May 2013

Adams Township Comprehensive Development Plan

BUTLER COUNTY, PA

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Acknowledgements

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Adams Township

Butler County, PA

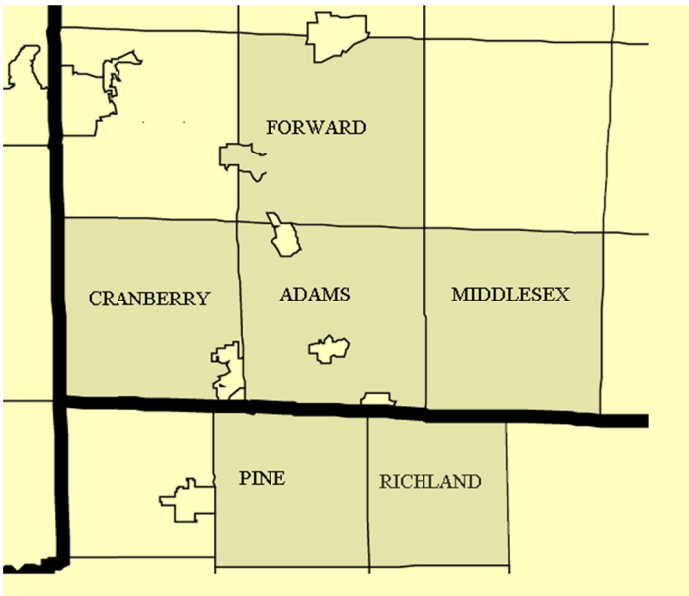
COMPREHENSIVE DEVELOPMENT PLAN

Part 1

Introduction and Purpose

PART 1

INTRODUCTION AND PURPOSE



REGIONAL COMPARISONS

Butler County
Adams Township
Cranberry Township
Forward Township
Middlesex Township

Allegheny County
Pine Township
Richland Township

THE COMPREHENSIVE PLAN

The simplest way to approach planning is a process – an organized way of thinking about the future. If such thinking is to be translated into action, it needs to be accomplished in an orderly fashion, and made a part of an administrative process. Generally, the process consists of making surveys, analyses and projections; defining problems, setting goals and objectives; formulating alternative ways to reach objectives; choosing among alternatives; implementing decisions; experiencing outcomes; and finally evaluating those outcomes and updating goals and/or methods.

The vehicle through which this process is initiated and formalized for the guidance of officials and the understanding of the general public is the comprehensive plan. This Chapter defines the comprehensive plan: its development, its uses, its adoption and its implementation.

A comprehensive plan is a document that is designed to state basic policies and to guide future growth and development of the community. It carries no weight of law, but it can assist decision makers. It contains no rules or regulations, but it serves as a basis for any land use provisions enacted by the Adams Township. It is broad in scope, examining the physical,

social and economic characteristics that mesh to make the Adams Township of today, but it seeks to apply this knowledge to the future. It speaks to various issues in general terms, but it can also make specific recommendations. Basically the comprehensive plan is, in part, a factual report that examines how the past has led to the present, as well as a report that can be used to chart the community's path into the future.

Contents of the Comprehensive Plan

The Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, as amended, mandates that the comprehensive plan contain certain basic elements. These elements are:

1. A statement of community development goals and objectives;
2. A land use plan;
3. A housing needs plan;
4. A transportation and circulation plan;
5. A community facilities and utilities plan;
6. A statement of plan component interrelationships;
7. A discussion of short and long range implementation strategies; and
8. A statement of the relationship of the community's future development to adjacent areas.
9. A plan for the protection of natural and historic resources.
10. A plan for the reliable supply of water.

THE COMPREHENSIVE PLAN IS BY NO MEANS LIMITED TO THESE ELEMENTS, NOR SHOULD IT BE.

In preparing the plan, studies must be conducted on various subjects, including the existing conditions within the community and the prospects for future growth. Usually, these studies include such items as a settlement history, existing land use, transportation and circulation, community facilities, municipal government, socio-economic analyses, natural features, population and housing. A recent amendment to the Municipalities Planning code also encourages the study of using renewable energy sources within Adams Township.

Uses of the Comprehensive Plan

The comprehensive plan is an official statement setting forth basic policies concerning physical development and social and economic goals. It is typically of a general nature, with both short-term and long-range goals in its recommendations, and considers all factors affecting growth and development. While some view its function as a general guide or

framework for the future growth and development of a municipality, the use of specific proposals have more utility. The comprehensive plan has several uses:

1. Policy determination: the plan aids in the consideration and evaluation of alternatives for general, short-term and long-range development policies;
2. Policy effectuation: the plan lends guidance to specific and immediate programs and problem areas;
3. Communication: the plan informs individuals of the present and future growth and development policies of the community;
4. Conveyance of advice to the Township Board of Supervisors;
5. Education: the plan helps everyone who uses it to understand the conditions, problems, and opportunities of the community by providing factual information.

Development of the Comprehensive Plan

The Studies

The studies conducted in the areas previously mentioned attempt to objectively analyze the community from a number of different perspectives. Each individual study takes an in-depth look at a topic. When completed, each study will then lend support to the development of the plan.

Various studies must be utilized to gather the data necessary to prepare the studies. Historical documents, municipal records, soil surveys, various census reports and other such sources of information are essential. From these sources, facts and trends can be assimilated and used to develop the basic assumptions and forecasts necessary for the development of the plan.

The Community Development Goals and Objectives

Often developers and even municipal officials will dismiss the plan's community development goals and objectives as meaningless rhetoric and idealistic theory. While it may be true that some statements may be lofty, their importance cannot be overstated. In addition to being statutory requirement, they are not only supposed to guide the policy decisions made in the development of the plan, but also are closely examined by the courts should a land use decision be challenged.

The community development goals and objectives should be written as specifically as possible and be unique to each community. The goals and objectives should not be copies from another Municipality, nor should they be drafted without thought and/or discussion. These statements underlie the future growth and development of your community.

The Plan Document

The plan document itself is the final element of a comprehensive plan. After the studies have been completed and a factual base exists from which to make decisions, and after the community development goals and objectives have been stated to guide future decisions, a preferred plan chosen from several alternative plans will form the foundation for the community's future growth.

The Pennsylvania Municipalities Planning Code requires that the plan contain at least a separate element for future land use, future housing needs, future transportation and circulation, future community facilities, the protection of natural resources, a reliable supply of water, an implementation plan and a statement of community objectives.

While future plans for transportation circulation and for community facilities may evolve quite naturally after the studies have been completed, there may be no one "perfect" plan for future land use that can be assimilated from this collection of data. Several different viable plans will be formulated. Only through thought and discussion will the best future land use plan be produced.

Adoption of the Comprehensive Plan

The Pennsylvania Municipalities Planning Code contains the procedural requirements for adopting the comprehensive plan. The Board of Supervisors of Adams Township must hold at least one (1) public hearing after having given public notice of the hearing. The plan can then be adopted by resolution of the Board of Supervisors, provided that a majority of all members of the Board of Supervisors vote in the affirmative.

Although it is not specifically required, the planning commission should hold one or more public meetings on the comprehensive plan. Such meetings held during the plan preparation and after the plan completion, help to keep municipal residents informed of the planning process prior to the public hearing by the Township Board of Supervisors.

Implementing the Comprehensive Plan

After the plan is prepared and adopted, the recommendations and policies set forth in the plan should be put into effect, or implemented. This is perhaps the most difficult step in planning. While the comprehensive plan carries no weight of law, many of the plan implementation devices do. If the planning commission and the Board of Supervisors properly perform their tasks, and invite participation, the plan can be implemented with a minimum of hardship.

The Zoning Ordinance and the Subdivision Ordinance are the tools for carrying out the plans set forth by the Comprehensive Plan. They provide the regulations which must be followed by all developers so that the community's needs can be accomplished. They are specific, detailed pieces of legislation designed to carry out the general proposals stated in the Comprehensive Plan. Local land use regulations are used to coordinate and guide development, by providing standards for that development based on specific detailed regulations which promote quality land uses. How effectively these regulations are administered depends on the Township's planning philosophy.

The Subdivision and Land Development Ordinance:

- sets minimum standards for the layout or design of developments;
- promotes coordinated development;
- guides the type and locations of streets and other public facilities;
- insures the installation of necessary improvements;
- minimizes existing or foreseen problems; and
- manages stormwater runoff and erosion.

The Zoning Ordinance regulates:

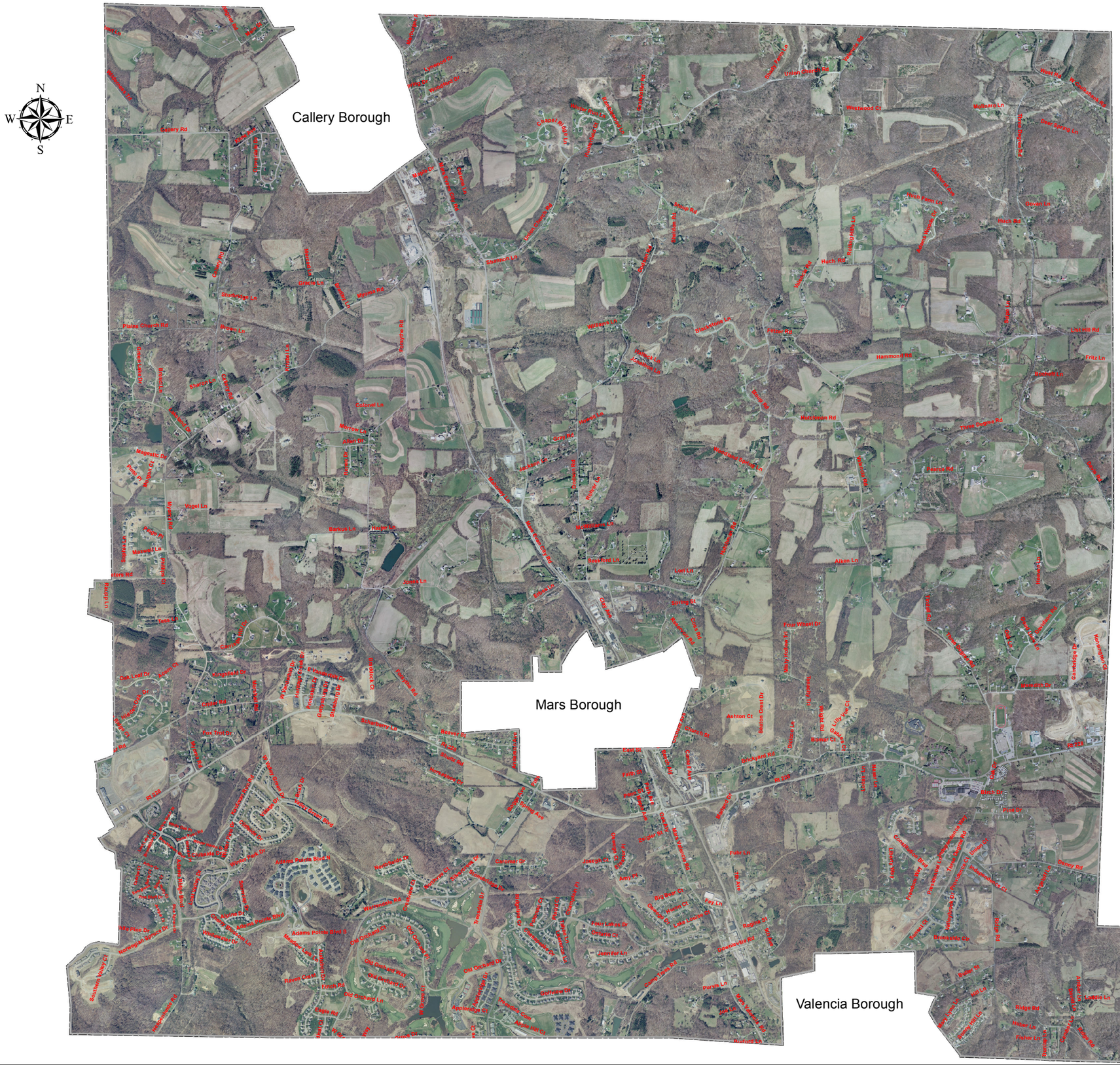
- uses of land, water courses and other bodies of water;
- size, height, bulk and location of structures;
- areas and dimensions of land to be occupied or to be unoccupied by uses and structures;
- density of population and intensity of use; and
- protection of natural resources and agricultural land.

Conclusion

A community's development plan serves as the policy statement for zoning, subdivision and land development, and planned residential development regulations. It coordinates the delivery of municipal services such as sanitary sewerage, public water, and fire protection and recreational programming.

A development plan is an inventory of the strengths and weaknesses of a community and provides guidelines for new development to occur in order to protect existing development.

The comprehensive plan is a document prepared to assist in the determination of future growth and development policies. It contains sections which study various aspects of the community, community characteristics, community development goals and objectives, and future plans for several basic areas of everyday living. It is officially adopted by the Board of Supervisors of Adams Township, and is implemented to a large extent by zoning and by subdivision and land development ordinances. The plan must be periodically reviewed and updated, and must have the understanding, coordination and support of the residents, the planning commission and the Board of Supervisors.



2006 PAMAP Orthophotograph

Adams Township, Butler County

Feet

0 1,000 2,000 4,000 6,000 8,000

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ARCH # AERIAL

O&A PROJECT # 201119A

Adams Township

Butler County, PA

COMPREHENSIVE DEVELOPMENT PLAN

Part 2

Early History

EARLY HISTORY AND SETTLEMENT PATTERN

History of Adams, PA

From: A History of Butler County, Pennsylvania

Published by R.C. Brown & Co., Publishers 1895

ADAMS Township, named in honor of John Quincy Adams, the sixth president of the United States, was organized in 1854, its territory being taken from Cranberry and Middlesex townships. It is drained by Breakneck creek, Little Breakneck and Glade run. They flow through broad, fertile valleys, and serve to diversify as well as beautify the scenery of the township. Along the Breakneck, near the Forward township line, a four to six-inch layer of cannel coal is found, resting on about two feet of the Upper Freeport coal. Both deposits were mined by George Marburger; while on the hill above, fully seventy feet over the cannel, Dunbar opened a bank in eighteen inches of what is locally called the Brush creek coal. The Davidson and Hays banks above this, show the Upper Freeport on each side of the river in veins fourteen to twenty inches thick. In 1870 coal was discovered on the Park farm. The green, crinoidal limestone found on a few of the higher summits, as on the Stoup and Hill farms, has seldom, if ever, been utilized for lime or building purposes. The red shale banding other summits is simply an ornament of nature. This township escaped the enterprise of the oil man for many years; but his industry has at last gained him a foothold and created a new and prosperous section of the Butler oil field.

PIONEERS.

The first settler of this township was James Glover, born in New Jersey, in 1753, a soldier of the Revolution, and a pioneer of Pittsburg. During his hunting expeditions, he found, in what is now Adams township, a deer lick, and near it, in 1792, he built a hunter's cabin. In 1795 he made a clearing, and the following year claimed a tract of 400 acres round it. In 1796 he abandoned the cabin to take possession of a log-house, which he had erected that year, and there resided until his death, in 1844. Prior to the building of the log-house, James Irvine, who came from Ireland in 1770, to Westmoreland County, Pennsylvania, and thence to Butler county, erected a large house of round logs, in the center of his claim of one hundred acres, where he died in 1830. He was one of the pioneer teachers of the county. About that time, William McCandless, the tailor; William McCandless, the distiller, and Robert McCandless appeared upon the scene. Adam Johnson, who died at the age of 103 years, in 1827, came about 1706, accompanied by his son,

also named Adam, with Joshua and George Stoolfire, Moses Meeker, who did not stay, Timothy Ward. a teacher, who moved to Ohio, and David Spear.

In 1708 William Criswell, a native of Ireland, came into the township, as did William Roseboro, James and Matthew Park, Silas Miller, Isaac Covert, Joseph and Thomas Means and one or more of the Gillilands, John Gilliland being born here, November 25, 1798. The Davidsons were also among the pioneers, as prior to 1803; James, Sr., James, Jr., and Peggy had 800 acres of land, with horses and cows. John Richardson and William Forsythe came about the close of the century; Andrew Barr with wife and three children came in 1813 and settled on the old Roseboro farm, which the original owner called Edenderry. Thomas Kennedy located here about the same time. Robert McKinney came in 1810, and established a distillery in 1819; Job Staples, a farmer, preacher and school-teacher, moved in from the Brush creek country, and the Coverts, Plummers, Orrs, McMarlins, Kennedys, Cashdollars, Kidds, Marshalls, Walters, Coopers and Halls followed the pioneers and cleared the glades.

The township has never departed from its attachments to agriculture, and hence the record of manufacturing industries is confined to Robert McKinney's distillery, established in 1819, and Samuel Roseboro's grist mill, near Mars, built in 1883, near the site of Matthew Park's old mill.

The population in 1860, was 806; in 1870, 973; in 1880, 1,156, and in 1890, 1,817. The last number has been increased, owing to the rapid development of the oil field and general progress of the township. The total assessed value of property in 1894 was $415,840; the county tax $1,663.30, and the State tax $415.28.

SCHOOLS AND JUSTICES.

Though the first log house for school purposes was not erected until 1805, the children of the pioneers of Adams township were not left without instruction, for a wandering teacher or some resident capable of teaching reading, writing and arithmetic, would convene a class and preside over it. After 1805, such teachers as Timothy Ward, Matthew Wright and later Job Staples of Cranberry taught in this township and prepared the way for the common schools. The first building erected for common school purposes, was that in which Robert Hill taught, in the McMarlin-Criswell neighborhood, on or near the old Davis farm. Near the present village of Callery, a log house was built in 1837. Samuel Rood taught a school, in what is now Adams township, about forty-six years ago, in the untenated house of Reuben Conaby, just south of the Robbins mill. It was the first school in that neighborhood. Hood, with Joseph and Robert Cowan and, it is said, one or two of the Douthetts, as well as John Irvine and Silas Miller, were among the first teachers of the public schools. In 1894 there were 230 male and 200 female children of school age reported; the school revenue was $5,558.05 and the number of schools, ten.

The justices of the peace, elected in Adams township, since its organization in 1854, are named as follows: William Rea, 1854-59 and '64; John S. Douthett, 1857-59.; Francis H. Davidson, 1804; Samuel Marshall, 1865-70; Benjamin Douthett, 1809; Jacob Hutchman, 1872-77-82; James Barr, 1874-79; Thomas M. Marshall, 1884; Joseph Cashdollar, 1885; D. B. Wilson, 1887; T. W. Kennedy, 1890; John Shannon, 1894, and W. J. Gilliland, appointed in July, 1894, vice Kennedy, deceased.

CHURCHES.

The United Presbyterian Church of Adams township, known as the "Union church," was organized in 1806 near Brownsdale, as related in the history of Forward township. In 1820 the place of meeting was changed to the point near the present house of worship, and the tent was carried thither. In 1824 the society purchased two acres from Robert McKinney, and in 1825 erected a log building in which Rev. Matthew Williams preached until 1826, when Rev. T. C. Guthrie, a licentiate of the Pittsburg Reformed Presbytery was installed pastor of Union and Pine Creek churches, with William Criswell, of Glade Run Associate church, and David Spear of the Pine Creek Reformed Presbyterian church, additional elders. When the division took place the followers of the "New School" section of Union church, held the property.

In 1839 the log house was abandoned, the "Old School" party purchasing an adjoining lot and erecting a brick building on it, in which they afterward worshipped. In 1835 the "Old Schools" had called Rev. Hugh Walkinshaw as pastor, who served them until April, 1843, when he resigned. In the following June he was succeeded by Rev. John Galbraith, who remained until 1872, when he accepted a call for his entire time from North Union church. Mr. Galbraith was born in Donegal county, Ireland, April 6, 1818. He came to the United States in 1832, graduated from the Western University at Pittsburg in 1838, from the Reformed Theological Seminary of Allegheny City in 1842, was ordained in 1843, and took charge of the Union church of Adams township the same year.

On May 17, 1876, Rev. A. Kilpatrick was installed pastor of Union and Pine Creek churches. In 1877 the congregation of Union removed their church to Mars, two miles south of the old place.

The "New School" Presbyterians date their church building back to 1839. The "Old School" Presbyterians having led the way in church building, the "New School" people purchased a lot about one mile northwest of the "Old School" building, and erected a large brick house, which now carries the name, Union Church, 1839," on a stone inserted in the gable. In 1840 an

election of elders resulted in the choice of John McGeorge, Samuel Boyd, John Waidron and David Gilliland. About that time Rev. T. C. Guthrie resigned the charge, and the pulpit was supplied at intervals until 1851, when Rev. Andrew Walker was installed pastor of this and the Mount Pleasant church, as formed in 1850. In 1854 his pastorate with these organizations ceased. The elders chosen in 1855 were David Dickey, William Anderson, Joseph Douthett and Jacob Stoup. With the exception of 1857 and 1858, when Rev. Guthrie was stated supply, the pulpit was vacant until after the society merged into the United Presbyterian church. The members from the Brownsdale neighborhood withdrew in 1859 to attach themselves to a new organization there, and in June, 1859, the remnant of the Union congregation became allied with the United Presbyterians. The elders elected in January, 1860, were Joseph Johnston, Joshua Davidson and Jacob Hutchman, About that time the application for transfer to the Butler Presbytery was acquiesced in by the Allegheny Presbytery. Union and Brownsdale churches agreed to unite in one charge, and in the summer of 1861 extended a call to Rev. R. M. Patterson, who was installed as pastor November 11, 1861. John Donaldson, an elder of the Evans City society, was installed an elder here in 1864; John S. Douthett and John Martin were elected elders in 1867, and Alexander Hunter. an elder of the Middlesex Presbyterian church, in 1875. In 1864 the Union and Brownsdale societies dissolved connection, and Mr. Patterson was allowed to devote his whole time to the Old Union church until appointed by the Freedmen Missions' board school teacher at Knoxville. The society was incorporated June 14, 1866, with Jacob Hutchman, Francis H. Davidson and Samuel Orr trustees. In 1871 Rev. R. G. Young was called by Union and Brownsdale. He accepted the call and remained until 1875. In 1880 the two churches joined in a call to Rev. R. P. McClester, who was installed June 15 of that year. May 3, 1881, J. J. Smith, a ruling elder of the United Presbyterian church of Buena Vista, was installed an elder here, and on October 14, 1886, William A. Sloan and James W. Park were elected elders. On June 9, 1890, Mr. McClister resigned, since which time the pulpit has been vacant. The session is made up of John Martin, J. J. Smith, William A. Sloan and Jacob Hutchman. The last named has been clerk of the session for many years. The number of members in 1894 was 144.

Crest View Presbyterian Church was organized in 1890, letters being granted August 10, of that year, by the session of Plains church to the following named members : John Staples, Mandana Staples, Nancy Staples, Susan Staples, Maud Staples, William Staples and Seth P. Staples; Joseph, Maria, Fleming, Margaret, Ida, Mary, Andrew and Annie L. West; Nicoll and Nancy Allen; Annas and Mary Metz; Elizabeth, Alfred, Annie and Sarah Richardson; Joseph and Jane Davis; John Vandivort, and Tillie Goehring. The petition, bearing the above signatures was presented by Rev. R. C. Yates, and granted. The society was incorporated February 15, 1892, with Nicoll Allen, F. C. McNeal and Alfred Richardson, trustees.

The United Presbyterian Church of Mars, the early history of which is related in that of Union

church, was incorporated May 16, 1893, on petition of Dr. John C. Barr, T. M. Marshall, John Davidson, John A. Criswell and Presley Duncan. On January 20, 1804, the new church building was completed at a cost of about $4,000.

The Methodist Episcopial Church of Mars was organized with eight members, Joseph Borland, one of the most zealous friends of the society, being one of them. The church building followed organization. Rev. Mr. Hunter is now the preacher in charge.

The Evangelical Association is a recent addition to the churches of this township. They have a church building, and fair sized congregation.

VILLAGES.

Mars, formerly Overbrook post office, is a stirring hamlet, the center of a promising oil field. In 1875 Samuel Park, the miller, was appointed postmaster at Overbrook. When the Pittsburg and New Castle Narrow Guage railroad was completed to that point, Frank Johnston built a small store, which he sold in 1877-78 to W. H. "Walters and W. J. Gilliland. Two years later they sold to J. B. Dickey, when Gilliland erected a larger building west of the railroad for mercantile purposes, which Dickey also purchased. Oliver Pinkerton commenced building the third store, when the report that the depot would be moved to Little Breakneck stopped the enterprise, and caused Dickey to sell his building to W. H. Walters, who carried on business for a year, when Samuel and Andrew Thompson became the owners. Then W. J. Gilliland purchased five acres of the S. A. Kennedy tract and erected a building, now occupied by Thomas Marshall In the fall of 1883 W. J. Gilliland and D. G. Marshall erected the store and depot, where they carried on business until 1884, the railroad office being removed from the Thompson location. D. B. Wilson, who came from Hendersonville, built a house, which he traded for the Samuel Thompson store. Later he built a second house, near the depot. F. P. Confer erected a blacksmith shop and dwelling. The shop he sold one year after to John Conley and the dwelling to John Davis. Samuel Ziegler followed Conley as blacksmith. Mrs. Craney, J W. Davidson, Joseph Davidson, Samuel Crowe, J. E. Brown, Al. Shook, Margaret Barr, Benjamin Douthett, Brice Owens, S. J. Marshall, Andrew Barr, G. H. McCaw, John Magee, W. J. Link, Joseph Borland, and the Methodist Episcopal and United Presbyterian societies, were the builders of the village next to the pioneers named.

The postmasters, in order of service, were Samuel Park, W. H. Walters, J. B. Dickey, J. F. Shannon, Samuel Thompson, Thomas Marshall, D. B. Wilson, J. E. Boggs, and the present incumbent - T. M. Marshall. In November, 1882, the postal authorities changed the name to

Mars. The fire of September 18, 1892, originated in the William Bowser building and destroyed that, with the houses owned by J. B. Conlin, W. J. Gilliland and J. D. Marshall. The merchants of the village are Dr. J. C. Barr, drugs; W D. Boyd, lumber; J. E. Graham, general stock; Irvine Brothers, furniture; Jordan & Company, general stock; W. J. Link, coal; J. D. Marshall, general stock; and T. H. Miles, restaurant. The estimated population of the village in 1894 was 350, showing a remarkable advance since 1890.

Valencia, a hamlet near the south line of the township, was surveyed for Dr. S. O. Sterrett and named by him. It contains at present the general stores of J. A. & W. F. Anderson, A. L. Cooper and Dr. S. O. Sterrett, and the agricultural implement store and coal yards of J. C. Barr.

Myoma is a small village, unpretentious in its buildings, but yet the center of a rich agricultural section. The mercantile houses of H. H. Berringer and C. B. Irvine, who took the place of J. C. Davidson; W. W. Wilson's blacksmith shop; Rev. Mr. Shimp's church and the school-house, with a number of dwelling houses, constitute the village. The post office is administered by Mr. Berringer.

Downeyville is the name given to a hamlet in this township, near the Allegheny county line.

Callery, at the junction. of the Butler branch and Pittsburg and Western railroads, was named in honor of the president of the railroad company and dedicated as a railroad town. A post office was established in 1880, with A. M. Beers as postmaster. His wife, Emma J. Beers, succeeded him, and then came John F. Shannon in 1888, whose successor, J. M. Little, was appointed July 10, 1804. Before the close of March, 1883, William Gilliland sold several lots at Caltery, among the buyers being P. H. Murray, Alexander Blair, A. M. Beers, T. M. Marshall and F. C. Meeder, who erected buildings there in April, even before the railroad depot was completed. The Meeder House was opened in July and the beginning of the village really made. The fire of October 29, 1802, destroyed the dwellings of L. Goddard, B. Beers, J. Cashdollar, Mrs. Harkless, A. Footz and T. Kane; the hotels of W. H. White, H. Maters and Van Boise; the stores of James Little and W. Shannon; Murray's restaurant, and the railroad depot and freight house, the total loss being placed at about $25,000. Of this sum the Glade Mills Mutual Fire Insurance Company paid about $7,000, and other companies about an equal amount, so that, notwithstanding the protection offered by insurance, the people of the town lost heavily in property and time. The rebuilding was slow and sure. By the fall of 1893 several new buildings were completed. The depot was about the first to rise out of the debris. The business interests of Callery in 1894 were Carruthers, Peters & Company, machrnists and blacksmiths; M. J. Goddard, coal; John F. Shannon and J. H. Thomas, general stores, and H. B. Hunt, restaurant. Pool rooms, hotels and

all the trades that go to make up a little railroad town are found here. It is also the center of a busy oil field, and quite an important shipping point.

Adams Township

Butler County, PA

COMPREHENSIVE DEVELOPMENT PLAN

Part 3

Demographic Profile

PART 3

DEMOGRAPHIC ANALYSIS

Section 301 of the Municipalities Planning Code requires that the Township's Comprehensive Plan address such elements as the provision of housing for current and anticipated residents, provisions for the movement of people and goods, and community facilities inclusive of recreational, educational, and civic establishments. Therefore, an understanding of population characteristics is required. Demographics analysis recognizes the connections between race, age, family or household size and type, income, education, length of residency, and a variety of other characteristics which provide the foundation of local socioeconomics. The analysis in this chapter aims to provide a rationale for the future planning of public facilities ranging from transportation to recreational, to aid in economic development in understanding the demands of residents, and to assist in the articulation of public policy regarding housing, transportation, economic development, and a variety of quality of life issues.

POPULATION TRENDS

The Township's attraction as a "bedroom community" has been well established during the last two census periods. Continued investment in single family detached dwellings and configurations of attached single family dwelling structures has provided housing opportunities for young families as well as retirees or "empty nesters" wishing to remain Township residents after adult children have established their own households. The largest increase in population since 1930 occurred between 1990 and 2000 and again between 2000 and 2010 (Tables 3-1 and 3-2). Between 1990 and 2000, Adams Township population grew from 3,911 persons to 6,774 persons, or more than 73%. The 2,863 person gain in population equated to an annual average increase of 286 people, or more than one hundred dwelling units annually.

MEDIAN AGE

2010

Pennsylvania	40.1
Butler County	41.5
Adams Township	40.1
Cranberry Township	38.0
Forward Township	43.9
Middlesex Township	45.7
Pine Township	38.8
Richland Township	42.3

2000

Pennsylvania	38.0
Butler County	37.6
Adams Township	36.1
Cranberry Township	34.7
Forward Township	37.5
Middlesex Township	39.5
Pine Township	37.3
Richland Township	39.9

1990

Pennsylvania	34.9
Butler County	n/a
Adams Township	33.8
Cranberry Township	31.3
Forward Township	33.9
Middlesex Township	34.1
Pine Township	37.7
Richland Township	35.8

That rate of residential growth was repeated in the decade between 2000 and 2010 with a 72% increase in population from 6,774 persons to 11,652 persons, an increase of 5,680 people. This population growth is all the more significant considering the depressed regional economy in the latter half of the preceding decade and projections for continued residential growth have been made by primary data reporting agencies. Prior to the most recent Census periods, significant population growth occurred during the 1950's when the Township's population grew by about 50% from 1,827 persons to 2,746 persons, which coincided with Cranberry Township's first significant period of growth (Table 3-3).

During the previous two decades being discussed, the populations of both school-aged children (aged 5 through 19) and middle-aged/senior (aged 45-64) accounted for most of the increase (Table 3-5). During the period, the Township's median age increased from 33.8 years to 40.1 years, and the gap between births and deaths, which was in the mid-thirty percent deaths to births range during the 1990's closed to over 50% deaths to births, in the previous decade, an indication of population aging in place (Table 3-9).

CHARACTERISTICS OF POPULATION

Adams Township's combined school-aged population (elementary and high school) in the year 2000 at about 75% of persons over the age of 3 (Table 3-11) was among the highest in the region and in 2010 that characteristics translated to persons with a bachelor's degree (as a percentage of population over 25 years of age), also ranking among highest in the region, at about 32.4%.

In 2010, of the population 15 years and older, the Township recorded 71.9% married, the highest in the region, and as an indication of the high percentage of working couples, only Pine Township at 3.5% recorded a lower percentage of persons divorced, with Adams Township reporting 5.3%.

Inmigration was a characteristic of Adams Township's recent population growth in the 1990's. In 1995, the Township's population over the age of 5 living in the same house as reported in the previous Census was only 48%, lowest in the region. In 2009, however, that same statistical data indicated a much more stable population with 93% of the Township's population over the age of 5 reporting living in the same house. This data trend was repeated in each of the comparable communities analyzed, providing an indication that the region has evolved with stable local populations investing in their home as the primary asset and raising families.

Table 3-1

Population 2010

	2010	% change from 2000	Male	Female
Pennsylvania	12,702,379	3.4	6,190,363	6,512,016
Butler County	183,862	5.6	90,491	93,371
Adams Twp	**11,652**	**72.0**	**5,680**	**5,972**
Cranberry Twp	28,098	18.9	13,839	14,259
Forward Twp	2,531	-5.8	1,286	1,245
Middlesex Twp	5,390	-3.5	2,697	2,693
Pine Twp	11,497	49.6	5,762	5,735
Richland Twp	11,100	20.2	5,317	5,783

http://pasdc.hbg.psu.edu/Data/Census2010/tabid/1489/Default.aspx

Table 3-2

Population 1990 - 2000

	1990	2000	+/-
Pennsylvania	11,881,643	12,281,054	399,411
Butler County	152,013	174,083	22,070
Adams Township	**3,911**	**6,774**	**2,863**
Cranberry Township	14,816	23,625	8,809
Forward Township	2,339	2,687	348
Middlesex Township	5,578	5,586	8
Pine Township	4,048	7,683	3,635
Richland Township	8,600	9,231	631

Source: U.S. Census Bureau, Table DP-1

Table 3-3

Historic Population

	1930	1940	1950	1960	1970	1980
Butler County	80,480	87,590	97,320	114,639	127,941	147,912
Adams Township	1,351	1,688	1,827	2,746	3,352	3,816
Cranberry Township	789	959	1,054	3,596	4,873	11,066
Forward Township	949	1,071	1,302	1,915	2,070	2,146
Middlesex Township	931	1,147	1,843	3,551	4,520	5,480
Pine Township	937	1,191	1,732	3,613	4,259	3,908
Richland Township	1,805	2,355	3,527	6,453	7,819	7,749

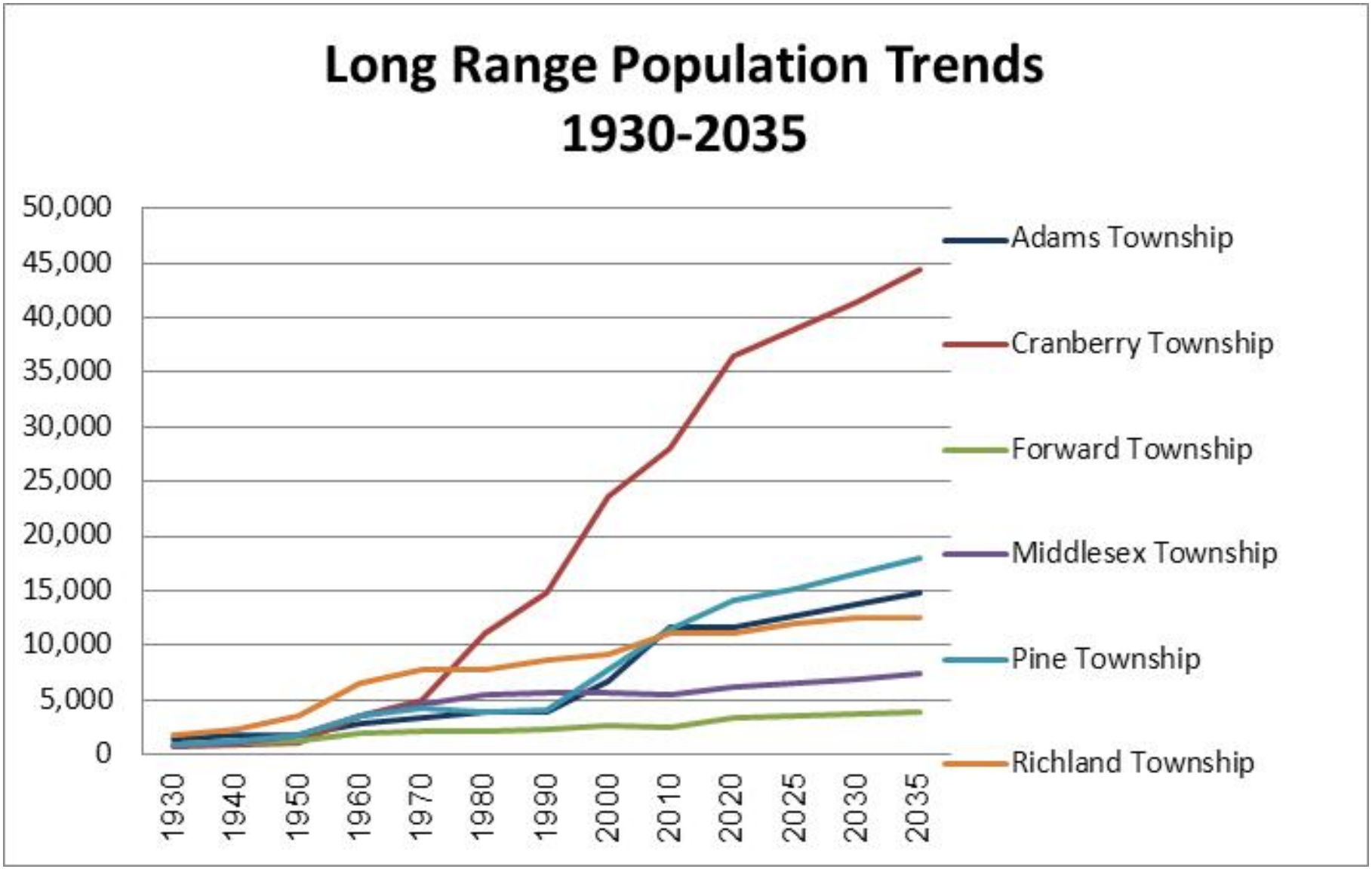
Source: Southwestern Pennsylvania Commission, Total Population by Municipality

Table 3-4

Estimated Population, 2005-2035

	2005	2010	2020	2025	2030	2035
Butler County	186,923	194,575	211,347	222,000	233,689	247,517
Adams Township	8,790	9,900	11,694	12,654	13,671	14,845
Cranberry Township	29,055	31,924	36,447	38,889	41,463	44,450
Forward Township	2,849	2,975	3,273,	3,471	3,688	3,943
Middlesex Township	5,556	5,649	6,109	6,485	6,920	7,450
Pine Township	10,254	11,735	14,036	15,218	16,504	18,023
Richland Township	9,360	9,738	11,024	11,972	12,568	12,466

Source: Southwestern Pennsylvania Commission, Cycle 8 Forecast of Population, Households, and Employment


Long Range Population Trends
1930-2035
50,000
45,000
40,000
35,000
30,000
25,000
20,000
15,000
10,000
5,000
0
1930
1940
1950
1960
1970
1980
1990
2000
2010
2020
2025
2030
2035
Adams Township
Cranberry Township
Forward Township
Middlesex Township
Pine Township
Richland Township

AGE COHORTS

Table 3-5

Age Cohorts, 1980-2010

	Total				Under 5 Years				5-9 Years			
Municipality	**1980**	**1990**	**2000**	**2010**	**1980**	**1990**	**2000**	**2010**	**1980**	**1990**	**2000**	**2010**
Adams Township	3,771	3,911	6,774	11,652	260	302	588	759	269	281	595	994
Cranberry Township	11,066	14,816	23,625	28,098	1,232	1,423	2,181	1,973	1,045	1,339	2,144	2,436
Forward Township	2,146	2,339	2,687	2,531	167	162	189	122	154	174	215	124
Middlesex Township	5,480	5,578	5,586	5,390	415	414	367	257	438	469	421	295
Pine Township	3,908	4,048	7,683	11,497	188	295	709	698	206	274	844	1,053
Richland Township	7,749	8,600	9,231	11,100	485	665	604	654	583	690	731	809

TABLE 3-5 (continued)

Age Cohorts, 1980-2010

	10-14 Years				15-19				20-24			
Municipality	**1980**	**1990**	**2000**	**2010**	**1980**	**1990**	**2000**	**2010**	**1980**	**1990**	**2000**	**2010**
Adams Township	372	295	550	991	405	300	407	725	343	230	212	356
Cranberry Township	1,184	1,096	1,937	2,302	857	901	1,403	1,743	830	757	848	997
Forward Township	210	192	216	179	216	155	176	185	155	148	115	112
Middlesex Township	466	445	451	395	540	362	382	362	421	290	220	234
Pine Township	369	265	762	1,233	444	199	451	921	274	197	142	345
Richland Township	720	540	755	896	726	497	638	738	550	426	261	376

TABLE 3-5 (continued)

Age Cohorts, 1980-2010

	25-29 Years				30-34 Years				35-44 Years			
Municipality	**1980**	**1990**	**2000**	**2010**	**1980**	**1990**	**2000**	**2010**	**1980**	**1990**	**2000**	**2010**
Adams Township	235	273	319	463	300	361	559	642	517	619	1,418	1,947
Cranberry Township	1,428	1,432	1,270	1,595	1,333	1,734	2,148	1,826	1,371	2,900	4,904	4,720
Forward Township	176	180	115	127	156	204	198	118	284	398	502	357
Middlesex Township	449	407	191	218	471	490	308	241	676	1,004	1,091	635
Pine Township	203	240	143	505	261	364	456	498	517	685	1,727	1,831
Richland Township	539	542	347	446	698	811	498	570	1,025	1,486	1,783	1,534

TABLE 3-5 (continued)

Age Cohorts, 1980-2010

	45-54 Years				55-64 Years				65-74 Years			
Municipality	**1980**	**1990**	**2000**	**2010**	**1980**	**1990**	**2000**	**2010**	**1980**	**1990**	**2000**	**2010**
Adams Township	379	490	995	2,033	373	366	565	1,422	186	259	328	763
Cranberry Township	833	1,319	3,401	4,773	581	833	1,471	3,252	236	589	862	1,266
Forward Township	270	286	410	517	192	222	250	338	99	144	178	189
Middlesex Township	599	585	904	1,106	549	543	534	827	256	357	441	464
Pine Township	593	474	1,168	2,328	455	470	543	1,233	232	378	382	492
Richland Township	1,006	918	1,404	2,000	709	741	780	1,360	496	613	587	739

TABLE 3-5 (continued)

Age Cohorts, 1980-2010

	75-84 Years				Over 84 Years			
Municipality	**1980**	**1990**	**2000**	**2010**	**1980**	**1990**	**2000**	**2010**
Adams Township	99	109	175	390	33	26	63	167
Cranberry Township	96	375	716	734	40	118	340	481
Forward Township	50	49	98	127	17	25	25	36
Middlesex Township	155	158	225	292	45	54	51	64
Pine Township	112	148	259	274	54	59	97	86
Richland Township	172	455	529	568	40	216	314	410

Source: Southwestern Pennsylvania Commission, Census munic population, 1980, 1990, 2000, U.S. Census Bureau, 2010, Table DP-1

