana County

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Apply for funding to develop an Energy Plan.	ICBOC, ICPC, ICOPD	State, Local	Short

**Chapter 4. Community Facilities and Utilities Policy Statement:** Improve quality of life by providing an appropriate level of cost effective community facilities/services and utilities throughout Indiana County.

**Objective:** Become involved in the PJM transmission planning process

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Appoint representatives to serve on appropriate PJM transmission planning committees.	ICBOC	N/A	Short

#### GOAL #5: Improve telecommunications infrastructure

**Objective:** Accelerate delivery of state-of-the art telecommunications services to designated growth areas

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Target telecommunications infrastructure improvements in designated growth areas.	SPC, ICBOC, ICOPD, ICDC, ICCOC	State, Local	Mid
Establish land development regulations that support development of well-sited communications facilities.	ICBOC, ICPC, ICOPD	State, Local	Mid

**Objective:** Participate in Pennsylvania's broadband initiative programs

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Participate in Pennsylvania's <b>Broadband Outreach and Aggregation Fund</b> in an effort to enhance the County's telecommunications connectivity.	DCED, SPC, ICBOC, ICPC, ICOPD, ICDC, ICCOC	Federal, State, Local	Short

**Chapter 5. Water and Sewer Facilities Policy Statement:** Improve quality of life by providing an appropriate level of cost effective community facilities/ services and utilities throughout Indiana County.

**GOAL #1: Provide adequate and appropriately located public water and sewer services to protect public health, encourage economic development and manage growth.**

**Objective:** Plan for reliable supply of water

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Ensure the Indiana County Water Supply Steering Committee remains active and broaden the scope of the Committee to address water resource issues beyond the development and expansion of public water systems.	ICBOC, ICPC, ICOPD, ICWSSC, Water Providers	N/A	Ongoing
Update the Indiana County Water Supply Plan and water demand evaluation.	ICBOC, ICPC, ICOPD, ICWSSC, Water Providers	State, Local	Short
Provide technical assistance to water providers and individuals interested in developing wellhead protection plans.	ICBOC, ICPC, ICOPD, ICWSSC, Water Providers	State, Local	Short

**Objective:** Develop cost-effective public water infrastructure

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Continue to implement applicable recommendations identified in the Indiana County Water Supply Plan (2000).	ICBOC, ICPC, ICOPD, ICWSSC, Water Providers	Federal, State, Local	Ongoing
Continue and complete waterline and sewer line mapping projects.	ICBOC, ICPC, ICOPD, ICWSSC, Water Providers, Sewer Providers	N/A	Short
Identify providers who may wish to negotiate the shared provision of public water and/or sewer services and promote watershed-based	ICBOC, ICPC, ICOPD, ICWSSC, Water/Sewer Providers	N/A	Ongoing
Encourage the use of new or innovative technology in water/sewer treatment plants to reduce energy consumption.	ICBOC, ICPC, ICOPD, ICWSSC, Water/Sewer Providers	Federal, State, Local	Short

**Chapter 5. Water and Sewer Facilities Policy Statement:** Improve quality of life by providing an appropriate level of cost effective community facilities/ services and utilities throughout Indiana County.

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Target water/sewer infrastructure improvements within designated growth areas to minimize the need for additional infrastructure.	ICBOC, ICPC, ICOPD, Municipalities, Water Providers	N/A	Ongoing
<b>Objective:</b> Support publicly financed water/sewer extension and improvement projects that are consistent with the County's growth management strategy			
Utilize the Keystone Criteria to measure the extent to which proposed water/sewer expansion or improvement projects accomplish the goals of the Keystone Principles.	ICBOC, ICPC, ICOPD, Municipalities, Water Providers	N/A	Ongoing
Develop and offer incentives to encourage infill and redevelopment in designated growth areas to minimize the need for additional water/ sewer infrastructure.	ICBOC, ICPC, ICOPD, ICDC, ICCEO, ICCOC	State, Local	Short
Target public funding for water/sewer infrastructure improvements within designated growth areas.	ICBOC, ICPC, ICOPD, Municipalities, Water Providers	N/A	Ongoing
Encourage municipalities to work together to develop watershed based updates of Act 537 Plans that are consistent with the County's growth management strategy and recommendations identified in the County's Open Space, Greenways, and Trails Plan.	ICBOC, ICPC, ICOPD, Municipalities, Water Providers	N/A	Short



**Chapter 6. Transportation Policy Statement:** Provide a balanced intermodal transportation system that enhances mobility and access, strengthens the economy, and promotes environmental stewardship.

**GOAL #1: Improve mobility and access for people and goods**

**Highway Objectives**

**Objective:** Enhance integration and connectivity of the roadway network

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Update the Indiana County Subdivision Ordinance to include regulations that require street connectivity in developments.	ICBOC, ICPC, ICOPD	State	Short
Encourage municipalities with their own Subdivision Ordinances to include regulations that require street connectivity in developments.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Short

**Objective:** Promote maintenance and improvements to the existing transportation network

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Encourage PennDOT to implement sight distance improvements to increase passing sight lines on 3R projects, where feasible.	PennDOT, SPC, ICOPD	N/A	Ongoing
Continue and expand efforts to assist municipalities in obtaining funds for routine road maintenance.	PennDOT, SPC, ICOPD	N/A	Ongoing
Provide technical assistance to municipalities interested in applying for funding through SPC's Regional Traffic Signal Program.	PennDOT, SPC, ICOPD	N/A	Ongoing
Provide technical assistance to municipalities interested in nominating important byways for designation as a Pennsylvania Byway.	PennDOT, SPC, ICOPD	N/A	Ongoing

**Objective:** Encourage participation in land use/transportation studies

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Provide technical assistance to municipalities and encourage participation in land use/transportation studies to identify solutions to transportation problems and promote Smart Growth strategies.	PennDOT, SPC, ICOPD	N/A	Ongoing

**Chapter 6. Transportation Policy Statement:** Provide a balanced intermodal transportation system that enhances mobility and access, strengthens the economy, and promotes environmental stewardship.

**Objective:** Develop and adopt Access Management ordinances for appropriate corridors

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Identify municipalities along congested corridors and provide technical assistance for development of Access Management ordinances.	PennDOT, ICOPD, Municipalities	N/A	Short

**Objective:** Balance community design with safe, efficient roadways

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Ensure PennDOT application of Context Sensitive Solutions in all transportation projects.	PennDOT, SPC, ICOPD, Municipalities, Community Groups	N/A	Ongoing

**Objective:** Improve mobility and access on roadways in northern Indiana County

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Identify opportunities to improve roadways in this area through 3R projects.	PennDOT, SPC, ICBOC, ICOPD, Municipalities	Federal, State	Mid
Continue to work with the <b>US 119 Improvement Committee</b> to identify priority projects along US 119 north.	PennDOT, ICBOC, ICOPD, Municipalities	N/A	Ongoing

**Chapter 6. Transportation Policy Statement:** Provide a balanced intermodal transportation system that enhances mobility and access, strengthens the economy, and promotes environmental stewardship.

Bridge Objectives			
<b>Objective:</b> Continue to preserve, maintain and enhance the County bridge network			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Continue to use the Bridge Management System to prioritize bridge	PennDOT, SPC, ICBOC,	N/A	Ongoing
<b>Objective:</b> Develop bridge designs that protect significant vistas, views and scenic areas			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Identify bridges located in areas with scenic value.	ICOPD, Community Groups	N/A	Short
Utilize bridge designs that will protect and/or enhance views from all	PennDOT	N/A	MId
Non-Motorized Objectives			
<b>Objective:</b> Accommodate bicycle and pedestrian transportation			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Implement recommendations identified in the <i>Pedestrian and Bicyclist Transportation Plan for Indiana County, Pennsylvania</i> and the <i>Indiana County Open Space, Greenways and Trails Plan</i> .	PennDOT, SPC, ICOPD, ICPT, Municipalities	See referenced Plans	
<b>Objective:</b> Recognize the changing needs of the County's Amish communities and increase safety on roads shared by motorists and horse drawn vehicles			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Identify frequently traveled Amish routes throughout the County and include a scope of work in transportation projects that will improve safety for motorists and horse drawn vehicles.	PennDOT, Municipalities	Federal, State	Short
Consider the feasibility of constructing buggy/bicycle trails in areas of		Federal, State	Ongoing

**Chapter 6. Transportation Policy Statement:** Provide a balanced intermodal transportation system that enhances mobility and access, strengthens the economy, and promotes environmental stewardship.

Transit Objectives			
<b>Objective:</b> Promote public transportation as a viable alternative to the single-occupant vehicle			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Continue and expand marketing and advertising campaigns.	IndiGO	Federal, State	Ongoing
Offer transportation fringe benefits to County employees commuting to work by mass transit.	ICBOC	N/A	Short
<b>Objective:</b> Recognize the changing demographics of the County's population and increase transportation options for older citizens			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Work with County human service agencies, IndiGO and PennDOT to increase transportation services for older citizens.	PennDOT, ICBOC, IndiGO, ICDHS, ICCAP, IAS	N/A	Short
Support delivery of existing transportation services offered by human service agencies.	ICBOC	N/A	Short
Advocate for increased investment in public transportation systems to meet the needs of older citizens.	ICBOC, ICOPD	N/A	Ongoing
Aviation Objectives			
<b>Objective:</b> Continue to improve the Indiana County Jimmy Stewart Airport			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Complete runway expansion project.	Bureau of Aviation, ICOPD, ICAA	Federal, State	Short

**Chapter 6. Transportation Policy Statement:** Provide a balanced intermodal transportation system that enhances mobility and access, strengthens the economy, and promotes environmental stewardship.

Rail Objectives			
<b>Objective:</b> Maintain and upgrade the County's rail network			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Preserve, upgrade and maintain all functional at-grade rail crossings.	PennDOT, SPC, Municipalities	Federal, State	Ongoing
Upgrade or eliminate deficient at-grade rail crossings by providing signals, lighting, crossing gates, advanced warning signs and safe pavement conditions, as appropriate.	PennDOT, SPC, Municipalities	Federal, State	Short
Support railroads in their efforts to upgrade and/or extend track.	PennDOT, SPC, ICOPD, ICCEO, ICDC, ICCOC, Municipalities	Federal, State	Ongoing
Identify areas suitable for development of additional sidings.	Railroads, PennDOT, SPC, ICOPD, ICCEO, ICDC, ICCOC, Municipalities	Federal, State	Ongoing
GOAL #2: Strengthen the linkages between transportation, land use, economic development and environmental stewardship			
<b>Objective:</b> Improve coordination between transportation, land use, economic development and environmental planning			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Evaluate transportation projects for consistency with the <b>Keystone Principles</b> .	PennDOT, SPC, ICOPD, ICCEO, ICDC, ICCOC, Municipalities	N/A	Ongoing
Coordinate transportation planning with local and regional plans to ensure consistency with growth management, economic development and environmental protection strategies.	PennDOT, SPC, ICOPD, ICCEO, ICDC, ICCOC, ICCD, Municipalities, Environmental Groups	N/A	Ongoing

**Chapter 6. Transportation Policy Statement:** Provide a balanced intermodal transportation system that enhances mobility and access, strengthens the economy, and promotes environmental stewardship.

Utilize the tools identified in the <i>Smart Transportation Guidebook</i> to advance the integration of land use and transportation planning.	PennDOT, SPC, ICOPD, ICDC, ICCOC, Municipalities	N/A	Ongoing
<b>Objective:</b> Encourage the use of new technologies that will protect, enhance, maintain and restore the environment			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Incorporate new technologies in all transportation rehabilitation and new construction projects.	PennDOT, SPC, ICBOC, ICOPD, ICCD	N/A	Ongoing
<b>Objective:</b> Promote energy conservation			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Develop an Energy Plan that identifies opportunities to reduce greenhouse gas emissions and promote energy conservation in the transportation sector.	ICBOC, ICPC, ICOPD	State, Local	Short
Encourage compact development patterns that result in short trip distances through the County's subdivision and land development ordinances.	ICBOC, ICPC, ICOPD, ICCEO, ICDC, ICCOC, Municipalities	N/A	Ongoing
Actively promote alternative transportation through the planning and development of bicycle and pedestrian facilities, urban walkability and integration of public transportation.	ICOPD, ICDC, ICCOC, ICPT, IndiGO, Municipalities	State	Ongoing
Encourage greater use of rail freight service in the County.	Bureau of Rail Freight, SPC, ICOPD, ICCEO, ICDC, ICCOC	N/A	Ongoing



**Chapter 6. Transportation Policy Statement:** Provide a balanced intermodal transportation system that enhances mobility and access, strengthens the economy, and promotes environmental stewardship.

Promote development and use of alternative fuels technologies to reduce pollution and dependence of fossil fuels.	ICBOC, ICOPD, ICCEO, ICCD, ICDC, ICCOC	N/A	Ongoing
<b>GOAL #3 : Target transportation investments for maximum benefit and impact</b>			
<b>Objective:</b> Emphasize preservation of the County's transportation infrastructure and make strategic capacity improvements			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Utilize SPC's detailed investment goals to help guide prioritization efforts at the local level.	PennDOT, SPC, ICOPD, ICCEO, Municipalities	N/A	Ongoing
Use infrastructure condition and performance measures for prioritizing transportation investments.	PennDOT, SPC, ICBOC, ICCEO	N/A	Ongoing
Target investments for projects that are consistent with the County's growth management policy.	PennDOT, SPC, ICBOC, ICCEO, CPC, ICOPD, ICDC, ICCOC, Municipalities	N/A	Ongoing

**Chapter 7. Housing Policy Statement:** Broaden the range of affordable and diverse housing choices and promote sustainable development.