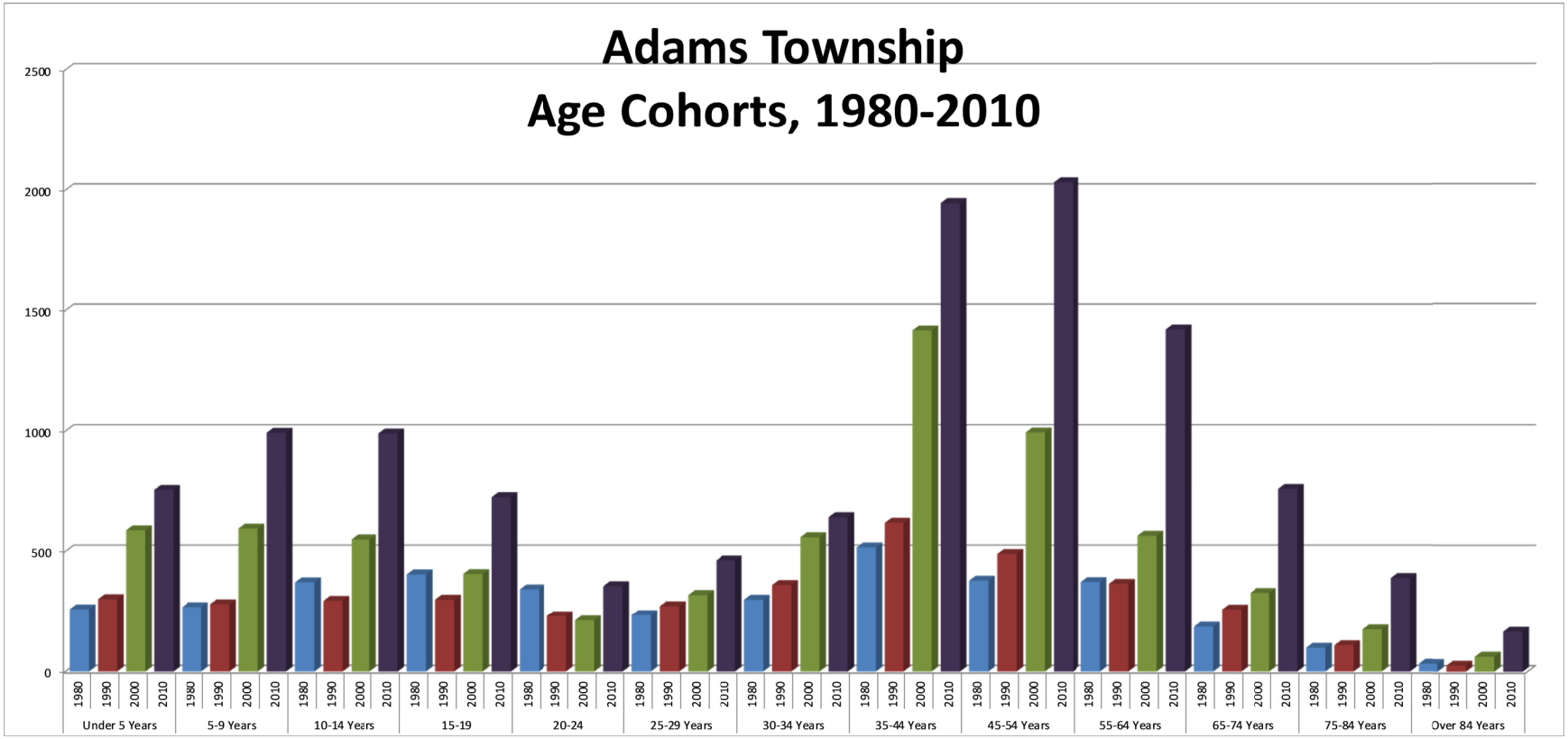

Adams Township
Age Cohorts, 1980-2010
2500
2000
1500
1000
500
0
1980
1990
2000
2010
Under 5 Years
5-9 Years
10-14 Years
15-19
20-24
25-29 Years
30-34 Years
35-44 Years
45-54 Years
55-64 Years
65-74 Years
75-84 Years
Over 84 Years

Table 3-6

Age/Sex Cohorts, 2010

Male

	Under 5 Years	5-9 Years	10-14 Years	15-19 years	20-24 years	25-29 Years	30-34 Years	35-44 Years	45-54 Years	55-64 Years	65-74 Years	75-84 Years	Over 84 Years	Total
Adams Township	397	489	491	356	185	221	317	917	1,018	730	349	164	46	5,680
Cranberry Township	1,016	1,237	1,176	891	516	822	880	2,319	2,342	1,612	595	294	139	13,839
Forward Township	62	57	90	110	67	69	68	159	262	177	90	63	12	1,286
Middlesex Township	126	152	207	178	127	119	120	329	545	422	216	130	26	2,697
Pine Township	361	565	619	482	175	233	241	863	1,165	668	236	128	26	5,762
Richland Township	316	410	454	399	178	223	270	719	985	668	363	213	119	5,317

Source: U.S. Census Bureau, American Fact Finder, Table P12

Table 3-7

Age/Sex Cohorts, 2010

Female

	Under 5 Years	5-9 Years	10-14 Years	15-19 years	20-24 years	25-29 Years	30-34 Years	35-44 Years	45-54 Years	55-64 Years	65-74 Years	75-84 Years	Over 84 Years	Total
Adams Township	362	505	500	369	171	242	325	1,030	1,015	692	414	226	121	5,972
Cranberry Township	957	1,199	1,126	852	481	773	946	2,401	2,431	1,640	671	440	342	14,259
Forward Township	60	67	89	75	45	58	50	198	255	161	99	64	24	1,245
Middlesex	131	143	188	184	107	99	121	306	561	405	248	162	38	2,693

Township														
Pine Township	337	488	614	439	170	272	257	968	1,163	565	256	146	60	5,735
Richland Township	338	399	442	339	198	223	300	815	1,015	692	376	355	291	5,783

Source: U.S. Census Bureau, American Fact Finder, Table P12

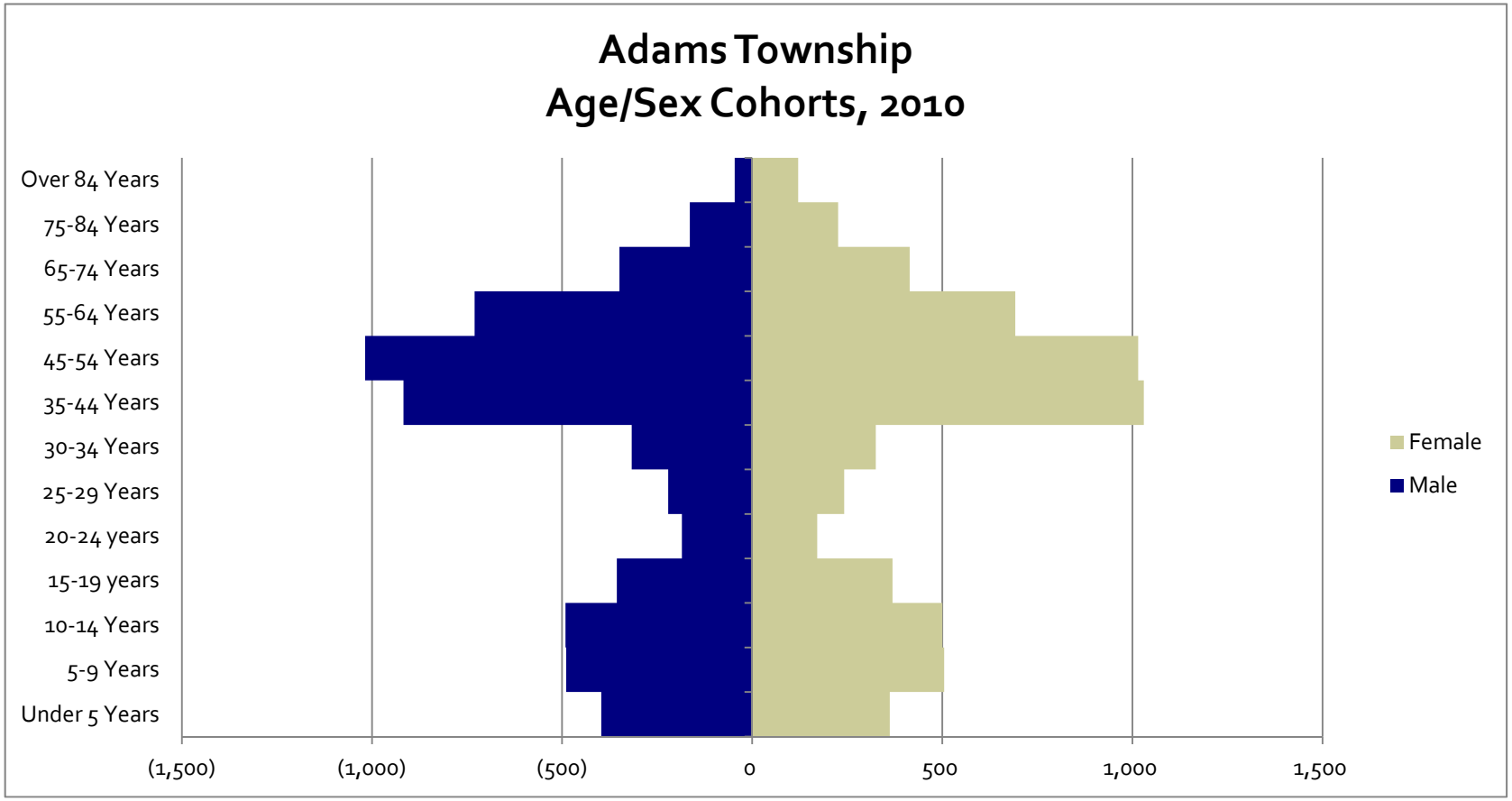


Table 3-8 Population Density, 2000 (PERSONS PER SQUARE MILE)	
	2000
Butler County	220.8
Adams Township	299.3
Cranberry Township	1,036.5
Forward Township	115.2
Middlesex Township	243.2
Pine Township	457.7
Richland Township	634.3
Source: U.S. Census Bureau, Geographic Comparison Table GCT-PH1	

Table 3-9 Adams Township Birth/Death Rates Selected Years				
	1995	2000	2005	2008
Births	67	109	84	119
Deaths	24	36	54	61
Source: Commonwealth of Pennsylvania, Department of Health, Division of Health Statistics				

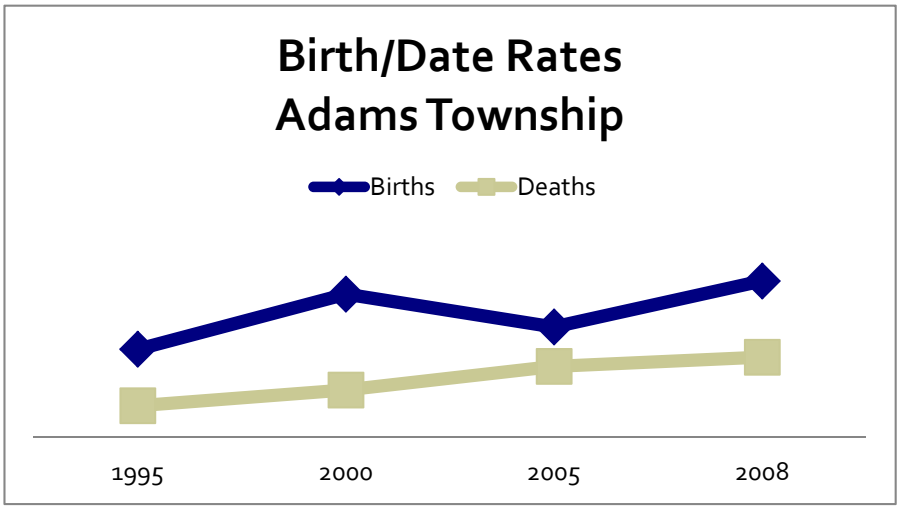


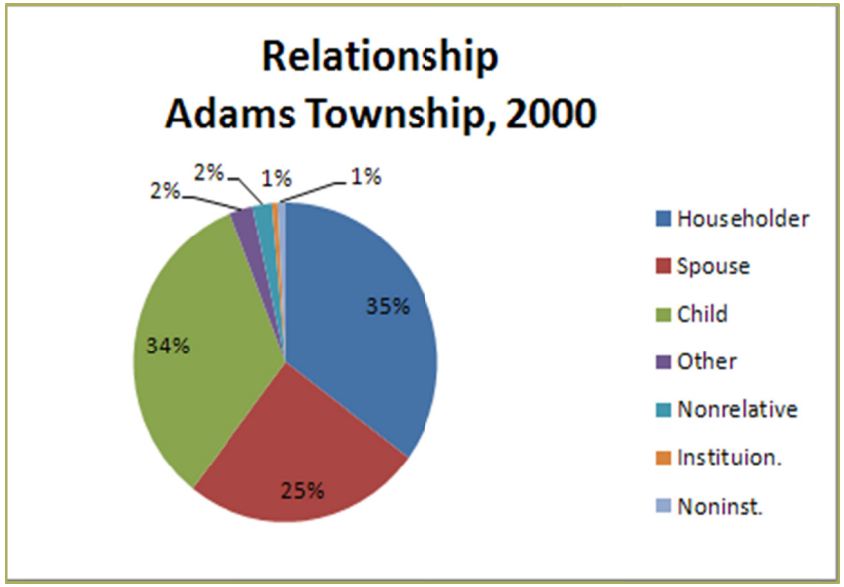
Table 3-10

Relationship 2000-2010

2010	Total Population		In Households					In Group Quarters	
			Householder	Spouse	Child	Other	Nonrelative	Instituion.	Noninst.
Butler County	183,862	#	72,835	40,667	51,475	5,528	7,867	5,490	3,540
		%	39.6	22.1	28.0	3.0	4.3	1.1	1.9
Adams Township	11,652	**#**	**4,389**	**2,917**	**3,761**	**262**	**264**	**59**	**0**
		%	**37.7**	**25.0**	**32.3**	**2.2**	**2.3**	**0.5**	**0.0**
Cranberry Township	28,098	#	10,248	6,786	9,442	630	775	188	29
		%	36.5	24.2	33.6	2.2	2.8	0.7	0.1
Forward Township	2,531	#	971	629	722	99	110	0	0
		%	38.4	24.9	28.5	3.9	4.3	0.0	0.0
Middlesex Township	5,390	#	2,106	1,368	1,606	148	152	0	10
		%	39.1	25.4	29.8	2.7	2.8	0.0	0.2
Pine Township	11,497	#	3,933	2,824	4,297	183	257	0	3
		%	34.2	24.6	37.4	1.6	2.2	0.0	0.0
Richland Township	11,100	#	4,219	2,651	3,574	286	222	111	1.0
		%	38.0	23.9	32.2	2.6	2.0	37	0.3
2000									
Butler County	174,083	#	65,862	39,384	51,896	4,465	6,061	2,999	3,416
		%	37.8	22.6	29.8	2.6	3.5	1.7	2.0
Adams Township	**6,774**	**#**	**2,382**	**1,715**	**2,273**	**169**	**139**	**40**	**56**
		%	**35.2**	**25.3**	**33.6**	**2.5**	**2.1**	**0.6**	**0.8**
Cranberry Township	23,625	#	8,352	5,879	8,369	386	446	193	14
		%	35.4	24.9	35.4	1.6	1.9	00.8	0.1
Forward Township	2,687	#	970	662	870	87	98	0	0
		%	36.1	24.6	32.4	3.2	3.6	0	0
Middlesex Township	5,586	#	2,045	1,407	1,858	155	110	0	11
		%	36.6	25.2	33.3	2.8	2.0	0	0.2

Pine Township	7,683	#	2,411	1,982	2,968	144	75	58	45
		%	31.4	25.8	38.6	1.9	1.0	0.8	0.6
Richland Township	9,231	#	3,353	2,178	3,067	195	146	253	39
		%	36.3	23.6	33.2	2.1	1.6	2.7	0.4

Source: U.S. Census Bureau, Table DP-1, 2000; U.S. Census Bureau, American Community Survey estimates, 2010.



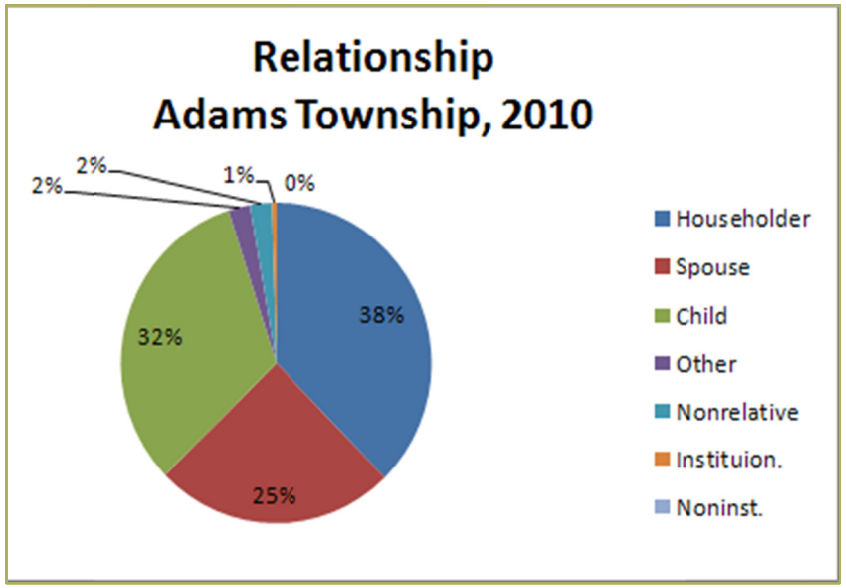


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Table 3-11 School Enrollment, 2000-2010								
	Year	Population 3 years + Enrolled in School		Nursery School	Kindergarten	Elementary School (1-8)	High School (9-12)	College or Graduate School
Butler County	2000	45,627	#	3,214	2,228	20,293	9,638	10,254
			%	7.0	4.9	44.5	21.1	22.5
	2010	47,356	#	3,974	1,617	17,714	10,878	13,173
			%	8.4	3.4	37.4	23.0	27.8
Adams Township	2000	**1,936**	**#**	**164**	**49**	**1,069**	**337**	**317**
			%	**8.5**	**2.5**	**55.2**	**17.4**	**16.4**
	2010	**3,397**	#	**324**	**137**	**1,547**	**820**	**569**
			%	**9.5**	**4.0**	**45.5**	**24.1**	**16.8**
Cranberry Township	2000	6,634	#	668	501	3,173	1,287	1,005
			%	10.1	7.6	47.8	19.4	15.1
	2010	7,867	#	760	571	3,668	1,225	1,643
			%	9.7	7.3	46.6	15.6	20.9
Forward Township	2000	743	#	70	32	372	150	119
			%	9.4	4.3	50.1	20.2	16.0
	2010	643	#	9	39	311	168	116
			%	1.4	6.1	48.4	26.1	18.0
Middlesex Township	2000	1,543	#	121	83	729	443	167
			%	7.8	5.4	47.2	28.7	10.8
	2010	1,371	#	112	17	606	445	191
			%	8.2	1.2	44.2	32.5	13.9
Pine Township	2000	2,366	#	271	187	1,242	476	190
			%	11.5	7.9	52.5	20.1	8.0
	2010	3,828	#	179	176	1,926	971	576
			%	4.7	4.6	50.3	25.4	15.0
Richland Township	2000	2,565	#	204	126	1,184	688	363
			%	8.0	4.9	46.2	26.8	14.2
	2010	2,981	#	287	215	1,302	554	623
			%	9.6	7.2	43.7	18.6	20.9

Source: U.S. Census Bureau, Table DP-2, 2000; U.S. Census Bureau, American Community Survey Estimates; 2010

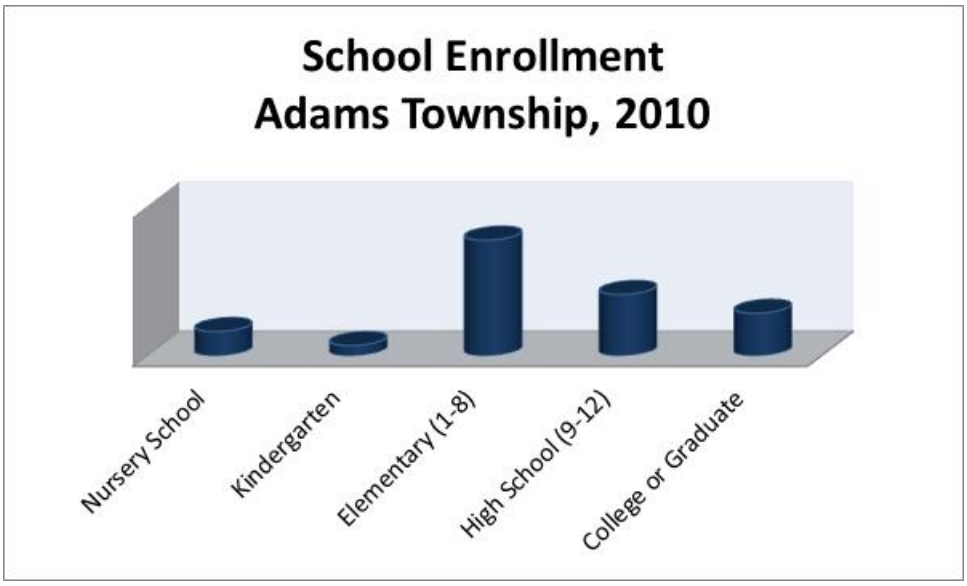


Table 3-12

Educational Attainment, 2000-2010

	Year	Population 25 yrs & over		Less Than 9th	9th to 12th, No Diploma	High School Grad	Some College, No Degree	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Butler County	2000	116,072	#	4,651	10,697	45,282	19,723	8,456	18,633	8,630
			%	4.0	9.2	39.0	17.0	7.3	16.1	7.4
	2010	127,215	#	2,080	6,565	45,777	21,796	11,208	27,821	11,968
			%	136	5.2	36.0	17.1	8.8	21.9	9.4
Adams Township	2000	4,467	**#**	82	279	1,310	729	285	1,121	661
			%	1.8	6.2	29.3	16.3	6.4	25.1	14.8
	2010	7,135	#	15	126	1,539	1,009	592	2,310	1,544
			%	0.2	1.8	21.6	14.1	8.3	32.4	21.6
Cranberry Township	2000	15,182	#	191	566	3,511	2,652	1,114	4,883	2,265
			%	1.3	3.7	23.1	17.5	7.3	32.2	14.9
	2010	17,912	#	70	385	3,779	2,709	1,392	6,425	3,152
			%	0.4	2.1	21.1	15.1	7.8	35.9	17.6
Forward Township	2000	1,775	#	62	228	691	344	142	207	101
			%	3.5	12.8	38.9	19.4	8.0	11.7	5.7
	2010	1,751	**#**	42	171	721	363	151	219	84
			%	2.4	9.8	41.2	20.7	8.6	12.5	4.8
Middlesex Township	2000	3.750	#	61	252	1,342	726	287	617	465
			%	1.6	6.7	35.8	19.4	7.7	16.5	12.4
	2010	3,702	#	72	147	1,492	636	398	697	260
			%	1.9	4.0	40.3	17.2	10.8	18.8	7.0
Pine Township	2000	4,771	#	88	174	934	706	291	1,559	1,019
			%	1.8	3.6	19.6	14.8	6.1	32.7	21.4

	2010	6,648	#	89	202	885	770	273	2,601	1,828
			%	1.3	3.0	13.3	11.6	4.1	39.1	27.5
Richland Township	2000	6,241	#	161	417	1,879	1,102	406	1,509	767
			%	2.6	6.7	30.1	17.7	6.5	24.2	12.3
	2010	7,282	#	101	148	2,000	1,213	532	2,115	1,173
			%	1.4	2.0	27.5	16.7	7.3	29.0	16.1
Source: U.S. Census Bureau, Table DP-2; U.S. Census Bureau, American Community Survey 2010										

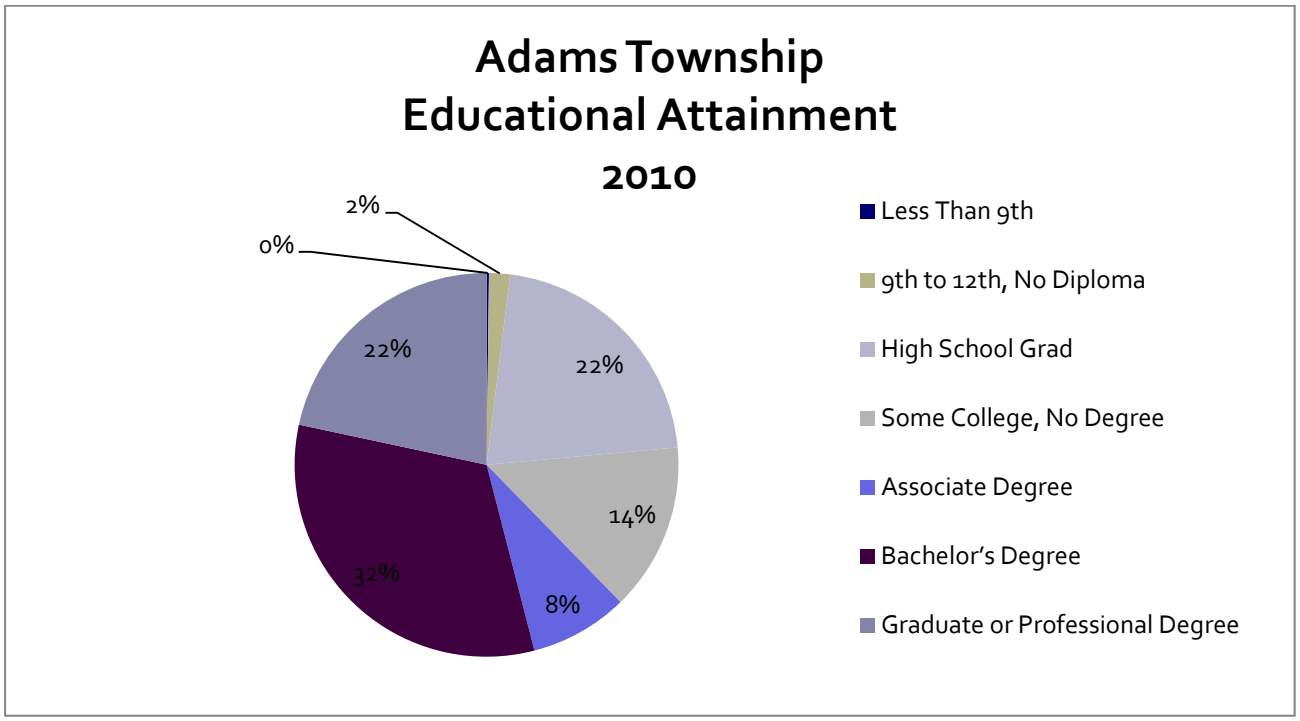


Table 3-13

Marital Status, 2000-2010

	Year	Population 15 yrs and over		Never Married	Married	Separated	Widowed	Divorced
Butler County	2000	138,392	#	31,912	84,153	1,980	9,818	10,529
			%	23.1	60.8	1.4	7.1	7.6
	2010	151,875	#	41,824	82,967	2,119	10,290	14,675
			%	27.5%	54.6%	1.4%	6.8%	9.7%
Adams Township	2000	**5,068**	**#**	**889**	**3,644**	**80**	**175**	**280**
			%	**17.5**	**71.9**	**1.6**	**3.5**	**5.5**

	2010	**8,295**	#	**1,952**	**5,572**	**117**	**211**	**443**
			%	**23.5%**	**67.2%**	**1.4%**	**2.5%**	**5.3%**
Cranberry Township	2000	17,399	#	3,132	12,160	222	851	1,034
			%	18	69.9	1.3	4.9	5.9
	2010	20,595	#	4,112	13,810	358	998	1,317
			%	20.0%	67.1%	1.7%	4.8%	6.4%
Forward Township	2000	2,072	#	474	1,347	9	71	171
			%	22.9	65	0.4	3.4	8.3
	2010	2,103	#	526	1,298	57	77	145
			%	25.0%	61.7%	2.7%	3.7%	6.9%
Middlesex Township	2000	4,327	#	804	2,945	35	254	289
			%	18.6	68.1	0.8	5.9	6.7
	2010	4,429	#	1,085	2,772	55	208	309
			%	24.5%	62.6%	1.2%	4.7%	7.0%
Pine Township	2000	5,358	#	814	4,069	30	257	188
			%	15.2	75.9	0.6	4.8	3.5
	2010	7,922	#	1,748	5,374	51	468	281
			%	22.1%	67.8%	0.6%	5.9%	3.5%
Richland Township	2000	7,142	#	1,435	4,735	98	540	334
			%	20.1	66.3	1.4	7.6	4.7
	2010	8,429	#	1,660	5,269	93	818	589
			%	19.7%	62.5%	1.1%	9.7%	7.0%

Source: U.S. Census Bureau, Table DP-2; U.S. Census Bureau, American Community Survey, 2010

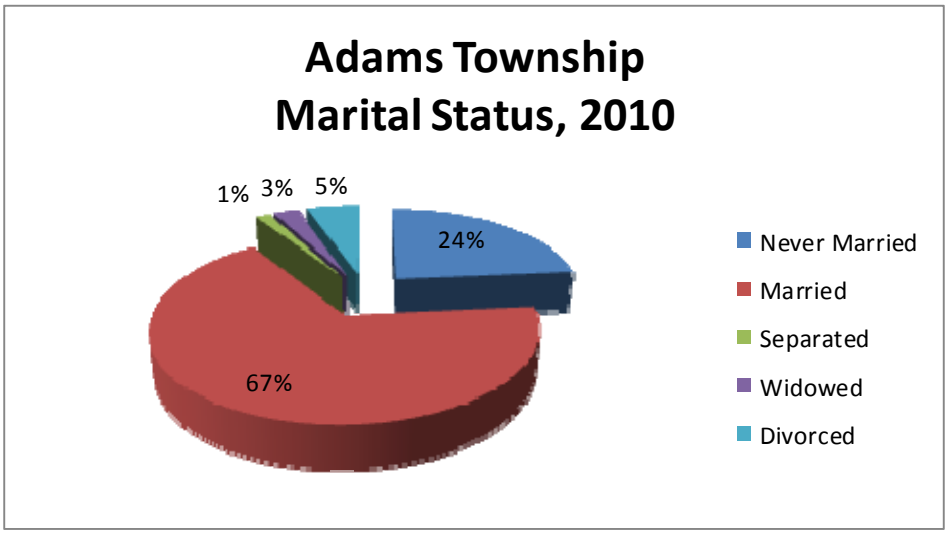


Table 3-14

Residence in 1995

	Butler County	Adams Township	Cranberry Township	Forward Township	Middlesex Township	Pine Township	Richland Township
Population 5 years and over	162,972	6,258	21,435	2,502	5,240	6,958	8,647
Same House in 1995	103,211	3,035	11,618	1,930	3,902	3,852	5,890
Different house in the US in 1995	58,724	3,161	9,638	564	1,338	2,970	2,736
Same County	31,198	1,186	2,774	329	536	1,317	1,758
Different County	27,526	1,975	6,864	235	802	1,653	978
Same State	18,075	1,101	3,893	156	490	531	438
Different State	9,451	874	2,971	79	312	1,122	540
Elsewhere in 1995	1,037	62	179	8	0	136	21

Source: U.S. Census Bureau, Table DP-2, 2000.

Table 3-15

Residence in 2009

	Butler County	Adams Township	Cranberry Township	Forward Township	Middlesex Township	Pine Township	Richland Township
Population	183,296	10,680	26,954	2,520	5,349	10,599	10,616
Same House in 2009	159,719	9,945	24,180	2,301	4,934	9,697	9,649
Different house in the US in 2009	22,456	708	2,718	219	415	771	923
Same County	11,682	171	793	147	338	381	474
Different County	10,774	537	1,925	72	77	390	449
Same State	8,269	288	1,113	49	77	198	71
Different State	2,505	249	812	23	0	192	378
Elsewhere in 2009	1,121	27	56	0	0	131	44

Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2010

COMPREHENSIVE DEVELOPMENT PLAN

Part 4

Housing and Households

PART 4

HOUSING AND HOUSEHOLDS

BACKGROUND

Adams Township's adherence to policies designed to preserve the community's rural character has resulted in sustained residential growth in the last two (2) decades. Access to employment centers, relatively low Act 511 tax rates, affordable land, a variety of land use and development options, and the consistent application of design and construction standards, has resulted in a thriving residential real estate market. Even through the most recent recession, new housing starts, albeit at a slower pace, indicated that home building was a significant component of the local economy.

Permit records from the Department of Housing and Urban Development indicate an annual average of permitted housing units issued between 1992 and 2001 of ninety-six (96) (Table 4-13). In 2000, Adams Township's housing occupancy rate was 93.6% meaning more than nine out of ten units constructed in that ten (10) year period was occupied. Between 2002 and 2011, the annual average of permits issued for construction of housing units was 162, with the bulk of the permits issued prior to 2008. Housing occupancy in 2010 increased to 94.4% indicating a stable real estate market. More than 85% of all housing units reported in 2010 were owner occupied.

HOUSING STOCK

While projections for the number of housing units through 2035 by the Southwestern Pennsylvania Commission could prove conservative based on the continued attraction for land zoned for residential use in Adams Township, housing for seniors and multi-family housing may represent a greater percentage of housing units as the population ages. Smaller footprints for single family dwelling units may also begin trending as average household size has declined from 2.83 persons to 2.64 persons over the last two (2) Census periods. In terms of the overall housing stock, 43.5% of all residential structures built in Adams Township were constructed between 2000 and 2010. This spike in residential development is an indication that private sector interests have targeted the community and external demand for housing in the region has increased the value of land and home sites in the Township significantly. As increased demand for housing in the Township continues, infrastructure to support such development is a key to increased valuation, which in turn stimulates additional development. This cycle should be monitored as commercial and service uses in the SR 228 corridor will be added to supplement the residential growth.

Currently, single family detached housing dominates the market and more than half (53.4%) of the housing stock is valued at $300,000.00 or more, second only to Pine Township's housing stock where 60.4% of all residential units are valued at $300,000.00 or above. In addition, the median value of a house built in Adams Township increased from $202,600.00 in 2000 to $313,500.00 or about 55%. This increase was due in large part to current costs per square foot of residential construction compared to lower construction costs in previous decades and the fact that during the previous decade a spike in new residential construction occurred.

Table 4-1

Housing Occupancy, 1990-2010

					Vacant Housing Units	
	Year	Total Housing Units		Occupied Housing Units	Total Vacant	Seasonal, Recreational or Occasional Use
Butler County	1990	59,061	#	55,325	3,736	1,172
			%	93.7	6.3	2.0
	2000	69,868	#	65,862	4,006	826
			%	94.3	5.7	1.2
	2010	78,167	#	72,835	5,332	816
			%	93.2	6.8	1.0
Adams Township	**1990**	**1,418**	**#**	**1,360**	**58**	**6**
			%	**95.9**	**4.1**	**0.4**
	2000	**2,544**	**#**	**2,382**	**162**	**11**
			%	**93.6**	**6.4**	**0.4**
	2010	**4,648**	**#**	**4,389**	**259**	**42**
			%	**94.4**	**5.6**	**0.9**
Cranberry Township	1990	5,449	#	5,203	246	8
			%	95.5	4.5	0.1
	2000	8,724	#	8,352	372	22
			%	95.7	4.3	0.3
	2010	10,769	#	10,248	521	41
			%	95.2	4.8	0.4
Forward Township	1990	1,013	#	824	189	147
			%	81.3	18.7	14.5
	2000	1,089	#	970	119	79
			%	89.1	10.9	7.3
	2010	1,032	#	971	61	13
			%	94.1	5.9	1.3
Middlesex Township	1990	1,990	#	1,930	60	11
			%	97.0	3.0	0.6

	2000	2,105	#	2,045	60	0
			%	97.1	2.9	0
	2010	2,208	#	2,106	102	13
			%	95.4	4.6	0.6
Pine Township	1990	1,514	#	1393	121	2
			%	92.0	8.0	0.1
	2000	2,500	#	2,411	89	4
			%	96.4	3.6	0.2
	2010	4,122	#	3,933	189	31
			%	95.4	4.6	0.8
Richland Township	1990	3,201	#	3,100	101	7
			%	96.8	3.2	0.2
	2000	3,508	#	3,353	155	5
			%	95.6	4.4	0.1
	2010	4,434	#	4,219	215	12
			%	95.2	4.8	0.3

U.S. Census Bureau, Table DP-1, 1990-2000; U.S. Census Bureau, American Community Survey estimates, 2010.

Table 4-2

Owner/Renter Occupancy, 1990-2010

	Year	Occupied Housing Units		Owner Occupied	Renter Occupied
Butler County	1990	55,325	#	42,379	12,946
			%	76.6	23.4
	2000	65,862	#	51,285	14,577
			%	77.9	22.1
	2010	72,835	#	55,241	17,594
			%	75.8	24.2
Adams Township	1990	**1,360**	#	**1,168**	**192**
			%	**85.9**	**14.1**
	2000	**2,382**	#	**2,116**	**266**
			%	**88.8**	**11.2**
	2010	**4,389**	#	**3,752**	**637**
			%	**85.5**	**14.5**
Cranberry Township	1990	5,203	#	4312	891
			%	82.9	17.1

	2000	8,352	#	7,003	1,349
			%	83.8	16.2
	2010	10,248	#	8,561	1,687
			%	83.5	16.5
Forward Township	1990	824	#	720	104
			%	87.4	12.6
	2000	970	#	847	123
			%	87.3	12.7
	2010	971	#	854	117
			%	88.1	12.0
Middlesex Township	1990	1,930	#	1733	197
			%	89.8	10.2
	2000	2,045	#	1,857	188
			%	90.8	9.2
	2010	2,106	#	1,896	210
			%	90.0	10.0
Pine Township	1990	1,393	#	1301	92
			%	93.4	6.6
	2000	2,411	#	2,301	110
			%	95.4	4.6
	2010	3,822	#	3,220	713
			%	81.9	18.1
Richland Township	1990	3,100	#	2535	565
			%	81.8	18.2
	2000	3,353	#	2,805	548
			%	83.7	16.3
	2010	4,219	#	3,498	721
			%	82.9	17.1

U.S. Census Bureau, Table DP-1, 1990-2000; U.S. Census Bureau, American Community Survey estimates, 2010.

Table 4-3

Average Household/Family Size, 1990-2010

		Average Household Size	Average Family Size
Butler County	1990	2.65	n/a
	2000	2.55	3.04
	2010	2.45	2.98

Adams Township	1990	2.83	n/a
	2000	2.80	3.17
	2010	2.64	3.10
Cranberry Township	1990	2.84	n/a
	2000	2.81	3.23
	2010	2.72	3.19
Forward Township	1990	2.84	n/a
	2000	2.77	3.15
	2010	2.61	2.98
Middlesex Township	1990	2.86	n/a
	2000	2.73	3.12
	2010	2.55	2.97
Pine Township	1990	2.86	n/a
	2000	3.14	3.40
	2010	2.92	3.34
Richland Township	1990	2.72	n/a
	2000	2.67	3.18
	2010	2.60	3.12

Source: U.S. Census Bureau, Table DP-1, 1990-2000; U.S. Census Bureau, American Community Survey estimates, 2010.

Table 4-4

Vacancy Rate, 1990-2010

	1990		2000		2010	
	Homeowner	Rental	Homeowner	Rental	Homeowner	Rental
Butler County	1.1	5.1	1.5	7.2	1.7	8.4
Adams Township	1.3	6.8	1.8	18.9	2.1	7.8
Cranberry Township	2.0	3.8	2.2	7.0	1.7	9.8
Forward Township	1.1	8.8	1.2	3.9	0.9	9.8
Middlesex Township	1.0	3.9	0.4	8.7	0.8	7.5
Pine Township	5.9	9.8	2.1	2.7	1.5	5.7
Richland Township	1.3	3.4	1.3	10.9	1.2	9.3

Source: U.S. Census Bureau, Table DP-1, 1990-2000; U.S. Census Bureau, American Community Survey estimates, 2010.

Table 4-5

Estimated Households, 2005-2035

	2005	2010	2020	2025	2030	2035
Butler County	72,382	76,956	87,593	94,354	101,985	111,071
Adams Township	**3,089**	**3,472**	**4,080**	**4,404**	**4,746**	**5,139**
Cranberry Township	10,395	11,529	13,407	14,440	15,541	16,819
Forward Township	1,042	1,101	1,238	1,329	1,428	1,544
Middlesex Township	2,077	2,150	2,412	2,609	2,838	3,115
Pine Township	3,079	3,454	4,057	4,383	4,744	5,176
Richland Township	3,429	3,596	4,142	4,539	4,804	4,798

Source: Southwestern Pennsylvania Commission, Cycle 8 Forecast of Population, Households and Employment

Table 4-6

Household by Type, 1990-2010

				Family Households			Nonfamily Households	
	Year	Total Households[1]		Family Households	Married Couple Family	Female Householder	Total Nonfamily Households	Householder Living Alone
Butler County	1990	55,325	#	41,054	34,872	4,611	14,271	12,373
			%	74.2	63.0	8.3	25.8	22.4
	2000	65,862	#	46,839	39,384	5,323	19,023	15,943
			%	71.1	59.8	8.1	28.9	24.2
	2010	72,835	#	49,440	40,667	6,100	23,395	19,324
			%	67.9	55.8	8.4	32.1	26.5
Adams Township	1990	**1,360**	**#**	**1,114**	**982**	**99**	**246**	**217**
			%	**81.9**	**72.2**	**7.3**	**18.1**	**16.0**
	2000	**2,382**	**#**	**1,918**	**1,715**	**144**	**464**	**384**
			%	**80.5**	**72.0**	**6.0**	**19.5**	**16.1**
	2010	4,389	#	**3,306**	**2,917**	**269**	**1.083**	**895**
			%	**75.3**	**66.5**	**6.1**	**24.7**	**20.4**
Cranberry Township	1990	5,203	#	4,135	3,703	330	1,068	899
			%	79.5	71.2	6.3	20.5	17.3
	2000	8,352	#	6,559	5,879	512	1,793	1,495
			%	78.5	70.4	6.1	21.5	17.9
	2010	10,248	#	7,715	4,011	666	2.533	2,073
			%	75.3	39.1	6.5	24.7	20.2
Forward Township	1990	824	#	653	592	40	171	145
			%	79.2	71.8	4.9	20.8	17.6
	2000	970	#	752	662	53	218	167
			%	77.5	68.2	5.5	22.5	17.2
	2010	971	#	732	281	70	239	185
			%	75.4	28.9	7.2	24.6	19.1
Middlesex Township	1990	1,930	#	1,588	1,404	135	342	300
			%	82.3	72.7	7.0	17.7	15.5
	2000	2,045	#	1,615	1,407	148	430	371
			%	79.0	68.8	7.2	21.0	18.1
	2010	2,106	#	1,586	1,368	148	520	426
			%	75.3	65.0	7.0	24.7	20.2
Pine Township	1990	1,393	#	1,190	1,096	59	203	178
			%	85.4	78.7	4.2	14.6	12.8

[1] These statistics will not add up to 100% as each number may be covered by more than one category.

Table 4-6

Household by Type, 1990-2010

				Family Households			Nonfamily Households	
	Year	Total Households[1]		Family Households	Married Couple Family	Female Householder	Total Nonfamily Households	Householder Living Alone
	2000	2,411	#	2,120	1,982	97	291	253
			%	87.9	82.2	4.0	12.1	10.5
	2010	3.933	#	3,120	2,824	200	813	622
			%	79.3	71.8	5.1	20.7	15.8
Richland Township	1990	3,100	#	2,363	2,077	221	737	663
			%	76.2	67.0	7.1	23.8	21.4
	2000	3,353	#	2,492	2,178	242	861	775
			%	74.3	65.0	7.2	25.7	23.1
	2010	4,219	#	6,067	1,475	309	1,152	1,020
			%	72.7	35.0	7.3	27.3	24.2

U.S. Census Bureau, Table DP-1, 1990-2000; U.S. Census Bureau, American Community Survey estimates, 2010.