**GOAL #1: Increase the range of affordable and diverse housing choices for current and future residents of Indiana County**

**Objective:** Preserve existing housing stock

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Conduct an inventory of existing housing stock in Indiana County. Map building conditions and building footprints.	ICOPD, HA, HAIC	N/A	Short
Continue to administer housing rehabilitation and home ownership programs for low-to-moderate income individual and families in Indiana County.	ICOPD, HA	Federal, State, Local	Ongoing
Target rehabilitation assistance to communities identified in the draft Housing Plan.	ICOPD, Municipalities	Federal, State, Local	Short
Investigate demolition options discussed in the draft Housing Plan.	ICBOC, ICOPD, RAIC	Federal, State, Local	Short

**Objective:** Increase affordable housing options

Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Amend existing land development ordinances taking into consideration provisions that discourage affordable housing and offer alternatives that encourage a mix of housing types for all income levels.	ICBOC, ICPC, ICOPD, Municipalities	State, Local	Short
Provide incentives, such as density bonuses, fee waivers and expedited reviews to encourage developers to build affordable units in new developments.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Ongoing
Review and amend development approval processes to ensure that those projects that provide for affordability and diversity can move forward in an expedited manner.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Short
Review existing Needs Assessments and identify current needs to prioritize and fund human service programs that assist with housing needs.	ICBOC, ICCAP, ICDHS, ICOPD	State, Local	Short

**Chapter 7. Housing Policy Statement:** Broaden the range of affordable and diverse housing choices and promote sustainable development.

<b>Objective:</b> Improve the balance between jobs and housing			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Encourage municipalities to reduce restrictions in existing land development ordinances and provide incentives for more mixed use development.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Ongoing
Conduct a Livable Communities Assessment to identify areas in need of community improvements.	AS, ICBOC, ICPC, ICOPD, Municipalities	N/A	Short
Coordinate housing and economic development strategies to ensure workforce housing is located near employment centers.	ICBOC, ICPC, ICOPD, ICCOC, ICDC, HAIC, Municipalities	N/A	Ongoing
Develop employer-assisted housing programs to encourage County employees to own or rent in neighborhoods adjacent to their work place.	ICBOC, ICPC, ICOPD, Lenders	Federal, State, Local	Short
Encourage institutions and large employers to develop employer-assisted housing programs to encourage employees to own or rent in neighborhoods adjacent to their work place.	ICBOC, ICPC, ICOPD	N/A	Mid
<b>Objective:</b> Encourage development of housing that meets the needs of an aging population			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Provide incentives, such as density bonuses, fee waivers and expedited reviews to encourage infill development or adaptive reuse aging in place units in existing communities with access to public transportation.	ICBC, ICPC, ICOPD, Municipalities	N/A	Ongoing
Review existing land use regulations to ensure they allow development of accessory dwelling units.	ICBC, ICPC, ICOPD, Municipalities	N/A	Short
Encourage developers and builders to incorporate Universal Design features in all housing projects.	ICBOC, ICPC, ICOPD, HAIC, Municipalities	N/A	Ongoing

**Chapter 7. Housing Policy Statement:** Broaden the range of affordable and diverse housing choices and promote sustainable development.

<b>Objective:</b> Encourage development of housing that meets current housing preferences			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Integrate housing and land use strategies to ensure that developments incorporate open space, recreational opportunities, pedestrian accommodation and proximity to public transportation.	ICBOC, ICPC, ICOPD, ICCOC, ICDC, HAIC, Municipalities	N/A	Ongoing
Encourage developers and builders to provide housing choices that include smaller homes and lots.	ICBOC, ICPC, ICOPD, HAIC, Municipalities	N/A	Short
Develop an Energy Plan that includes guidelines for energy efficient housing standards.	ICBOC, ICPC, ICOPD	Federal, State, Local	Short
<b>GOAL #2: Balance new development with conservation objectives</b>			
<b>Objective:</b> Encourage infill development			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Provide incentives (density bonuses, fee waivers, expedited reviews) to encourage infill development in Designated Growth Areas.	ICBC, ICPC, ICOPD, Municipalities	N/A	Ongoing
Encourage municipalities to expand nonresidential district regulations to allow for residential adaptive reuse.	ICBC, ICPC, ICOPD, Municipalities	N/A	Short
Identify underperforming shopping centers and encourage municipalities to adopt incentives that permit and encourage the conversion of underutilized retail space into multi-family housing.	ICBOC, ICPC, ICOPD, ICCOC, ICDC, HAIC, Municipalities	N/A	Short
Identify opportunities to de-concentrate traditional public housing and replace with development of mixed-income in Designated Growth Areas.	ICBOC, ICPC, ICOPD, ICCOC, ICDC, HAIC, Municipalities	N/A	Short
<b>Objective:</b> Utilize Conservation Design in new residential developments			
Action Items	Responsible Entity(ies)	Funding Source(s)	Time Frame
Develop and/or expand existing land development ordinances to ensure Conservation Design is encouraged.	ICBC, ICPC, ICOPD, Municipalities	N/A	Short
Develop and enact a TDR program.	ICBC, ICPC, ICOPD, Municipalities	State, Local	Short

**Chapter 8. Protection of Natural Resources Policy Statement:** Protect, conserve and preserve natural resources in Indiana County.

GOAL #1: Protect water supply sources			
<b>Objective:</b> Protect public drinking water sources			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Develop, adopt and implement a County Stormwater Management Plan.	ICBOC, ICPC, ICOPD, ICCD, Municipalities	State, Local	Short
Identify critical groundwater recharge areas and develop overlay zoning ordinances to prohibit incompatible uses near these areas and prevent contamination of groundwater resources.	ICBOC, ICPC, ICOPD, ICCD, Municipalities	State, Local	Short
Identify and prioritize streams for development of riparian buffers of at least 150' on both sides.	ICBOC, ICPC, ICOPD, ICCD, Municipalities, Watershed Groups	State, Local	Short
Provide incentives to encourage landowners to establish riparian buffer protection measures.	ICBOC, ICPC, ICOPD, ICCD, Municipalities	State, Local	Short
Promote and/or sponsor source water protection technical assistance and education programs to assist communities and water suppliers with efforts to protect drinking water sources.	ICBOC, ICPC, ICOPD, ICCD, Municipalities	State, Local	Ongoing
Provide technical assistance to water providers and individuals interested in developing wellhead protection plans.	ICBOC, ICPC, ICOPD, ICCD, ICWSSC	N/A	Ongoing
Maintain and expand the implementation of BMPs to divert runoff from abandoned mines, agricultural areas, and extraction activities away from streams, reservoirs and other waterways.	ICBOC, ICPC, ICOPD, ICCD, Watershed Groups	State, Local	Ongoing
Continue and expand efforts to increase protection and management of the County's water resources through education programs.	ICBOC, ICPC, ICOPD, Municipalities, Water Providers	State, Local	Ongoing
<b>Objective:</b> Plan for the reliable supply of water			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Update the Indiana County Water Supply Plan and water demand evaluation.	ICBOC, ICPC, ICOPD, ICWSSC, Water Providers	State, Local	Short

**Chapter 8. Protection of Natural Resources Policy Statement:** Protect, conserve and preserve natural resources in Indiana County.