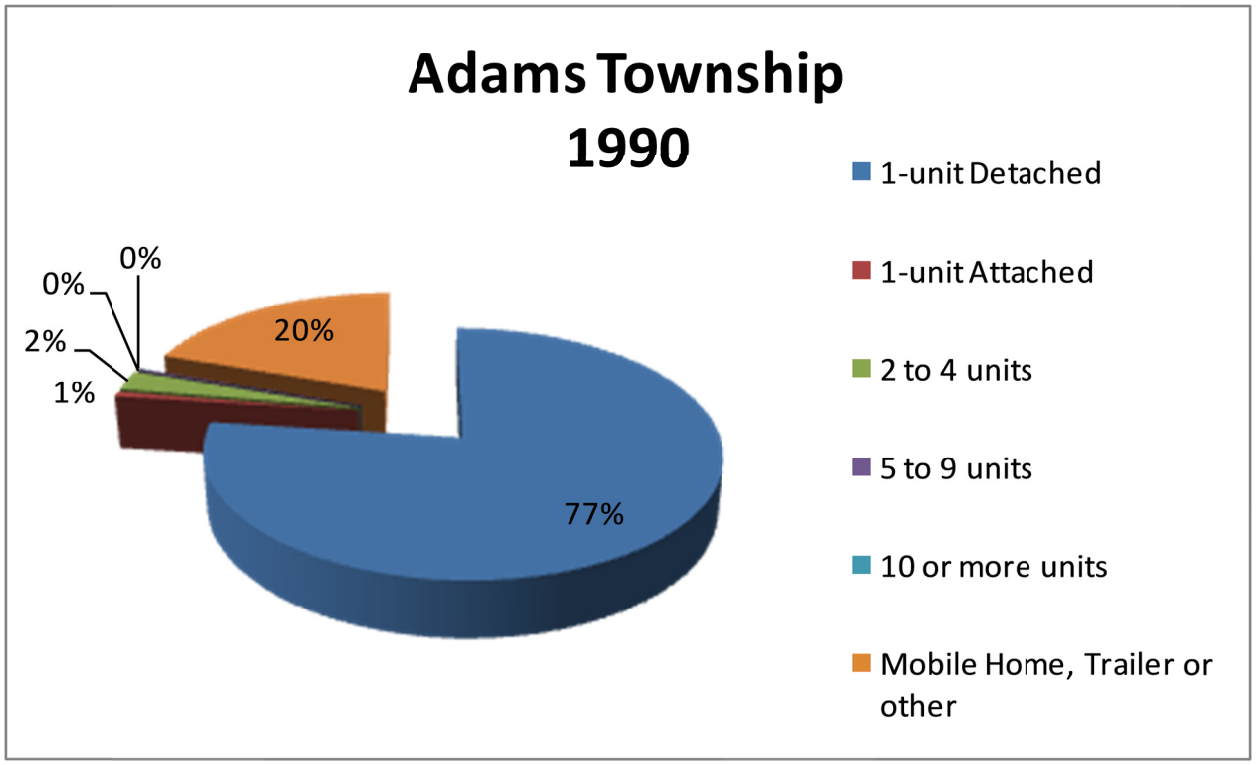
Table 4-7

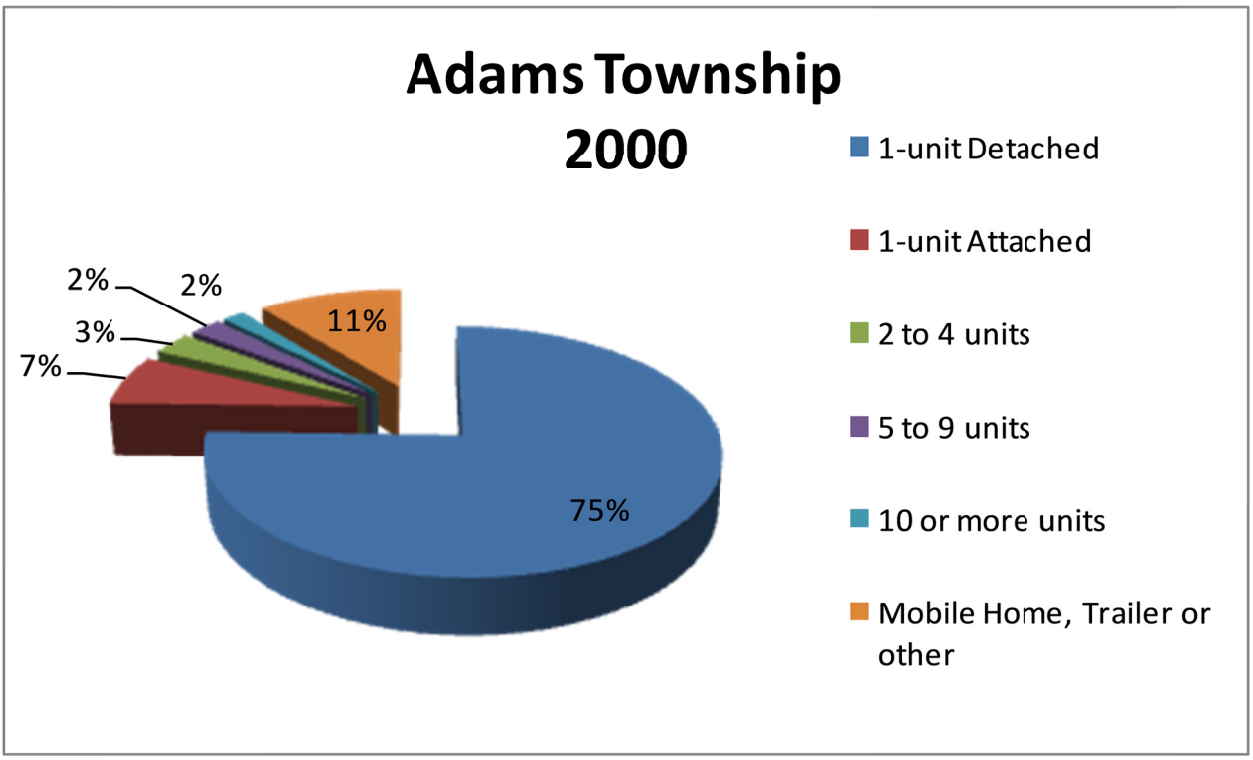
Units in Structure, 1990-2010

	Year	Total Housing Units		1-unit Detached	1-unit Attached	2 to 4 units	5 to 9 units	10 or more units	Mobile Home, Trailer or other
Butler County	1990	59,061	#	40,696	1,601	4,102	1,179	2,753	8,730
			%	68.9	2.7	6.9	2.0	4.7	14.8
	2000	69,868	#	48,393	2,710	4,605	1,625	3,735	8,760
			%	69.3	3.9	6.6	2.3	5.4	12.5
	2010	78,386	#	52,498	6,191	4,481	1,986	5,327	7,903
			%	67.0	7.9	5.7	2.5	6.7	10.1
Adams Township	**1990**	**1,418**	**#**	**1,092**	**9**	**36**	**2**	**0**	**279**
			%	**77.0**	**0.6**	**2.5**	**0.1**	**0.0**	**19.7**
	2000	**2,544**	**#**	**1,919**	**171**	**77**	**61**	**43**	**273**
			%	**75.4**	**6.7**	**3.0**	**2.4**	**1.7**	**10.7**
	2010	**4,319**	**#**	**3,030**	**726**	**124**	**93**	**196**	**161**
			%	**70.2**	**16.8**	**2.9**	**2.2**	**4.5**	**3.7**
Cranberry Township	1990	5,449	#	3,391	822	69	161	299	707
			%	62.2	15.1	1.3	3.0	5.5	13.0
	2000	8,724	#	5,906	1,133	180	303	529	675
			%	67.7	13.0	2.0	3.5	6.0	7.7
	2010	10,652	#	7,529	1,252	209	258	800	604
			%	70.7	11.8	2.0	2.4	7.5	5.7
Forward Township	1990	1,013	#	794	4	18	3	0	194
			%	78.4	0.4	1.8	0.3	0.0	19.2
	2000	1,089	#	922	0	26	8	0	133
			%	84.7	0.0	2.4	0.7	0.0	12.2
	2010	1,007	#	841	0	11	27	0	128
			%	83.5	0.0	1.1	2.7	0.0	12.7
Middlesex Township	1990	1,990	#	1,573	8	31	6	0	372
			%	79.0	0.4	1.6	0.3	0.0	18.7
	2000	2,105	#	1,701	21	47	8	0	328
			%	80.8	1.0	2.3	0.4	0.0	15.6
	2010	2,222	#	1,923	34	45	0	0	220
			%	86.5	1.5	2.1	0.0	0.0	9.9
Pine Township	1990	1,514	#	1,484	8	7	0	1	14
			%	98.0	0.5	0.5	0.0	0.1	0.9
	2000	2,500	#	2,444	41	15	0	0	0
			%	97.8	1.6	0.6	0.0	0.0	0.0

Table 4-7 Units in Structure, 1990-2010									
	Year	Total Housing Units		1-unit Detached	1-unit Attached	2 to 4 units	5 to 9 units	10 or more units	Mobile Home, Trailer or other
	2010	3,685	#	3,063	183	0	48	374	17
			%	83.1	5.0	0.0	1.3	10.2	0.5
Richland Township	1990	3,201	#	2,561	35	71	42	336	156
			%	80.0	1.1	2.2	1.3	10.5	4.9
	2000	3,508	#	2,787	151	72	79	347	72
			%	79.4	4.3	2.1	2.3	9.9	2.1
	2010	4,026	#	3,231	375	88	18	276	38
			%	80.3	9.3	2.2	0.4	6.8	0.9

U.S. Census Bureau, Table DP-4, 1990-2000; U.S. Census Bureau, American Community Survey estimates, 2010.




Adams Township
2000
2%
2%
3%
7%
11%
75%
1-unit Detached
1-unit Attached
2 to 4 units
5 to 9 units
10 or more units
Mobile Home, Trailer or other

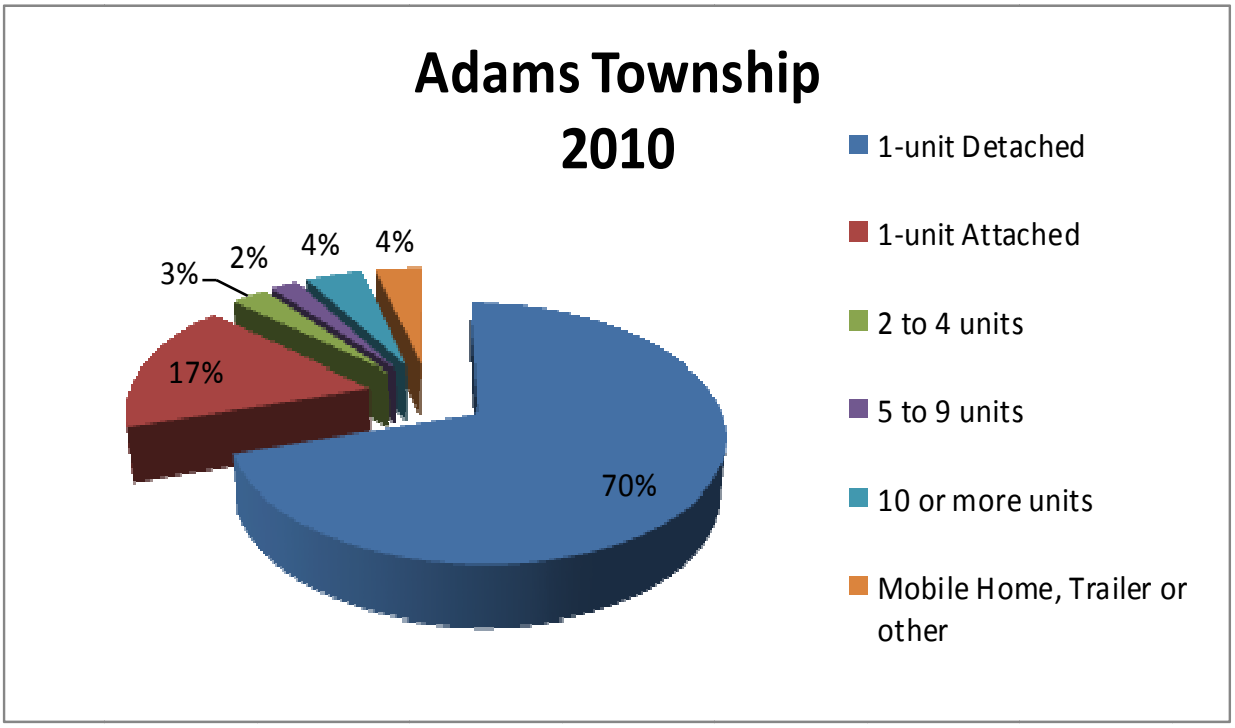

Adams Township
2010
3%
2%
4%
4%
17%
70%
1-unit Detached
1-unit Attached
2 to 4 units
5 to 9 units
10 or more units
Mobile Home, Trailer or other

Table 4-8

Year Structure Built

2010 American Community Survey

		Built 2005 or later	Built 2000-2004	Built 1990-1999	Built 1980-1989	Built 1970-1979	Built 1960-1969	Built 1950-1959	Built 1940-1949	Built 1939 or earlier
Butler County	#	3,899	6,745	14,685	8,918	12,322	7,068	7,790	5,157	11,802
	%	5.0	8.6	18.7	11.4	15.7	9.0	9.9	6.6	15.1
Adams Township	#	762	1,117	1,212	192	126	164	477	81	188
	%	17.6	25.9	28.1	4.4	2.9	3.8	11.0	1.9	4.4
Cranberry Township	#	477	1,661	3,104	2,220	1,782	568	579	74	187
	%	4.5	15.6	29.1	20.8	16.7	5.3	5.4	0.7	1.8
Forward Township	#	39	74	184	183	158	93	135	38	103
	%	3.9	7.3	18.3	18.2	15.7	9.2	13.4	3.8	10.2
Middlesex Township	#	46	174	279	221	348	360	453	187	154
	%	2.1	7.8	12.6	9.9	15.7	16.2	20.4	8.4	6.9
Pine Township	#	304	948	1,056	271	224	217	402	153	110
	%	8.2	25.7	28.7	7.4	6.1	5.9	10.9	4.2	3.0
Richland Township	#	208	508	556	510	280	500	812	171	481
	%	5.2	12.6	13.8	12.7	7.0	12.4	20.2	4.2	11.9

Source: U.S. Census Bureau, American Community Survey estimates, 2010.

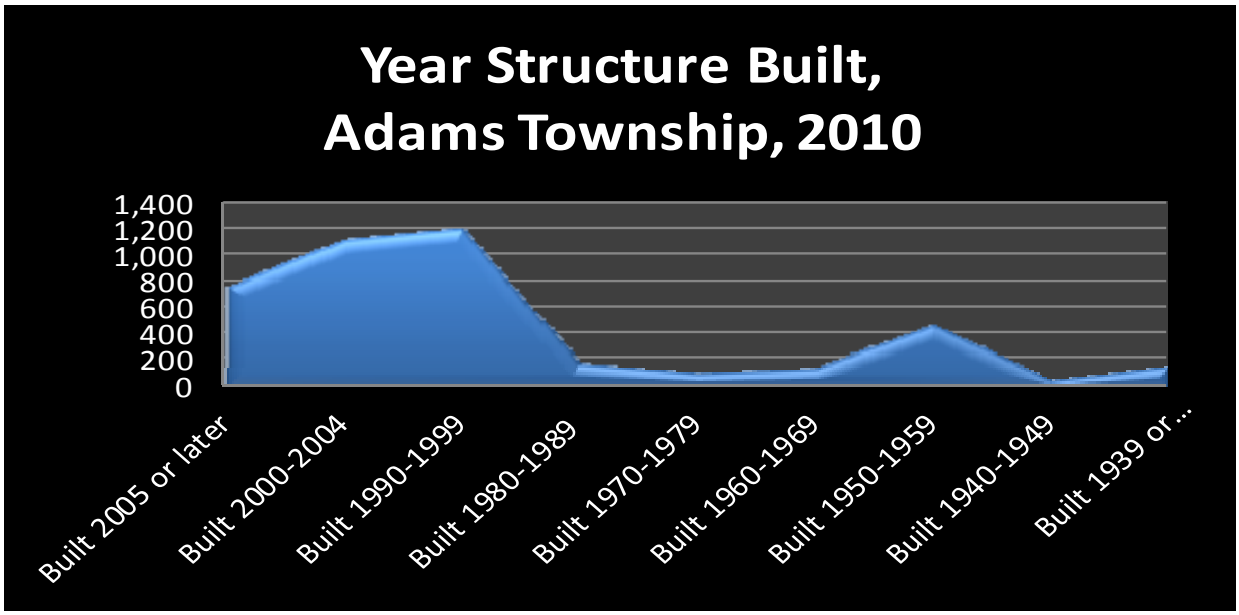


Table 4-9

Year Householder Moved into Unit

2010 American Community Survey

		2005 or later	2000-2004	1990-1999	1980-1989	1970-1979	1969 or earlier
Butler County	#	28,652	11,374	15,145	7,418	4,993	5,704
	%	39.1	15.5	20.7	10.1	6.8	7.8
Adams Township	#	1,454	1,056	947	198	104	203
	%	36.7	26.7	23.9	5.0	2.6	5.1
Cranberry Township	#	3,322	2,791	2,432	814	455	283
	%	32.9	27.6	24.1	8.1	4.5	2.8
Forward Township	#	201	170	192	214	98	68
	%	21.3	18.0	20.4	22.7	10.4	7.2
Middlesex Township	#	250	339	544	336	278	240
	%	12.6	17.1	27.4	16.9	14.0	12.1
Pine Township	#	1,021	867	929	248	178	168
	%	29.9	25.4	27.2	7.3	5.2	4.9
Richland Township	#	863	889	863	512	345	375
	%	22.4	23.1	22.4	13.3	9.0	9.7

Source: U.S. Census Bureau, American Community Survey estimates, 2010

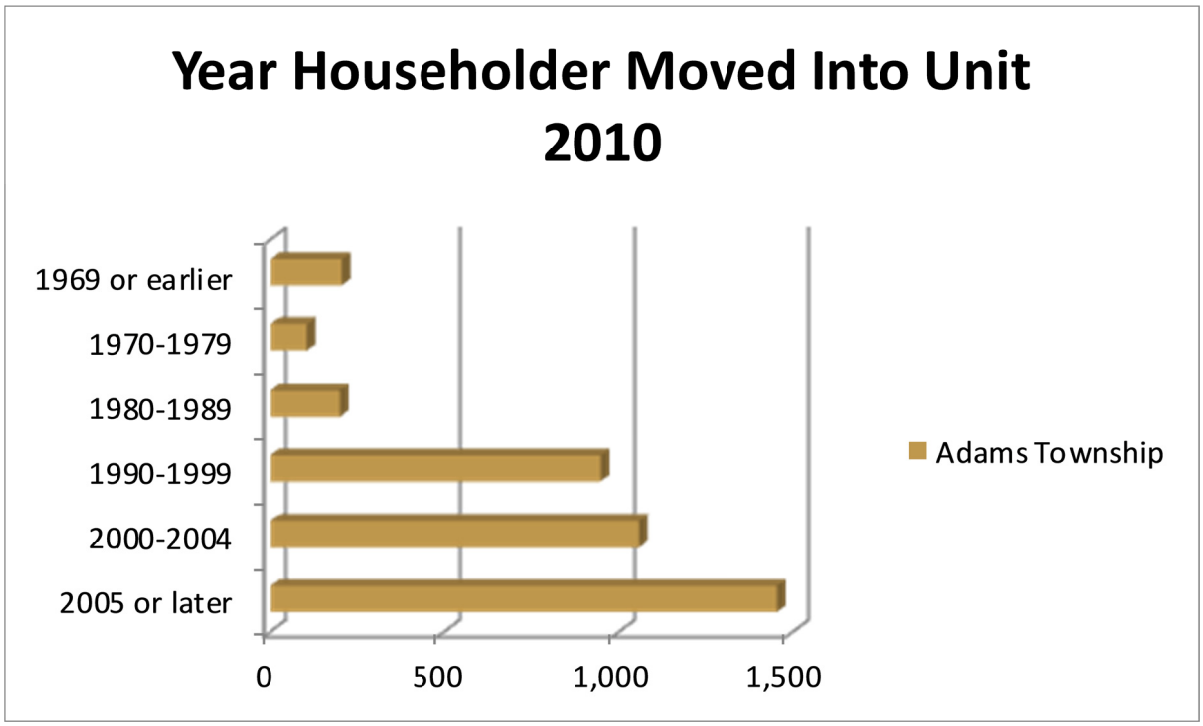


Table 4-10

Value, 1990-2010

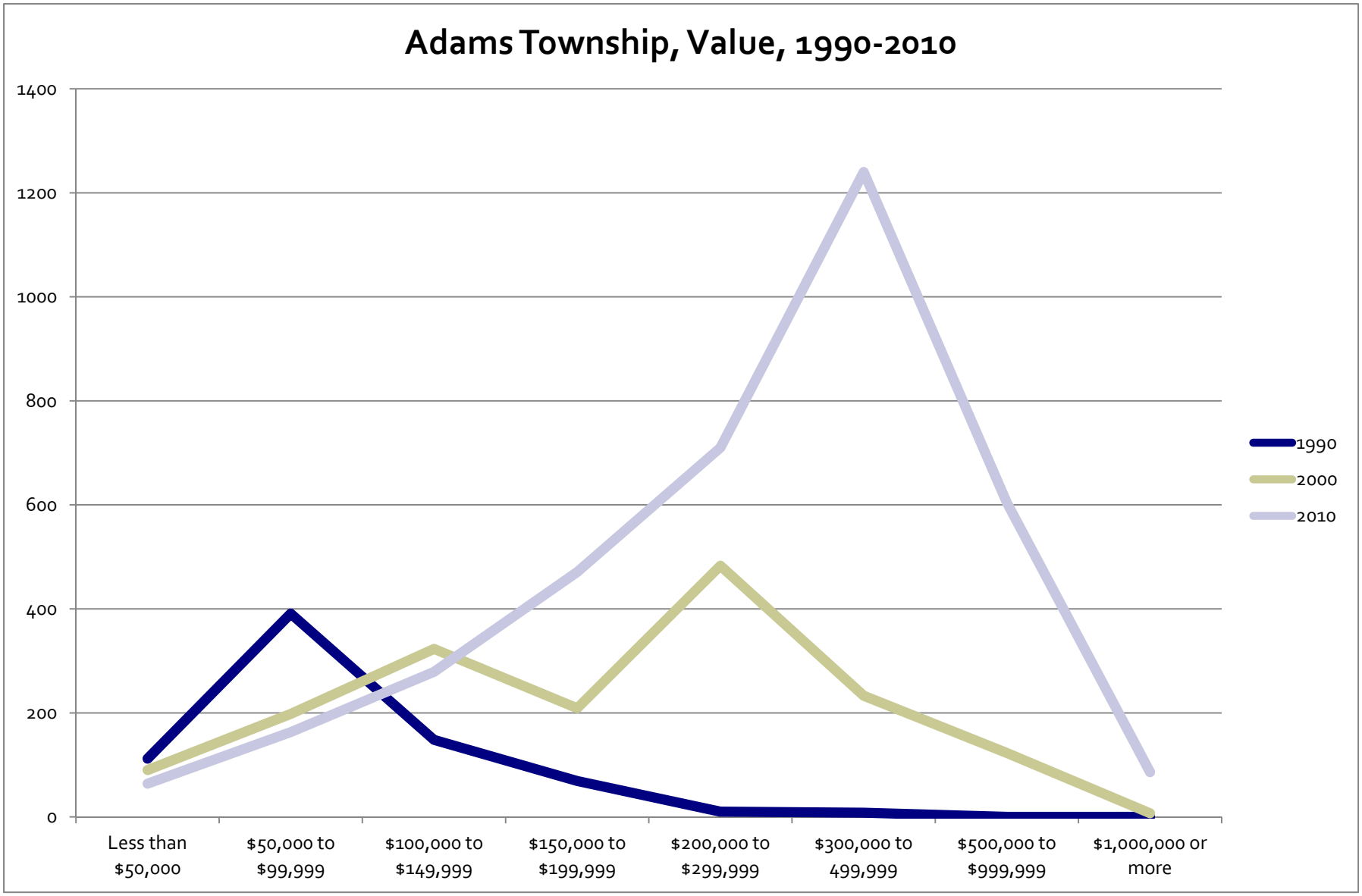
	Year	Specified Owner-Occupied Units		Less than $50,000	$50,000 to $99,999	$100,000 to $149,999	$150,000 to $199,999	$200,000 to $299,999	$300,000 to 499,999	$500,000 to $999,999	$1,000,000 or more
Butler County	1990	29,780	#	9,589	16,006	2,817	947	310	111		
			%	32.2	53.7	9.5	3.2	1	0.4		
	2000	38,755	#	2,496	13,230	11,880	5,526	4,214	1,148	194	67
			%	6.4	34.1	30.7	14.3	10.9	3	0.5	0.2
	2010	56,193	#	4,739	7,590	9,675	11,976	11,810	8,001	2,036	366
			%	8.4	13.5	17.2	21.3	21.0	14.2	3.6	0.7
Adams Township	1990	**738**	**#**	**112**	**391**	**148**	**69**	**10**	**8**		
			%	15.2	53	20.1	9.3	1.4	1.1		
	2000	**1,666**	**#**	**90**	**198**	**323**	**209**	**483**	**233**	**123**	**7**
			%	**5.4**	**11.9**	**19.4**	**12.5**	**29**	**14**	**7.4**	**0.4**
	2010	**3,617**	#	64	163	279	471	710	1,240	604	86
			%	1.8	4.5	7.7	13.0	19.6	34.3	16.7	2.4
Cranberry Township	1990	3,367	#	174	2,153	567	339	91	43		
			%	5.2	63.9	16.8	10.1	2.7	1.3		
	2000	6,161	#	6	931	1,950	1,304	1,503	443	9	15
			%	0.1	15.1	31.7	21.2	24.4	7.2	0.1	0.2
	2010	8,471	#	379	328	1,093	1,514	2,790	1,860	468	39
			%	4.5	3.9	12.9	17.9	32.9	22.0	5.5	0.5
Forward Township	1990	392	#	114	229	35	8	4	2		
			%	29.1	58.4	8.9	2	1	0.5		
	2000	558	#	38	184	161	103	68	4	0	0
			%	6.8	33	28.9	18.5	12.2	0.7	0	0

Table 4-10

Value, 1990-2010

	Year	Specified Owner-Occupied Units		Less than $50,000	$50,000 to $99,999	$100,000 to $149,999	$150,000 to $199,999	$200,000 to $299,999	$300,000 to 499,999	$500,000 to $999,999	$1,000,000 or more
	2010	818	#	36	99	200	194	161	103	10	15
			%	4.4	12.1	24.4	23.7	19.7	23.6	1.2	1.8
Middlesex Township	1990	1,179	#	118	817	167	47	26	4		
			%	10	69.3	14.2	4	2.2	0.3		
	2000	1,360	#	0	435	401	265	192	51	16	0
			%	0	32	29.5	19.5	14.1	3.8	1.2	0
	2010	1,812	#	119	101	425	554	307	218	55	33
			%	6.6	5.6	23.5	30.6	16.9	12.0	3.0	1.8
Pine Township	1990	1,141	#	57	548	204	116	156	60		
			%	5	48	17.9	10.2	13.7	5.3		
	2000	2,153	#	8	261	351	280	756	381	116	0
			%	0.4	12.1	16.3	13	35.1	17.7	5.4	0
	2010	3,029	#	29	69	276	381	446	1,117	636	75
			%	1.0	2.3	9.1	12.6	14.7	36.9	21.0	2.5
Richland Township	1990	2,221	#	205	1,351	429	150	77	9		
			%	9.2	60.8	19.3	6.8	3.5	0.4		
	2000	2,600	#	49	651	1,039	513	239	97	12	0
			%	1.9	25	40	19.7	9.2	3.7	0.5	0
	2010	3,345	#	104	168	649	914	932	443	121	14
			%	3.1	5.0	19.4	27.3	27.9	13.2	3.6	0.4

U.S. Census Bureau, Table DP-4, 1990-2000; U.S. Census Bureau, American Community Survey estimates, 2010.


Adams Township, Value, 1990-2010
1400
1200
1000
800
600
400
200
0
Less than $50,000
$50,000 to $99,999
$100,000 to $149,999
$150,000 to $199,999
$200,000 to $299,999
$300,000 to 499,999
$500,000 to $999,999
$1,000,000 or more
1990
2000
2010

Median Value, 2000-2010

	2000	2010
Butler County	$114,100	$171,500
Adams Township	202,600	313,500
Cranberry Twp	157,900	230,000
Forward Township	119,800	165,200
Middlesex Twp	130,300	168,000
Pine Township	217,500	345,000
Richland Township	128,000	188,400

Median Number of Rooms, 2000-2010

	2000	2010
Butler County	5.9	6.0
Adams Township	7.1	7.5
Cranberry Twp	7.0	7.1
Forward Township	5.8	6.1
Middlesex Twp	6.3	6.4
Pine Township	8.0	8.0
Richland Township	6.3	7.3

Median Mortgage, 2000-2010

Butler County	$1,025	$1,363
Adams Township	1,592	2,082
Cranberry Township	1,358	1,802
Forward Township	1,013	1,278
Middlesex Twp	1,139	1,350
Pine Township	1,688	2,672
Richland Township	1,224	1,678

Median Rent, 2000-2010

Butler County	$487	$715
Adams Township	693	1,235
Cranberry Township	786	981
Forward Township	477	494
Middlesex Township	573	559
Pine Township	448	1,158
Richland Township	852	988

Table 4-11

Mortgage, 1990-2010

	Year	With a Mortgage		Less than $300	$300 to $499	$500 to $699	$700 to $999	$1,000 to $1,499	$1,500 to $1,999	$2,000 or more
Butler County	1990	16,567	#	633	4,571	5,121	4,307	1,531	297	107
			%	3.8	27.6	30.9	26	9.2	1.8	0.6
	2000	25,635	#	108	1,266	3,693	7,308	7,914	3,694	1,652
			%	0.4	4.9	14.4	28.5	30.9	14.4	6.4
	2010	36,389	#	94	602	2,148	7,250	10,336	8,302	7,657
			%	0.3	1.7	5.9	19.9	28.4	22.8	21.0
Adams Township	1990	**428**	**#**	**7**	**73**	**111**	**162**	**34**	**19**	**22**
			%	**1.6**	**17.1**	**25.9**	**37.9**	**7.9**	**4.4**	**5.1**
	2000	**1,305**	**#**	**12**	**28**	**93**	**79**	**305**	**368**	**420**
			%	**0.9**	**2.1**	**7.1**	**6.1**	**23.4**	**28.2**	**32.2**
	2010	**3,763**	**#**	**0**	**7**	**57**	**116**	**305**	**914**	**1,464**
			%	**0.0**	**0.3**	**2.1**	**4.2**	**11.0**	**29.5**	**53.0**
Cranberry Township	1990	2,068	#	35	73	111	1,183	518	130	18
			%	1.7	3.5	5.4	57.2	25	6.3	0.9
	2000	5,382	#	0	47	306	937	1,939	1,466	687
			%	0	0.9	5.7	17.4	36	27.2	12.8
	2010	6,650	#	11	54	134	390	1,492	2,005	2,564
			%	0.2	0.8	2.0	5.9	22.4	30.2	38.6
Forward Township	1990	229	#	10	48	88	63	18	2	0
			%	4.4	21	38.4	27.5	7.9	0.9	0
	2000	321	#	6	16	24	111	123	33	8
			%	1.9	5	7.5	34.6	38.3	10.3	2.5
	2010	485	#	0	4	53	83	146	91	108

Table 4-11

Mortgage, 1990-2010

	Year	With a Mortgage		Less than $300	$300 to $499	$500 to $699	$700 to $999	$1,000 to $1,499	$1,500 to $1,999	$2,000 or more
			%	0.0	0.8	10.9	17.1	30.1	18.8	22.3
Middlesex Township	1990	719	#	6	171	242	209	83	8	0
			%	0.8	23.8	33.7	29.1	11.5	1.1	0
	2000	827	#	0	53	53	243	240	191	47
			%	0	6.4	6.4	29.4	29	23.1	5.7
	2010	1,277	#	0	26	61	182	509	330	169
			%	0.0	2.0	4.8	14.3	39.9	25.8	13.2
Pine Township	1990	746	#	16	87	113	194	138	91	107
			%	2.1	11.7	15.1	26	18.5	12.2	14.3
	2000	1,626	#	8	9	57	136	261	456	699
			%	0.5	0.6	3.5	8.4	16.1	28	43
	2010	2,229	#	0	35	15	33	235	254	1,657
			%	0.0	1.6	0.7	1.5	10.5	11.4	74.3
Richland Township	1990	1,526	#	0	150	330	562	330	116	38
			%	0	9.8	21.6	36.8	21.6	7.6	2.5
	2000	1,797	#	6	6	154	350	766	308	207
			%	0.3	0.3	8.6	19.5	42.6	17.1	11.5
	2010	2,466	#	8	0	62	138	619	851	788
			%	0.3	0.0	2.5	5.6	25.1	34.5	32.0

U.S. Census Bureau, Table DP-4, 1990-2000; U.S. Census Bureau, American Community Survey estimates, 2010.

Table 4-12

Rent, 1990

	Specified Renter Occupied Units		Less than $250	$250 to $499	$500 to $749	$750 to $999	$1,000 or more
Butler County	11,298	#	4,594	5,989	582	36	97
		%	40.7	53.0	5.2	0.3	0.9
Adams Township	136	#	41	91	4	0	0
		%	30.1	66.9	2.9	0.0	0.0
Cranberry Township	764	#	29	465	166	25	79
		%	3.8	60.9	21.7	3.3	10.3
Forward Township	63	#	36	26	1	0	0
		%	57.1	41.3	1.6	0.0	0.0
Middlesex Township	150	#	59	86	4	1	0
		%	39.3	57.3	2.7	0.7	0.0
Pine Township	49	#	14	22	8	4	1
		%	28.6	44.9	16.3	8.2	2.0
Richland Township	521	#	102	199	74	18	128
		%	19.6	38.2	14.2	3.5	24.6

U.S. Census Bureau, Table DP-4, 1990

Table 4-12 (continued)

Rent, 2000

		Specified Renter Occupied Units		Less than $200	$200 to $299	$300 to $499	$500 to $749	$750 to $999	$1,000 to $1,499	$1,500 or more
Butler County	2000	14,181	#	759	998	5,097	4,121	1,326	344	442
			%	5.4	7	35.9	29.1	9.4	2.4	3.1
	2010	15,707	#	315	660	2,068	5,377	3,812	2,649	826
			%	2.0	4.2	13.2	34.2	24.3	16.9	5.3
Adams Township	2000	257	#	0	0	56	68	11	49	62
			%	0	0	21.8	26.5	4.3	19.1	24.1
	2010	318	#	0	0	15	60	68	53	122
			%	0.0	0.0	4.7	18.9	21.4	16.7	38.4
Cranberry Township	2000	1,304	#	0	12	70	383	497	111	170
			%	0	0.9	5.4	29.4	38.1	8.5	13
	2010	1,506	#	0	0	40	94	682	338	352
			%	0.0	0.0	2.7	6.2	45.3	22.4	23.4
Forward Township	2000	114	#	3	0	37	18	12	0	0
			%	2.6	0	32.5	15.8	10.5	0	0
	2010	69	#	0	0	39	21	4	5	0
			%	0.0	0.0	56.5	30.4	5.8	7.2	0.0
Middlesex Township	2000	179	#	4	0	39	38	32	11	0
			%	2.2	0	21.8	21.2	17.9	6.1	0
	2010	114	#	0	0	29	59	14	12	0
			%	0.0	0.0	25.4	51.8	12.3	10.5	
Pine Township	2000	99	#	0	14	41	15	0	15	0

			%	0	14.1	41.4	15.2	0	15.2	0
	2010	370	#	0	0	0	34	82	231	23
			%	0.0	0.0	0.0	9.2	22.2	62.4	6.2
Richland Township	2000	545	#	18	43	88	90	49	51	170
			%	3.3	7.9	16.1	16.5	9	9.4	31.2
	2010	447	#	7	40	17	71	91	28	193
			%	1.6	8.9	3.8	15.9	20.4	6.3	43.2

U.S. Census Bureau, Table DP-4, 2000; U.S. Census Bureau, American Community Survey estimates, 2010.

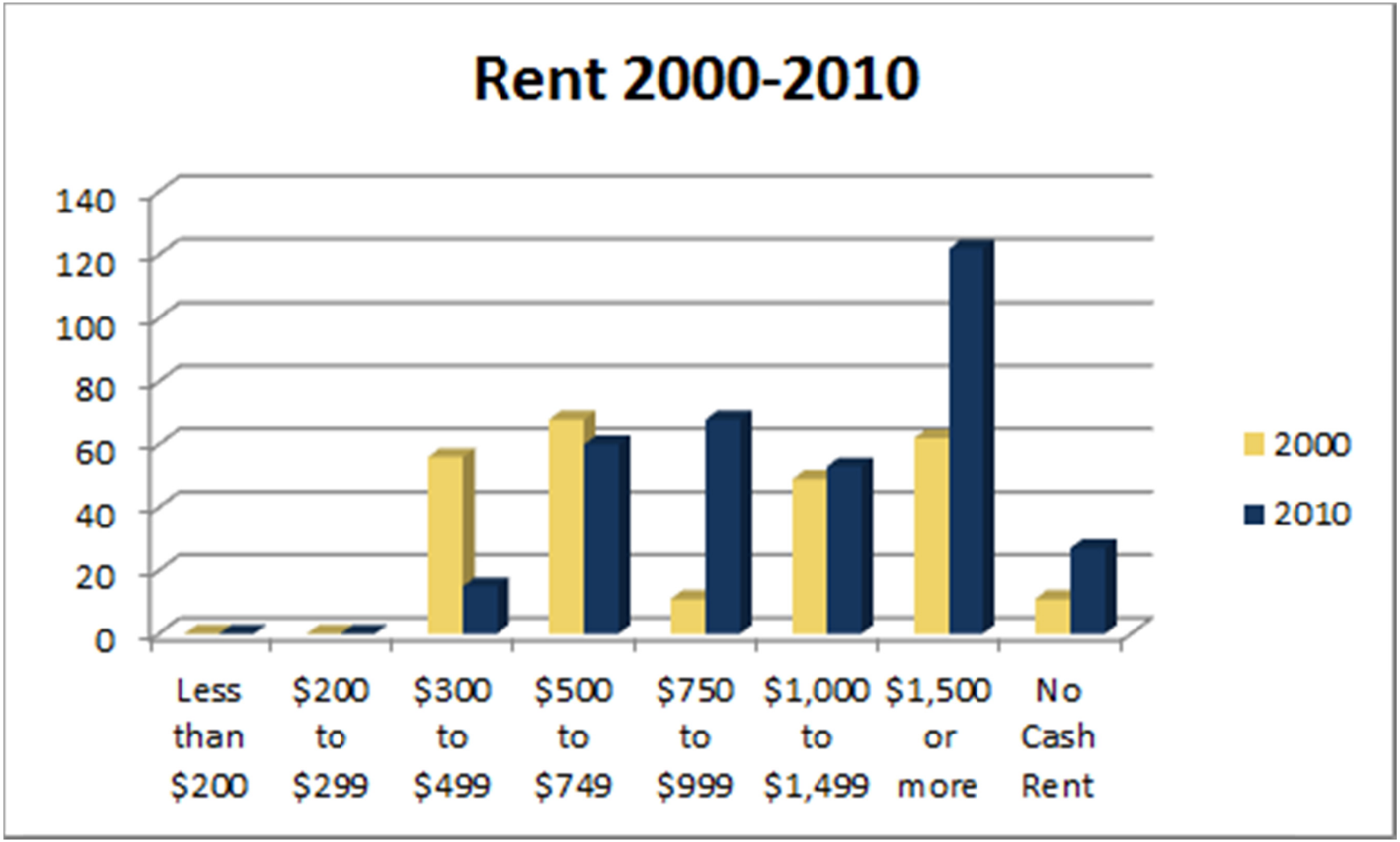

Rent 2000-2010
140
120
100
80
60
40
20
0
Less than $200
$200 to $299
$300 to $499
$500 to $749
$750 to $999
$1,000 to $1,499
$1,500 or more
No Cash Rent
2000
2010

Table 4-13

Housing Units Building Permits for:
REGION, TOTAL
1992-2011

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Total Units	569	629	831	616	582	472	591	758	691	906	686	639	571	748	564	533	416	342	419	478
Units in Single-Family Structures	537	597	799	616	582	472	591	583	555	598	638	575	477	640	561	518	390	338	379	401
Units in All Multi-Family Structures	32	32	32	0	0	0	0	175	136	308	48	64	94	108	3	15	26	4	40	77
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	4	4	0	2	0	0	4	2	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	4	4	0	0	0	3	11	0	4	8	7
Units in 5+ Unit Multi-Family Structures	32	32	32	0	0	0	0	175	136	300	40	64	92	108	0	0	24	0	32	70

Source: SOCDS Building Permits Database, huduser.org

Housing Unit Building Permits for:
ADAMS TOWNSHIP, PA
(Butler County)

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Total Units	40	75	108	101	103	106	116	117	104	96	148	127	141	240	200	232	121	121	153	144
Units in Single-Family Structures	40	75	108	101	103	106	116	117	104	96	108	101	101	240	200	232	121	121	153	144
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	40	26	40	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	40	26	40	0	0	0	0	0	0	0

Housing Unit Building Permits for:
CRANBERRY TOWNSHIP, PA
(Butler County)

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Total Units	314	339	548	350	305	201	279	257	306	486	247	281	229	293	87	96	133	91	148	191
Units in Single-Family Structures	282	307	516	350	305	201	279	257	266	268	245	243	177	201	87	96	109	91	116	127
Units in All Multi-Family Structures	32	32	32	0	0	0	0	0	40	218	2	38	52	92	0	0	24	0	32	64
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0

Units in 5+ Unit Multi-Family Structures	32	32	32	0	0	0	0	0	40	212	0	38	52	92	0	0	24	0	32	64

Housing Unit Building Permits for:
FORWARD TOWNSHIP, PA
(Butler County)

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Total Units	2	17	17	21	15	12	13	14	6	9	15	10	7	4	13	8	7	5	3	1
Units in Single-Family Structures	2	17	17	21	15	12	13	14	6	9	15	10	7	4	13	8	7	5	3	1
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Housing Unit Building Permits for:
MIDDLESEX TOWNSHIP, PA
(Butler County)

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Total Units	30	24	17	21	19	21	21	21	11	17	19	13	15	15	17	4	10	3	13	25
Units in Single-Family Structures	30	24	17	21	19	21	21	21	11	17	19	13	15	15	17	4	8	3	13	25
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

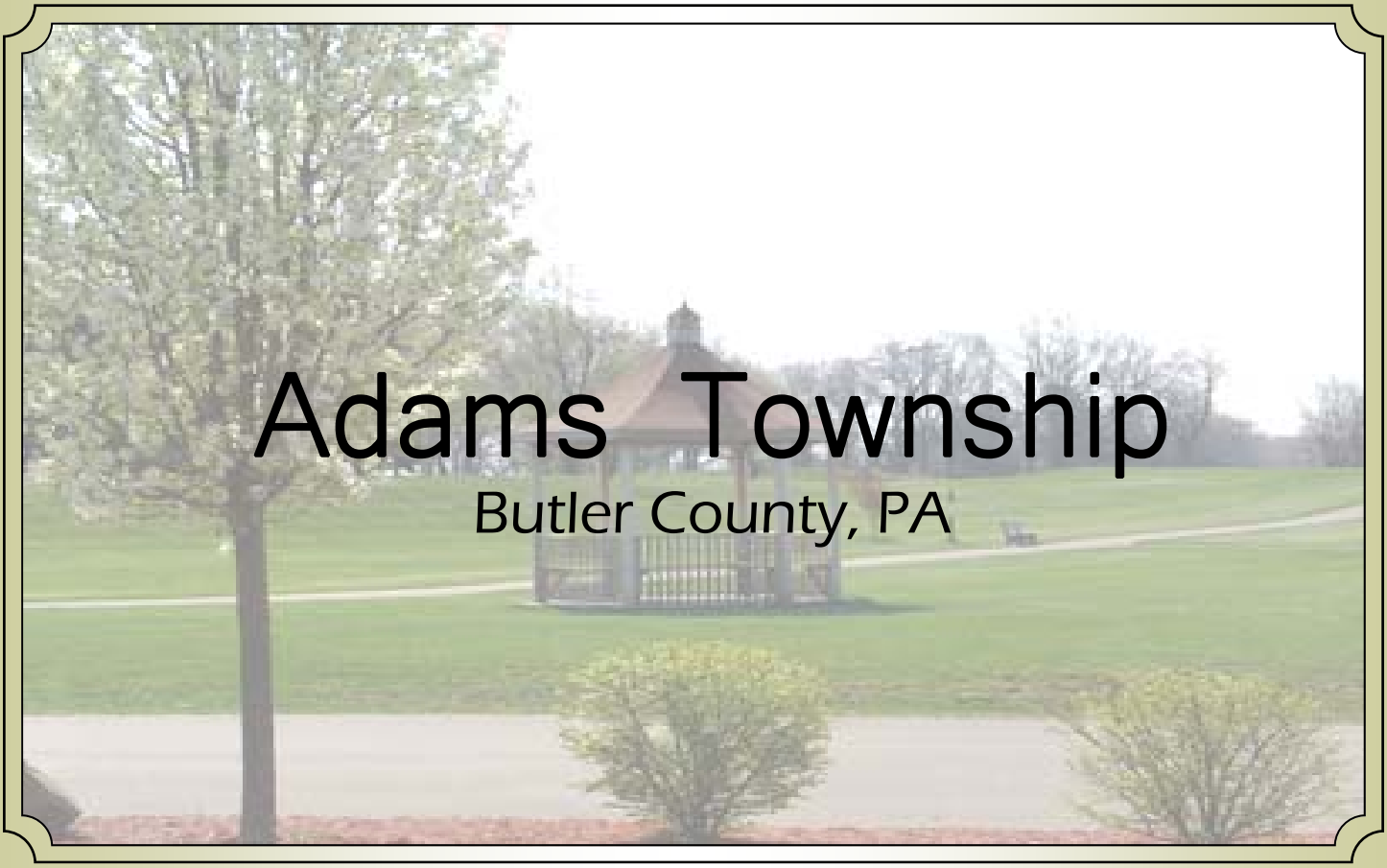
Housing Unit Building Permits for:
PINE TOWNSHIP, PA
(Allegheny County)

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Total Units	125	115	96	77	91	92	117	292	219	201	113	109	94	88	179	111	76	44	44	77
Units in Single-Family Structures	125	115	96	77	91	92	117	117	123	113	113	109	94	88	176	111	76	40	36	64
Units in All Multi-Family Structures	0	0	0	0	0	0	0	175	96	88	0	0	0	0	3	0	0	4	8	13
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	4	8	7

Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	175	96	88	0	0	0	0	0	0	0	0	0	6

Housing Unit Building Permits for:
RICHLAND TOWNSHIP, PA
(Allegheny County)

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Total Units	58	59	45	46	49	40	45	57	45	97	144	99	85	108	68	82	69	78	58	40
Units in Single-Family Structures	58	59	45	46	49	40	45	57	45	95	138	99	83	92	68	67	69	78	58	40
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	2	6	0	2	16	0	15	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	2	2	0	2	0	0	4	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	11	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0



Adams Township

Butler County, PA

COMPREHENSIVE DEVELOPMENT PLAN

Part 5

Socio-Economic Profile

PART 5

SOCIO-ECONOMIC PROFILE

OVERVIEW

While an analysis of municipal revenues and expenditures is included in this work element, there are key metrics which when evaluated, provide a fairly accurate assessment of a community's economic strengths and weaknesses. Employment status for persons sixteen (16) years and over, occupations employing workers, industries and sectors providing jobs to Township residents, household and family incomes, wages and salary data and the assessed value of real estate are all components of a community's economic health. Further, the competitiveness of a municipality's private sector within the region is an indication of certain indirect characteristics. Most Townships of the Second Class in Western Pennsylvania have evolved as residential suburbs of older boroughs and smaller cities where land costs and a rural environment are preferred over small-town neighborhoods with high density building lots, however commuting times to work from rural Townships increases as a result.