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Re-activate the Indiana County Water Supply Steering Committee and broaden the scope of work and role of the Committee to address water resource issues beyond the development and expansion of water systems.	ICBOC, ICPC, ICOPD, ICWSSC, Water Providers	State, Local	Short
Identify groundwater recharge areas and evaluate development demands on the drawdown of these vital resources.	ICBOC, ICPC, ICOPD, ICWSSC, Water Providers	State, Local	Short
Develop a Water Conservation Plan for Indiana County that identifies ways to reduce demand for water and improve overall water use efficiencies.	ICBOC, ICPC, ICOPD, ICCD, Water Providers	State, Local	Ongoing

**GOAL #2: Restore and Enhance the Environment**

**Objective:** Strengthen stewardship ethics and encourage community value of natural resources

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Provide educational opportunities to better inform the community, developers, elected officials and other stakeholders about the importance of natural resources and to strengthen environmental stewardship ethics.	ICBOC, ICPC, ICOPD, ICPT, ICCD, Municipalities, Watershed Groups	N/A	Ongoing
Identify large contiguous areas of land for open space preservation.	ICBOC, ICPC, ICOPD	N/A	Short
<b>Objective:</b> Maximize the use of existing land use management tools to protect the County's natural resources and biodiversity			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Establish a land use committee charged with investigating new and existing land use management tools (see pages 8.38 - 8.40) that could be combined in innovative ways to effectively address natural resource conservation and protection.	ICBOC, ICPC, ICOPD	N/A	Short



**Chapter 8. Protection of Natural Resources Policy Statement:** Protect, conserve and preserve natural resources in Indiana County.

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Conduct a comprehensive review of the <i>Indiana County Special Recreation and Conservation Zoning Ordinance</i> ; amend or eliminate existing controls or adopt new regulations.	ICBOC, ICPC, ICOPD, ICPT	State, Local	Short
Develop a Steep Slope Ordinance to protect environmentally sensitive areas.	ICBOC, ICPC, ICOPD	State, Local	Mid
Develop a Wetlands Management Ordinance to protect the County's wetlands and floodplains.	ICBOC, ICPC, ICOPD	State, Local	Mid
Develop a Riparian Buffer Ordinance to protect the County's waterways.	ICBOC, ICPC, ICOPD, ICCD, Municipalities	State, Local	Mid
Develop a Conservation Overlay District to protect the County's important natural resources.	ICBOC, ICPC, ICOPD, ICPT	State, Local	Mid
<b>Objective:</b> Restore County streams that have been impacted by AMD, with the goal of achieving Exceptional Value waters.			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Continue and expand stream restoration efforts, with an emphasis on projects located in Conservation and Restoration Priority Watersheds.	ICBOC, ICPC, ICOPD, ICCD, Watershed Groups	State, Local	Ongoing
<b>Objective:</b> Protect important ecological areas and threatened natural resources.			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Conduct additional species and ecological inventory work in the County, focusing on recommendations identified in the NHI.	ICBOC, ICPC, ICOPD, ICPT	State, Local	Ongoing

**Chapter 8. Protection of Natural Resources Policy Statement:** Protect, conserve and preserve natural resources in Indiana County.

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Complete an update of the County's Natural Heritage Inventory prior to the next update of the County's Comprehensive Plan.	ICBOC, ICPC, ICOPD	State, Local	Long
Conduct and/or promote educational outreach programs to raise public awareness of invasive plant species and the resulting threat to biodiversity.	ICBOC, ICPC, ICCD, ICOPD, ICPT,	State, Local	Ongoing
Partner with conservation agencies and watershed organizations to manage invasive plants in targeted geographic areas.	ICBOC, ICPC, ICCD, ICOPD, ICPT Watershed Organizations	State, Local	Short
Develop voluntary and incentive-based programs to protect the County's wildlife and natural habitats.	ICBOC, ICPC, ICCD, ICOPD	State, Local	Short

**GOAL #3: Enhance Recreational and Heritage Resources****Objective:** Continue to maintain and improve the County's Parks and Trails System.

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Implement recommendations identified in the County's Comprehensive Parks and Recreation Plan.	ICBOC, ICPC, ICOPD, ICPT	State, Local	Short
Consult NHI data for site-level planning and development of trail alignments.	ICBOC, ICPC, ICOPD, ICPT	N/A	Ongoing

**Objective:** Establish a Countywide greenway network

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Implement recommendations identified in the County's Open Space, Greenways, and Trails Plan.	ICBOC, ICPC, ICOPD, ICPT, Municipalities	State, Local	Short

**Chapter 8. Protection of Natural Resources Policy Statement:** Protect, conserve and preserve natural resources in Indiana County.

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Investigate the availability of lands, rights-of-way or easements that may be needed for establishing recreation and conservation greenway corridors.	ICBOC, ICPC, ICOPD, ICPT, Municipalities	N/A	Short
Prioritize greenway corridor projects.	ICBOC, ICPC, ICOPD, ICPT, Municipalities	N/A	Short
Develop and provide incentives for achievement of greenway corridor project goals.	ICBOC, ICPC, ICOPD, ICPT, Municipalities	N/A	Short
Consult NHI data for site-level planning and development of proposed greenway corridors.	ICBOC, ICPC, ICOPD, ICPT, Municipalities	N/A	Ongoing

**GOAL #4: Encourage Sustainable Development Patterns****Objective:** Encourage compact development

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Establish designated growth areas to concentrate development in existing areas already served by public services and infrastructure.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Short
Develop incentives to encourage traditional mixed-use development, infill development and redevelopment activities.	ICBOC, ICPC, ICOPD, ICCD, ICCOC, Municipalities	N/A	Short

**GOAL #5: Promote the Use of Alternative Energy****Objective:** Develop plans and incentives to encourage energy conservation

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Develop an Energy Plan for Indiana County.	ICBOC, ICPC, ICOPD	State, Local	Short

**Chapter 8. Protection of Natural Resources Policy Statement:** Protect, conserve and preserve natural resources in Indiana County.