As these formerly rural-agricultural areas develop, the sequence usually begins with large-lot residential subdivisions requiring private wells and on-lot septic systems because the demand for public utilities has not required line extensions into undeveloped corridors. The link between land use and transportation has been demonstrated consistently as the pattern of development is repeated in comparable communities with access to employment centers. Such is the case with Adams Township, although unrestricted access to an arterial roadway considered to be a community asset, introduces another economic dynamic. The Township chose several decades ago to manage growth in the SR 228 corridor and to preserve perimeter areas, unlikely to be serviced by public utilities, for low density long range development.

Higher density residential development has occurred in the western and southern quadrants, and infill development is expected to continue. This represents an economy of scale identified as "smart growth," which emphasizes the development of areas where infrastructure can presently support such development, as opposed to the introduction of public water and sanitary sewerage lines into corridors where speculation in real estate is still active. This sequence of development has also stimulated the need for commercial and service uses to support a growing population, requiring monitoring of land use regulations specifically within the SR 228 corridor. Response to the community survey indicated that access to regional destination sites, together with competitive individual tax burdens has continued to attract home buyers as well as commercial developers to Adams Township. While the scale of commercial development has been purposefully limited in keeping with the desire to retain the

community's rural character, it is understood that a balanced tax base will help to offset higher property taxes in the future.

INVENTORY OF KEY METRICS

Following is an inventory of findings based on evaluations of key statistical data over a twenty (20) year period and a comparison of economic strengths with communities in the region:

- In 2010 the U.S. Department of Labor reported an unemployment rate of 3.2% in Adams Township compared to Butler County's 2009 rate of 7.1%.
- Nearly half (49.8%) of employed persons in Adams Township have management, professional and related occupations.
- The Educational, Health and Social Services industry accounted for the highest percentage of employed persons over the age of 16 in the Township with 16.4% in 2000 and 24.9% in 2010.
- The percentage of self-employed persons (over the age of 16) in Adams Township between 1990 and 2010 decreased from 10.3 to 5.2 percent.
- According to the 2007 Economic Census, the Professional, Scientific, and Technical service sector ranked first in number of establishments at 25, an annual payroll of 4.6 million dollars, and employed 86 people, the same number employed in the retail sector.
- The manufacturing sector in Adams Township employed 620 people in 2007 in 17 establishments with an annual payroll of 30.8 million dollars.
- Household incomes in Adams Township in the upper two ranges $100,000 to $149,999 and $150,000 and over, ranked second regionally in 2010 at 46.6%, with Pine Township at 62.3% combined.
- Adams Township's 2010 median household income at $96,667 and per capita income at $43,690 are ranked second to comparable municipalities in the region.
- The Township's chief source of annual revenue between 1998 and 2009 was Act 511 earned income taxes, followed by the property transfer tax.
- Township expenditures increased about 70% between 1998 and 2009 and fell into three categories; streets and roads first, police and fire second, and general administration third.

- In 2009, the most recent year data is available, the market value of real estate in the Township totaled 1.0 billion, third highest of the comparable communities in the region, behind Cranberry and Pine Townships.
- Individual tax burdens are competitive within the region and property values continue to rise, positioning Adams Township as an attractive alternative for development investment, both residentially and commercially.

Table 5-1

Employment Status, 1990-2010

	Year	Persons 16 Years and Over		In Labor Force		Not in Labor Force
				Civilian	Armed Forces	
Butler County	1990	118,509	#	72,875	107	45,527
			%	61.6	0.1	38.4
	2000	135,890	#	86,346	54	49,490
			%	63.5	0.04	36
	2010	145,794	#	94,273	229	51,292
			%	64.7	0.2	35.2
Adams Township	**1990**	**2,927**	#	**1,987**	**0**	**940**
			%	**67.9**	**0.0**	**32.1**
	2000	**5,009**	**#**	**3,500**	**0**	**1,509**
			%	**69.9**	**0.0**	**30.1**
	2010	**8,100**	#	**5,837**	**71**	**2,192**
			%	**72.1**	**0.9**	**27.1**
Cranberry Township	1990	10,801	#	8,072	0	2,729
			%	74.7	0.0	25.3
	2000	17,045	#	12,614	5	4,426
			%	74	0.0003	26
	2010	20,294	#	15,252	30	5,012
			%	75.2	0.1	24.7
Forward Township	1990	1,777	#	1,201	0	576
			%	67.6	0.0	32.4
	2000	2,018	#	1,370	0	648
			%	67.9	0.0	32.1
	2010	2,070	#	1,490	0	580
			%	72.0	0.0	28.0
Middlesex Township	1990	4,176	#	2,711	0	1,465
			%	64.9	0.0	35.1
	2000	4,208	**#**	2,684	0	1,524
			%	63.8	0.0	36.2
	2010	4,306	#	2,938	0	1,368

			%	38.2	0.0	31.8
Pine Township	1990	3,149	#	2,036	0	1,113
			%	64.7	0.0	35.3
	2000	5,280	#	3,375	0	1,905
			%	63.9	0.0	36.1
	2010	7,739	#	4,987	10	2,742
			%	64.4	0.1	35.4
Richland Township	1990	6,608	#	4,141	23	2,444
			%	62.7	0.3	37
	2000	6,997	#	4,519	0	2,478
			%	64.6	0.0	35.4
	2010	8,293	#	5,519	0	2,774
			%	66.6	0.0	33.4

Source: U.S. Census Bureau, Table DP-3, 1990-2000; U.S. Census Bureau, 2006-2010, American Community Survey, 2010

Table 5-2

Labor Force Employment Status, 1990-2010

	Year	Persons 16 Years and Over	Total Labor Force[1]		Employed	Unemployed
Butler County	1990	118,509	72,982	#	68,777	4,098
				%	58.0	3.5%
	2000	135,890	86,400	#	82,534	3,812
				%	60.7	2.8%
	2010	145,794	94,502	#	88,703	5,570
				%	60.8	3.8
Adams Township	1990	**2,927**	**1,987**	**#**	**1,898**	**89**
				%	64.8	3.0%
	2000	**5,009**	**3,500**	**#**	**3,388**	**112**
				%	67.6	2.2%
	2010	**8,100**	**5,908**	#	5,578	259
				%	68.9	3.2
Cranberry Township	1990	10,801	8,072	#	7,704	368
				%	71.3	3.4%
	2000	17,045	12,619	#	12,292	322
				%	72.1	1.9%

[1] Census Bureau counts labor force only over the age 16. U.S. Department of Labor does not stipulate age.

	2010	20,294	15,282	#	14,451	801
				%	71.2	3.9
Forward Township	1990	1,777	1,201	#	1,150	51
				%	64.7	2.9%
	2000	2,018	1,370	#	1,311	59
				%	65.0	2.9%
	2010	2,070	1,490	#	1374	116
				%	66.4	5.6
Middlesex Township	1990	4,176	2,711	#	2,609	102
				%	62.5	2.4%
	2000	4,208	2,684	#	2,594	90
				%	61.6	2.1%
	2010	4,306	2,938	#	2,875	63
				%	66.8	1.5
Pine Township	1990	3,149	2,036	#	1,978	58
				%	62.8	1.8%
	2000	5,280	3,375	#	3,305	70
				%	62.6	1.3%
	2010	7,739	4,997	#	4,889	98
				%	63.2	1.3
Richland Township	1990	6,608	4,164	#	3,995	146
				%	60.5	2.2%
	2000	6,997	4,519	#	4,316	203
				%	61.7	2.9%
	2010	8,293	5,519	#	5,372	147
				%	64.8	1.8

Source: U.S. Census Bureau, Table DP-3, 1990-2000; U.S. Census Bureau, 2006-2010, American Community Survey, 2010. These statistics will not add to 100%, Civilian work force only, not including those not in work force.

Table 5-3

Butler County Employment Statistics, 2000-2010

Year	Period	Labor Force	Employment	Unemployment	Unemployment Rate
2000	**Annual**	89,096	85,425	3,671	4.1
2001	**Annual**	91,615	87,415	4,200	4.6
2002	**Annual**	93,071	88,067	5,004	5.4
2003	**Annual**	93,231	87,979	5,252	5.6
2004	**Annual**	94,248	88,998	5,250	5.6
2005	**Annual**	95,136	90,550	4,586	4.8
2006	**Annual**	96,423	92,308	4,115	4.3
2007	**Annual**	96,746	92,913	3,833	4
2008	**Annual**	99,063	94,460	4,603	4.6
2009	**Annual**	99,244	92,211	7,033	7.1

Source: U.S. Department of Labor, Bureau of Labor Statistics

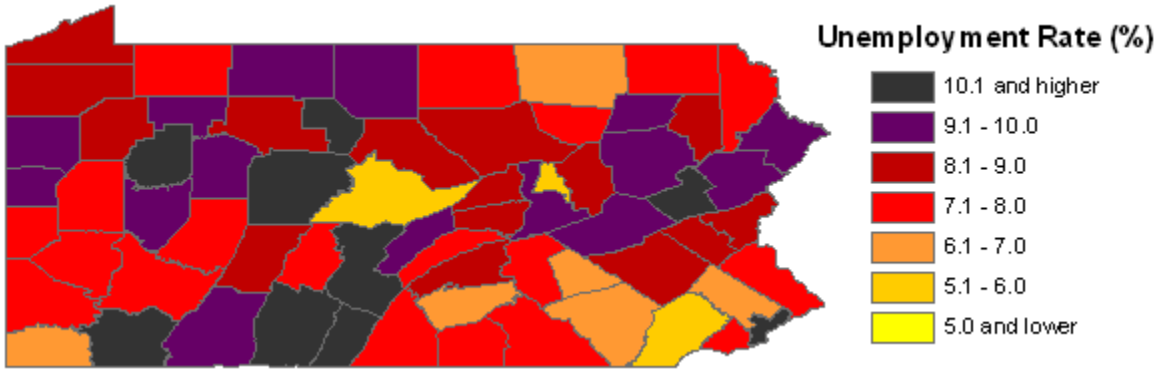


Table 5-4

Commuting to Work, 1990-2010

	Year	Workers 16 and over		Car, Truck or Van		Public Transportation	Walked	Worked at Home	Other Means
				Drove Alone	Carpooled				
Butler County	1990	67,671	#	54,228	7,755	204	5,061		423
			%	80.1	11.5	0.3	7.5		0.6
	2000	81,104	#	68,850	6,717	313	2,269	2,538	417
			%	84.9	8.3	0.4	2.8	3.1	0.5
	2010	86,406	#	72,920	6,762	587	2,100	3,282	755
			%	84.4	7.8	0.7	2.4	3.8	0.9
Adams Township	1990	1,878	#	1,565	206	0	92		15
			%	83.3	11	0	4.9		0.8
	2000	3,374	#	2,872	231	29	54	182	6
			%	85.1	6.8	0.9	1.6	5.4	0.2
	2010	5,584	#	4,649	525	24	33	325	28
			%	83.3	9.4	0.4	1.6	5.8	0.5
Cranberry Township	1990	7,614	#	6,441	838	39	255		41
			%	84.6	11	0.5	3.3		0.5
	2000	12,079	#	10,571	869	47	92	445	55
			%	87.5	7.2	0.4	0.8	3.7	0.5
	2010	14,185	#	11,873	1,015	219	166	771	141
			%	83.7	7.2	1.5	1.2	5.4	1.0
Forward Township	1990	1,129	#	914	124	10	74		7
			%	81	11	0.9	6.6		0.6
	2000	1,257	#	999	184	0	14	51	9
			%	79.5	14.6	0.0	1.1	4.1	0.7
	2010	1,327	#	1,046	144	10	20	53	54
			%	78.8	10.9	0.8	1.5	4	4.1
Middlesex Township	1990	2,562	#	2,136	299	0	101		26
			%	83.4	11.7	0	3.9		1
	2000	2,553	#	2,253	125	0	34	141	0
			%	88.2	4.9	0	1.3	5.5	0
	2010	2,828	#	2,472	189	13	11	94	49
			%	87.4	6.7	0.5	0.4	3.3	1.7
Pine	1990	1,942	#	1,672	139	64	59		8

Township			%	86.1	7.2	3.3	3		0.4
	2000	3,237	#	2,726	200	62	36	196	17
			%	84.2	6.2	1.9	1.1	6.1	0.5
	2010	4,752	#	3,715	526	50	101	322	38
			%	78.2	11.1	1.1	2.1	6.8	0.8
Richland Township	1990	3,957	#	3,296	463	42	131		25
			%	83.3	11.7	1.1	3.3		0.6
	2000	4,284	#	3,646	324	44	23	244	3
			%	85.1	7.6	1	0.5	5.7	0.1
	2010	5,296	#	4,296	538	39	59	346	18
			%	81.1	10.2	0.7	1.1	6.5	0.3

Source: U.S. Census Bureau, Table DP-3, 1990-2000; U.S. Census Bureau, 2006-2010, American Community Survey, 2010.

Mean Travel Time to Work 2000-2010 (in minutes)

	2000	2010
Butler County	25.3	26.3
Adams Township	29.2	28.7
Cranberry Township	27.1	28.7
Forward Township	26.1	25.5
Middlesex Township	30.2	25.3
Pine Township	27.8	27.0
Richland Township	28.5	26.9

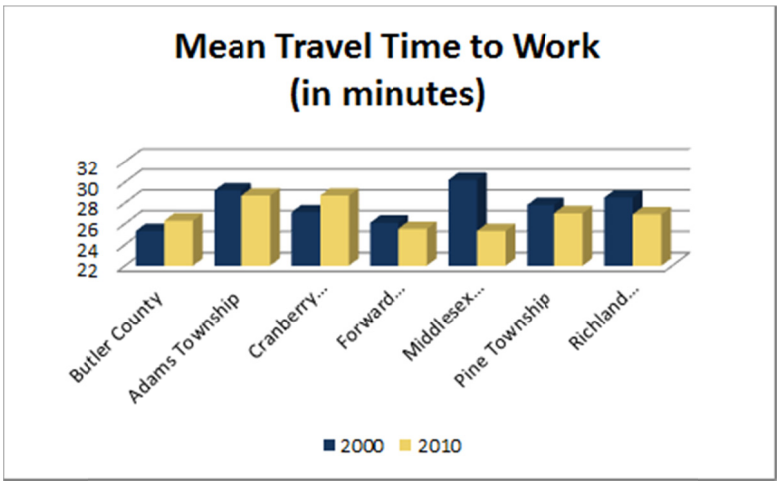


Table 5-5

Occupation, 1990

		Workers 16 Years and Over	Executive, Administrative, and Management	Professional Specialty	Technicians and Related	Sales	Administrative Support, including Clerical	Private Household	Protective Service	Service, exceptive Protective and Household	Farming, forestry and Fishing	Precision Production, Craft and Repair	Machine Operators, Assemblers, and Inspectors	Transportation and Material Moving	Handlers, equipment Cleaners, Helpers and Laborers
Butler County	#	68,777	6,905	8,606	2,270	7,855	9,749	194	836	8,932	1,533	9,373	4,920	4,162	3,442
	%		10.0	12.5	3.3	11.4	14.2	0.3	1.2	13.0	2.2	13.6	7.2	6.1	5.0
Adams Township	#	1,898	183	171	62	195	225	7	18	297	23	340	152	139	86
	%		9.6	9.0	3.3	10.3	11.9	0.4	0.9	15.6	1.2	17.9	8.0	7.3	4.5
Cranberry Township	#	7,704	1,287	1,070	358	1,375	1,308	22	57	821	54	619	257	251	225
	%		16.7	13.9	4.6	17.8	17.0	0.3	0.7	10.7	0.7	8.0	3.3	3.3	2.9
Forward Township	#	1,150	99	106	28	94	153	4	15	145	46	187	125	83	65
	%		8.6	9.2	2.4	8.2	13.3	0.3	1.3	12.6	4.0	16.3	10.9	7.2	5.7
Middlesex Township	#	2,609	289	310	110	270	399	8	8	291	45	483	103	153	140
	%		11.1	11.9	4.2	10.3	15.3	0.3	0.3	11.2	1.7	18.5	3.9	5.9	5.4
Pine Township	#	1,978	372	398	34	294	271	13	19	157	30	184	64	78	64
	%		18.8	20.1	1.7	14.9	13.7	0.7	1.0	7.9	1.5	9.3	3.2	3.9	3.2
Richland Township	#	3,995	768	687	177	521	481	15	33	341	37	556	119	94	166
	%		19.2	17.2	4.4	13.0	12.0	0.4	0.8	8.5	0.9	13.9	3.0	2.4	4.2

Source: U.S. Census Bureau, Table DP-3, 1990.

Table 5-6

Occupation

2000-2010

	Year		Workers 16 Years and Over	Management, Professional and Related	Service	Sales and Office	Farming, Fishing and Forestry	Construction, Extraction, and Maintenance	Production, Transportation and Material Moving
Butler County	2000	#	82,534	26,394	12,163	21,348	365	8,264	14,000
		%		32.0	14.7	25.9	0.4	10.0	17.0
	2010	#	88,073	30,722	14,427	22,666	n/a	8,865	12,023
		%		34.6	16.3	25.6	n/a	10.0	13.6
Adams Township	2000	#	3,388	1,521	368	860	0	311	328
		%		44.9	10.9	25.4	0.0	9.2	9.7
	2010	#	5,578	2,777	738	1,422	n/a	340	301
		%		49.8	13.2	25.5	n/a	6.1	5.4
Cranberry Township	2000	#	12,292	5,674	1,196	3,773	12	666	971
		%		46.2	9.7	30.7	0.1	5.4	7.9
	2010	#	14,451	7,329	1,530	3,745	n/a	902	945
		%		50.7	10.6	25.9	n/a	6.2	6.5
Forward Township	2000	#	1,311	372	184	290	13	179	273
		%		28.4	14.0	22.1	1.0	13.7	20.8
	2010	#	1,374	314	244	361	n/a	183	272
		%		22.9	17.8	26.3	n/a	13.3	19.8
Middlesex Township	2000	#	2,594	1,023	353	559	7	344	308
		%		39.4	13.6	21.5	0.3	13.3	11.9
	2010	#	2,875	751	404	873	n/a	423	424

		%		26.1	14.1	30.4	n/a	14.7	14.7
Pine Township	2000	#	3,305	1,721	327	877	0	168	212
		%		52.1	9.9	26.5	0.0	5.1	6.4
	2010	#	4,889	2,797	549	1,103	n/a	253	187
		%		57.2	11.2	22.6	n/a	5.2	3.8
Richland Township	2000	#	4,316	1,876	431	1,237	3	382	387
		%		43.5	10.0	28.7	0.1	8.9	9.0
	2010	#	5,372	2,623	763	1,322	n/a	342	322
		%		48.8	14.2	24.6	n/a	6.4	6

Source: U.S. Census Bureau, Table DP-3, 2000; U.S. Census Bureau, 2006-2010, American Community Survey, 2010.
n/a = not available

Table 5-7

Industry, 1990

		Employed Persons 16 and over	Agriculture, Forestry and Fisheries	Mining	Construction	Manufacturing, Nondurable Goods	Manufacturing, Durable Good	Transportation	Communications and Other Public Utilities	Wholesale Trade	Retail Trade	Finance, Insurance and Real Estate	Business and Repair Services	Personal Services	Entertainment and Recreation Services	Health Services	Educational Services	Other Professional and Related Services	Public Administration
Butler County	#	68,777	1,784	677	4,472	3,267	10,763	3,902	1,572	3,662	12,641	3,309	2,795	1,709	607	6,639	5,190	3,898	1,890
	%		2.6	1.0	6.5	4.8	15.6	5.7	2.3	5.3	18.4	4.8	4.1	2.5	0.9	9.7	7.5	5.7	2.7
Adams Township	#	1,898	40	9	184	121	178	126	76	75	367	89	124	79	18	169	88	122	33
	%		2.1	0.5	9.7	6.4	9.4	6.6	4.0	4.0	19.3	4.7	6.5	4.2	0.9	8.9	4.6	6.4	1.7
Cranberry Township	#	7,704	74	13	446	373	771	582	199	590	1,569	603	315	220	33	713	378	676	149
	%		1.0	0.2	5.8	4.8	10.0	7.6	2.6	7.7	20.4	7.8	4.1	2.9	0.4	9.3	4.9	8.8	1.9
Forward Township	#	1,150	62	4	117	54	216	83	23	68	165	40	53	28	4	70	71	74	18
	%		5.4	0.3	10.2	4.7	18.8	7.2	2.0	5.9	14.3	3.5	4.6	2.4	0.3	6.1	6.2	6.4	1.6

Middlesex Township	#	2,609	69	6	259	76	347	148	127	112	453	153	133	72	45	256	104	206	43
	%		2.6	0.2	9.9	2.9	13.3	5.7	4.9	4.3	17.4	5.9	5.1	2.8	1.7	9.8	4.0	7.9	1.6
Pine Township	#	1,978	42	0	234	94	112	74	64	132	265	176	101	46	42	226	178	171	21
	%		2.1	0.0	11.8	4.8	5.7	3.7	3.2	6.7	13.4	8.9	5.1	2.3	2.1	11.4	9.0	8.6	1.1
Richland Township	#	3,995	65	8	486	169	466	171	104	172	750	310	145	55	13	476	315	243	47
	%		1.6	0.2	12.2	4.2	11.7	4.3	2.6	4.3	18.8	7.8	3.6	1.4	0.3	11.9	7.9	6.1	1.2

Source: U.S. Census Bureau, Table DP-3, 1990.

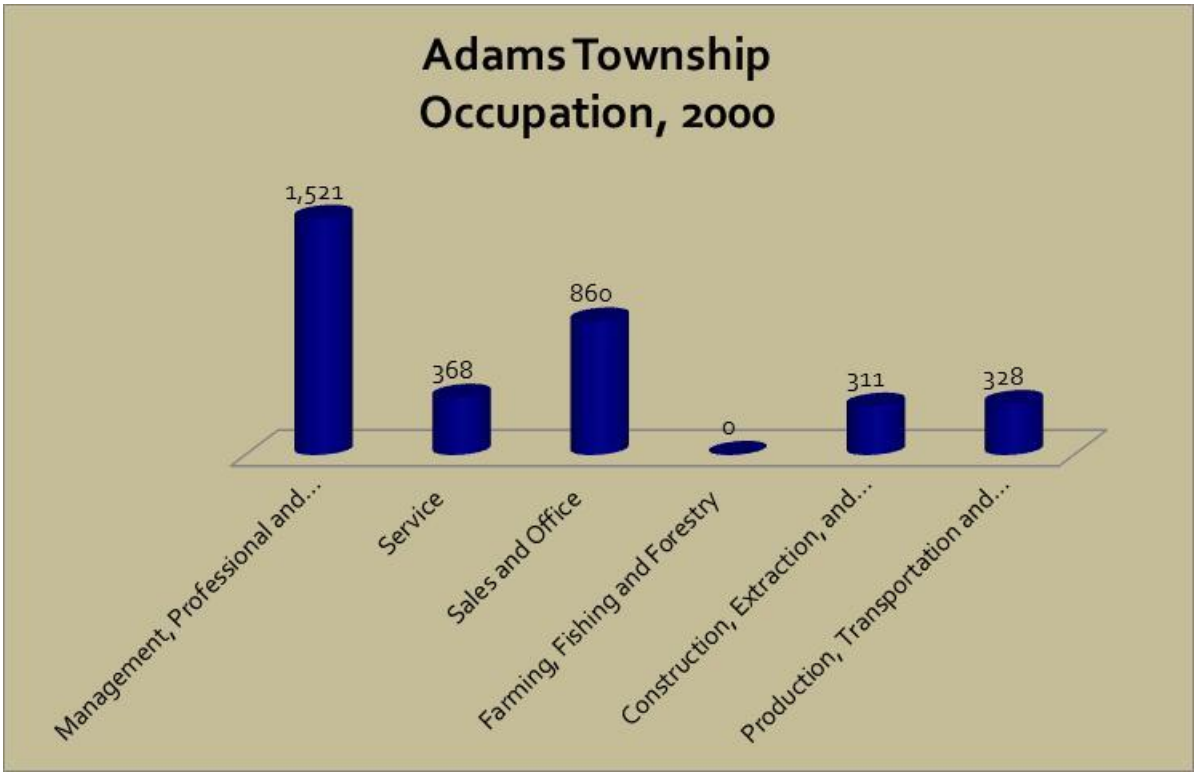
Table 5-8

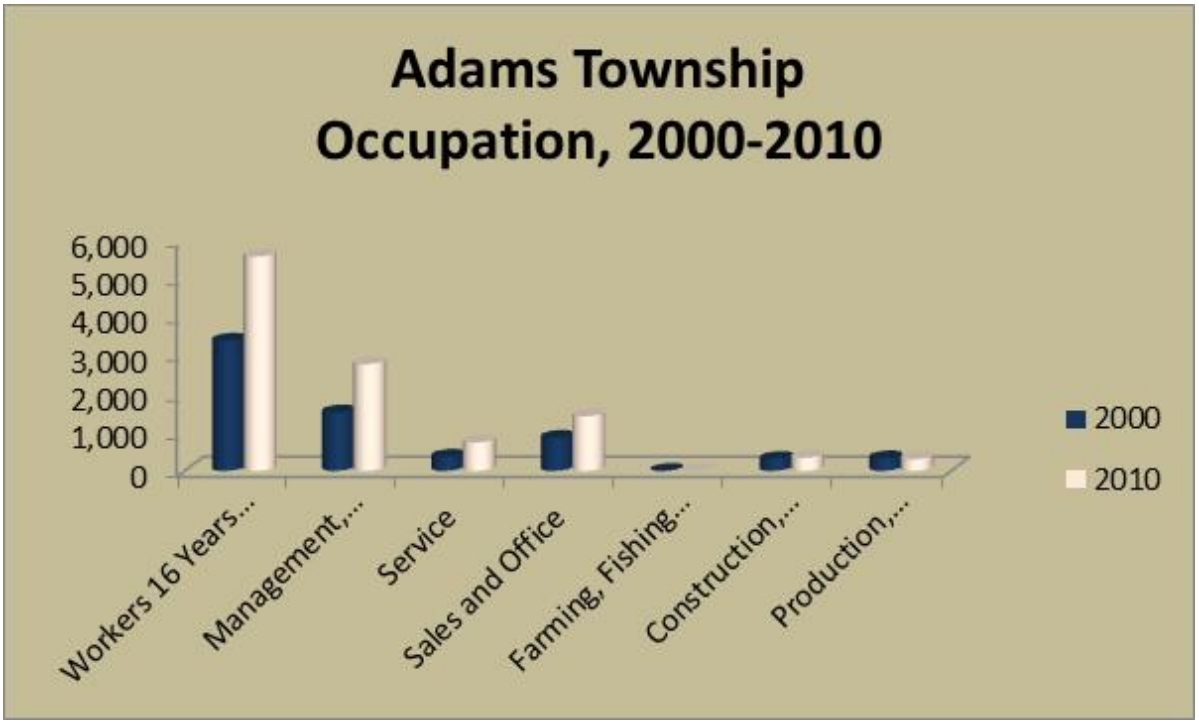
Industry, 2000-2010

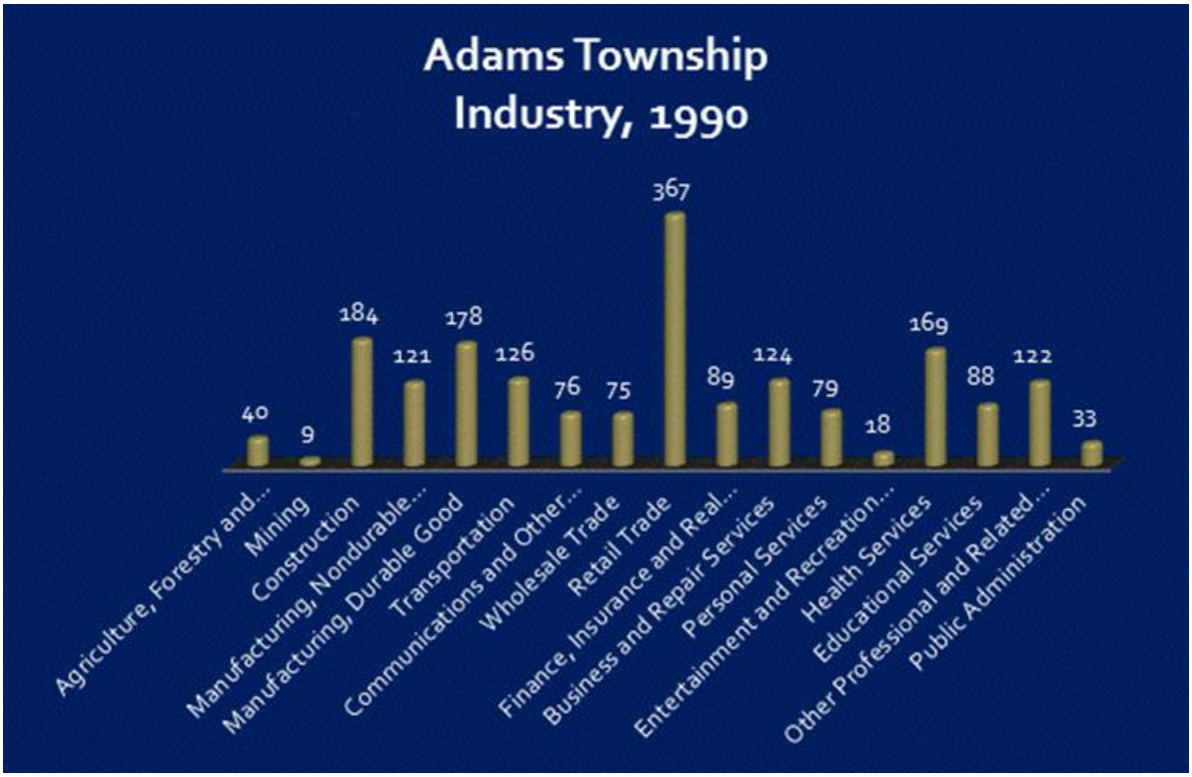
	Year		Employed Persons 16 and over	Agriculture, Forestry, Fishing and Hunting and Mining	Construction	Manufacturing	Wholesale Trade	Retail Trade	Transportation and Warehousing, Utilities	Information	Finance, Insurance, Real Estate, and Rental and Leasing	Professional, Scientific, Management, Administrative and Waste Management Services	Educational, Health and Social Services	Arts, Entertainment, Recreation, Accommodation and Food Services	Other Services	Public Administration
Butler County	2000	#	82,534	1,093	5,585	15,132	3,621	11,480	5,058	1,809	4,080	5,780	16,476	6,032	4,257	2,131
		%		1.3	6.8	18.3	4.4	13.9	6.1	2.2	4.9	7.0	20	7.3	5.2	2.6
	2010	#	88,703	1,028	6,068	13,216	3,564	11,252	5,111	1,755	4,925	8,187	20,364	7,215	3,744	2,274
		%		1.2	6.8	14.9	4.0	12.7	5.8	2.0	5.6	9.2	23.0	8.1	4.2	2.6
Adams Township	2000	#	3,388	38	230	744	119	454	98	104	315	331	557	163	181	54
		%		1.1	6.8	22	3.5	13.4	2.9	3.1	9.3	9.8	16.4	4.8	5.3	1.6
	2010	#	5,578	37	351	613	281	592	268	59	579	754	1,391	413	182	58
		%		0.7	6.3	11.0	5.0	10.6	4.8	1.1	10.4	13.5	24.9	7.4	3.3	1.0
Cranberry Township	2000	#	12,292	20	668	1,602	742	1,724	883	405	984	1,411	2,184	932	519	218
		%		0.2	5.4	13.0	6.0	14.0	7.2	3.3	8.0	11.5	17.8	7.6	4.2	1.8
	2010	#	14,451	35	668	1,918	920	1,615	786	436	1,381	1,811	2,961	1,326	379	215
		%		0.2	4.6	13.3	6.4	11.2	5.4	3.0	9.6	12.5	20.5	9.2	2.6	1.5
Forward	2000	#	1,311	44	171	256	57	171	86	13	26	92	234	76	79	6

Township		%		3.4	13	19.5	4.3	13	6.6	1.0	2.0	7.0	17.8	5.8	6.0	0.5
	2010	#	1,374	21	131	230	75	234	98	11	71	85	254	107	45	12
		%		1.5	9.5	16.7	5.5	17.0	7.1	0.8	5.2	6.2	18.5	7.8	3.3	0.9
Middlesex Township	2000	#	2,594	27	262	443	75	335	178	80	105	239	531	194	100	25
		%		1	10.0	17.1	2.9	12.9	6.9	3.1	4.0	9.2	20.5	7.5	3.9	1.0
	2010	#	2,875	8	325	334	181	335	323	72	87	192	669	141	208	0
		%		0.3	11.3	11.6	6.3	11.7	11.2	2.5	3.0	6.7	23.3	4.9	7.2	0.0
Pine Township	2000	#	3,305	8	136	518	268	284	135	104	355	3,855	720	215	159	48
		%		0.2	4.1	15.7	8.1	8.6	4.1	3.1	10.7	10.7	21.8	6.5	4.8	1.5
	2010	#	4,889	0	266	592	146	441	181	11	65	741	1,060	427	263	66
		%		0.0	5.4	12.1	3.0	9.0	3.7	2.1	12.4	15.2	21.7	8.7	5.4	1.3
Richland Township	2000	#	4,316	15	360	573	136	597	185	112	335	484	886	278	269	86
		%		0.3	8.3	13.3	3.2	13.8	4.3	2.6	7.8	11.2	20.5	6.4	6.2	2.0
	2010	#	5,372	32	229	587	228	595	204	236	453	656	1,341	376	244	191
		%		0.6	4.3	10.9	4.2	11.1	3.8	4.4	8.4	12.2	25.0	7.0	4.5	36.6

Source: U.S. Census Bureau, Table DP-3, 2000; *U.S. Census Bureau, 2006-2010, American Community* Survey, 2010.


Adams Township
Occupation, 2000
1,521
368
860
0
311
328
Management, Professional and...
Service
Sales and Office
Farming, Fishing and Forestry
Construction, Extraction, and...
Production, Transportation and...


Adams Township
Occupation, 2000-2010
6,000
5,000
4,000
3,000
2,000
1,000
0
Workers 16 Years...
Management,...
Service
Sales and Office
Farming, Fishing...
Construction,...
Production,...
2000
2010


Adams Township
Industry, 1990
40
9
184
121
178
126
76
75
367
89
124
79
18
169
88
122
33
Agriculture, Forestry and...
Mining
Construction
Manufacturing, Nondurable...
Manufacturing, Durable Good
Transportation
Communications and Other...
Wholesale Trade
Retail Trade
Finance, Insurance and Real...
Business and Repair Services
Personal Services
Entertainment and Recreation...
Health Services
Educational Services
Other Professional and Related...
Public Administration

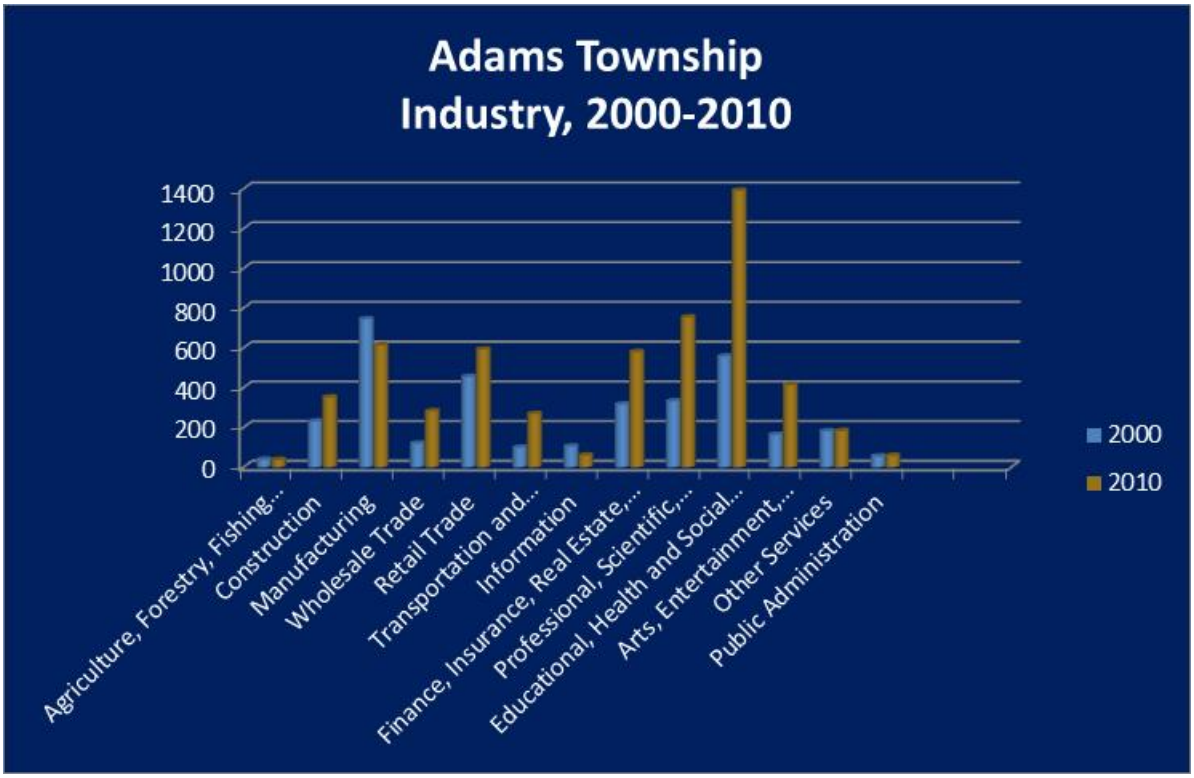

Adams Township
Industry, 2000-2010
1400
1200
1000
800
600
400
200
0
2000
2010
Agriculture, Forestry, Fishing...
Construction
Manufacturing
Wholesale Trade
Retail Trade
Transportation and...
Information
Finance, Insurance, Real Estate,...
Professional, Scientific,...
Educational, Health and Social...
Arts, Entertainment,...
Other Services
Public Administration

Table 5-9

Class of Worker, 1990-2010

			Employed Civilian Population Over 16 years	Private Wage and Salary	Government	Self-employed	Unpaid Family Workers
Butler County	2000	#	68,777	56,355	7,509	4,480	433
		%		81.9	10.9	6.5	0.6
	2010	#	82,534	69,601	8,012	4,688	233
		%		84.3	9.7	5.7	0.3
	2000	#	88,703	74,767	9,061	4,785	90
		%		84.3	10.0	5.4	0.1
Adams Township	2010	#	1,898	1,574	114	195	15
		%		82.9	6	10.3	0.8
	2000	#	3,388	2,874	220	253	41
		%		84.8	6.5	7.5	1.2
	2010	#	5,578	4,874	398	292	14
		%		87.4	7.1	5.2	0.3
Cranberry Township	2000	#	7,704	6,624	606	438	36
		%		86	7.9	5.7	0.5
	2010	#	12,292	10,817	897	569	9
		%		88.0	7.3	4.6	0.1
	2000	#	14,451	12,893	958	600	0
		%		89.2	6.6	4.2	0.0
Forward Township	2010	#	1,150	954	86	104	6
		%		83	7.5	9	0.5
	2000	#	1,311	1,123	86	99	3
		%		85.7	6.6	7.6	0.2
	2010	#	1,374	1,150	116	103	5
		%		83.7	8.4	7.5	0.4
Middlesex Township	2000	#	2,609	2,181	148	260	20
		%		83.6	5.7	10	0.8
	2010	#	2,594	2,147	181	266	0
		%		82.8	7.0	10.3	0.0
	2010	#	2,875	2,541	194	140	0

		%		88.4	6.7	4.9	0.0
Pine Township	1990	#	1,978	1,633	147	188	10
		%		82.6	7.4	9.5	0.5
	2000	#	3,305	2,869	200	229	7
		%		86.8	6.1	6.9	0.2
	2010	#	4,889	4,168	340	351	30
		%		85.3	7.0	7.2	30.0
Richland Township	1990	#	3,995	3,341	318	232	13
		%		83.6	8	5.8	0.3
	2000	#	4,316	3,710	284	311	11
		%		86.0	6.6	7.2	0.3
	2010	#	5,372	4,452	568	352	0
		%		82.9	10.6	6.6	0.0

Source: U.S. Census Bureau, Table DP-3, 1990-2000; U.S. Census Bureau, 2006-2010, American Community Survey, 2010.