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Develop incentives to encourage developers to construct buildings and infrastructure that use land, energy, water, and materials efficiently.	ICBOC, ICPC, ICOPD, ICCEO, ICDC, ICCOC	N/A	Short
Provide incentives to encourage developers to obtain certification from the LEED Green Building Rating System.	ICBOC, ICPC, ICOPD, ICCEO, ICDC, ICCOC	N/A	Short
Identify large tracts of land that could accommodate development of renewable energy sources with minimum impact on natural resources.	ICBOC, ICPC, ICOPD, ICCEO, ICDC, ICCOC	N/A	Short

**Chapter 9. Preservation of Agricultural Land Policy Statement:** Protect, conserve and preserve important agricultural lands and improve the viability of farming in Indiana County

**GOAL #1:** Protect agricultural land to keep it available and affordable for farming

**Objective:** *Develop land use policies and tools to protect and preserve agricultural land*

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Adopt, implement and maintain Designated Growth Area boundaries that will protect the County's agricultural land from development.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Short
Strengthen the County's role in agricultural and food planning activities.	ICBOC, ICPC, ICOPD, ICCD	N/A	Short
Appoint a land use committee charged with investigating land use management tools and financial incentives that can be used to address	ICBOC, ICPC, ICCD, ICOPD, Municipalities	N/A	Short
Sponsor workshops on agricultural planning and include panels of planners from other counties who can share about successful farmland protection	ICBOC, ICPC, ICCD, ICOPD, Municipalities	State, Local	Short
Conduct an inventory of and develop criteria for identifying historically farmed lands and agricultural lands of local importance.	ICBOC, ICPC, ICCD, FSA, NRCS, ICOPD, Municipalities	N/A	Short
Utilize GIS mapping to identify and monitor agricultural land conversion to other uses and identify potential threats to agriculture in Indiana County.	ICBOC, ICPC, FSA, NRCS, ICCD, ICIS, ICOPD, Municipalities	N/A	Short

**Objective:** *Strengthen farmland protection efforts*

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Encourage enrollment of additional farmland in Agricultural Security Areas.	ICBOC, ICPC, ICCD, Municipalities	N/A	Ongoing

**Chapter 9. Preservation of Agricultural Land Policy Statement:** Protect, conserve and preserve important agricultural lands and improve the viability of farming in Indiana County

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Encourage municipalities to maintain accurate and up to date information on farmlands enrolled in Agricultural Security Areas.	ICBOC, ICPC, ICCD, Municipalities	N/A	Ongoing
Investigate opportunities to increase funding for the purchase of conservation easements on farmland outside of designated growth areas.	ICBOC, ICPC, FSA, NRCS, ICCD, ICOPD, Municipalities	N/A	Short
Promote the Clean and Green program.	ICBOC, ICPC, ICCD, Municipalities	N/A	Ongoing
Identify farmland located near population centers for targeted integration of preservation and/or protection efforts.	ICBOC, ICPC, ICOPD, ICCD, Municipalities	N/A	Short
<b>GOAL #2: Improve the profitability of farming</b>			
<b>Objective: Develop and implement economic development strategies that improve farm viability</b>			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Create a County Local Food Policy Council tasked with strengthening the local food system.	ICBOC, ICPC, ICOPD	N/A	Short
Develop and implement economic development strategies that support agriculture.	ICBOC, ICPC, ICOPD, ICCD, ICCEO	N/A	Short
Establish permanent venues and facilities for farmers' markets in traditional downtowns that host farmers' markets.	ICBOC, ICPC, ICOPD, ICCD, ICCEO	N/A	Short
<b>Objective: Continue and strengthen conservation practices on agricultural lands</b>			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Continue to promote and assist farmers with conservation planning and the implementation of Best Management Practices on agricultural lands.	ICBOC, ICCD, FSA, NRCS, ICOPD, Municipalities	N/A	Ongoing
Integrate stewardship of agricultural lands with recommendations identified in the Indiana County Open Space, Greenways and Trails Plan.	ICBOC, ICCD, FSA, NRCS, ICOPD, Municipalities	N/A	Ongoing



**Chapter 10. Protection of Historic Resources Policy Statement:** Protect, conserve and promote historic and cultural resources throughout the County**GOAL #1: Identify, conserve and protect the County's historic, archeological, and cultural resource as a basis for retaining strong community character****Objective:** Identify the County's historic, cultural, and archeological resources

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Create and maintain a comprehensive, GIS-based inventory of the county's tangible cultural heritage resources: buildings, structures, objects, sites, and districts. This includes but is not limited to archeological sites, historic and cultural landscapes, historic cemeteries, and historic roads.	ICBOC, ICPC, ICOPD, ICTB	Federal, State, Local	Short
Identify and document the significance and condition of historic neighborhood schools and cemeteries located in the County.	ICBOC, ICPC, ICOPD, Historical Societies	Federal, State, Local	Short

**Objective:** Conserve and protect the County's historic, cultural, and archeological resources

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Appoint a historic resource committee charged with identifying a County historic district and investigating land use management tools, such as historic overlay zones, that can be used to protect historic resources in Indiana County.	ICBOC, ICPC, ICOPD, Municipalities	Federal, State, Local	Short
Integrate the conservation and preservation of historic, cultural, and archeological resources in economic development and revitalization strategies.	ICBOC, ICPC, ICOPD, ICDC, ICCOC, ICTB, Municipalities	N/A	Ongoing
Target abandoned schools and historic buildings for rehabilitation for compatible contemporary uses.	ICBOC, ICPC, ICOPD, ICDC, ICCOC, Municipalities	N/A	Short

**Chapter 10. Protection of Historic Resources Policy Statement:** Protect, conserve and promote historic and cultural resources throughout the County

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Develop incentives to encourage developers to rehabilitate and reuse historic structures.	ICBOC, ICPC, ICOPD, ICDC, ICCOC, Municipalities	N/A	Short
Encourage new development that respects and complements the character of the County's traditional communities and rural landscapes.	ICBOC, ICPC, ICOPD, ICDC, ICCOC, Municipalities	N/A	Ongoing
<b>GOAL #2: Maintain and improve heritage assets and infrastructure throughout the County, including heritage parks, historic sites and historic resources</b>			
<b>Objective:</b> Raise awareness of heritage resources and the value of protecting and preserving them			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Host workshops sponsored by PHMC and/or provide informational packets to each municipality to provide information on resources that are available for historic preservation efforts.	ICBOC, ICPC, ICOPD	N/A	Ongoing
Host workshops sponsored by PHMC to provide information on preservation technology to the general public and owners of historic buildings.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Ongoing
Encourage youth involvement in historic preservation efforts.	ICBOC, ICPC, ICOPD, Municipalities, School Districts, Historical Societies,	N/A	Ongoing

**Chapter 11. Future Land Use Plan Policy Statement:** Improve the economy and environment of existing communities.**GOAL #1: Redevelop first (Keystone Principle #1)****Objective:** Support revitalization of the County's traditional downtowns and boroughs

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Conduct a vacant land inventory and analysis to identify the amount of vacant land available in Town Centers.	ICOPD, Municipalities	N/A	Short
Place a priority on infill development in Town Centers to maintain a high density of dwelling units in traditional downtowns and boroughs.	ICBOC, ICPC, ICOPD, ICCEO, ICDC, ICOC, Municipalities	N/A	Short
Conduct a vacant and underutilized building inventory to identify redevelopment opportunities in Town Centers.	ICOPD, Municipalities	N/A	Short
<b>Objective:</b> Reuse and redevelop sites in suburban areas of the County			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Conduct a vacant land inventory and analysis to identify the amount of vacant land available in Suburban Corridors.	ICOPD, Municipalities	N/A	Short
Conduct a vacant and under-utilized building inventory to identify redevelopment opportunities in Suburban Corridors.	ICOPD, Municipalities	N/A	Short
Review existing subdivision and/or land development ordinances and/or parking standards to identify regulations that present hurdles to retrofitting suburban developments.	ICBOC, ICPC, ICOPD, Municipalities	N/A	Short

**Chapter 11. Future Land Use Plan Policy Statement:** Improve the economy and environment of existing communities.**GOAL #2: Provide efficient infrastructure (Keystone Principle #2)****Objective:** Use and improve existing infrastructure

Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Ensure that infrastructure systems (transportation, water service, sewer service, and communications) are coordinated with and support the desired patterns of land use in Indiana County.	ICBOC, ICPC, ICOPD, ICCEO, ICDC, ICOC, Municipalities, Water/Sewer Providers, PennDOT, SPC	N/A	Ongoing
Integrate land use and transportation decisions to maximize existing infrastructure, and prevent building beyond the carrying capacity of existing roadways.	ICBOC, ICPC, ICOPD, ICCEO, ICDC, ICOC, Municipalities, PennDOT, SPC	N/A	Ongoing
Conduct a vacant land inventory and analysis within Future Growth Areas to determine the percent of vacant land available for future development.	ICBOC, ICPC, ICOPD	N/A	Short

**Chapter 11. Future Land Use Plan Policy Statement:** Improve the economy and environment of existing communities.

GOAL #3: Concentrate development (Keystone Principle # 3)			
<b>Objective:</b> Promote compact development			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Create financial and regulatory incentives to encourage infill development; eliminate disincentives.	ICBOC, ICPC, ICOPD, ICCEO, ICDC, ICOC, Municipalities	State, Local	Short
<b>Objective:</b> Foster the creation of well-designed, attractive and walkable communities			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Continue to pursue development, adoption and enforcement of a county-wide Junk Ordinance.	ICBOC, ICPC, ICOPD, Municipalities	State, Local	Short
Support efforts to develop a Master Plan for the “university” or “student” district in both Indiana Borough and White Township.	ICBOC, ICPC, ICOPD	N/A	Short
Direct more development into Town Centers through reinvestment and new growth that respect existing community character.	ICBOC, ICPC, ICOPD, ICCEO, ICDC, ICOC, Municipalities	N/A	Ongoing
Appoint a land use committee to review and identify policies and practices that are inconsistent with strategies identified in <i>Better Models</i> and propose revisions and/or development of new policies and practices to implement recommended strategies.	ICBOC, ICPC, ICOPD	N/A	Short
Amend subdivision and/or land development ordinances to require well-connected road networks, and bicycle and pedestrian accommodations in conjunction with new and redevelopment projects.	ICBOC, ICPC, ICOPD, Municipalities	State, Local	Short

**Chapter 11. Future Land Use Plan Policy Statement:** Improve the economy and environment of existing communities.

GOAL #4: Plan regionally and implement locally (Keystone Principle #10)			
<b>Objective:</b> Provide education and training to educate the public and municipal officials on sustainable planning and development concepts			
Action Items	Responsible Entity(ies)	Funding Source	Time Frame
Sponsor educational opportunities for local officials, residents, and interested stakeholders to promote the economic, social and environmental benefits of historic preservation, conservation development, walkable communities, and other innovative development concepts.	ICBOC, ICPC, ICOPD	State, Local	Ongoing
Sponsor training opportunities for planning commission members and municipal officials, to inform and educate them on the MPC, the role of the Comprehensive Plan, best planning practices and other current land use planning and zoning issues.	ICBOC, ICPC, ICOPD	State, Local	Ongoing
Sponsor education opportunities to educate the public and municipal officials on the value of designating growth areas, future growth areas and rural resource areas.	ICBOC, ICPC, ICOPD	State, Local	Ongoing



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*WHERE WE LIVE*  
A Comprehensive Plan for Indiana County, Pennsylvania

CONNECTING PEOPLE WITH EACH OTHER, WITH COMMUNITIES AND WITH THE COUNTRYSIDE

## 14. GLOSSARY



## 0-9

**3R (Resurfacing, Restoration, Rehabilitation)** 3R (Resurfacing, Restoration, Rehabilitation) projects focus primarily on the preservation and extension of the service life of existing transportation facilities and on safety enhancements. Under the classification of 3R projects, the types of improvements to federal-aid highways include: resurfacing, pavement structural and joint repair, minor lane and shoulder widening, minor alterations to vertical grades and horizontal curves, bridge repair and removal or protection of roadside obstacles.

### **10,000 Friends of Pennsylvania**

10,000 Friends of Pennsylvania is the leading statewide voice for great places to live and work. Staff members work with citizens, organizations and public officials to create land use, infrastructure and governance policies and practices that protect our resources and strengthen our economy (<http://10000friends.org/>).

## A

### **Abandoned Mine Drainage (AMD)**

Abandoned Mine Drainage (AMD) is a common form of water pollution in Pennsylvania and in other states where vast amounts of mining took place in the past. Drainage from abandoned mines can release acid, heavy metals, and other pollution into nearby waters. Acid Mine Drainage is the most common form of Abandoned Mine Drainage.

**Accessory Dwelling Unit** An accessory dwelling unit is a self-contained apartment in an owner occupied single-family home/lot that is either attached to the principal dwelling or in a separate structure on the same property.

**Access Management** Access Management is the proactive management of vehicular access points to land parcels adjacent to all manner of roadways. Good access management promotes safe and efficient use of the transportation network. Access

Management encompasses a set of techniques that state and local governments can use to control access to highways, major arterials, and other roadways. These techniques include increasing the distance between traffic signals, having fewer driveways spaced further apart, constructing safe turning lanes, and installing non-traversable median treatments.

**Aging in Place** Aging in Place is the phrase used in reference to growing older without having to move from your current residence to a retirement home or some other place as you get older. The term is also used in marketing by those in the housing industry to refer to housing units designed for seniors.