Table 5-10

Butler County

Selected Statistics by Economic Sector and Sub-Sector: 2007

2007 NAICS code	Industry description	Number of employer establishments	Employer sales, shipments, receipts, revenue, or business done ($1,000)	Annual payroll ($1,000)	Number of paid employees for pay period including May 12	Number of nonemployer establishments	Nonemployer sales, shipments, receipts, revenue, or business done ($1,000)
31-33	Manufacturing	294	5,361,964	750,094	14,408	241	10,502
323	Printing and related support activities	23	128,956	27,973	843	16	940
325	Chemical manufacturing	12	343,056	51,767	764	D	D
327	Nonmetallic mineral product manufacturing	37	193,601	34,481	833	7	212
331	Primary metal manufacturing	14	D	D	1,936	10	311
332	Fabricated metal product manufacturing	79	715,209	140,704	3,584	30	1,507
333	Machinery manufacturing	33	674,578	183,110	3,279	14	529
334	Computer and electronic product manufacturing	12	305,976	59,122	1,092	D	D
44-45	Retail trade	719	2,527,258	224,808	10,950	1,393	54,667
441	Motor vehicle and parts dealers	85	494,442	39,012	1,288	137	17,150
442	Furniture and home furnishings stores	34	55,003	8,090	353	23	1,797

443	Electronics and appliance stores	31	65,371	6,090	302	19	891
444	Building material and garden equipment and supplies dealers	87	302,338	31,816	1,217	28	3,005
445	Food and beverage stores	85	349,877	31,185	1,925	46	2,538
446	Health and personal care stores	61	120,328	15,411	608	97	2,254
447	Gasoline stations	80	335,237	12,181	787	6	924
448	Clothing and clothing accessories stores	71	73,478	9,137	671	64	2,427
451	Sporting goods, hobby, book, and music stores	36	69,020	7,249	569	68	3,359
452	General merchandise stores	33	530,081	45,276	2,400	21	779
453	Miscellaneous store retailers	73	58,191	7,374	492	203	8,132
454	Nonstore retailers	43	73,892	11,987	338	681	11,411
51	Information	66	N	93,723	2,129	116	7,119
511	Publishing industries (except Internet)	8	D	D	c	29	752
512	Motion picture and sound recording industries	8	N	D	b	19	373
517	Telecommunications	30	N	70,749	1,635	13	874
518	Data processing, hosting and related services	8	45,503	14,602	138	17	647
519	Other information services	11	D	D	b	27	3,971
53	Real estate and rental and leasing	141	125,163	17,616	630	1,087	75,081
531	Real estate	110	82,450	9,897	376	1,036	72,714
532	Rental and leasing services	31	42,713	7,719	254	51	2,367
54	Professional, scientific, and technical services	412	D	D	g	1,633	60,422
541	Professional, scientific, and technical services	412	D	D	g	1,633	60,422
56	Administrative and Support and Waste Mang and Remediation Srvs	201	189,507	91,028	3,362	779	15,291
561	Administrative and support services	191	155,808	80,256	3,112	769	15,029
562	Waste management and remediation services	10	33,699	10,772	250	10	262
61	Educational services	29	D	D	c	264	3,321
611	Educational services	29	D	D	c	264	3,321
62	Health care and social assistance	538	839,463	338,468	11,344	670	16,492
621	Ambulatory health care services	360	326,294	139,273	3,875	389	12,871
622	Hospitals	2	D	D	g	N	N
623	Nursing and residential care facilities	76	213,633	92,724	4,106	15	473
624	Social assistance	100	D	D	g	266	3,148
71	Arts, entertainment, and recreation	70	25,943	9,034	706	546	9,252
711	Performing arts, spectator sports, and	11	D	D	a	445	5,369

	related industries						
713	Amusement, gambling, and recreation industries	53	23,047	8,331	676	96	3,840
72	Accommodation and food services	361	269,549	74,926	6,949	136	6,659
721	Accommodation	27	42,883	10,024	548	28	1,208
722	Food services and drinking places	334	226,666	64,902	6,401	108	5,451
81	Other services (except public administration)	370	230,582	47,992	2,184	1,583	44,949
811	Repair and maintenance	153	98,591	27,112	835	543	23,057
812	Personal and laundry services	162	36,594	12,447	845	923	20,792
813	Religious, Grantmaking, Civic, Professional, and Similar Orgs	55	95,397	8,433	504	117	1,100

Source: U.S. Bureau of the Census, 2007 Economic Census
D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals.
N: Not available or not comparable.
Q: Revenue not collected at this level.
r: Revised.
S: Withheld because estimate did not meet publication standards.
s: Sampling error exceeds 40 percent.
X: Not applicable.

Table 5-11

Adams Township

Selected Statistics by Economic Sector and Sub-Sector: 2007

2007 NAICS code	Industry description	Number of employer establishments	Employer sales, shipments, receipts, revenue, or business done ($1,000)	Annual payroll ($1,000)	Number of paid employees for pay period including May 12	Number of nonemployer establishments	Nonemployer sales, shipments, receipts, revenue, or business done ($1,000)
31-33	Manufacturing	17	181,063	30,825	620	N	N
44-45	Retail trade	14	26,819	2,493	86	N	N
441	Motor vehicle and parts dealers	2	D	D	a	N	N
442	Furniture and home furnishings stores	1	D	D	a	N	N
444	Building material and garden equipment and supplies dealers	5	12,906	1,285	36	N	N
447	Gasoline stations	2	D	D	b	N	N
451	Sporting goods, hobby, book, and music stores	3	D	D	a	N	N
454	Nonstore retailers	1	D	D	a	N	N

51	Information	1	N	D	a	N	N
53	Real estate and rental and leasing	2	D	D	a	N	N
531	Real estate	2	D	D	a	N	N
54	Professional, scientific, and technical services	25	15,496	4,636	86	N	N
541	Professional, scientific, and technical services	25	15,496	4,636	86	N	N
56	Administrative and Support and Waste Mang and Remediation Srvs	13	20,668	7,665	187	N	N
561	Administrative and support services	12	D	D	b	N	N
562	Waste management and remediation services	1	D	D	c	N	N
61	Educational services	1	D	D	a	N	N
62	Health care and social assistance	13	25,054	8,665	352	N	N
621	Ambulatory health care services	7	16,515	4,150	131	N	N
623	Nursing and residential care facilities	2	D	D	c	N	N
71	Arts, entertainment, and recreation	2	D	D	a	N	N
72	Accommodation and food services	11	7,641	2,889	207	N	N
722	Food services and drinking places	11	7,641	2,889	207	N	N
81	Other services (except public administration)	16	7,498	2,232	99	N	N
811	Repair and maintenance	11	5,599	1,553	56	N	N
812	Personal and laundry services	3	D	D	b	N	N
813	Religious, Grantmaking, Civic, Professional, and Similar Orgs	2	D	D	b	N	N

Source: U.S. Bureau of the Census, 2007 Economic Census
D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals.
N: Not available or not comparable.
Q: Revenue not collected at this level.
r: Revised.
S: Withheld because estimate did not meet publication standards.
s: Sampling error exceeds 40 percent.
X: Not applicable.
Z: Less than half the unit shown.

Table 5-12

Butler County, PA

2008 County Business Patterns

NAICS code	Industry description	Establishments (number)	Paid employees for pay period including May 12 (number)	First quarter payroll ($1,000)	Annual payroll ($1,000)
00	Total for all sectors	4,686	73,877	637,290	2,685,683
11	Agriculture, forestry, fishing and hunting	7	a	S	269
21	Mining, quarrying, and oil and gas extraction	20	257	3,111	18,223
22	Utilities	15	392	7,397	37,752
23	Construction	533	4,063	37,962	190,675
31-33	Manufacturing	291	13,741	194,729	770,446
42	Wholesale trade	276	5,088	52,053	223,707
44-45	Retail trade	706	11,094	56,061	237,962
48-49	Transportation and warehousing	138	2,874	23,883	101,420
51	Information	73	2,137	23,694	89,408
52	Finance and insurance	276	2,276	31,513	116,315
53	Real estate and rental and leasing	131	562	4,053	16,511
54	Professional, scientific, and technical services	407	2,286	29,174	137,774
55	Management of companies and enterprises	28	1,460	22,710	96,989
56	Administrative and Support and Waste Mang and Remediation Srvs	210	3,264	19,654	88,609
61	Educational services	38	591	2,513	10,567
62	Health care and social assistance	575	12,576	92,410	392,064
71	Arts, entertainment, and recreation	69	742	2,153	12,258
72	Accommodation and food services	355	6,721	18,024	76,554
81	Other services (except public administration)	536	3,743	16,131	68,168
99	Industries not classified	2	a	D	D

Source: U.S. Bureau of the Census, 2008 County Business Patterns

D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals.
N: Not available or not comparable.
X: Not applicable

Table 5-13

2008 County Business Patterns: ZIP Code Business Statistics

Total for Zip Code: 2008

Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Number of employees	First-quarter payroll ($1,000)	Annual payroll ($1,000)
ZIP 16046	00	Total for all sectors	391	6,163	52,971	220,907

Source: U.S. Bureau of the Census, 2008 County Business Patterns

INCOME

Table 5-14

Household Income

1990-2010

			# Households	<$10,000	$10,000 to $14,999	$15,000 to $24,999	$25,000 to $34,999	$35,000 to $49,999	$50,000 to $74,000	$75,000 to $99,999	$100,000 to $149,999	$150,000 >
Butler County	1990	#	55,215	7,544	5,520	10,461	9,301	11,454	7,827	1,947	743	418
		%		13.7	10.0	18.9	16.8	20.7	14.2	3.5	1.3	0.8
	2000	#	65,929	5,393	4,158	9,010	8,207	11,459	13,709	7,073	4,790	2,130
		%		8.2	6.3	13.7	12.4	17.4	20.8	10.7	7.3	3.3
	2010	#	71,911	3,684	3,540	7,208	7,299	9,888	14,577	9,501	10,526	5,688
		%		5.1	4.9	10.0	10.2	13.8	20.3	13.2	14.6	7.9
Adams Township	**1990**	**#**	**1,369**	**105**	**96**	**303**	**176**	**292**	**238**	**96**	**29**	**34**
		%		**7.7**	**7.0**	**22.1**	**12.9**	**21.3**	**17.4**	**7.0**	**2.1**	**2.5**
	2000	**#**	**2,382**	**64**	**55**	**177**	**203**	**339**	**434**	**341**	**398**	**371**
		%		**2.7**	**2.3**	**7.4**	**8.5**	**14.2**	**18.2**	**14.3**	**16.7**	**15.9**
	2010	**#**	**3,962**	**128**	**75**	**154**	**162**	**400**	**618**	**541**	**852**	**1032**
		%		**3.2**	**1.9**	**3.9**	**4.1**	**10.1**	**15.6**	**13.7**	**21.5**	**26.1**
Cranberry Township	1990	#	5,172	178	269	656	888	1,460	1,249	296	134	42
		%		3.4	5.2	12.7	17.2	28.2	24.1	5.7	2.6	0.8
	2000	#	8,399	261	197	525	578	1,207	2,018	1,542	1,451	620
		%		3.1	2.3	6.3	6.9	14.4	24	18.4	17.3	7.4
	2010	#	10,097	148	231	448	689	1,020	1,712	1,483	2,603	1,763
		%		1.5	2.3	4.4	6.8	10.1	17	14.7	25.8	17.5
Forward Township	1990	#	826	101	82	143	144	196	108	27	19	6
		%		12.2	9.9	17.3	17.4	23.7	13.1	3.3	2.3	0.7
	2000	#	974	61	33	117	162	164	282	93	58	4

		%		6.3	3.4	12	16.6	16.8	29	9.5	6	0.4
	2010	#	943	24	21	87	70	116	239	152	166	68
		%		2.5	2.2	9.2	7.4	12.3	25.3	16.1	17.6	7.3
Middlesex Township	1990	#	1,955	120	167	333	433	468	283	94	39	18
		%		6.1	8.5	17.0	22.1	23.9	14.5	4.8	2.0	0.9
	2000	#	2,064	111	76	281	222	349	463	233	244	85
		%		5.4	3.7	13.6	10.8	16.9	22.4	11.3	11.8	4.1
	2010	#	1,987	0	101	180	140	265	450	381	327	143
		%		0.0	5.1	9.1	7.0	13.3	22.6	19.2	16.5	7.2
Pine Township	1990	#	1,396	67	46	173	139	350	341	155	48	77
		%		4.8	3.3	12.4	10.0	25.1	24.4	11.1	3.4	5.5
	2000	#	2,408	67	72	111	148	223	405	331	469	582
		%		2.8	3	4.6	6.1	9.3	16.8	13.7	19.5	24.1
	2010	#	3,411	92	45	202	159	216	266	305	631	1,495
		%		2.7	1.3	5.9	4.7	6.3	7.8	8.9	18.5	43.8
Richland Township	1990	#	3,113	243	139	451	479	674	696	256	95	80
		%		7.8	4.5	14.5	15.4	21.7	22.4	8.2	3.1	2.6
	2000	#	3,357	191	152	357	244	463	819	548	356	227
		%		5.7	4.5	10.6	7.3	13.8	24.4	16.3	10.6	6.8
	2010	#	3,847	53	134	243	365	343	565	580	952	612
		%		1.4	3.5	6.3	9.5	8.9	14.7	15.1	24.7	15.9

Source: U.S. Census Bureau, Table DP-3, 1990-2000; U.S. Census Bureau, 2006-2010, American Community Survey, 2010.

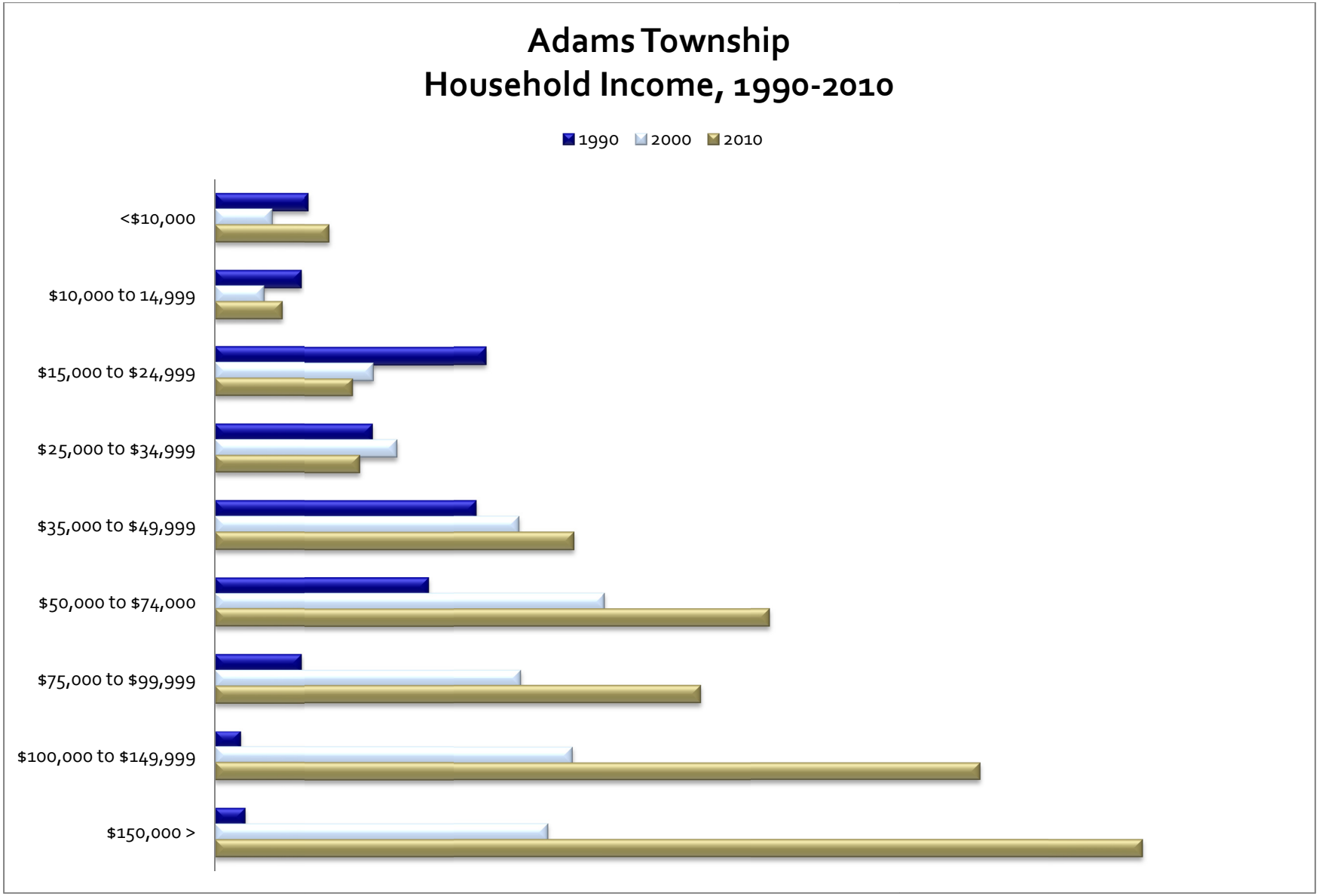

Adams Township
Household Income, 1990-2010
1990
2000
2010
<$10,000
$10,000 to 14,999
$15,000 to $24,999
$25,000 to $34,999
$35,000 to $49,999
$50,000 to $74,000
$75,000 to $99,999
$100,000 to $149,999
$150,000 >

Table 5-15

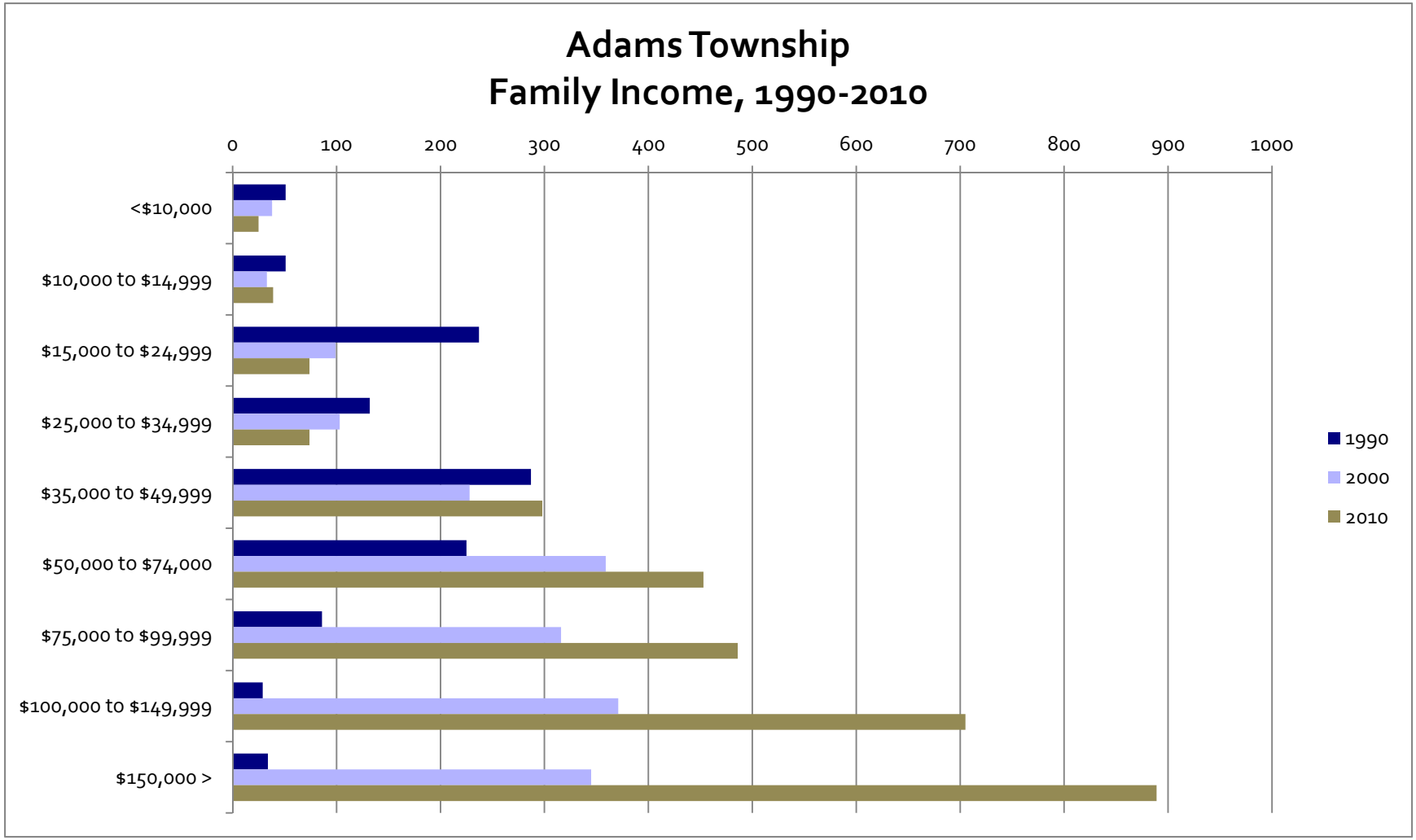
Family Income

1990-2010

			# Families	<$10,000	$10,000 to $14,999	$15,000 to $24,999	$25,000 to $34,999	$35,000 to $49,999	$50,000 to $74,000	$75,000 to $99,999	$100,000 to $149,999	$150,000 >
Butler County	1990	#	41,253	2,816	3,023	7,523	7,504	10,289	7,172	1,850	694	382
		%		6.8	7.3	18.2	18.2	24.9	17.4	4.5	1.7	0.9
	2010	#	47,032	1,887	1,436	4,790	5,638	8,936	11,780	6,292	4,394	1,880
		%		4.0	3.1	10.2	12	19	25	13.4	9.3	4
	2000	#	49,979	1,181	970	3,137	4,148	6,746	11,356	8,086	9,297	5,058
		%		2.4	1.9	6.3	8.3	13.5	22.7	16.2	18.6	10.2
Adams Township	**1990**	**#**	**1,132**	**51**	**51**	**237**	**132**	**287**	**225**	**86**	**29**	**34**
		%		**4.5**	**4.5**	**20.9**	**11.7**	**25.4**	**19.9**	**7.6**	**2.6**	**3**
	2000	**#**	**1,892**	**38**	**33**	**99**	**103**	**228**	**359**	**316**	**371**	**345**
		%		**2**	**1.7**	**5.2**	**5.4**	**12.1**	**19**	**16.7**	**19.6**	**18.2**
	2010	**#**	**3,043**	**25**	**39**	**74**	**74**	**298**	**453**	**486**	**705**	**889**
		%		**0.8**	**1.3**	**2.4**	**2.4**	**9.8**	**14.9**	**16.0**	**23.2**	**29.3**
Cranberry Township	1990	#	4,168	78	179	468	659	1,231	1,111	271	129	42
		%		1.9	4.3	11.2	15.8	29.5	26.7	6.5	3.1	1
	2010	#	6,574	94	63	348	361	767	1,698	1,341	1,311	591
		%		1.4	1	5.3	5.5	11.7	25.8	20.4	19.9	9
	2000	#	7,472	59	42	181	288	594	1,198	1,256	2,309	1,545
		%		0.8	0.6	2.4	3.9	7.9	16	16.8	30.9	20.7
Forward Township	1990	#	654	37	56	102	140	169	98	27	19	6
		%		5.7	8.6	15.6	21.4	25.8	15	4.1	2.9	0.9
	2000	#	765	19	17	81	121	135	254	79	55	4

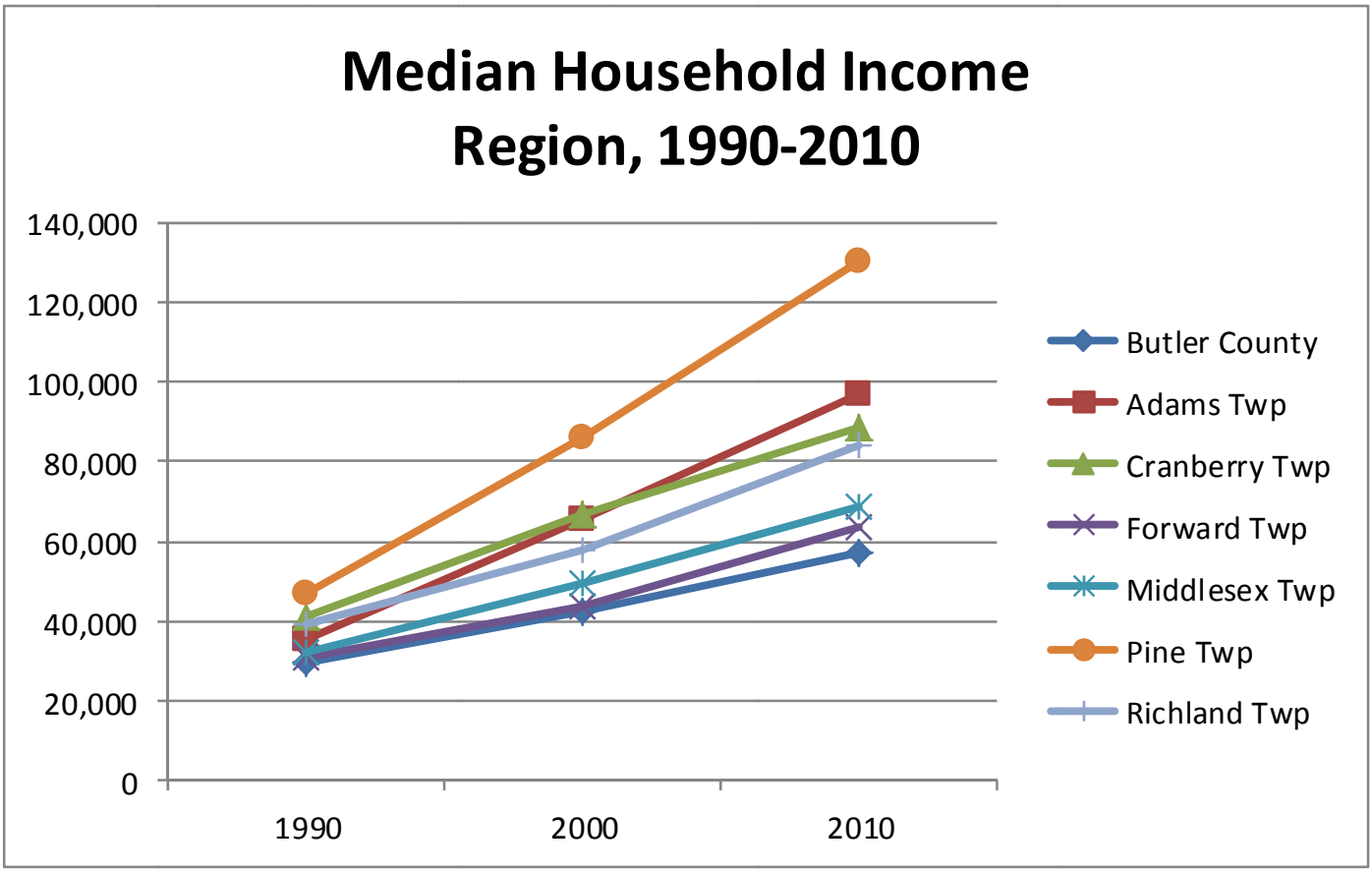
		%		2.5	2.2	10.6	15.8	17.6	33.2	10.3	7.2	0.5
	2010	#	714	5	10	35	53	68	213	138	145	47
		%		0.7	1.4	4.9	7.4	9.5	29.8	19.3	20.3	6.6
Middlesex Township	1990	#	1,633	53	89	290	341	435	274	94	39	18
		%		3.2	5.5	17.8	20.9	26.6	16.8	5.8	2.4	1.1
	2000	#	1,633	46	0	158	157	308	425	217	244	78
		%		2.8	0	9.7	9.6	18.9	26	13.3	14.9	4.8
	2010	#	1,595	17	49	118	90	205	350	339	284	143
		%		1.1	3.1	7.4	5.6	12.9	21.9	21.3	17.8	8.9
Pine Township	1990	#	1,184	6	19	111	133	336	309	155	44	71
		%		0.5	1.6	9.4	11.2	28.4	26.1	13.1	3.7	6
	2000	#	2,124	41	43	59	103	179	395	311	448	545
		%		1.9	2	2.8	4.8	8.4	18.6	14.6	21.1	25.7
	2010	#	2,717	32	33	28	90	182	120	276	568	1,388
		%		1.2	1.2	1.0	3.3	6.7	4.4	10.2	20.9	51.1
Richland Township	1990	#	2,421	82	57	290	379	559	660	230	84	80
		%		3.4	2.4	12	15.7	23.1	27.3	9.5	3.5	3.3
	2000	#	2,510	60	46	159	144	338	696	517	332	218
		%		2.4	1.8	6.3	5.7	13.5	27.7	20.6	13.2	8.7
	2010	#	2,891	46	10	26	161	215	398	579	874	582
		%		1.6	0.4	0.9	5.6	7.4	13.8	20.0	30.2	20.1

Source: U.S. Census Bureau, Table DP-3, 1990-2000; U.S. Census Bureau, 2006-2010, American Community Survey, 2010.


Adams Township
Family Income, 1990-2010
0
100
200
300
400
500
600
700
800
900
1000
<$10,000
$10,000 to $14,999
$15,000 to $24,999
$25,000 to $34,999
$35,000 to $49,999
$50,000 to $74,000
$75,000 to $99,999
$100,000 to $149,999
$150,000 >
1990
2000
2010

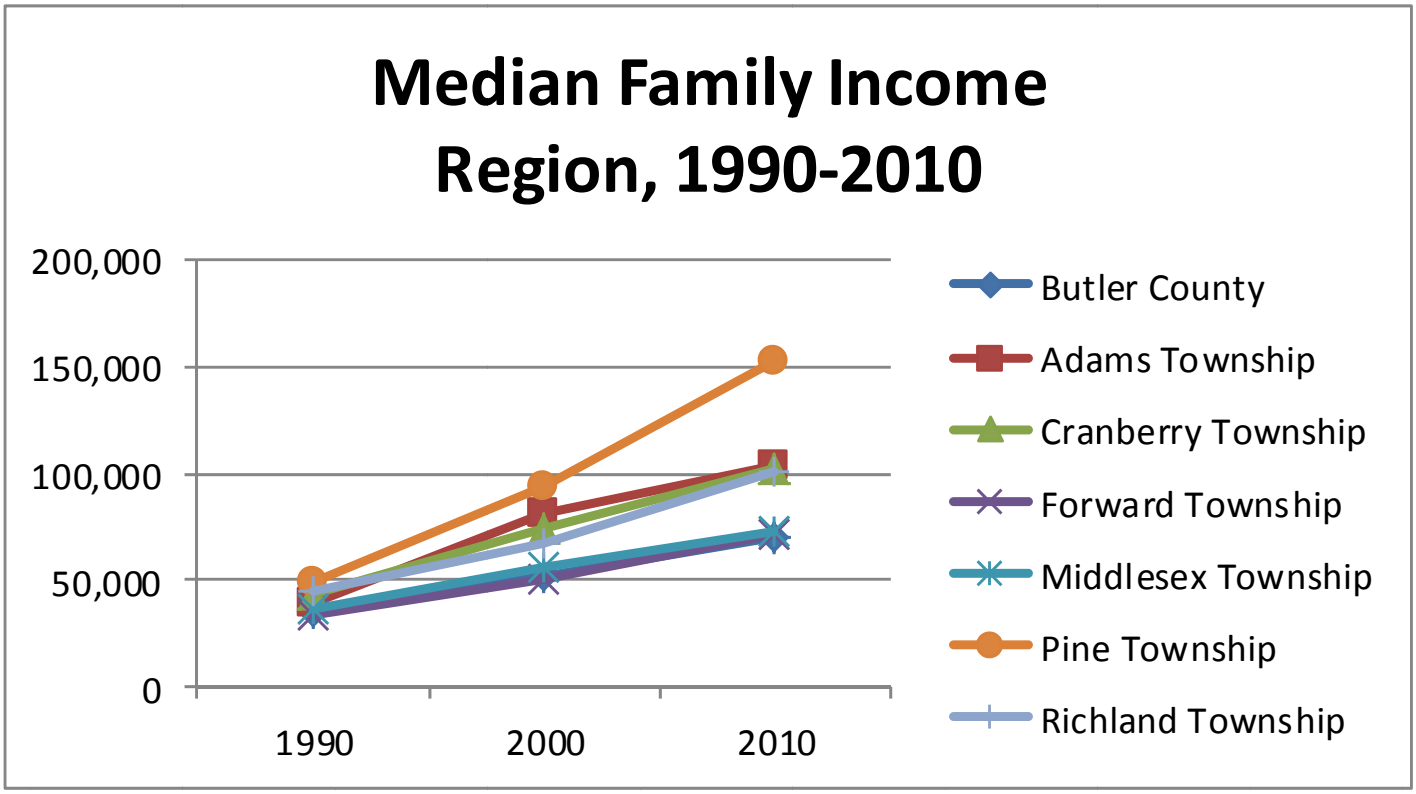
Median Household Income			
	1990	2000	2010
Butler County	$29,358	$42,308	$56,878
Adams Twp	35,417	65,357	96,667
Cranberry Twp	41,006	66,588	88,791
Forward Twp	30,556	43,542	63,563
Middlesex Twp	32,318	49,743	68,734
Pine Twp	46,810	85,817	130,194
Richland Twp	38,968	57,672	84,135

Source: U.S. Census Bureau, Table DP-3, 1990-2000; U.S. Census Bureau, 2006-2010, American Community Survey, 2010.



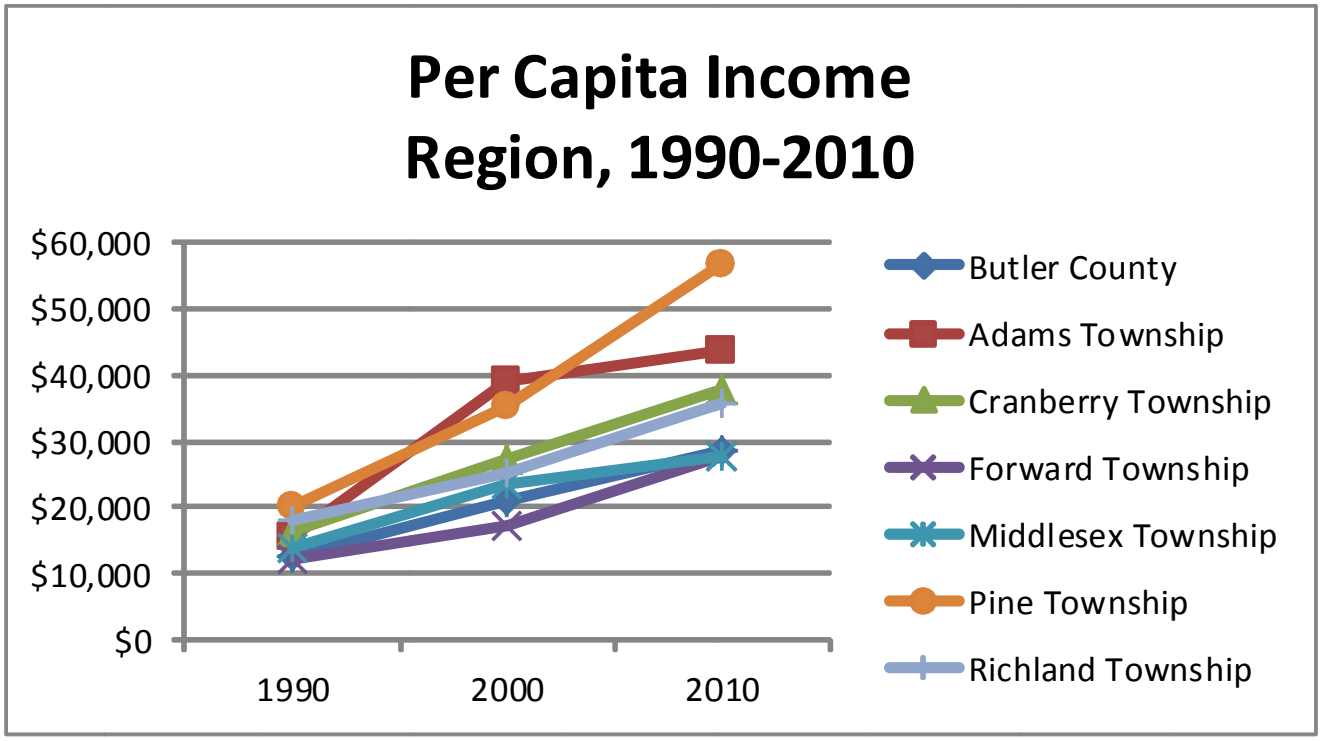
Median Family Income			
	1990	2000	2010
Butler County	$34,647	$51,215	$69,464
Adams Township	39,673	81,340	104,028
Cranberry Township	43,308	74,113	102,670
Forward Township	34,091	50,552	70,833
Middlesex Township	36,145	56,199	72,106
Pine Township	49,350	93,201	152,950
Richland Township	45,380	67,471	100,392

Source: U.S. Census Bureau, Table DP-3, 1990-2000; U.S. Census Bureau, 2006-2010, American Community Survey, 2010.



Per Capita Income			
	1990	2000	2010
Butler County	$12,747	$20,794	$28,446
Adams Township	15,568	39,204	43,690
Cranberry Township	16,494	27,349	37,726
Forward Township	12,378	17,175	27,866
Middlesex Township	13,812	23,508	27,568
Pine Township	20,064	35,202	56,705
Richland Township	18,078	25,085	35,782

Source: U.S. Census Bureau, Table DP-3, 1990-2000; U.S. Census Bureau, 2006-2010, American Community Survey, 2010.



Median Earnings				
	2000		2010	
	Male	*Female*	*Male*	*Female*
Butler County	*$39,922*	*$25,347*	*$52,254*	*$35,274*
Adams Township	*58,906*	*38,796*	*80,066*	*46,531*
Cranberry Township	*52,675*	*33,155*	*72,259*	*45,097*
Forward Township	*35,288*	*25,573*	*48,182*	*29,946*
Middlesex Township	*40,827*	*28,342*	*50,793*	*36,863*
Pine Township	*75,418*	*35,909*	*112,328*	*66,304*
Richland Township	*50,699*	*33,304*	*70,844*	*47,650*

Source: U.S. Census Bureau, Table DP-3, 1990-2000; U.S. Census Bureau, 2006-2010, American Community Survey, 2010.