**Airport Hazard Ordinance** An Airport Hazard Ordinance sets restrictions on the height of objects, such as trees and buildings, in an area that extends vertically and horizontally into airspace around an airport. The purpose of the ordinance is to

ensure an obstacle-free flight path to aircraft taking off or landing at an airport.

## B

**Baby Boomers** The term “baby boomers” refers to persons born in the United States between 1946 and 1964.

### **Best Management Practices (BMPs)**

Best Management Practices (BMPs) identify methods or techniques that are considered to be the most effective and practical means in achieving an objective. BMPs can be used to mitigate the adverse impacts of development and help protect water quality and other natural resources, enhance water availability, and/or reduce flooding potential.

**Big-Box** Refers to a style of physically large chain stores, and by extension to the company behind the store. Typical characteristics include: large, free-standing, rectangular, generally single-floor structures built on concrete slabs; flat roof and ceiling trusses generally made of steel; walls made of concrete block clad

in metal or masonry siding; and location along highway commercial developments.

### **Bona Fide Retail Request (BFRR)**

The Bona Fide Retail Request (BFRR) program was developed and implemented by participating Incumbent Local Exchange Carriers (ILECs) in order to attract and aggregate requests for services. If you reside in the service territory of Verizon, Embarq (formerly Sprint), or Windstream (formerly Alltel), and advanced services are not currently available, the Bona Fide Retail Request Program (BFRR) allows you to submit a written request for services.

**Bottle Bill** The Bottle Bill, which is also known as a container deposit law, is a proven, sustainable method of capturing beverage bottles and cans for recycling. The refund value of the container (usually 5 or 10 cents) provides a monetary incentive to return the container for recycling.

### **Broadband Outreach and Aggregation Fund (BOAF)**

The Broadband Outreach

and Aggregation Fund (BOAF) is a vehicle whereby the Department of Community and Economic Development will be responsible for outreach programs concerning the benefits, use and procurement of broadband services as well as providing seed grants to aggregate customer demand in communities with no service.

**Brownfield** The term brownfield refers to a previously developed site that is abandoned or underutilized. In some cases, these sites may be contaminated with pollutants and require proper clean-up to redevelop. Cleaning up and reinvesting in these properties protects the environment, reduces blight, utilizes existing infrastructure, and takes development pressures off open spaces.

## C

**Class I Railroads** Class I Railroads are classified by the American Association of Railroads as line haul freight railroads with an operating revenue in excess of 319.3 million dollars.

**Conservation Design** Conservation Design, also referred to as Conservation Subdivision Design, is a step-by-step approach to designing subdivisions around the central organizing principle of protecting open space. This result is achieved in a "density-neutral" manner that respects the equity of landowners and the rights of developers to create the full number of lots allowed under current zoning.

**Consumer Price Index** A Consumer Price Index (CPI) is an index number measuring the average price of consumer goods and services purchased by households. The percent change in the CPI is a measure of inflation.

**Context Sensitive Solutions** Context sensitive solutions (CSS) is a collaborative, interdisciplinary transportation planning approach that involves all stakeholders to develop a transportation facility that fits its physical setting and preserves scenic, aesthetic, historic and environmental resources, while maintaining safety and

mobility. CSS requires all transportation projects to be planned and designed with careful consideration of the local land use, economic, environmental, and social contexts.

**County Federated Library System** A County Federated Library System is a county organization in which the member libraries retain their fiscal and administrative autonomy, while at the same time, agreeing to voluntarily cooperate in certain key areas in order to achieve economies of scale and better serve library users.

**Downtown Location Law** Act 32 of 2000, known as the "Downtown Location Law", was designed to facilitate the revitalization of traditional central and neighborhood business districts throughout the Commonwealth. The Downtown Location Law establishes guidelines to encourage State agencies to locate in downtown areas.

**E**  
**Elm Street Program** The Pennsylvania Department of Community and Economic Development's Elm Street Program is a State grant program designed to launch a neighborhood revitalization effort. The Program incorporates volunteer support, the leveraging of private dollars, strategic planning, rehabilitation and reuse of existing buildings, as well as streetscape improvements. It relies on neighborhood involvement and a visible programmatic connection to an existing downtown revitalization program. Through the Elm Street Program, grants can be made available for planning, technical assistance and physical improvements.

**F**  
**G**  
**Greenway** A greenway is a protected corridor of open green space that is managed for conservation and/or recreation. Greenways can be used to

protect or enhance environmentally sensitive lands, provide linear open space or maintain recreational connectivity. Greenways are often associated with off-road trails, such as hiking trails or bicycle/pedestrian trails, although not all greenways include trails. Greenways are established and managed through partnerships between municipalities, counties, and non-profit organizations.

## H

**Hotspots** A hotspot provides high-speed wireless Internet access in convenient public locations through the use of wireless routers. Hotspots are often found at restaurants, airports, libraries, hotels, coffee shops, bookstores and other public places. Many universities and schools have wireless networks on their campus.

## I

**Intelligent Transportation System (ITS)** An Intelligent Transportation System (ITS) is the application of advanced technologies that can be used to improve mobility and safety along our roadways.

ITS encompasses a broad range of wireless and wired communications-based information and electronics technologies. Examples of ITS technologies include a range of applications such as variable message signs to advise travelers of weather conditions or upcoming events on the roadway; integrated traffic signal systems; emergency vehicle traffic signal preemption systems; and speed warning systems for traffic approaching high-volume intersections, work zones and accident locations.

## J

### **Job Access and Reverse Commute (JARC) Program**

The Job Access and Reverse Commute (JARC) program is a grant program that was established to address the unique transportation challenges faced by welfare recipients and low-income persons seeking to obtain and maintain employment. Many new entry-level jobs are located in suburban areas, and low-income individuals have difficulty accessing these jobs from their in-town

locations or rural neighborhoods. In addition, many entry level-jobs require working late at night or on weekends when conventional transit services are either reduced or non-existent.

## K

**Keystone Principles** The Keystone Principles and Criteria were adopted by the Commonwealth in 2005. The Principles and Criteria are designed as a coordinated interagency approach to fostering sustainable economic development and conservation of resources through the state's investments in Pennsylvania's diverse communities. The Principles lay out general goals and objectives for economic development and resource conservation agreed upon among the agencies and programs that participated in their development. The Criteria are designed to help measure the extent to which particular projects accomplish these goals.



## L

**Leadership in Environmental and Engineering Design (LEED)** Leadership in Energy and Environmental Design (LEED) is a Green Building Rating System that provides standards for environmentally sustainable construction.