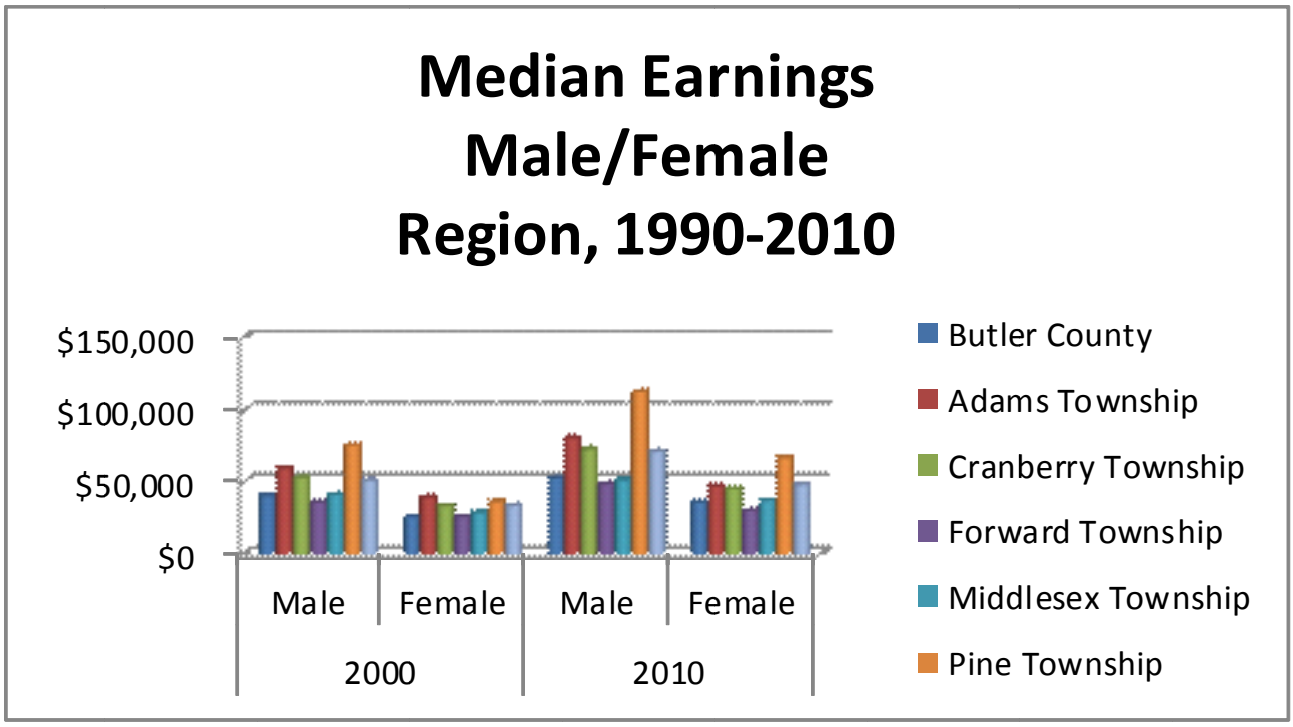


Table 5-16

Type of Income

1990-2010

			# of Households	w/Wage & Salary	w/Self-Employment	w/Interest, Dividend or Net Rental	w/Social Security	w/Supplemental Security	w/Public Assistance	w/Retirement
Butler County	1990	#	55,215	42,016	6,774	26,133	15,959	n/a	3,133	10,414
		%		76.1	12.3	47.3	28.9	0.0	5.7	18.9
	2000	#	65,929	51,885	6,288	28,039	18,226	2,268	1,161	13,148
		%		78.7	9.5	42.5	27.6	3.4	1.8	19.9
	2010	#	71,911	56,321	7,453	23,628	21,852	2,416	1,739	15,142
		%		78.3	10.4	32.9	30.4	3.4	2.4	21.1
Adams Township	**1990**	**#**	1,369	1,097	241	681	326	n/a	62	257
		%		80.1	17.6	49.7	23.8	0.0	4.5	18.8
	2000	**#**	2,382	2,119	371	1,253	411	11	16	341
		%		89.0	15.6	52.6	17.3	0.5	0.7	14.3
	2010	**#**	3,962	3,483	506	1,878	789	41	81	619
		%		87.9	12.8	47.4	19.9	1.	2.	15.6
Cranberry Township	1990	#	5,172	4,533	731	2,688	913	n/a	95	637
		%		87.6	14.1	52.0	17.7	0.0	1.8	12.3
	2010	#	8,399	7,367	814	4,671	1,483	147	62	1,226
		%		87.7	9.7	55.6	17.7	1.8	0.7	14.6
	2000	#	10,097	8,848	1,113	4,016	1,927	93	113	1,598
		%		87.6	11.	39.8	19.1	0.9	1.1	15.8
Forward Township	1990	#	826	667	159	38	324	n/a	43	130
		%		87.6	14.1	52.0	17.7	0.0	1.8	12.3
	2000	**#**	974	825	124	379	235	36	5	191
		%		87.7	9.7	55.6	17.7	3.7	0.7	14.6
	2010	#	943	793	148	333	265	14	21	188
		%		84.1	15.7	35.3	28.1	1.5	2.2	19.9
Middlesex Township	1990	#	1,955	1,608	320	952	437	n/a	63	346
		%		87.6	14.1	52.0	17.7	0.0	1.8	12.3
	2000	#	2,064	1,639	328	1,020	598	41	36	481
		%		87.7	9.7	55.6	17.7	2.0	0.7	14.6
	2010	#	1,987	1,660	184	72	477	12	47	377

		%		83.5	9.3	3.6	24.	0.6	2.4	19.
Pine Township	1990	#	1,396	1,111	269	876	425	n/a	38	310
		%		87.7	9.7	55.6	17.7	0.0	0.7	14.6
	2000	#	2,408	2,128	350	1,418	444	22	7	348
		%		87.7	9.7	55.6	17.7	0.9	0.7	14.6
	2010	#	3,411	3,060	580	1,657	676	17	102	488
		%		89.7	17.	48.6	19.8	0.5	3.	14.3
Richland Township	1990	#	3,113	2,323	473	1,932	911	n/a	115	592
		%		74.6	15.2	62.1	29.3	0.0	3.7	19.0
	2000	#	3,357	2,596	429	1,717	1,007	54	19	690
		%		87.7	9.7	55.6	17.7	1.6	0.7	14.6
	2010	#	3,847	3,004	485	1,618	1,269	68	46	900
		%		78.1	12.6	42.1	33.	1.8	1.2	23.4

Source: U.S. Census Bureau, Table DP-3; Table P-58; Table P-60; Table P-61; U.S. Census Bureau, 2006-2010, American Community Survey.
These statistics will not add up to 100% as many could be answered in more than one category.
**Statistics combined in 1990 Census*

Table 5-17

Mean Income, 2000-2010

In dollars

	Year	Earnings	Social Security	Supplemental Security	Public Assistance	Retirement
Butler County	2000	$ 55,394	$ 11,700	$ 6,352	$ 2,460	$ 14,830
	2010	73,783	21,852	16,655	15,142	18,524
Adams Township	2000	100,410	13,194	8,936	3,444	19,563
	2010	116,595	18,555	12,168	6,240	29,221
Cranberry Township	2000	76,630	12,752	5,470	1,078	18,818
	2010	102,981	17,721	15,009	5,682	20,833
Forward Township	2000	47,779	12,884	9,113	1,080	12,114
	2010	75,147	15,750	10,736	2,271	20,322
Middlesex Township	2000	67,125	13,215	10,644	539	13,930
	2010	70,576	17,908	7,833	1,432	20,912
Pine Township	2000	108,829	13,151	15,373	7,000	30,405
	2010	179,182	17,951	8,429	1,549	21,363
Richland Township	2000	70,583	12,431	9,922	2,379	14,833
	2010	101,806	16,681	9,015	5,848	23,218

Source: U.S. Census Bureau, Table DP-3, 1990-2000; U.S. Census Bureau, 2006-2010, American Community Survey, 2010.

SELECTED REVENUES, FIVE-YEAR TRENDS, 1999-2009

In 1999, Adams Township's total revenue from all sources, as reported by the Pennsylvania Department of Community and Economic Development, Bureau of Municipal Statistics, was $1,760,660. Five (5) years later in 2004, total revenues were reported at $3,785,264, an increase of 132%. Total revenues reported for fiscal year 2009, at the outset of the recent recession, was $7,950,152 or an increase of 110% from total revenue reported in 2004. Adams Township revenues between 2007 and 2009 increased by about 55%, while comparable communities in the region, including Cranberry, Pine and Richland Townships saw total revenues fall by as much as 28%. Only Middlesex Township, on Adams Township's eastern border, reported an increase in total revenues between 2007 and 2009, an increase of 14%.

Between 2008 and 2009, Cranberry Township's total revenues decreased by 30%, while Adams Township's total revenues increased by more than 26%, the only community in the region to report an increase in total revenues during the beginning years of the recent recession. These data indicate a sustainable local economy generating continued demand for the development of a variety of land uses, predominantly residential.

While Adams Township's revenue streams are generated primarily from Earned Income Taxes, which includes Net Profits Tax, no other community has a consistently higher ratio of Earned Income Tax to Total Tax Revenues in the immediate region. Between 1998 and 2009, tax revenues from realty transfers in Adams Township alone exceeded revenues from Real Estate Taxes ten (10) of the twelve (12) years analyzed, indicating significant speculation relating to potential development. In comparison, the same tax profile does not exist in any other Township in the region. In addition, while Real Estate taxes accounted for 12% of total revenue in 1998, and 9.5% in 2004, that percentage actually decreased to only 7.5% of total Township revenues in 2009. Revenues from property taxes, based on consistently low millage rates, have made investment in real estate in Adams Township an attractive alternative within the region studied.

TOWNSHIP REVENUE TRENDS

Revenue from Earned Income Tax represents the highest percentage of total revenues in Adams Township. In 1998, revenues from Earned Income Tax represented 36% of total Township revenues, while in 2004, the ratio was 37%, and in 2009 it was 29% of all revenues. In the same three (3) years analyzed, 1998, 2004, and 2009, the percentage of Real Estate Tax revenues as a portion of total revenues, declined, as indicated previously from 12% to 6.5%. Another characteristic of Adams Townhip's revenue profile involves the amount of revenue generated from Realty Transfer Tax Taxes. As a portion of total Act 511 tax revenues, Realty

Transfer Tax generated 24.5% of all revenues from taxes in 1998, 27% in 2004, and 15% in 2009. The most recent year reflects the impact of the early recession on properties being acquired, as this revenue source declined by 12% between 2004 and 2009. It should be noted that statistical data for fiscal year 1999 was not utilized in this analysis due to unexplained data totals for Earned Income Tax revenue and Realty Transfer Tax revenue. The 1998 statistical data was consistent with trends identified, therefore it was used as the starting date of the period analyzed.

A comparison to two other Township's revenue profile is provided in order to gain a perspective as to Adams Township's role within the Southern Butler County/Northern Allegheny County region. Cranberry Township was not included for comparison as their development pattern is markedly different from both Middlesex Township in Butler County and Pine Township in Allegheny County. For this comparison analysis, the fiscal year 1999 statistics were utilized as reported data was consistent with recognized trends.

In Middlesex Township, revenues from Earned Income Tax represented 30% of total revenues in 1999, 17% in 2004 and 28.5% in 2009. During the same three (3) years analyzed, Real Estate Tax revenue was 14.5% in 1999, 23% in 2004 and about 28.5% in 2009. Realty Transfer Tax revenues were only 3.5% in 1999, 3.5% in 2004, and 2.5% in 2009. This ratio is an indication that revenue's from property acquisition is significantly less of a socio-economic dynamic in Middlesex Township compared to Adams Township. Further, when property tax revenues and property transfer revenues are combined, property related taxes only made up about 25% of 1999's total revenues, 27% in 2004, and 31% in 2009. In two of the three years analyzed, Adams Township's Realty Transfer Tax revenues alone accounted for similar percentages of total revenue as Middlesex Township's combined Real Estate and Property Transfer Tax revenues.

Pine Township's Earned Income Tax revenues were 24% of total revenues in 1999, 20% in 2004 and 17% in 2009, significantly less than the ratio identified in Adams Township. Pine Township's total revenues consistently ranked second only to Cranberry Township's revenue streams in the comparison region, while earned income tax revenues represented the most significant source of tax revenue, similar to Adams Township's profile. Realty Transfer Tax revenues represented only 13% of total revenue in 2009, 7% in 2004 and only 3.5% in 2009, similar to trends identified in Middlesex Township during the period analyzed. Combined revenues from both Real Estate Tax and Property Transfer taxes represented 27% of total revenues in 1999, 19.5% in 2004 and 20% in 2009 in Pine Township. In comparison, revenues from Realty Transfer Taxes alone in Adams Township represented similar proportions of all revenues during the period analyzed. External development pressure, a result of land acquisition in Adams Township is a predominant dynamic and as quality development

continues, revenues from Real Estate taxes should continue to increase, providing Adams Township with a solid revenue stream for future service delivery.

Other Revenue Sources

Revenues from licenses and permits and "Other Charges" also represents a source of revenue to all three (3) Township's being compared, and offsets to a degree, the cost to administer growth management programs in place in each community. Adams does not report license and permit revenues but includes related revenue in the "Other Charges" category, while both Middlesex and Pine Townships log revenues separately. In 1998, Adams Township's "Other Charges" revenue was 13% of total revenues, in 2004 it was about 7% and in 2009 it was 4% of the total. In comparison, Middlesex Township's reported revenue from licenses and permits and "Other Charges" totaled 5% in 1999, about 4.5% in 2004 and only 2% in 2009, less than in Adams Township in all three (3) years. Pine Township's combined revenue from "Licenses and Permits" and "Other Charges: represented about 13% in 1999, 8.5% in 2004 and 4% in 2009, similar to Adams Township's revenue profile for the related category.

Another source of reported income is recorded as "Other Financing Sources" which includes bonds and low interest loan or grant programs primarily for infrastructure improvements. The three (3) target years analyzed, 1998, 2004, and 2009, average 33% of total Township revenues for those years, however, 85% of the total revenues reported from "Other Financing Sources" occurred in 2009 in Adams Township, indicating a major capital improvements initiative. In Middlesex Township, the three (3) year average represented about 26% of the total reported revenues for 1999, 2004, and 2009. Pine Township's three (3) year average was about 28%, 53% of which was accounted for in 2004. In raw numbers, both Adams and Pine Townships invested significant revenues in probable infrastructure improvements projects to meet the demand of increased development pressure as reported revenues in the "Other Financing Sources" category totaled 4.4 million and 7.9 million dollars respectively, with major funding reported in a single year. Middlesex Township's 1.6 million dollar, three (3) year total does not reflect a major capital improvements initiative.

All three (3) Townships also relied on "Intergovernmental Revenue – State" as a revenue stream during the period analyzed. This category could include Commonwealth originated grants for a variety of municipal service costs. The three (3) year average in Adams Township was slightly more than 4% of all revenues in 1998, 2004 and 2009 combined. In Middlesex Township, the three (3) year average was about 8.5% and in Pine Township, it was a little more than 2%. No single year revenues received from the state was significant in any of the Townships.

Summary

Traditional revenue sources such as Real Estate Tax revenue and Earned Income Tax revenue still account for the bulk of municipal revenues in the comparable communities. In Adams Township tax revenues represented 66% of all revenues in 1998, 65% in 2004 and about 42% in 2009. The Township's Earned Income Tax revenue, however, is the primary tax revenue generator, similar to the revenue profile in Pine Township. Add to that revenue stream the Property Transfer Tax Revenue in Adams Township and the trend for continued development has been sustained, more so than in either Pine or Middlesex Townships.

Tax revenues represented 55% of all revenues in Middlesex Township in 1999, 44% in 2004, and 63.5% in 2009. Almost all tax revenues are derived from Real Estate and Earned Income at 93.5% in 1999, 91% in 2004 and about 90% in 2009, with all other revenues sources combined at less than 10%. In Pine Township tax revenues represented 61% of recorded revenues in 1997, 47% in 2004, and 61% in 2009, but the combined revenues from Real Estate and Earned Income represent only 63% of all recorded revenues in 1999, 64.5% in 2004 and about 67% in 2009. Whereas Middlesex Township relies almost exclusively on Real Estate and Earned Income Tax Revenues combined, both Adams and Pine Township's revenue profiles indicate a broader range of revenue sources relating to property transfers and growth management activities. The socio-economic forecast is positive as transferred properties are developed generating additional revenues from up-scale residential housing occupied by high-end wage earners.

SELECTED EXPENDITURES, FIVE-YEAR TRENDS, 1999 TO 2009

Between 1998 and 2009, Adams Township's total expenditures increased about 70% from $1.57 million to $5.19 million. As with most Townships of the Second Class, municipal expenditures fall into three (3) primary categories, Streets and Roads, Police and Fire (combined), and General Administration. In 1998, the percentages of total expenditures were 44.5% for Streets and Roads, about 17% for combined Police and Fire protection, and about 14% for General Administration. Five (5) years later in 2003, those percentages were 56.5% on administration, 7.5% on Police and Fire protection, and about 5.5% on road maintenance. Expenditures on the new municipal building accounted for the significant increase in administration costs that year. In 2008, the percentage of total expenditures were reported to the Pennsylvania Department of Community and Economic Department (PaDCED) as follows: about 26% for Streets and Roads, 14.5% for Police and Fire protection combined (10% on police alone), and almost 9% for general administration. In the years 2007 and 2008 combined, Adams Township spend $2.7 million on Streets and Roads, which accounted for 25% of the combined years' total expenditures.

While statistics for Cranberry Township have been provided as a reference, comparisons to communities with similar rural-residential characteristics and socio-economic

metrics are used in order to define Adams Township's role within the region (Table 5-19). Between 1998 and 2008, Middlesex Township's expenditures increased by about 48% from $1.09 million to $2.10 million. Similar expenditure patterns were reported in 1998, with 34% for Police and Fire (30% on police alone), 28.5% on Streets and Roads, and 22.5% on General Administration. In 2003, five (5) years later, expenditures were consistent with 29% for road maintenance, 26% on Police and Fire and about 13.5% on general administration. At the most recent end of the period analyzed, in the year 2008, Middlesex Township reported expenditures on Streets and Roads at 36% of the total, while 19% was committed for Police and Fire Protection and about 13.5% for general administration. Total expenditures peaked during the period analyzed at $3.36 million in 2006, while Adams Township peak expenditures occurred in 21007 with a total of $5.44 million.

Pine Township's expenditures profile between 1998 and 2008 reflected commitments to the same core activities, and their total expenditures grew from $4.83 million to $13.70 million, or about 65%. Expenditures on Streets and Roads dominated total expenditures in each of the interval years analyzed, 1998, 2003 and 2008. Streets and Roads maintenance comprised 33.5% of the total in 1998, 27% in 2003, and 18% in 2008. General Administration revenues ranked second in all three (3) years analyzed, with about 18.5% in 1998, slightly more than 16% in 2003, and 13% in the year 2008. Police and Fire combined, occupied the third tier of expenditures during the interval years analyzed, with 14.5% of the total in 1998, 12% in 2003, and about 12.5% in 2008. Pine Township's peak year for expenditures during the period analyzed was in 2007 at $15.06 million.

DISCRETIONARY EXPENDITURES

In addition to the three (3) primary categories, municipalities in the southwestern Butler/northern Allegheny County region have all invested money in Parks and Recreation, Libraries, Planning and Development and reported expenditures under the "Other Expenditures" category. Between 1998 and 2003, Adams Township spent $670,158 on Parks and Recreation, and between 2004 and 2009 that commitment increased by 12.5% to $766,380, for a total during the twelve-year period analyzed of $1,436,538 or about $120,000 annually on average. Pine Township's expenditures on parks related activities totaled $12,869,289, over a million dollars annually, on average. Richland Township's Parks and Recreation expenditures totaled $2,162,710 or about $180,000 annually for the twelve-year period analyzed (Table 5-19). As a point of discussion, Cranberry Township's aggressive Parks and Recreation program cost $42,524,333 between 1998 and 2009, an average of $3.5 million dollars annually. These expenditures include the acquisition of hundreds of acres of land and the development of a golf course and swimming pool complex.

In terms of public library expenditures, Adams Township committed $102,000 between 1998 and 2003, and as revenues increased, committed $207,000 to libraries between 2004 and 2009, an increase of 50% during the most recent six-year period. The twelve-year total of $307,000 averaged about $26,000 annually. Pine Township's expenditures on libraries totaled $1,600,051 between 1998 and 2009, about $133,000 annually, and Richland Township committed $1,763,802 to public libraries during the period analyzed, about $147,000 annually on average. In the year 2010, according to U.S. Census Bureau figures, Adams Township, with a 75% increase in population between 2000 and 2010 surpassed both Pine and Richland Townships in total population for the first time since 1960. Expenditures on public services such as Parks and Recreation and libraries will probably trend higher as Adams Township continues to attract homebuyers and small businesses.

The category "Other Expenditures" were consistently higher for all communities in the region during the late 1990's and early 2000's, and usually related to capital improvements projects, land acquisition, or public service related activities. However, beginning in the mid-2000's smaller percentages of expenditures on the "Other" line item were recorded. In 1999, Adams Township's "Other Expenditures" were reported at 25% of the total and in 2002, the percentage was nearly 49% of all expenditures. Beginning in 2006, "Other Expenditures" fell to less than 10% of the total. That trend was repeated in every community in the region and reflected a more conservative fiscal approach as growth rates declined. Adams Township's continued residential growth is the anomaly in the region.

Expenditures on Planning and Development were reported throughout the period analyzed as most of the comparable communities in the region experience periods of significant growth. Adams Township reported expenditures of $1,114,594 through 2005 when the PaDCED reporting format was revised. This equates to an annual average of about $140,000, however, Adams Township has chosen to maintain a smaller Township personnel presence and relies on its Planning Commission, Board of Supervisors, and consulting professionals for much of the review and approval input. Both Pine Township and Richland Township have more professional staff to provide planning and development services, but Pine Township still recorded higher total expenditures during the period analyzed. Between 1998 and 2005, Pine Township's planning and development expenditures totaled $2,364,670, more than $295,000 annually, while Richland Township totaled $993,061, about $124,000 annually, in line with Adams Township's expenditures (Table 5-19).

VALUATION

Another piece of information included in the PaDCED, Bureau of Municipal Statistics database related to the value of land and millage rate. In 2003, the Commonwealth provided a reporting method for both assessed value of real estate and market value of real estate in

addition to listing the current millage rate and common level ratio. The assessed value of a property is the County's valuation for tax purposes while the market value is based on the highest price a buyer would pay and a seller would accept. A common level ratio is a comparison of a previous year's actual sales prices to the assessed value of properties set by the County. One (1) mil equals $1.00 for every $1,000 of taxable property value. Recent reassessments usually provide a more accurate reflection of current property values.

In 2003 Adams Township ranked fourth of the comparison communities with a millage rate of five (5). This rate remained unchanged until 2009 with when it decreased to 3.75 mils and still ranked fourth overall. Pine Township at 1 mil through 2008 and 1.2 mils in 2009, ranked first. Richland Township at three (3) mils through 2008 and 2.75 mils in 2009 ranked second, Forward Township at four (4) mils through 2008 and 2.78 mils in 2009, ranked third. It should be noted that a mil in Butler County does not generate any equal amount of revenue in Allegheny County (Table 5-20).

Adams Township's assessed value of real estate ranked second of the comparison communities in Butler County at $66,642,273 in 2003, with Cranberry Township first at $221,724,276. Pine Township ranked first in Allegheny County in the region in 2003 at $843,653,688. With the reassessment of Allegheny County in 2003, both Pine and Richland Townships' common level ration fell and the market value of real estate caught up with the assessed value. In 2007 Adams Township's market value of real estate surpassed one billion dollars for the first time and the assessed valuation has increased every year since 2003 beginning at $66,6423,273 through 2008 at $100,000,204, an increase of about 33.5% in five (5) years. The year 2009 formulas for both market value and assessed value of real estate were revised and several data sets need to be compared for consistent evaluation. Based on comparisons to Forward and Middlesex Townships in Butler County, Adams Township's assessed value is growing faster because of new development being added and is in fact increasing at a rate similar to Cranberry Township's.

SUMMARY

Adams Township's fiscally conservative approach to governing has provided a socio-economic profile for continued increases in property values, while maintaining Township assets. Manageable debt burdens and a "pay as you go" policy has resulted in reasonable household tax rates while property values continue to rise. Projected increases in both residential and moderately scaled commercial development have continued to make Adams Township attractive for private sector investment. As the population grows and increases in service delivery costs are weighed, these conservative fiscal policies will dictate the provision of amenities sought by new residents in the near future.

Table 5-18

Revenues, 1998-2009

Municipality Name	TOTAL REVENUE	Total Tax Revenues	Real Estate Tax Revenue	Earned Income Tax Revenue	Realty Transfer Tax Revenue	Occupation Tax Revenue	Intgov Revenue - State	Recreation And Culture Revenue	Other Charges Revenue	Licenses And Permits Revenue	Fines And Forfeits Revenue	Other Financing Sources Revenue
1998												
ADAMS	1,672,270	1,097,997	205,724	598,525	269,167	8,671	257,404	0	214,505	0	32,542	21,197
CRANBERRY	24,275,649	5,958,260	1,946,781	2,426,333	772,226	0	613,161	592,777	715,450	125,858	93,125	15,732,554
FORWARD	422,630	269,252	56,975	181,052	16,258	0	107,515	0	13,512	1,605	7,504	7,853
MIDDLESEX	1,165,279	794,939	313,865	432,459	48,569	0	225,329	1,826	55,941	22,413	27,392	14,414
PINE	5,178,063	3,179,538	852,979	1,185,401	709,239	0	191,183	93,031	481,472	24,404	47,507	982,537
RICHLAND	9,058,343	2,281,696	1,250,520	843,208	143,417	0	278,575	28,849	55,376	85,395	79,393	5,032,656
1999												
ADAMS	1,760,660	1,264,450	273,828	10,386	0	685,645	165,809	0	214,960	0	29,714	14,858
CRANBERRY	13,167,281	6,515,205	2,079,718	2,673,249	833,384	0	792,632	654,128	711,276	134,938	96,563	3,190,627
FORWARD	421,767	275,622	57,139	192,110	11,018	7,397	109,844	0	13,287	1,030	4,935	1,575
MIDDLESEX	1,518,388	836,484	326,618	455,506	54,360	0	235,984	2,098	50,409	22,839	25,207	314,253
PINE	5,817,842	3,555,034	849,042	1,400,818	747,172	0	233,598	15,600	721,361	25,637	48,859	1,068,745
RICHLAND	4,831,513	2,343,494	1,268,730	889,189	137,766	0	363,212	31,293	86,260	82,004	71,175	474,513
2000												
ADAMS	2,532,691	1,576,313	252,848	938,035	355,588	11,691	185,734	3,000	183,150	0	27,250	452,699
CRANBERRY	12,443,290	7,148,082	2,301,052	2,945,176	786,552	0	608,072	677,879	624,276	323,809	118,168	2,362,507
FORWARD	449,417	302,485	59,325	203,505	23,964	0	108,542	0	4,864	1,790	9,585	31
MIDDLESEX	1,243,195	855,707	328,964	473,166	53,577	0	213,836	1,682	41,578	25,436	28,831	39,217
PINE	6,659,477	4,221,578	1,086,127	1,780,660	834,522	0	259,699	32,592	614,132	1,055	55,651	1,196,753

Table 5-18

Revenues, 1998-2009

Municipality Name	TOTAL REVENUE	Total Tax Revenues	Real Estate Tax Revenue	Earned Income Tax Revenue	Realty Transfer Tax Revenue	Occupation Tax Revenue	Intgov Revenue - State	Recreation And Culture Revenue	Other Charges Revenue	Licenses And Permits Revenue	Fines And Forfeits Revenue	Other Financing Sources Revenue
RICHLAND	5,702,952	2,623,959	1,426,830	1,003,227	137,848	0	422,190	29,871	83,363	87,344	59,924	697,142
2001												
ADAMS	2,536,532	1,683,570	281,133	1,046,276	327,750	9,758	237,267	9,200	200,510	0	28,078	259,483
CRANBERRY	30,760,075	7,942,038	2,448,904	3,320,980	940,311	0	1,321,236	322,398	1,219,361	361,544	105,621	10,279,347
FORWARD	459,321	310,545	60,025	215,498	19,754	0	109,652	0	6,196	1,160	7,896	6,390
MIDDLESEX	1,425,060	876,707	332,714	485,304	58,689	0	220,463	1,543	45,401	30,431	30,142	201,727
PINE	6,806,443	4,201,523	972,619	1,791,001	794,710	0	236,216	103,976	846,307	630	64,796	1,097,795
RICHLAND	5,234,021	2,638,863	1,416,455	1,000,411	142,666	0	484,655	55,595	88,383	60,723	55,275	461,118
2002												
ADAMS	4,355,039	1,874,833	302,765	1,188,807	353,443	8,995	235,755	28,300	207,802	0	39,177	1,890,383
CRANBERRY	22,672,123	8,113,467	2,676,923	3,205,499	1,003,484	0	1,412,689	392,118	1,879,023	269,301	105,612	1,895,860
FORWARD	449,506	309,229	60,281	217,828	14,377	0	114,490	0	9,731	1,220	5,890	1,341
MIDDLESEX	2,230,726	865,689	333,362	493,656	38,671	0	275,925	1,334	65,576	32,558	38,294	928,122
PINE	7,311,148	4,780,692	1,068,079	1,839,265	1,139,152	0	302,001	63,382	760,120	4,053	72,355	1,011,876
RICHLAND	5,536,176	2,866,367	1,550,837	1,033,780	233,357	0	451,663	74,611	110,349	176,876	49,864	257,408
2003												
ADAMS	4,180,381	2,138,280	327,588	1,257,972	520,496	9,987	269,540	31,000	284,916	0	34,068	1,393,019
CRANBERRY	39,893,019	8,691,764	2,770,845	3,428,205	1,166,505	0	983,635	2,626,802	1,386,733	316,749	154,575	16,512,891
FORWARD	568,600	415,392	62,221	217,948	116,503	0	119,263	0	20,183	1,195	5,054	3,072
MIDDLESEX	2,028,572	1,063,543	507,121	483,178	68,398	0	280,287	1,483	58,618	32,629	45,332	528,389
PINE	9,232,873	4,895,309	1,091,893	1,942,515	1,123,728	0	359,545	49,582	696,164	462	76,843	3,009,862
RICHLAND	6,495,188	3,028,081	1,620,957	1,062,071	293,575	0	460,758	65,605	105,720	109,628	60,060	1,274,519

Table 5-18

Revenues, 1998-2009

Municipality Name	TOTAL REVENUE	Total Tax Revenues	Real Estate Tax Revenue	Earned Income Tax Revenue	Realty Transfer Tax Revenue	Occupation Tax Revenue	Intgov Revenue - State	Recreation And Culture Revenue	Other Charges Revenue	Licenses And Permits Revenue	Fines And Forfeits Revenue	Other Financing Sources Revenue
2004												
ADAMS	3,785,264	2,449,081	357,939	1,390,790	651,852	25,077	282,523	38,700	271,384	0	26,921	663,737
CRANBERRY	29,773,972	10,236,035	3,209,499	3,784,062	1,418,947	0	1,039,127	2,637,827	1,205,684	315,565	145,475	4,421,083
FORWARD	539,968	333,017	63,069	225,510	35,259	0	120,495	0	26,772	1,350	6,401	46,239
MIDDLESEX	2,681,779	1,182,632	618,318	458,498	98,830	0	306,809	200	82,175	35,429	47,158	995,653
PINE	10,982,480	5,142,136	1,121,312	2,199,722	1,038,239	0	378,545	45,017	939,354	501	68,947	4,227,445
RICHLAND	7,086,882	3,187,077	1,707,696	1,167,629	235,111	0	390,555	28,025	111,113	190,984	79,809	1,446,743
2005												
ADAMS	4,658,958	2,768,700	391,819	1,653,494	687,119	35,734	297,095	48,700	357,201	0	37,608	1,050,658
CRANBERRY	32,056,271	10,152,666	3,290,389	4,089,404	1,131,643	0	1,377,478	2,829,863	2,212,887	156,224	174,331	3,932,238
FORWARD	586,652	345,999	63,399	236,387	37,904	0	161,600	0	22,800	1,220	5,619	21,471
MIDDLESEX	2,056,014	1,268,585	632,425	520,702	63,049	0	440,638	1,118	55,099	36,265	48,112	179,688
PINE	11,670,994	5,452,857	1,252,610	2,312,947	1,041,696	0	411,153	67,605	830,532	697	20,659	4,190,881
RICHLAND	6,614,001	3,472,019	1,752,667	1,211,703	229,093	0	456,170	30,674	96,364	199,246	67,165	377,153
2006												
ADAMS	3,774,154	2,827,133	420,746	1,738,266	630,852	37,269	338,011	11,440	342,629		34,116	31,431
CRANBERRY	33,403,696	11,207,198	3,412,561	4,289,550	1,353,334		1,897,736	2,841,747	1,702,603	4,855	180,679	1,883,255
FORWARD	674,506	374,696	64,383	263,203	38,720		132,038		19,789	1,655	6,651	111,740
MIDDLESEX	3,775,350	1,344,236	633,261	590,976	46,245		295,559	4,363	86,195	1,080	31,609	1,925,869
PINE	21,231,052	6,346,958	1,291,309	2,635,139	1,455,654		438,058	63,952	697,938	249,941	26,768	12,462,054
RICHLAND	8,500,182	3,751,203	1,835,880	1,278,016	262,446		487,354	33,851	40,807	193,635	78,908	671,334

Table 5-18

Revenues, 1998-2009

Municipality Name	TOTAL REVENUE	Total Tax Revenues	Real Estate Tax Revenue	Earned Income Tax Revenue	Realty Transfer Tax Revenue	Occupation Tax Revenue	Intgov Revenue - State	Recreation And Culture Revenue	Other Charges Revenue	Licenses And Permits Revenue	Fines And Forfeits Revenue	Other Financing Sources Revenue
2007												
ADAMS	5,131,122	3,294,325	459,859	2,124,083	657,647	52,736	354,786	4,425	423,990		50,922	763,452
CRANBERRY	35,486,448	12,156,076	3,488,449	4,762,022	1,401,032		1,399,718	3,064,077	1,399,915	4,290	128,772	2,286,083
FORWARD	608,715	385,501	63,347	278,512	35,507		142,602		35,113	2,050	5,650	2,027
MIDDLESEX	1,820,256	1,293,041	618,423	537,196	63,077		300,182	5,217	48,759	635	37,310	38,786
PINE	13,417,707	6,809,590	1,296,420	3,113,560	1,431,026		662,393	67,177	652,111	2,575	25,837	3,897,139
RICHLAND	12,399,058	3,960,415	1,925,836	1,364,171	245,397		511,826	41,508	39,386	177,098	63,863	4,492,380
2008												
ADAMS	6,280,876	3,469,745	491,735	2,275,962	657,399	44,649	420,419	53,986	273,738		33,555	1,863,404
CRANBERRY	48,333,642	11,861,165	3,566,750	4,649,969	1,123,455		1,549,426	3,097,834	2,638,202	6,130	128,919	13,149,807
FORWARD	605,998	388,961	64,139	286,654	28,438		153,290		20,291	1,670	4,885	7,989
MIDDLESEX	2,332,052	1,362,289	601,011	646,304	68,596		281,788	15,113	103,159	325	38,279	438,314
PINE	12,106,502	6,618,811	1,379,586	3,103,970	1,050,087		604,286	66,940	609,486	2,855	25,970	3,085,333
RICHLAND	9,759,680	4,073,530	1,979,150	1,472,514	299,877		548,061	43,262	48,333	150,545	65,182	2,384,556
2009												
ADAMS	7,950,152	3,366,659	522,813	2,307,153	495,615	41,078	41,078	4,875	307,960	0	31,192	3,757,548
CRANBERRY	33,810,330	13,083,839	3,614,830	4,760,424	1,417,353	0	0	2,836,129	1,463,485	91,277	122,653	1,413,720
FORWARD	597,412	402,855	63,662	295,615	28,263	0	0	0	13,654	1,655	4,796	686
MIDDLESEX	2,076,150	1,318,412	594,420	595,322	50,467	0	0	9,718	39,166	380	38,765	345,728
PINE	11,236,694	6,867,391	1,439,096	3,178,136	803,994	0	0	289,858	459,911	2,952	17,934	2,663,540
RICHLAND	8,970,922	4,374,437	2,125,960	1,554,135	317,584	0	0	42,190	42,419	134,371	49,525	1,669,749

Source: Pennsylvania Department of Community and Economic Development, Bureau of Municipal Statistics

Table 5-19

Expenses, 1998-2009

Municipality Name	Total Expenditures	General Administration	Police	Fire	Streets And Roads	Water Exp	Parks And Recreation	Libraries	Planning & Development	Other Expenditures
1998										
ADAMS	1,577,590	222,609	185,634	78,514	701,301	5,061	215,638	14,000	74,889	79,587
CRANBERRY	26,196,717	981,446	1,199,508	240,495	4,385,574	0	488,611	168,180	354,601	16,569,612
FORWARD	421,563	45,651	120	24,957	307,155	0	2,400	0	4,542	35,688
MIDDLESEX	1,099,464	247,835	337,456	35,497	313,092	0	2,103	0	90,732	38,833
PINE	4,833,681	889,516	475,105	229,365	1,617,600	0	208,430	76,882	147,642	862,702
RICHLAND	4,333,020	429,544	924,686	117,170	936,955	0	59,346	121,697	129,974	455,323
1999										
ADAMS	1,459,293	275,209	181,569	85,259	383,046	39,466	1,247	14,000	108,075	371,022
CRANBERRY	10,957,887	1,023,523	1,242,199	647,271	2,877,447	0	458,937	179,548	452,854	2,684,174
FORWARD	403,710	44,674	200	26,213	283,581	0	0	2,500	7,399	38,501
MIDDLESEX	1,377,519	280,471	353,904	250,495	273,251	0	2,631	0	88,962	91,610
PINE	5,195,367	1,149,103	517,308	161,700	1,206,639	0	311,970	87,617	241,415	1,085,085
RICHLAND	6,449,401	355,681	899,476	113,402	1,452,606	0	63,676	134,708	121,534	487,387
2000										
ADAMS	1,876,036	242,696	193,990	92,410	445,026	149,917	166,251	15,000	163,406	396,772
CRANBERRY	12,747,958	1,154,839	1,435,205	917,894	3,343,655	0	690,898	189,442	591,746	2,935,011
FORWARD	347,913	51,308	180	26,417	216,813	0	3,796	3,000	3,769	41,120
MIDDLESEX	1,278,796	236,894	407,243	14,433	385,016	0	1,824	5,500	52,832	111,875
PINE	6,105,468	1,218,261	582,694	177,819	2,288,707	0	67,876	94,308	269,477	1,240,534
RICHLAND	5,646,326	863,230	932,916	128,522	755,256	0	157,472	139,794	98,910	716,440

Table 5-19

Expenses, 1998-2009

Municipality Name	Total Expenditures	General Administration	Police	Fire	Streets And Roads	Water Exp	Parks And Recreation	Libraries	Planning & Development	Other Expenditures
2001										
ADAMS	1,875,747	297,048	257,024	100,664	451,579	27,072	207,715	16,000	196,625	311,420
CRANBERRY	22,643,674	1,554,654	2,024,488	468,818	6,355,711	2,534,050	1,633,946	205,622	881,671	1,283,866
FORWARD	469,111	49,756	120	33,011	330,300	0	0	3,500	2,042	48,519
MIDDLESEX	1,483,090	210,590	402,164	16,539	423,278	0	1,461	5,500	63,915	201,381
PINE	6,113,927	1,137,100	631,094	186,655	1,972,231	78,163	389,537	97,560	307,777	1,138,601
RICHLAND	6,487,493	1,179,372	1,051,261	153,223	1,862,135	35,695	136,670	144,615	108,446	750,239
2002										
ADAMS	4,114,902	701,078	308,933	118,223	716,368	52,645	38,609	21,000	140,427	2,004,904
CRANBERRY	23,527,372	2,073,889	2,163,082	493,238	5,538,875	3,058,307	2,696,568	222,994	445,080	727,034
FORWARD	424,679	49,670	0	33,316	270,012	0	0	4,000	1,379	64,025
MIDDLESEX	2,146,631	834,303	388,504	43,420	473,398	0	1,833	7,000	75,136	269,630
PINE	6,516,323	1,355,203	665,117	204,024	1,958,750	0	848,126	122,715	281,215	1,079,866
RICHLAND	5,006,584	554,174	1,068,837	163,065	1,066,386	37,070	218,047	140,310	108,754	631,149
2003										
ADAMS	6,002,619	3,402,054	319,505	132,196	340,567	38,175	40,698	22,000	159,305	1,534,568
CRANBERRY	38,706,914	2,306,362	2,410,882	928,523	6,039,863	2,670,393	3,439,702	232,678	437,851	2,950,046
FORWARD	417,006	68,038	0	36,002	237,802	0	0	4,100	1,976	66,282
MIDDLESEX	2,065,661	282,819	452,559	84,919	604,900	0	1,477	7,000	116,338	320,373
PINE	9,002,294	1,468,745	773,503	317,777	2,429,863	0	308,241	131,775	332,238	3,237,659
RICHLAND	5,742,224	494,860	1,083,284	185,281	1,747,890	37,945	133,736	148,109	121,018	825,433

Table 5-19

Expenses, 1998-2009

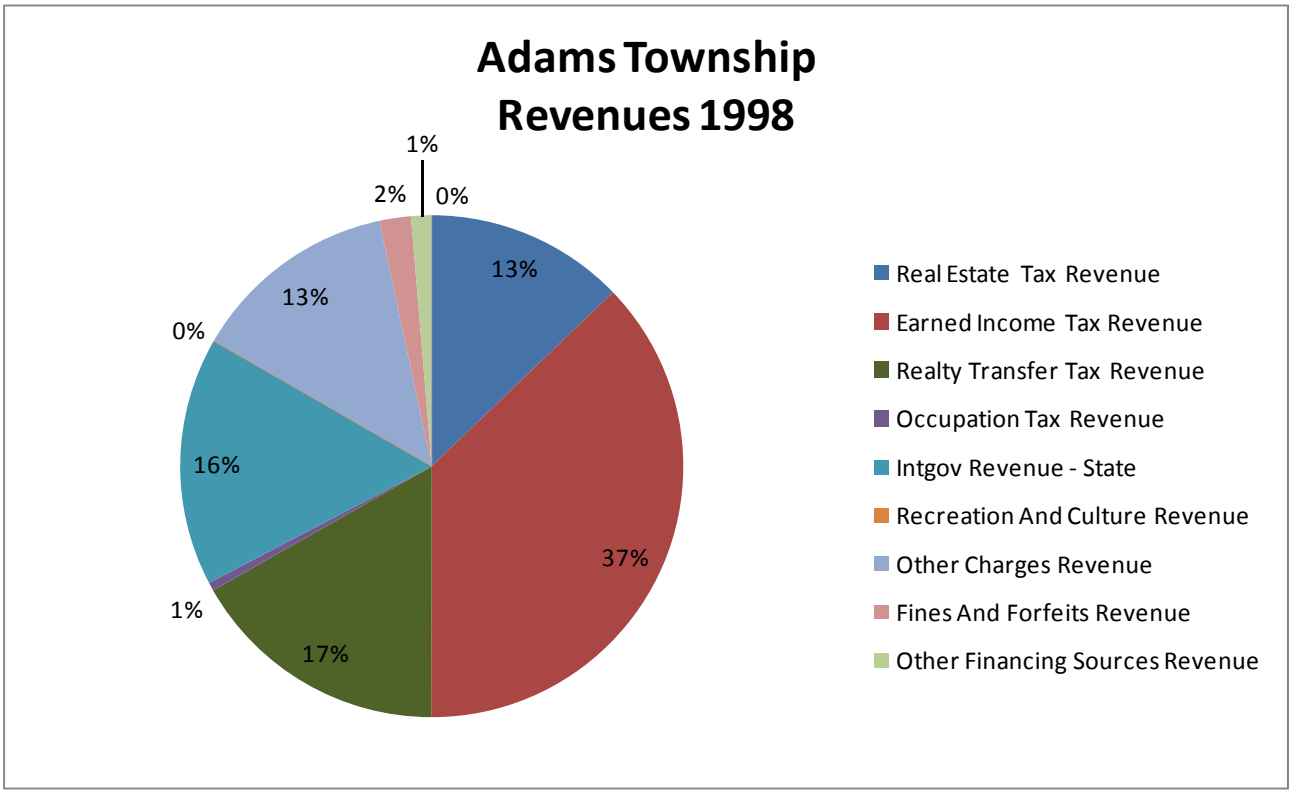
Municipality Name	Total Expenditures	General Administration	Police	Fire	Streets And Roads	Water Exp	Parks And Recreation	Libraries	Planning & Development	Other Expenditures
2004										
ADAMS	3,311,359	576,798	322,982	172,462	1,087,106	48,981	41,424	25,000	130,881	883,263
CRANBERRY	31,204,253	5,565,230	2,789,612	720,279	3,974,855	3,025,190	3,476,616	233,426	558,720	2,393,056
FORWARD	587,598	84,239	0	36,120	354,573	0	0	4,500	5,536	91,673
MIDDLESEX	2,489,046	618,962	467,938	94,625	689,565	0	5,493	5,000	160,775	338,204
PINE	9,194,852	931,149	956,655	327,010	1,519,318	85,000	460,512	139,907	429,755	4,339,872
RICHLAND	7,720,096	456,861	1,091,645	184,634	2,071,195	38,820	201,043	158,500	160,191	1,276,127
2005										
ADAMS	3,614,550	461,761	445,994	205,240	981,819	51,974	90,105	27,000	140,986	1,179,508
CRANBERRY	29,893,085	3,359,327	3,012,077	670,014	2,946,721	3,361,552	3,807,244	238,881	599,791	2,073,112
FORWARD	522,380	110,927	0	40,642	231,791	0	0	4,600	2,538	129,035
MIDDLESEX	2,087,977	296,950	451,728	100,163	711,289	0	636	2,500	97,189	291,152
PINE	10,452,889	914,141	907,839	369,563	2,395,976	57,591	436,298	147,600	355,151	4,319,865
RICHLAND	6,538,508	498,481	1,350,572	193,602	1,495,681	39,570	202,917	165,140	144,234	949,748
2006										
ADAMS	2,462,931	443,561	479,061	236,274	758,301	57,215	55,626	30,000	0	252,315
CRANBERRY	31,394,054	2,982,812	2,992,071	921,986	3,300,037	3,871,727	4,109,248	243,411	0	802,534
FORWARD	519,727	122,192		40,866	165,467	1,430		4,700	0	70,746
MIDDLESEX	3,367,833	304,895	265,664	91,971	523,095	0	1,123	2,500	0	170,933
PINE	10,485,700	930,399	924,991	381,220	3,004,049	4,487	1,668,573	157,080	0	343,696
RICHLAND	6,704,250	493,024	1,280,250	205,744	2,064,689	40,695	189,472	173,960	0	156,572

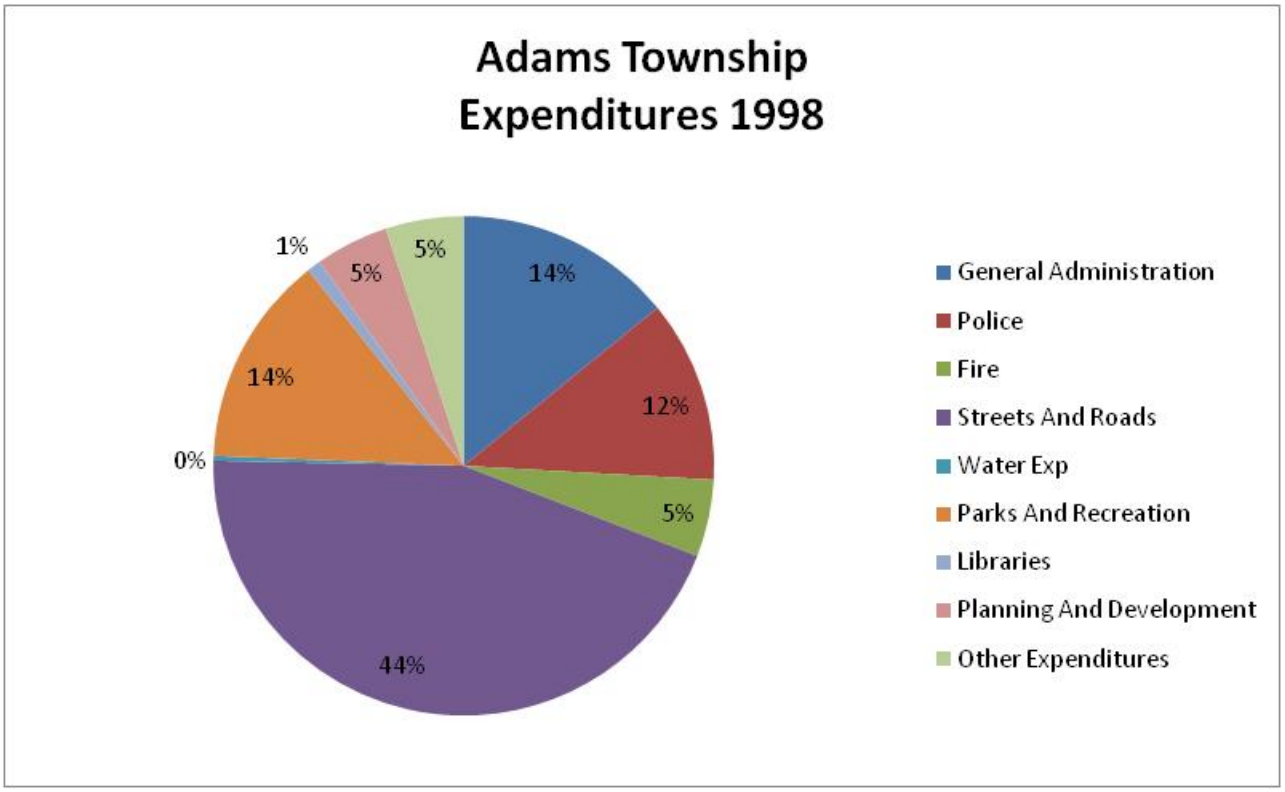
Table 5-19

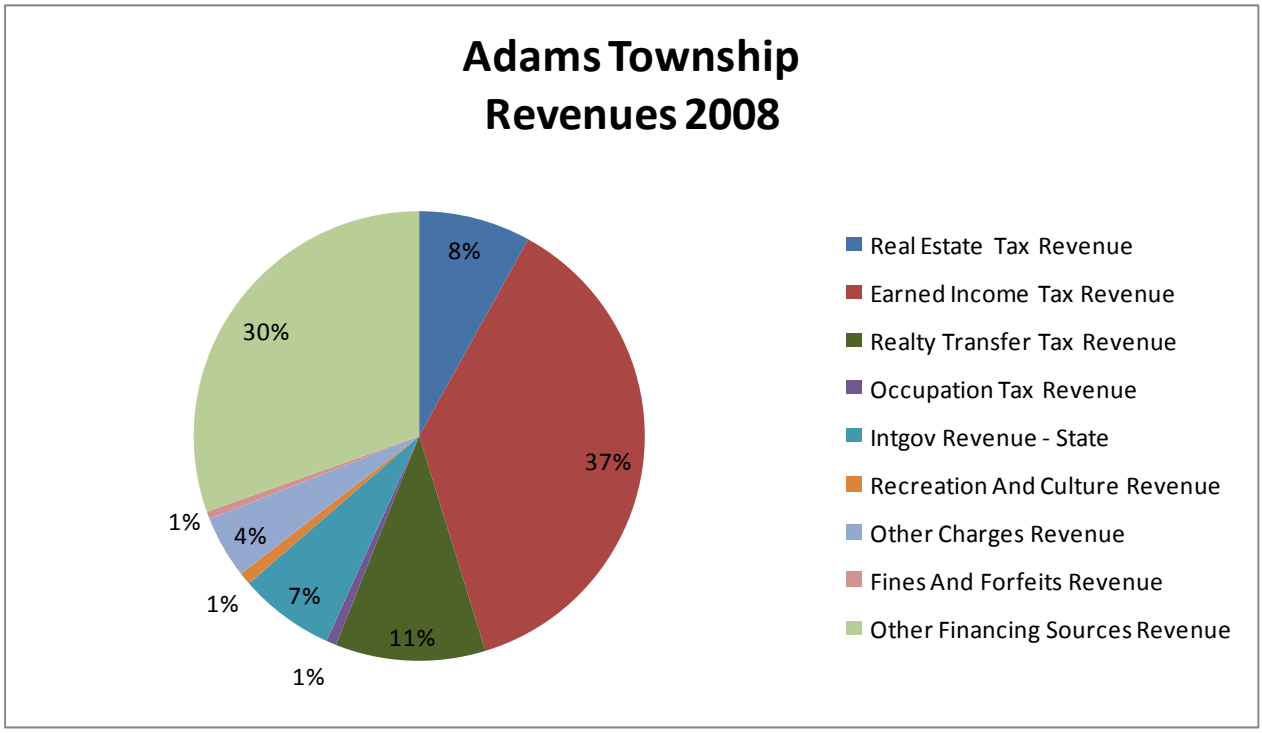
Expenses, 1998-2009

Municipality Name	Total Expenditures	General Administration	Police	Fire	Streets And Roads	Water Exp	Parks And Recreation	Libraries	Planning & Development	Other Expenditures
2007										
ADAMS	5,446,512	1,832,137	530,344	117,526	1,326,554	0	241,459	32,000	500	260,479
CRANBERRY	31,798,760	3,539,410	3,606,740	615,324	2,437,391	4,051,009	3,763,898	242,768	0	239,540
FORWARD	618,305	127,114	0	41,620	358,536	364	1,956	4,800	0	66,699
MIDDLESEX	1,808,460	315,747	281,661	97,162	803,808	0	1,037	2,500	0	138,247
PINE	15,056,742	1,003,443	982,631	390,942	2,678,282	8	4,832,203	167,512	0	184,847
RICHLAND	11,827,131	2,691,696	1,330,785	208,660	1,965,951	44,460	164,377	185,040	0	10,226
2008										
ADAMS	5,192,800	452,935	519,067	229,592	1,367,741	0	106,002	55,000	0	413,326
CRANBERRY	43,623,461	5,328,860	3,748,591	1,181,759	3,500,934	4,214,514	10,978,502	256,937	0	203,285
FORWARD	612,312	99,218	0	41,715	399,276	400		4,900	0	56,614
MIDDLESEX	2,109,350	283,396	312,437	91,913	760,681	0	2,720	2,500	0	91,824
PINE	13,707,036	1,803,889	1,001,885	718,081	2,459,850	0	3,143,481	183,053	0	205,336
RICHLAND	11,751,706	2,913,102	1,386,403	217,633	2,238,101	46,085	430,474	194,558	0	11,175
2009										
ADAMS	6,737,622	562,962	611,920	223,263	765,903	0	231,764	38,000	0	288,337
CRANBERRY	36,267,564	3,156,516	4,059,812	646,001	3,572,097	4,343,506	6,980,163	267,677	0	206,176
FORWARD	692,157	91,187	0	39,178	313,246	401	0	4,900	0	61,105
MIDDLESEX	2,202,057	299,658	318,214	87,336	873,014	0	3,247	2,500	0	126,592
PINE	12,096,896	1,046,762	1,112,830	406,788	3,132,522	0	1,367,445	194,042	0	162,194
RICHLAND	7,997,767	628,615	1,385,891	210,029	1,771,815	78,330	205,480	203,389	0	12,183

Source: Pennsylvania Department of Community and Economic Development, Bureau of Municipal Statistics


Adams Township
Revenues 1998
1%
2%
0%
13%
13%
0%
16%
37%
1%
17%
Real Estate Tax Revenue
Earned Income Tax Revenue
Realty Transfer Tax Revenue
Occupation Tax Revenue
Intgov Revenue - State
Recreation And Culture Revenue
Other Charges Revenue
Fines And Forfeits Revenue
Other Financing Sources Revenue


Adams Township
Expenditures 1998
1%
5%
5%
14%
14%
12%
0%
5%
44%
General Administration
Police
Fire
Streets And Roads
Water Exp
Parks And Recreation
Libraries
Planning And Development
Other Expenditures


Adams Township
Revenues 2008
8%
37%
11%
1%
7%
1%
4%
1%
30%
Real Estate Tax Revenue
Earned Income Tax Revenue
Realty Transfer Tax Revenue
Occupation Tax Revenue
Intgov Revenue - State
Recreation And Culture Revenue
Other Charges Revenue
Fines And Forfeits Revenue
Other Financing Sources Revenue

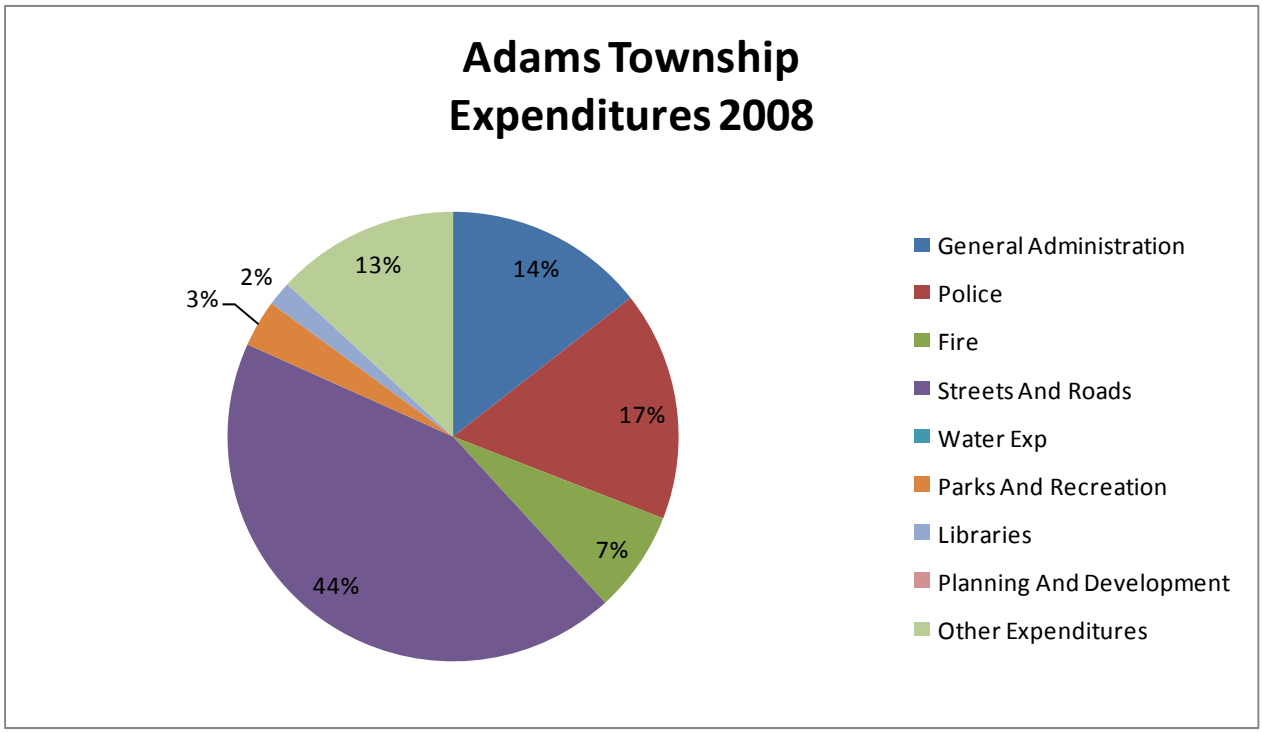

Adams Township
Expenditures 2008
14%
17%
7%
44%
3%
2%
13%
General Administration
Police
Fire
Streets And Roads
Water Exp
Parks And Recreation
Libraries
Planning And Development
Other Expenditures

Table 5-20 Valuation, 1998-2009				
	Total Mills	Common Level Ratio	Market Val Real Estate	Assessed Value Real Estate
1998				
ADAMS	0	13	0	0
CRANBERRY	0	13	0	0
FORWARD	0	13	0	0
MIDDLESEX	0	13	0	0
PINE	0	20	0	0
RICHLAND	0	20	0	0
1999				
ADAMS	0	12	0	0
CRANBERRY	0	12	0	0
FORWARD	0	12	0	0
MIDDLESEX	0	12	0	0
PINE	0	19	0	0
RICHLAND	0	19	0	0
2000				
ADAMS	5	12	4,375,712	51,633,402
CRANBERRY	12	12	15,854,723	187,085,726
FORWARD	4	12	1,394,148	16,450,950
MIDDLESEX	10	12	2,809,466	33,151,702
PINE	8	19	6,201,797	116,593,790
RICHLAND	15	19	4,601,432	86,506,930
2001				
ADAMS	5	11	5,132,263	56,968,117
CRANBERRY	12	11	18,282,115	202,931,482
FORWARD	4	11	1,482,068	16,450,950
MIDDLESEX	10	11	3,026,083	33,589,518
PINE	1	94	7,997,251	751,741,612
RICHLAND	3	94	5,297,540	497,968,761
2002				
ADAMS	5	11	5,533,345	61,973,460
CRANBERRY	13	11	19,074,188	213,630,905
FORWARD	4	11	1,486,638	16,650,346
MIDDLESEX	10	11	3,047,815	34,135,524
PINE	1	98	8,488,914	827,669,083
RICHLAND	3	98	5,770,544	562,627,993

Table 5-20

Valuation, 1998-2009

	Total Mills	Common Level Ratio	Market Val Real Estate	Assessed Value Real Estate
2003				
ADAMS	5	10	6,407,911	66,642,273
CRANBERRY	13	10	21,319,642	221,724,276
FORWARD	4	10	1,628,826	16,939,795
MIDDLESEX	15	10	3,322,767	34,556,776
PINE	1	94	8,984,597	843,653,688
RICHLAND	3	94	592,871	55,670,558
2004				
ADAMS	5	10	7,186,336	72,581,996
CRANBERRY	14	10	22,823,809	230,520,469
FORWARD	4	10	1,690,729	17,076,359
MIDDLESEX	18	10	3,468,832	35,035,208
PINE	1	91	9,932,373	906,825,613
RICHLAND	3	91	6,447,389	588,646,647
2005				
ADAMS	5	10	8,065,362	79,040,547
CRANBERRY	14	10	23,922,369	234,439,214
FORWARD	4	10	1,763,832	17,285,555
MIDDLESEX	18	10	3,614,938	35,426,389
PINE	1	91	10,198,742	939,105,368
RICHLAND	3	91	6,439,847	586,670,017
2006				
ADAMS	5	10	894,189,646	85,842,206
CRANBERRY	14	10	2,516,205,917	241,555,768
FORWARD	4	10	182,816,479	17,550,382
MIDDLESEX	18	10	374,338,469	35,936,493
PINE	1	87	1,107,489,032	966,837,925
RICHLAND	3	87	694,413,277	606,222,791
2007				
ADAMS	5	9	1,000,995,720	93,092,602
CRANBERRY	14	9	2,646,667,097	246,140,040
FORWARD	4	9	190,182,419	17,686,965
MIDDLESEX	17	9	392,902,366	36,539,920
PINE	1	87	1,152,260,479	996,705,314
RICHLAND	3	87	718,860,054	621,813,947
2008				
ADAMS	5	12	833,335,033	100,000,204
CRANBERRY	14	12	2,112,992,267	253,559,072

Table 5-20

Valuation, 1998-2009

	Total Mills	Common Level Ratio	Market Val Real Estate	Assessed Value Real Estate
FORWARD	4	12	145,058,275	17,406,993
MIDDLESEX	17	12	307,216,300	36,865,956
PINE	1	88	1,180,308,979	1,032,770,357
RICHLAND	3	88	730,157,682	638,887,972
2009				
ADAMS	3.75	13.70	1,032,397,124	141,438,406
CRANBERRY	10.65	13.70	2,507,539,431	343,532,902
FORWARD	2.78	13.70	171,260,182	23,462,645
MIDDLESEX	12	13.70	362,683,664	49,687,662
PINE	1.2	86.20	1,256,874,383	1,083,425,718
RICHLAND	2.75	86.20	803,052,346	692,231,122

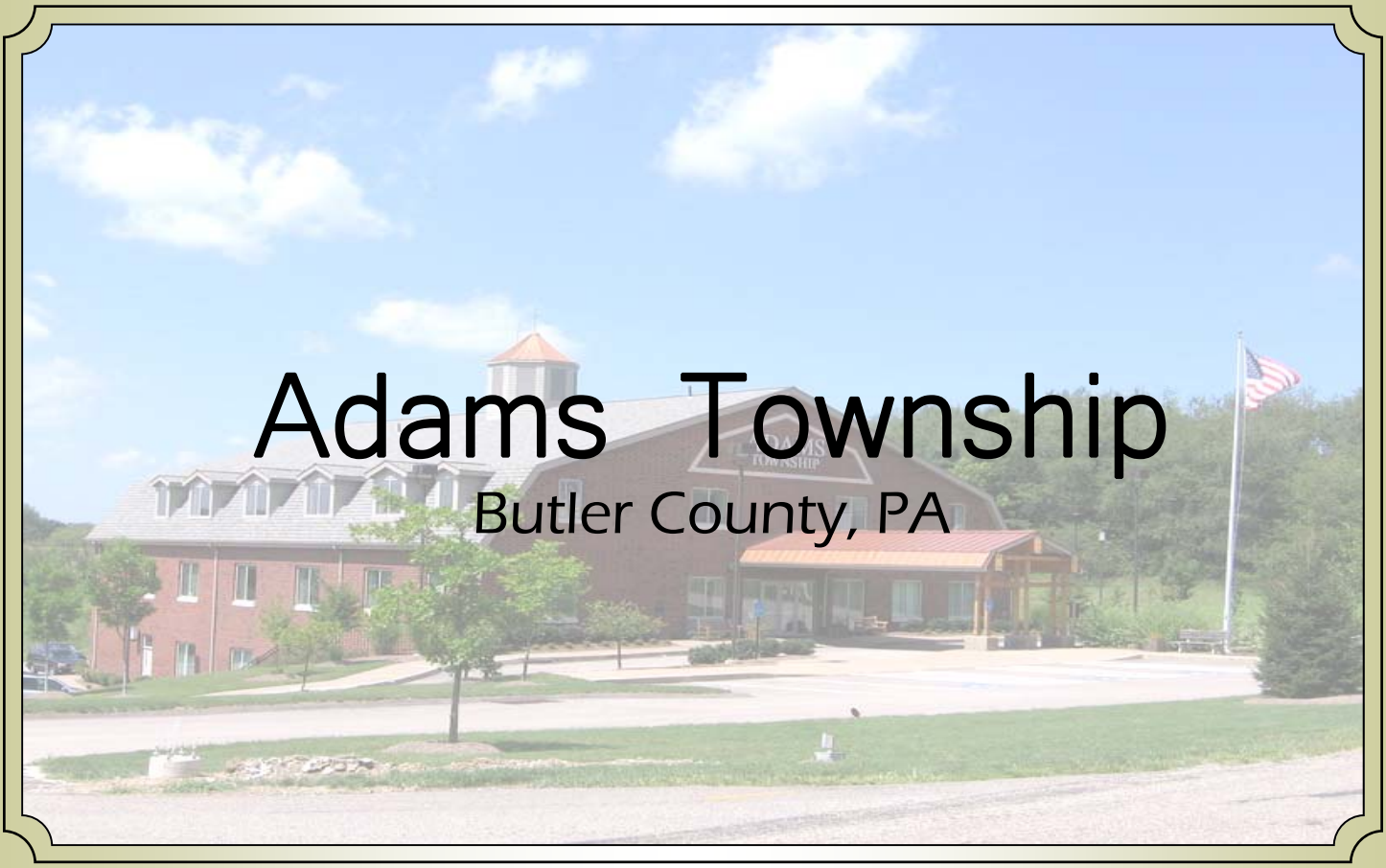
Source: Pennsylvania Department of Community and Economic Development, Bureau of Municipal Statistics

Table 5-21

Per Capita, 1998-2008

	Taxes Per Capita	Rev Per Capita	Exp Per Capita	Taxes Per Capita	Rev Per Capita	Exp Per Capita	Taxes Per Capita	Rev Per Capita	Exp Per Capita	Taxes Per Capita	Rev Per Capita	Exp Per Capita
	1998			2001			2004			2007		
ADAMS	281	428	403	249	374	277	362	559	489	486	757	804
CRANBERRY	402	1,638	1,768	336	1,302	958	433	1,260	1,321	515	1,502	1,346
FORWARD	115	181	180	116	171	175	124	201	219	143	227	230
MIDDLESEX	143	209	197	157	255	266	212	480	446	231	326	324
PINE	785	1,279	1,194	547	886	796	669	1,429	1,197	429	1,343	1,281
RICHLAND	265	1,053	504	286	567	703	345	768	836	886	1,746	1,960
	1999			2002			2005			2008		
ADAMS	323	450	373	277	643	607	409	688	534	512	927	767
CRANBERRY	440	889	740	343	960	996	430	1,357	1,265	502	2,046	1,846
FORWARD	118	180	173	115	167	158	129	218	194	145	226	228
MIDDLESEX	150	272	247	155	399	384	227	368	374	244	417	378
PINE	878	1,437	1,283	622	952	848	710	1,519	1,361	441	1,057	1,273
RICHLAND	273	562	750	311	600	542	376	717	708	861	1,576	1,784
	2000			2003			2006					
ADAMS	403	648	480	316	617	886	417	557	364			
CRANBERRY	482	840	860	368	1,689	1,638	474	1,414	1,329			
FORWARD	129	192	149	155	212	155	139	251	193			
MIDDLESEX	153	223	229	190	363	370	241	676	603			
PINE	1,043	1,645	1,508	637	1,202	1,172	406	921	726			
RICHLAND	305	663	657	328	704	622	826	2,763	1,365			

Source: Pennsylvania Department of Community and Economic Development, Bureau of Municipal Statistics



Adams Township

Butler County, PA

COMPREHENSIVE DEVELOPMENT PLAN

Part 6

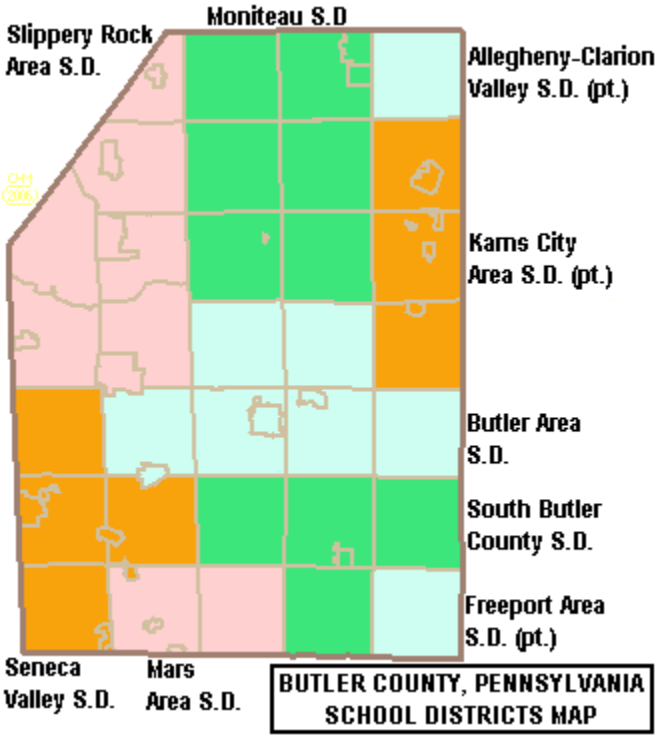
Educational Opportunities

PART 6

EDUCATIONAL OPPORTUNITIES

Colleges within 20 Miles of Adams Township

- Butler County Community College, Butler County, PA
- Carlow College, Allegheny County, PA
- Carnegie Mellon University, Allegheny County, PA
- Chatham College, Allegheny County, PA
- Community College of Allegheny County, Allegheny County, PA
- Community College of Beaver County, Beaver County, PA
- Duquesne University, Allegheny County, PA
- Geneva College, Beaver County, PA
- La Roche College, Allegheny County, PA
- Penn State Beaver, Beaver County, PA
- Penn State New Kensington, Westmoreland County, PA
- Pittsburgh Institute of Mortuary Science, Allegheny County, PA
- Pittsburgh Theological Seminary, Allegheny County, PA
- Point Park University, Allegheny County, PA
- Robert Morris College, Allegheny County, PA
- Trinity Episcopal School for Ministry, Beaver County, PA
- University of Pittsburgh, Allegheny County, PA



MARS AREA SCHOOL DISTRICT

Mars Area School District *is a public school district in Pennsylvania serving the communities of Mars and Valencia Boroughs as well as Adams Township and Middlesex Township in Butler County.*

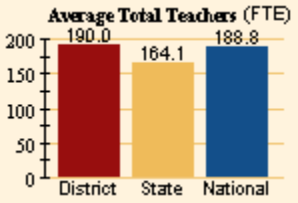
The earliest known school in the district was the Denny School, opened in 1796 in Middlesex Township. The current configuration of the district was formed in 1960 when the Mars and Valencia

Boroughs combined with Adams and Middlesex Townships to form the Mars Area School District.

The Mars Area School District consists of five schools. The Mars Area Primary Center for students in Kindergarten through 1st grade, the Mars Area Elementary School for students in 2nd through 4th grade, the Mars Area Centennial School for students in 5th through 6th grade, the Mars Area Middle School for students in 7th through 8th grade, and the Mars Area High School for students in 9th through 12th grade.

Mars Area School District was ranked 111th out of the 498 ranked Pennsylvania School Districts in 2008 by the Pittsburgh Business Times. The ranking was based on student academic performance as demonstrated in 3 years of PSSA results.[1]

Staff 2008-2009 School Year



Teachers (FTE)

Total:	**190.0**
Prekindergarten:	0.0
Kindergarten:	5.0
Elementary:	77.5
Secondary:	95.5
Ungraded:	12.0

Total Staff (FTE): 316.0

Other Staff (FTE)

Total:	**126.0**
Instructional Aides:	19.0
Instruc. Coordinators & Supervisors:	1.0
Total Guidance Counselors:	5.0
Elementary Guidance Counselors:	0.0
Secondary Guidance Counselors:	5.0
Librarians/Media Specialists:	3.0
Library/Media Support:	4.0
District Administrators:	3.0
District Administrative Support:	0.0
School Administrators:	7.0
School Administrative Support:	13.0
Student Support Services:	1.0
Other Support Services:	70.0

Source: National Center for Education Statistics, U.S. Department of Education

[1] http://en.wikipedia.org/wiki/Mars_Area_School_District

ENROLLMENT AND PROJECTIONS

Table 6-1

Enrollment, 2009-2010

	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
Mars Area Elementary			219	219	261									699
Mars Area Primary	99	243												342
Mars Area SHS										263	222	270	210	965
Mars Area MS								237	223					460
Mars Area Centennial						244	238							482
District	99	243	219	219	261	244	238	237	223	263	222	270	210	2,948

Source: Pennsylvania Department of Education, School Profiles

Table 6-1 (continued)

Enrollment, 2005-2006

	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
Mars Area Elementary				205	220	227								652
Mars Area Primary	230	237	205											672
Mars Area SHS										236	265	223	219	943
Mars Area MS							210	251	207					668
Mars Area Centennial	n/a													
District	230	237	205	205	220	227	210	251	207	236	265	223	219	2,935

Source: Pennsylvania Department of Education, School Profiles

Table 6-1 (continued)

Enrollment, 2000-2001

	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
Adams Elementary				123	116	161								400
Mars Area Primary	196	178	213											587
Mars Area SHS										228	191	212	186	817
Mars Area MS							207	198	211					616
Middlesex Elementary				60	70	76								206
District	196	178	213	183	186	237	207	198	211	228	191	212	186	2,626

Source: Pennsylvania Department of Education, School Profiles

Table 6-1 (continued)

Enrollment, 1995-1996

	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
Adams Elementary			90	106	112	97								405
Mars Area Primary	173	173												346
Mars Area SHS										182	143	152	144	630[2]
Mars Area MS							184	191	181					566[3]
Middlesex Elementary			75	66	84	70								295
District	173	173	165	172	196	167	184	191	181	182	143	152	144	2,223

Source: Pennsylvania Department of Education, School Profiles

[2] Total includes 9 ungraded students

[3] Total includes 10 ungraded students

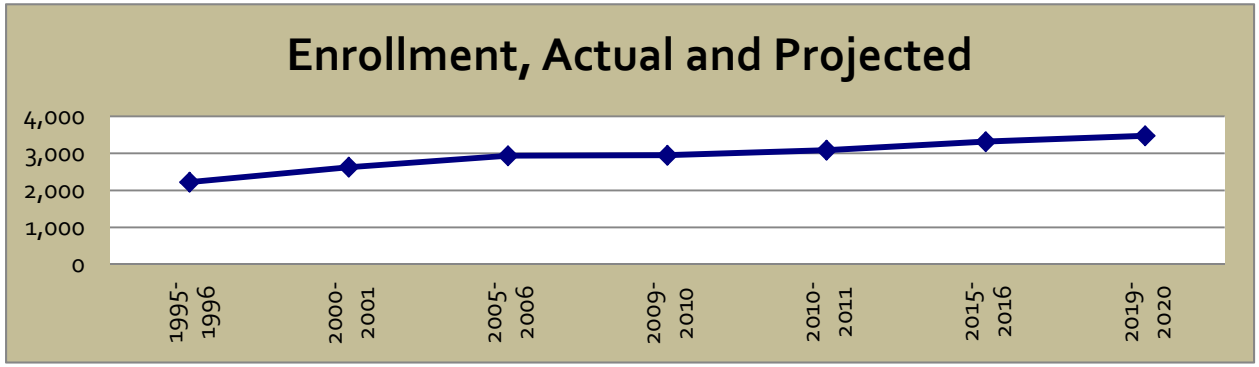
Table 6-2

Projected Enrollment

Mars Area School District, 2010 through 2020

Year	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
2010-2011	193	218	246	226	220	274	246	245	234	238	261	215	267	3,086
2011-2012	242	208	221	254	227	231	276	254	242	249	236	253	213	3,106
2012-2013	252	260	211	228	255	238	233	285	251	258	247	228	250	3,196
2013-2014	224	270	264	217	229	268	240	240	281	267	256	239	226	3,221
2014-2015	227	240	274	272	218	240	270	247	237	299	265	248	236	3,273
2015-2016	231	244	243	282	274	229	242	278	244	252	297	256	245	3,317
2016-2017	235	248	247	250	284	288	231	249	274	260	250	287	253	3,356
2017-2018	240	253	251	255	251	298	290	238	246	292	258	242	284	3,398
2018-2019	245	258	256	259	256	263	300	299	235	262	290	250	239	3,412
2019-2020	249	263	262	264	260	269	265	309	295	250	260	281	247	3,474

Source: Enrollment Projections prepared by the Pennsylvania Department of Education



REVENUES AND EXPENSES

Table 6-3
Mars Area School District Revenues
Selected Years

Year	Total Revenue	Local Taxes	Local Other	Total Local Revenue	Local % of Total Revenue	Total State Revenue	State % of Total Revenue	Total Federal Revenue	Federal % of Total Revenue	Total Other Revenue	Other % of Total Revenue
2010-11	$36,664,307.04	$24,983,683.76	$734,799.42	$25,718,483.18	70.15%	$9,854,462.47	26.88%	$1,091,361.39	2.98%	0	0.00%
2008-09	$34,725,200.46	$23,377,730.86	$795,246.60	$24,172,977.46	69.61%	$10,552,223.00	30.39%	0	0.00%	0	0.00%
2005-06	$28,665,510.10	$19,107,207.30	$714,556.95	$19,821,764.25	69.15%	$8,843,745.85	30.85%	0	0.00%	0	0.00%
2000-01	$20,240,532	$11,915,428	$664,164	$12,579,592	62.2	$7,462,086	36.9	$63,981	0.3	$134,873	0.7
1995-96	$14,889,778	$8,059,194	$195,491	$8,254,685	55.4	$6,266,851	42.1	$214,010	1.4	$154,232	1.0

Source: Pennsylvania Department of Education

Table 6-4
Mars Area School District Expenditures
Selected Years

Year	Total Expenditures	Support Services	Actual Instructional Expense	Regular Education	Special Education	Vocational Education	Other Instructional Programs	Pupil Personnel	Instructional Staff	Administration	Business	Operation & Maintenance of Plant	Student Transportation	Other Support
2010-11	$36,443,032	$11,559,538	$25,510,664	$15,426,780	$2,916,307	$190,633	$392,198	$806,159	$1,469,818	$2,110,259	$376,988	$4,116,865	$2,286,012	$57,507
2008-09	$35,858,946	$10,313,241	$22,943,060	$14,241,126	$2,845,049	$179,139	$296,548	$649,147	$1,207,923	$2,007,218	$360,230	$3,783,305	$1,977,868	$50,477
2005-06	$27,923,847	$8,519,360	$19,517,674	$12,449,053	$2,180,647	$130,836	$266,507	$482,470	$887,465	$1,902,480	$293,334	$2,754,644	$1,955,684	$43,359
2000-01	$19,983,405	$6,151,074	$14,312,440	$8,678,450	$1,695,407	$417,997	$252,531	$438,800	$656,571	$1,329,147	$225,736	$2,077,536	$1,229,336	$38,059
1995-96	$14,920,449	$4,083,980	$10,746,035	$7,192,955	$1,191,829	$385,060	$223,638	$371,496	$507,223	$898,525	$192,615	$1,267,456	$698,942	$29,779

Source: Pennsylvania Department of Education

PENNSYLVANIA SYSTEM OF STATE ASSESSMENTS

- In 2009-2010 Pennsylvania used the Pennsylvania System of State Assessments (PSSA) to test students in grades 3 through 8 and 11 in math and reading, in grades 5, 8 and 11 in writing, and in grades 4, 8 and 11 in science.
- The scores reflect the performance of students enrolled for the full academic year.

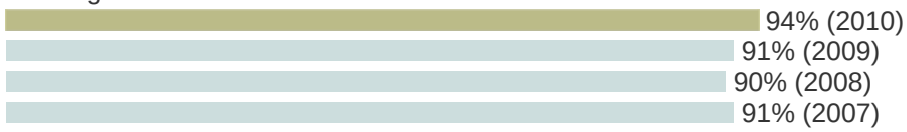
  The PSSA is a standards-based test, which means it measures how well students are mastering specific skills defined for each grade by the state of Pennsylvania.

  The goal is for all students to score at or above proficient on the test.

Source: GreatSchools.org

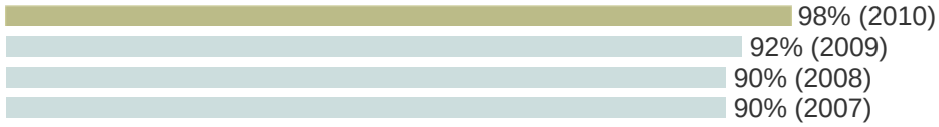
Grade 3

Reading



The state average for Reading was 75% in 2010.

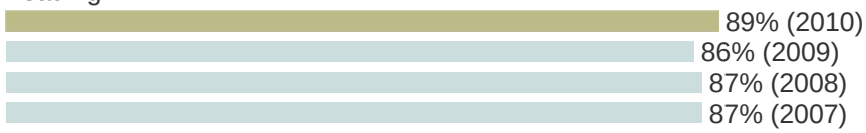
Math



The state average for Math was 85% in 2010.

Grade 4

Reading

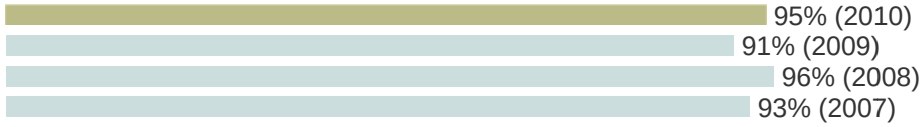


The state average for Reading was 73% in 2010.

Science

The state average for Science was 81% in 2010.

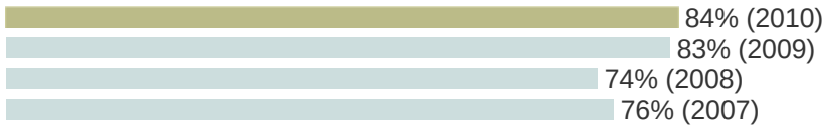
Math



The state average for Math was 85% in 2010.

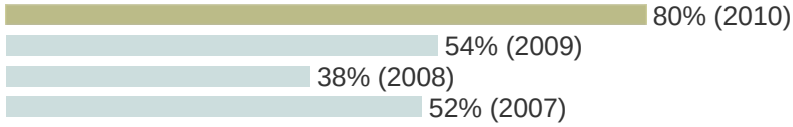
Grade 5

Reading



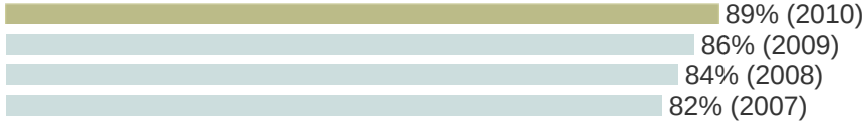
The state average for Reading was 64% in 2010.

Writing



The state average for Writing was 62% in 2010.

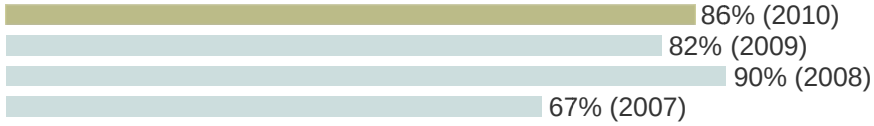
Math



The state average for Math was 74% in 2010.

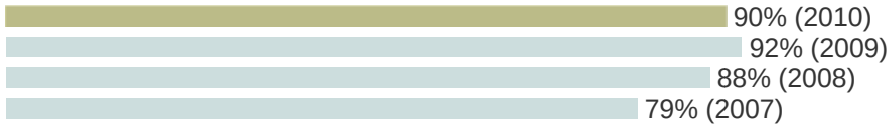
Grade 6

Reading



The state average for Reading was 69% in 2010.

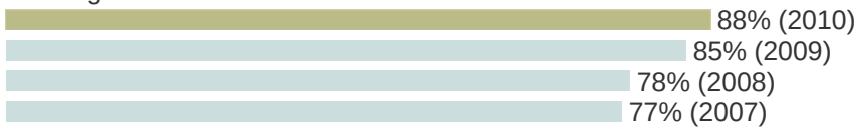
Math



The state average for Math was 78% in 2010.

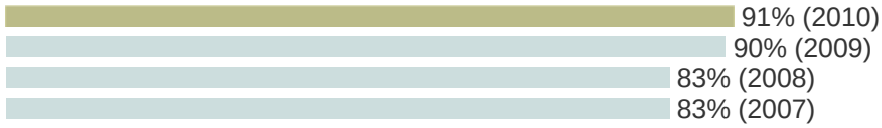
Grade 7

Reading



The state average for Reading was 74% in 2010.

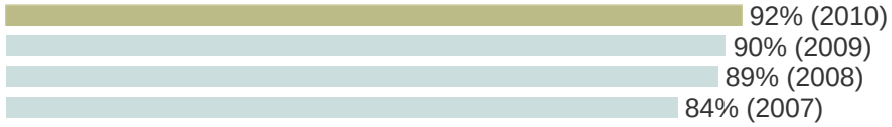
Math



The state average for Math was 78% in 2010.

Grade 8

Reading

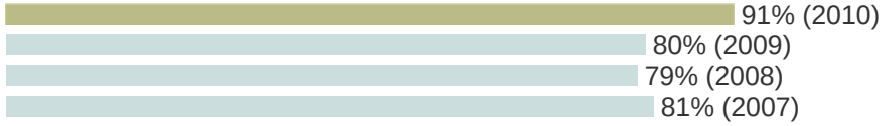


The state average for Reading was 82% in 2010.

Science

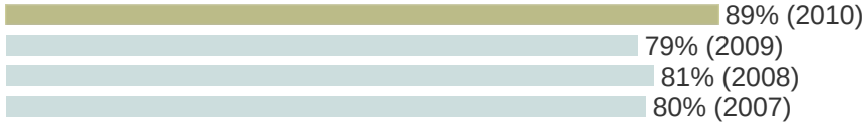
The state average for Science was 57% in 2010.

Writing



The state average for Writing was 75% in 2010.

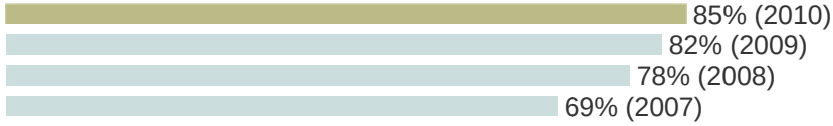
Math



The state average for Math was 75% in 2010.