## M

**Mid-Atlantic Area National Corridor** The Mid-Atlantic Area National Corridor is a Department of Energy designated National Interest Electric Transmission Corridor (NIETC) that will connect sources of existing power located west of the Alleghenies to eastern coastal cities. This Corridor includes some or all counties in DE, OH, MD, NJ, NY, PA, VA, WV, and DC.

**Mills** The term “mills” is a common term used to refer to a mill rate. A mill rate is the tax per dollar of assessed value of property, where one mill is one-tenth of a cent.

## **Metropolitan Planning Organization (MPO)**

A Metropolitan Planning Organization (MPO) is established in each urban area of the United States with a population of 50,000 or more. An MPO is responsible for developing and adopting a long-range transportation plan and short-range transportation improvement program, that set priorities for use of Federal and State transportation funds in the region the MPO represents.

**Municipalities Planning Code (MPC)** The Municipalities Planning Code (MPC) establishes the legal framework for land use planning and regulation in Pennsylvania. Originally passed in 1968, the MPC empowers Pennsylvania municipalities to plan their development and to govern the same through comprehensive planning, zoning, subdivision and land development ordinances, official maps, and other land use planning tools.

## N

**National Aging in Place Council** The National Aging in Place Council is a membership organization founded on the belief that an overwhelming majority of older Americans want to remain in their homes for as long as possible, but lack awareness of home and community-based services that make independent living possible. NAIPC has created a national forum for individuals from the aging, healthcare, financial services, legal, design and building sectors to work together to help meet the needs of our growing aging population, so they can live in the housing of their choice.

**National Interest Electric Transmission Corridors (NIETC)** Geographic areas, identified by the Department of Energy, where transmission congestion or constraints adversely affect consumers. Designation of a corridor serves as an important indication by the federal government, that at a regional level, a significant transmission or congestion

problem exists and there is national interest in alleviating it.

## O

**Orthophotography** Refers to the study of orthophotographs. Orthophotographs are aerial photographs that have been geometrically corrected (“orthorectified”) to ensure the scale is uniform and the photos are not distorted. They are adjusted for topographic relief, lens distortion and camera tilt. An orthophotograph can be used to measure true distances, because it is an accurate representation of the Earth’s surface.

## P

**PAMAP** PAMAP is a new electronic map of Pennsylvania that has been created as a seamless, consistent, high-resolution set of digital, geospatial data products. The map is compiled from new high-resolution aerial photography and elevation data, and from existing digital map resources developed by state and federal agencies,

counties, regional agencies, and municipalities.

## Q

## R

**Riparian Buffer** A riparian buffer is a vegetated area near a stream, usually forested, which helps shade and partially protect a stream from the impact of adjacent land uses.

## S

**Shared Ride Program** The Shared Ride Program is a public transportation program that provides reduced-fare services to eligible older persons utilizing shared-ride transportation services with others in a sedan or van.

**Shortline Railroads** A shortline railroad is an independent railroad company that operates over a relatively short distance. Short lines generally exist for one of three reasons: to link two industries requiring

rail freight together; to interchange revenue traffic with other, usually larger, railroads; or to operate a tourist passenger train service. Because of their small size and lower revenues, the majority of short line railroads in the United States are classified by the American Association of Railroads as Class III.

**Sludge** Sludge is a term used to identify solid material separated from a liquid during sewage treatment processes.

**Smart Growth** Smart growth means using comprehensive planning to guide, design, develop, revitalize and build communities for all that: have a unique sense of community and place; preserve and enhance valuable human, natural and cultural resources; equitably distribute the costs and benefits of development; expand the range of transportation, employment and housing choices in a fiscally responsible manner; value long-range, regional considerations of sustainability over short term incremental geographically isolated actions; and

promotes public health and healthy communities. Compact, transit accessible, pedestrian-oriented, mixed use development patterns and land reuse epitomize the application of the principles of smart growth. In contrast to prevalent development practices, Smart Growth refocuses a larger share of regional growth within central cities, urbanized areas, inner suburbs, and areas that are already served by infrastructure. Smart Growth reduces the share of growth that occurs on newly urbanizing land, existing farmlands, and in environmentally sensitive areas (American Planning Association).

### **Smart Transportation**

Smart Transportation recommends a new approach to roadway planning and design. The new approach considers the financial, community, land use, transportation, and environmental context of each specific project. Smart Transportation also encompasses network connectivity, access management, and corridor management. Smart Transportation

proposes to manage capacity by better integrating land use and transportation planning.

### **Southwestern Planning Commission (SPC)**

SPC is the official Metropolitan Planning Organization (MPO) for regional collaboration, planning, and public decision-making for a 10-county region that includes the City of Pittsburgh and the counties of Allegheny, Armstrong, Beaver, Butler, Fayette, Greene, Indiana, Lawrence, Washington, and Westmoreland. SPC is responsible for planning and prioritizing the use of all state and federal transportation funds allocated to the region and has the authority and responsibility to make decisions affecting the 10-county region.

**Sprawl** A land use pattern characterized by a low volume of buildings spread widely over the landscape.

## **T**

### **Transfer of Development Rights (TDR)**

Transfer of development rights is a technique used to move development rights from one area where it would change rural uses and character, to another area where more dense development is desired.

### **Transportation Improvement Program**

**(TIP)** Federal regulations require the Southwestern Pennsylvania Commission (SPC), as the designated Metropolitan Planning Organization (MPO) for the region, to develop and maintain a Transportation Improvement Program (TIP). The TIP identifies the region's highest priority transportation projects, develops a multi-year program of implementation, and identifies available federal and non-federal funding for the identified projects. The TIP covers a four-year period of investment and is updated every two years through a cooperative

effort of local, state and federal agencies, including participation by the general public. In between TIP updates, changes to the TIP, in the form of minor amendments and administrative actions, are approved by the Transportation Technical Committee. Major amendments to the TIP require the approval of the full SPC Commission.

## U

**Universal design** Universal design incorporates features that make homes adaptable to persons who require handicapped access without negatively impacting curb appeal or value.

**US 119 Improvement Committee** The US 119 Improvement Committee is a tri-county organization that was established to advocate for transportation safety and mobility improvements along sections of the US 119 corridor that traverse northern Indiana County, Clearfield County, and Jefferson County.

## V

## W

**Wastewater** Is a general term applied to any water that has been used by domestic residences, commercial properties, industry, extraction activity and/or agriculture that is treated in a treatment plant via a sewage collection system. Wastewater can encompass a wide range of potential contaminants and must be treated to meet wastewater standards established by the Department of Environmental Protection, before being reused or returned to the environment.

### Well Head Protection

Wellhead Protection is a way to prevent drinking water from becoming polluted by managing significant potential sources of contamination in the area which supplies water to a public well. Much can be done to prevent pollution, such as the wise use of land and chemicals. Public health is protected and the expense of treating

polluted water or drilling new wells is avoided though wellhead protection efforts.

## X

## Y

## Z