Grade 11

Reading

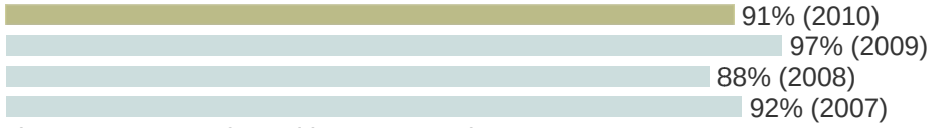


The state average for Reading was 67% in 2010.

Science

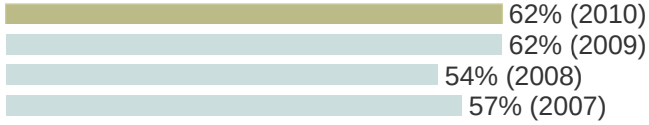
The state average for Science was 40% in 2010.

Writing



The state average for Writing was 81% in 2010.

Math



The state average for Math was 60% in 2010.

Adams Township

Butler County, PA

COMPREHENSIVE DEVELOPMENT PLAN

Part 7

Transportation and Circulation

PART 7

TRANSPORTATION AND CIRCULATION

OVERVIEW

Adams Township's transportation network is characterized by a suburban arterial roadway, SR 228, located in the southern half of the community, which functions as the Township's main street, oriented east to west, and a series of north-south oriented rural collector roadways located at key intersecting points along the corridor. Valencia/Three Degree Road in the eastern portion of the Township, Mars-Evans City/Mars-Valencia Road in the central portion of the Township and Myoma Road in the west, all distribute traffic to and from the SR 228 corridor at points of intersection. Callery Road in the northwestern quadrant, Union Church Road in the northcentral area and Warrendale Road in the southwestern quadrant function as minor collector roadways and intersect with either Mars-Evans City Road in the north, or SR 228 in the south. All of these transportation facilities, except for a half-mile segment of Myoma Road at the intersection with SR 228, are owned and maintained by the Commonwealth.

Traffic volumes on these Pennsylvania Department of Transportation (PennDOT) roadways range from 7,001 to 26,634 annual average daily traffic (AADT) on segments of SR 228, to under 2,000 trips on segments of collector roadways in the northern and eastern perimeters. The highest counts were logged on the westernmost segments of SR 228 and decrease along the corridor toward eastern segments. Segments along the Mars-Evans City/Mars-Valencia Road carry between 5,001 and 7,000 average daily trips with higher counts on segments linked to the SR 228 intersection. Myoma Road carries between 2,001 and 5,000 average daily trips, with higher counts on segments approaching Crider Road and SR 228 and the intersection with Mars-Evans City Road in the northwestern quadrant.

According to the PennDOT Bureau of Planning and Research (revised 12-2-11), Adams Township owns and maintains 62.17 linear miles of roadway on which liquid fuels taxes per gallon (.312) are applicable. This rate was effective on January 1, 2012. Commonwealth owned and maintained roadways total 24.76 linear miles. Combined, the Township's transportation network consists of 86.93 linear miles which includes 1.93 miles of Act 32 Turnback Mileage.

CHARACTERISTICS

The Township's transportation network has evolved from an agrarian history and displays characteristics common to rural municipalities throughout Western Pennsylvania. Significant horizontal and vertical curvature, oblique angular intersections, deficient stormwater drainage, inadequate site distances, unimproved berms, and narrow lane widths can be encountered in every quadrant of Adams Township. Commonwealth owned and maintained roadways carrying higher volumes of traffic have been improved with wider lane widths, graded berms and stormwater culverts where rights-of-way permit, but significant engineering and reconstruction projects are still warranted, especially in the arterial SR 228 corridor, to address capacity as well as safety issues. As discussed in Part 5, Socio-Economic Profile, Adams Township's commitment to maintaining its streets and roads has ranked first or second in total expenditures annually over the last two decades.

Most of the more intense development in Adams Township over the same period has occurred south of the SR 228 right-of-way, from the western perimeter moving eastward. While predominantly residential, traffic collected from links to interconnected developments in the southwest quadrant, still has few points of dispersal in the SR 228 corridor. Adams Ridge Boulevard, Warrendale Road/Pittsburgh Street and Mars-Valencia/Mars-Evans City Road provide east-west travel options at points of intersection with SR 228 and improvements to increase capacity at these intersections are part of the Township's long range transportation improvement program. Undeveloped commercially zoned land abutting the SR 228 corridor on both the north and south sides of the right-of-way will significantly impact the levels-of-service at these intersections as development continues.

East of the Mars-Evans City/Mars-Valencia Road corridor, especially north of the SR 228 right-of-way, low density residential development is projected and the lack of public utilities and a desire to preserve this area for home sites, has resulted in less of a demand for transportation improvements in the Township's northeastern quadrant. In the southeastern quadrant however, development pressure along the Three Degree Road corridor, south of the SR 228 right-of-way, has made improvements at the intersection with SR 228 a necessity. Further, commercially zoned undeveloped land in close proximity to this intersection has attracted development opportunities recently and this growth node will also require capacity improvements if an adequate level-of-service is to be sustained.

MITIGATION OPTIONS

In 2005 the Township took a proactive approach to the continuing external development pressure and appointed an Impact Fee Advisory Committee to provide recommendations to the Board of Supervisors regarding transportation improvements

necessitated by new development. Using parcel level geographic information system databases, the Committee prepared a Land Use Assumption report consistent with the provisions of Article V-A of the Pennsylvania Municipalities Planning Code (PaMPC). This exercise projects the type of development and development intensity, considering which segments of the transportation network are being impacted over an extended period of time. The assumptions are based on current zoning regulations including overlay district options for land developments within the SR 228 corridor, and an analysis of previous development and permitting trends for at least the prior five (5) year period. In addition, the location of the subject parcels, topography and other environmental constraints, primary access and the availability of public utilities were considered in determining future land use for parcels with development potential.

These parcel-level land use assumptions precede the preparation of the Roadway Sufficiency Analysis which is an in-depth field evaluation of roadways identified as being impacted by future development. This analysis provides the following information as required by Section 504-A of the PaMPC.

1. Existing volumes and levels-of-service;
2. Preferred levels-of-service as determined by the Board of Supervisors;
3. Existing deficiencies needing remedied to carry the preferred level-of-service;
4. Specified road improvements to achieve the preferred level-of-service;
5. Projection of anticipated traffic volumes for pass-through trips for a minimum five (5) year horizon based on land-use assumptions; and
6. Forecasted deficiencies caused by pass-through trips.

The level of detail required for the preparation of these planning tools provides municipalities with invaluable information regarding both past and future trends, infrastructure and related capital improvement costs, neighborhood planning, and growth management options. The link between land use and transportation is clearly defined through the preparation of these studies and community goals regarding growth corridors, transitional areas, and conservation efforts can be clearly articulated using the information collected.

The original transportation improvement program implemented in early 2007 was premised on the PennDOT SR 228 corridor project which included a four (4) lane cross-section with stacking lanes for turning movements at key intersections. This project would have provided needed capacity improvements to move the high volume of pass-through traffic along the corridor and provide a link between SR 08 to the east and SR 19 to the west. In addition, with Commonwealth funding for the large scope improvements, right-of-way

acquisition, intersection design and stormwater management components, the Township's transportation improvement program focused on "second tier" projects along segments and at intersections which operate at lower levels-of-service due to continuing development, but are outside the SR 228 corridor. The final transportation improvements plan included the following projects:

1. Mars-Valencia Road and Camp Trees Road/Downieville Road:
    - Construct northbound and southbound left turn lane on Mars-Valencia Road and install traffic signal control
2. Myoma Road and Crider Road:
    - Install traffic signal
3. Myoma Road and Peters Road:
    - Construct eastbound left-turn lane on Peters Road, northbound left turn lane on Myoma Road, and install traffic signal
4. Myoma Road and Callery Road:
    - Construct eastbound left turn lane on Myoma Road and install traffic signal
5. Mars-Evans City Road and Union Church Road:
    - Construct a westbound left turn lane on Union Church Road, a northbound right-turn lane and a southbound left-turn lane on Mars-Evans City Road, and install a traffic signal
6. Three Degree Road and Davidson Road:
    - Construct a southbound left turn lane on Three Degree Road and install a traffic signal

It should be noted that five (5) of the six (6) programmed projects provide improvements to roadways on the western half of Adams Township to address continuing development as it moves eastward from Cranberry Township. Further, with the recession impacting Commonwealth revenues significantly, the SR 228 corridor project was defunded in 2009 with no indication on whether or when funding would be reinserted into the revolving twelve-year PennDOT transportation funding program. The Commonwealth shifted its focus to repairing bridges and maintaining existing transportation facilities which put several major capacity improvement projects in the Western Pennsylvania region in limbo.

Adams Township's Impact Fee Advisory Committee recommended that a reassessment of the transportation improvement program and a review of options in light of the loss of state funding be prepared. In December of 2010 that report was submitted and reviewed by the

Advisory Committee. Three options were recommended for consideration and are summarized as follows:

1. Supplement the Roadway Sufficiency Analysis Report to include projects originally programmed by PennDOT in the SR 228 corridor and consider a single Transportation Service Area (TSA);
2. Design and fund a single transportation improvement project in each of the existing TSA's (Eastern, Western) in order to avoid reimbursement of fees collected, repeal the adopting ordinance and revert to informal user fees utilized prior to impact fees;
3. Defer construction year start dates for imminent projects and continue to press for refunding of the SR 228 corridor project.

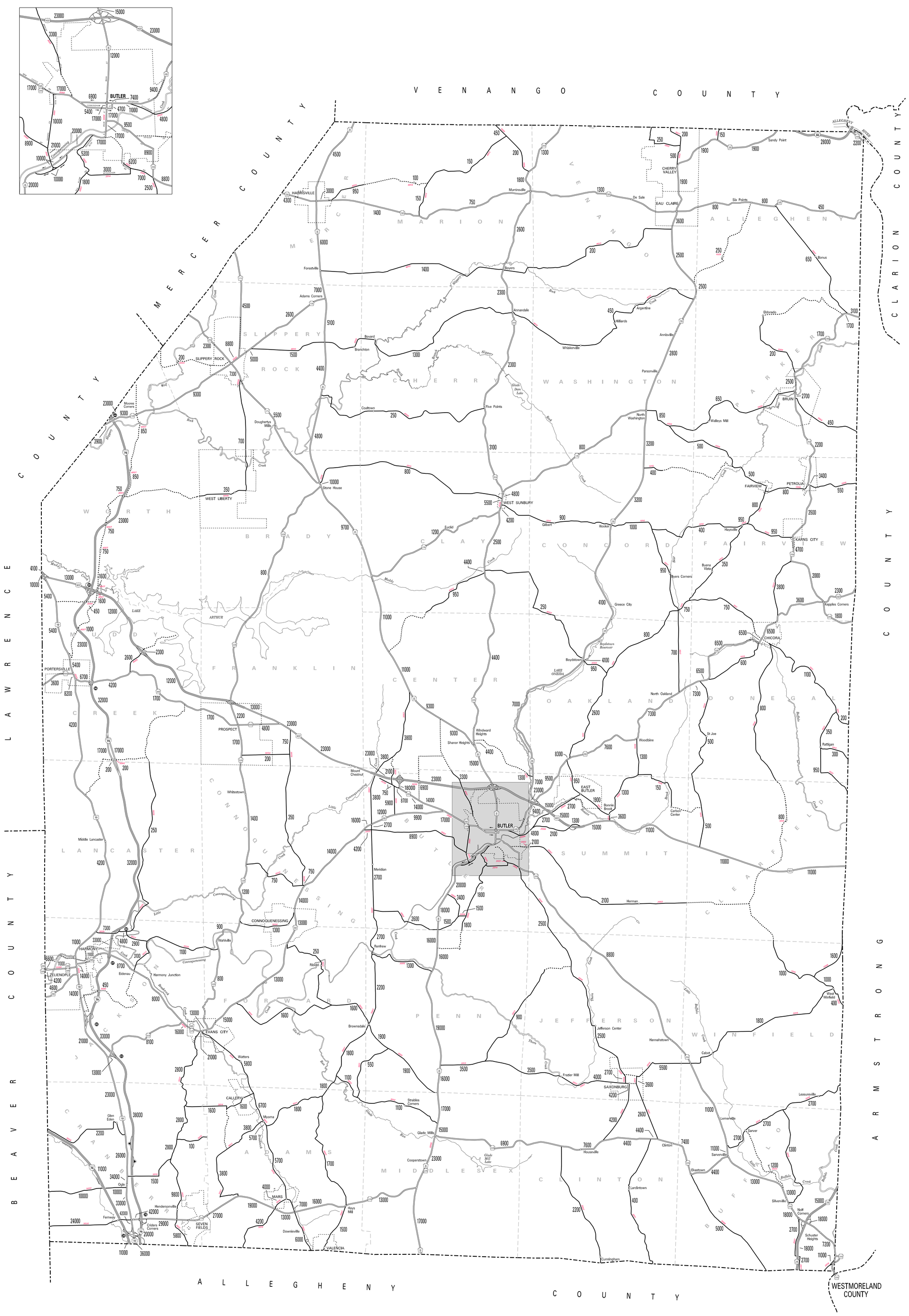
Following discussions and a review of options presented, the Impact Fee Advisory Committee recommended a hybrid of the first and third option to the Board of Supervisors. The Board sought proposals to analyze the technical components of the current Transportation Capital Improvements Plan and to remodel the Township's transportation network in light of the loss of PennDOT funding for improvements in the SR 228 corridor. That work was begun in late 2011 and on December 12, 2011, the Board of Supervisors passed a resolution (2011-16) deferring the construction start dates for three (3) programmed projects for a five (5) year period.

CORRIDOR STUDY

In anticipation of the loss of funding for the SR 228 corridor improvements, the Board of Supervisors requested its consultants to analyze the results of its zoning overlay option exaction program. This planning initiative was designed to provide property owners with land abutting the SR 228 right-of-way a menu of use options where the underlying zoning districts called for low to medium density residential development and to provide parallel access roads designed to circulate local traffic in areas of intense development off the SR 228 corridor. Six (6) zoning overlay districts, four (4) transition and two (2) preservation overlays were established in 2002 and are discussed in greater detail in Part 9 of this document. These overlay use options were predicated on the participation in a growth management plan by the property owners. Through the recording of a developer's agreement, an owner/developer was given a variety of land use options in exchange for dedication of right-of-way in the SR 228 corridor. Known as development exactions, this trade off also encouraged the selection of mixed-use development models which provided for broader market appeal as regional economic conditions deteriorated.

An analysis of any property receiving development approval which proposed an overlay use option, beginning in 2002 through March of 2009 was conducted. Utilizing the Township's GIS mapping system and the Butler County GIS data files, the analysis identified all parcels abutting the SR 228 right-of-way which offered land for access easements, dedicated right-of-way or non-buildable easements for future roadway improvements at the time of approval. This technical report was submitted in March of 2009 and included County parcel ID numbers, aerial photos, recorded lot lines and rights-of-way offered for access, widening or public dedication. Using PennDOT's assessed valuation of $560,964.00 per acre for land abutting the SR 228 right-of-way, it was determined that approximately 8,060 linear feet (1.53 miles) of variable width right-of-way or easements, totaling 7.55 acres with a value of approximately $4,240,000.00 has been secured by the Adams Township Board of Supervisors through the efforts of the Planning Commission and staff. This concerted effort by the Township has provided needed right-of-way in the SR 228 corridor for such time as the Commonwealth begins to fund capacity improvements in growth areas. How the elected officials leverage this contribution of land with the state will involve further negotiations, but the ground work has been laid for significant transportation improvements which will benefit Township residents, property and business owners.

TIP Projects 2011 through 2014								
Project #	Project Name	SR	Air Quality	Description	Municipality- Adams		Sponsor PennDOT	Map # 20
78016	PA 228 Mars RR Bridge			This project is the replacement of the existing structure carrying PA 228 over the CSX/B&O Railroad. It also involves a culvert extension over Breakneck Creek and the improvement of one leg of the Mars Valencia Road intersection south of Mars Borough.				
Let Date	PROJECT FUNDING			**2011**	**2012**	**2013**	**2014**	**Total**
	Final Design	Federal	BOO	4089,000	0	0	0	408,000
		State	185	102,000	0	0	0	102,000
				510,000	0	0	0	510,000
	Utilities	Federal	BOO	380,000	0	0	0	380,000
		State	185	95,000	0	0	0	95,000
				475,000	0	0	0	475,000
	Right-of-Way	Federal	BOO	1,660,640	0	0	0	1,660,640
		State	185	415,160	0	0	0	415,160
				2,075,8010	0	0	0	2,075,800
4/12/2012	Construction	Federal	sBOO	0	13,422,400	326,400	0	13,748,800
		State	S185	0	3,355,600	81,600	0	3,437,200
				0	16,778,000	408,000	0	17,186,000
								17,186,000
					Estimated Total Project Cost:			22,907,800
Source: Southwestern Pennsylvania Commission								



LEGEND

- CITY OR BOROUGH BOUNDARY
- TOWNSHIP BOUNDARY
- STATE CAPITAL
- COUNTY SEAT
- TOWN, VILLAGE, OR HAMLET
- INTERSTATE INTERCHANGE NUMBER
- REST AREA / WELCOME CENTER
- LIMITED ACCESS HIGHWAY
- U.S. AND PA. TRAFFIC ROUTES
- STATE ROUTE AND NUMBER
- STATE MAINTAINED BRIDGE
- OTHER ROADS
- 12500 TRAFFIC VOLUME NUMBER

VOLUMES SHOWN ARE 2009 ANNUAL AVERAGE DAILY TRAFFIC BASED ON THE MOST CURRENT COUNT INFORMATION AVAILABLE.

ENLARGEMENT SCALE IS 2:1 UNLESS NOTED OTHERWISE.

2009

TRAFFIC VOLUME MAP

PUBLISHED DECEMBER 2010

BUTLER COUNTY

PENNSYLVANIA

PREPARED BY THE

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION
BUREAU OF PLANNING AND RESEARCH
TRANSPORTATION PLANNING DIVISION

IN COOPERATION WITH THE

U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

0 0.5 1 2 3 Miles

0 0.5 1 2 3 4 5 Kilometers

TYPE 4 – 10

COPIES OF THIS MAP ARE AVAILABLE AT NOMINAL COST
CONTACT:
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION
SALES STORE
P.O. BOX 2028
HARRISBURG, PENNSYLVANIA 17105 – 2028
TELEPHONE: (717) 787 – 6746

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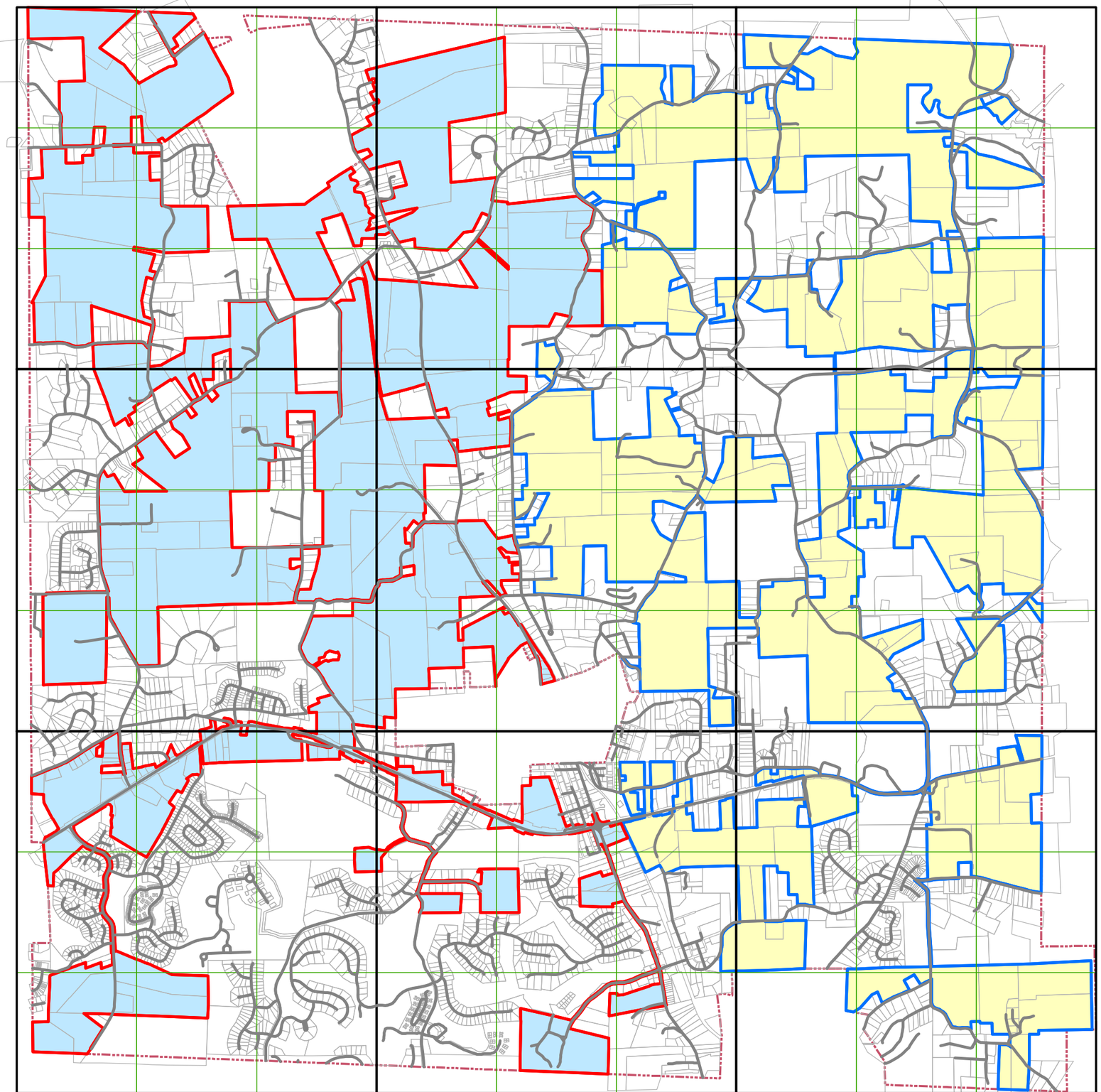


Transportation Service Areas

Adams Township, Butler County

Legend

- Township Boundary
- Tax Parcels
- Road Centerlines
- Eastern Transportation Service Area
- Western Transportation Service Area

Eastern Transportation Service Area is 5.07 square miles
Western Transportation Servicee Area is 5.42 square miles

1 inch equals 2,700 feet

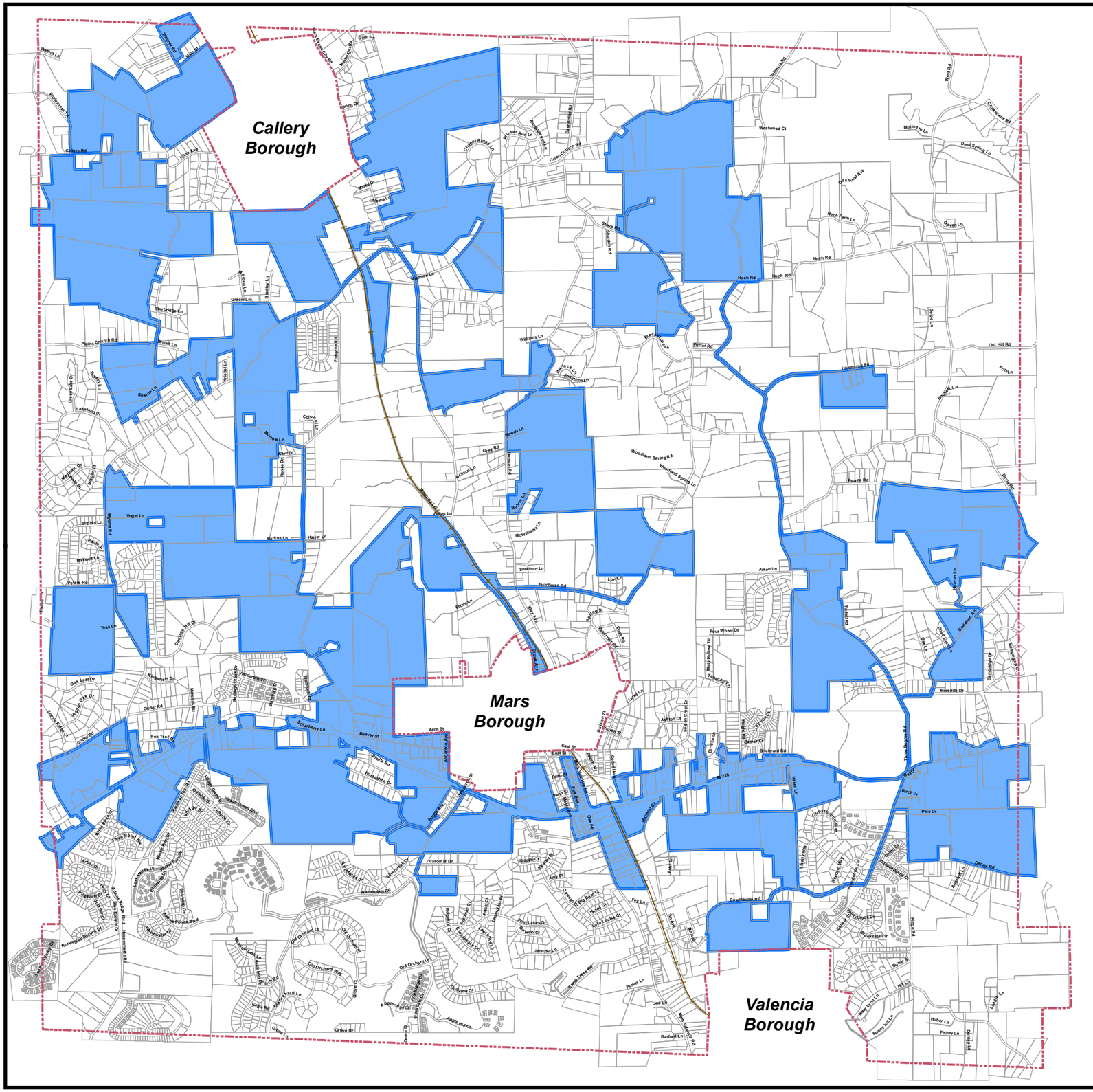
0 1,350 2,700 5,400 8,100 10,800 Feet

OLSEN & ASSOCIATES, LLC
ENGINEERS • COMMUNITY PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS • GRANTS WRITERS/ADMINISTRATORS
126 S. MAIN STREET BUTLER PENNSYLVANIA 16001 (724) 282-4786 FAX (724) 282-7619 www.OlsenAndAssociates.us

ARCH # 200566A TRANS SERVICE AREAS

O & A PROJECT # 200566A

D



Revised
Transportation Service Area
Adams Township, Butler County

Legend

- Township Boundary
- Active Railroads
- Tax Parcels
- Transportation Service Area - 6.39 Square Miles

1 inch = 2,700 feet

0 1,350 2,700 5,400 8,100 10,800 Feet

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ARCH # 201119A TRANSPORTATION SERVICE AREA O&A PROJECT # 201119A

Butler County
2011 Construction Season Projects

Legend

Bridge Project

Highway Project

2011 Surface Improvements

79607 DFB
Hilliards Bridge

74211
Harbor Acres Bridge

92112
2011 Butler SIP

87475
2011 Butler Guiderail

87803
2011 Small Paint Contract

87344
D-10 2010-11 Safety
Signal Backing Plates

87393
2011 AWPM Contract
Reflective Markers

24683
Dougherty's Mills Bridge

24756
Stony Run Bridge

90208
Benbrook Rd Intersection

78136
McConnells Mills Bridge

86104
Mt Chestnut Brdgs Preserv

88303
I-79 SB - Middle Section

24505
I-79/SR3025 Missing Ramps

86421
D10/SPC SINC-UP Project

24873
T-323 Senn Bridge

74161
Petrolia Bridge #1

63226
Mushroom Farm Road Bridge

24700 DFB
Leasureville Bridge #1

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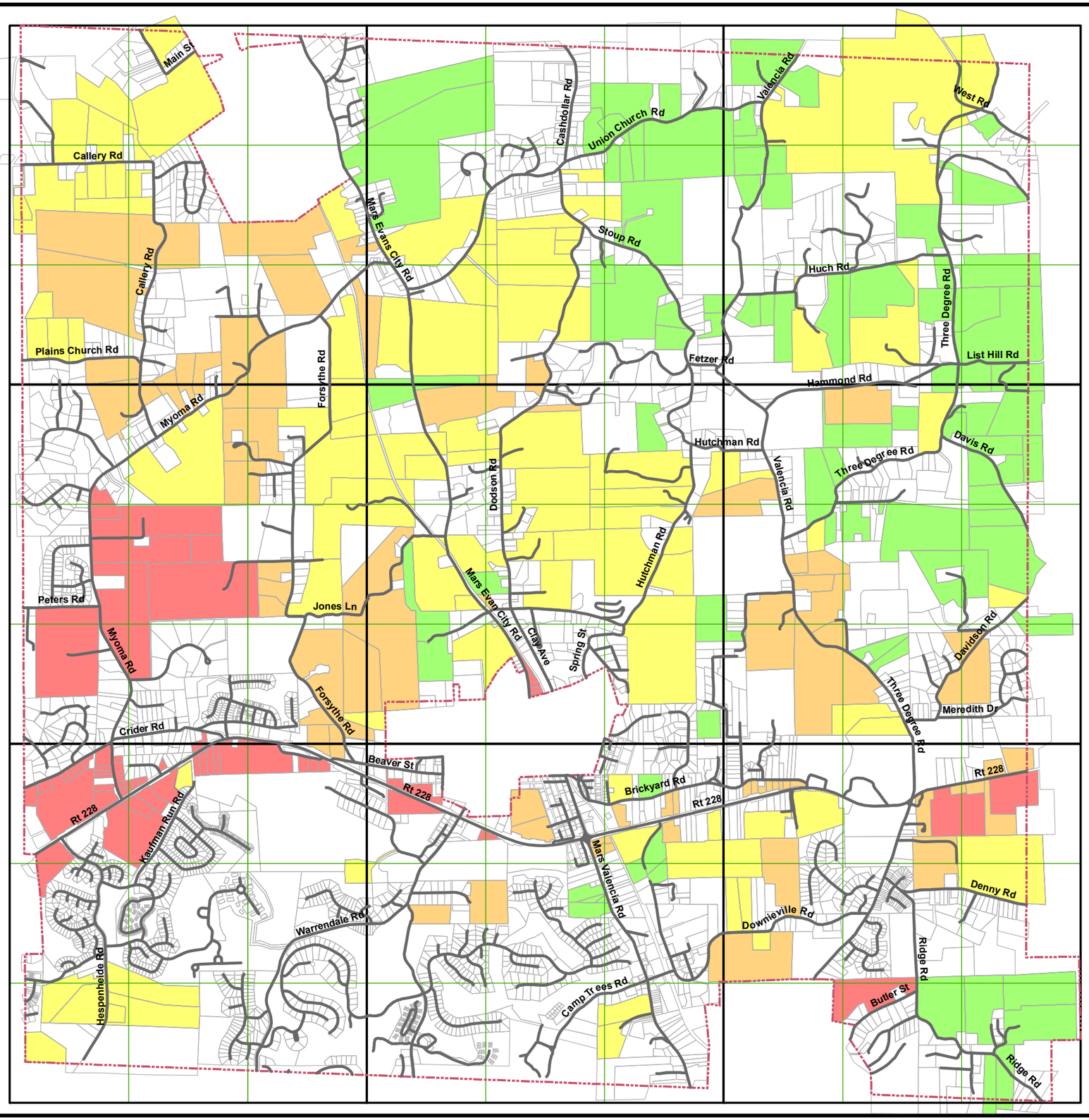


Estimated Time of Development

Adams Township, Butler County

Legend

- Township Boundary
- Tax Parcels
- Road Centerlines

DevelopmentTiming

- 1 - 5 years
- 5 - 10 years
- 10 - 15 years
- 15 - 20 years

1 inch equals 2,700 feet

0 1,350 2,700 5,400 8,100 10,800 Feet

OLSEN & ASSOCIATES, LLC
ENGINEERS • COMMUNITY PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS • GRANTS WRITERS/ADMINISTRATORS
126 S. MAIN STREET BUTLER PENNSYLVANIA 16001 (724) 282-4786 FAX (724) 282-7619 www.OlsenAndAssociates.us

ARCH # 200566A DEVELOPMENT TIME

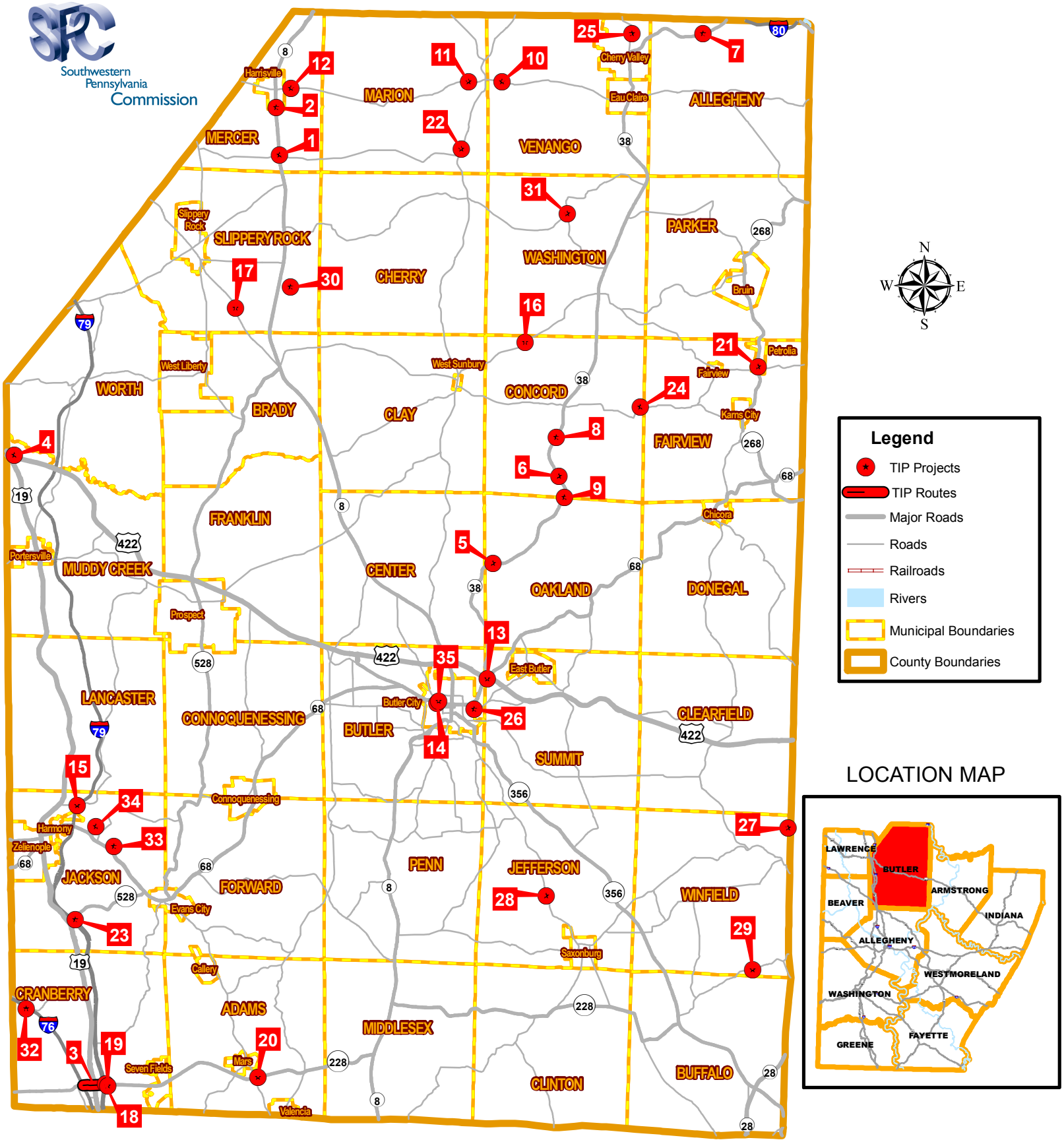
O & A PROJECT # 200566A

E

SOUTHWESTERN PENNSYLVANIA COMMISSION

YEAR 2011 - 2014 TRANSPORTATION IMPROVEMENT PROGRAM

BUTLER COUNTY



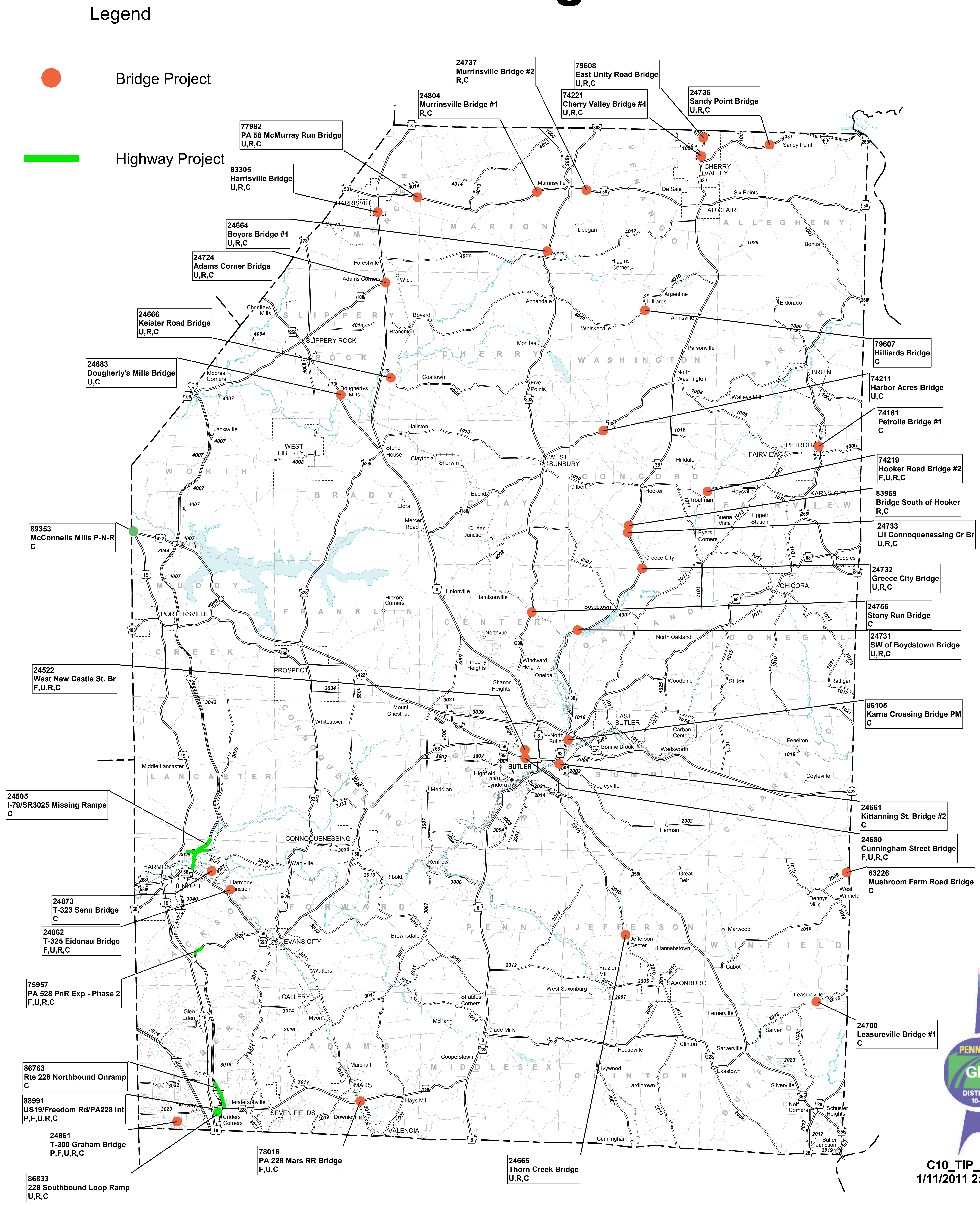
Southwestenn Pennsylvania Commission Regional Enterprise Tower, Suite 2500 425 6th Avenue Pittsburgh, PA 15219
Phone: (412) 391-5590 Fax (412) 391-9160 E-mail: comments@spcregion.org www.spcregion.org

Map Index

Butler County

Map	MPMS	Project Name	Municipality	Sponsor	State Route
1	24724	Adams Corner Bridge	Slippery Rock Township	PENNDOT	8
2	83305	Harrisville Bridge	Harrisville Borough	PENNDOT	8
3	88991	US19/Freedom Rd/PA228 Int	Cranberry Township	PENNDOT	19
4	89353	McConnells Mills P-N-R	Muddy Creek Township	PENNDOT	19
5	24731	SW of Boydstown Bridge	Oakland Township	PENNDOT	38
6	24732	Greece City Bridge	Concord Township	PENNDOT	38
7	24736	Sandy Point Bridge	Allegheny Township	PENNDOT	38
8	83969	Bridge South of Hooker	Concord Township	PENNDOT	38
9	24733	Lil Connoquenessing Cr Br	Concord Township	PENNDOT	38
10	24737	Murrinsville Bridge #2	Venango Township	PENNDOT	58
11	24804	Murrinsville Bridge #1	Marion Township	PENNDOT	58
12	77992	PA 58 McMurray Run Bridge	Mercer Township	PENNDOT	58
13	86105	Karns Crossing Bridge PM	Butler Township	PENNDOT	68
14	24680	Cunningham Street Bridge	Butler City	PENNDOT	68
15	24505	I-79/SR 3025 Missing Ramps	Jackson Township	PENNDOT	79
16	74211	Harbor Acres Bridge	Concord Township	PENNDOT	138
17	24683	Dougherty's Mills Bridge	Slippery Rock Township	PENNDOT	173
18	86763	Rte 228 Northbound Onramp	Cranberry Township	PENNDOT	228
19	86833	228 Southbound Loop Ramp	Cranberry Township	PENNDOT	228
20	78016	PA 228 Mars RR Bridge	Adams Township	PENNDOT	228
21	74161	Petrolia Bridge No. 1	Petrolia Borough	PENNDOT	268
22	24664	Boyers Bridge #1	Marion Township	PENNDOT	308
23	75957	PA 528 PnR Exp - Phase 2	Jackson Township	PENNDOT	528
24	74219	Hooker Road Bridge #2	Concord Township	PENNDOT	1010
25	79608	East Unity Road Bridge	Cherry Valley Borough	PENNDOT	1027
26	24661	Kittanning Street Bridge #2	Butler City	PENNDOT	2004
27	63226	Mushroom Farm Road Bridge	Winfield Township	PENNDOT	2008
28	24665	Thorn Creek Bridge	Jefferson Township	PENNDOT	2010
29	24700	Leasureville Bridge No. 1	Winfield Township	PENNDOT	2018
30	24666	Keister Road Bridge	Slippery Rock Township	PENNDOT	4006
31	79607	Hilliards Bridge	Washington Township	PENNDOT	4010
32	24861	T-300 Graham Bridge	Cranberry Township	Municipality	9900
33	24862	T-325 Eidenau Bridge	Jackson Township	County	9900
34	24873	T-323 Senn Bridge	Jackson Township	County	9900
35	24522	West New Castle St. Br.	Butler City	County	9900

Butler County
TIP Projects
2011 through 2014



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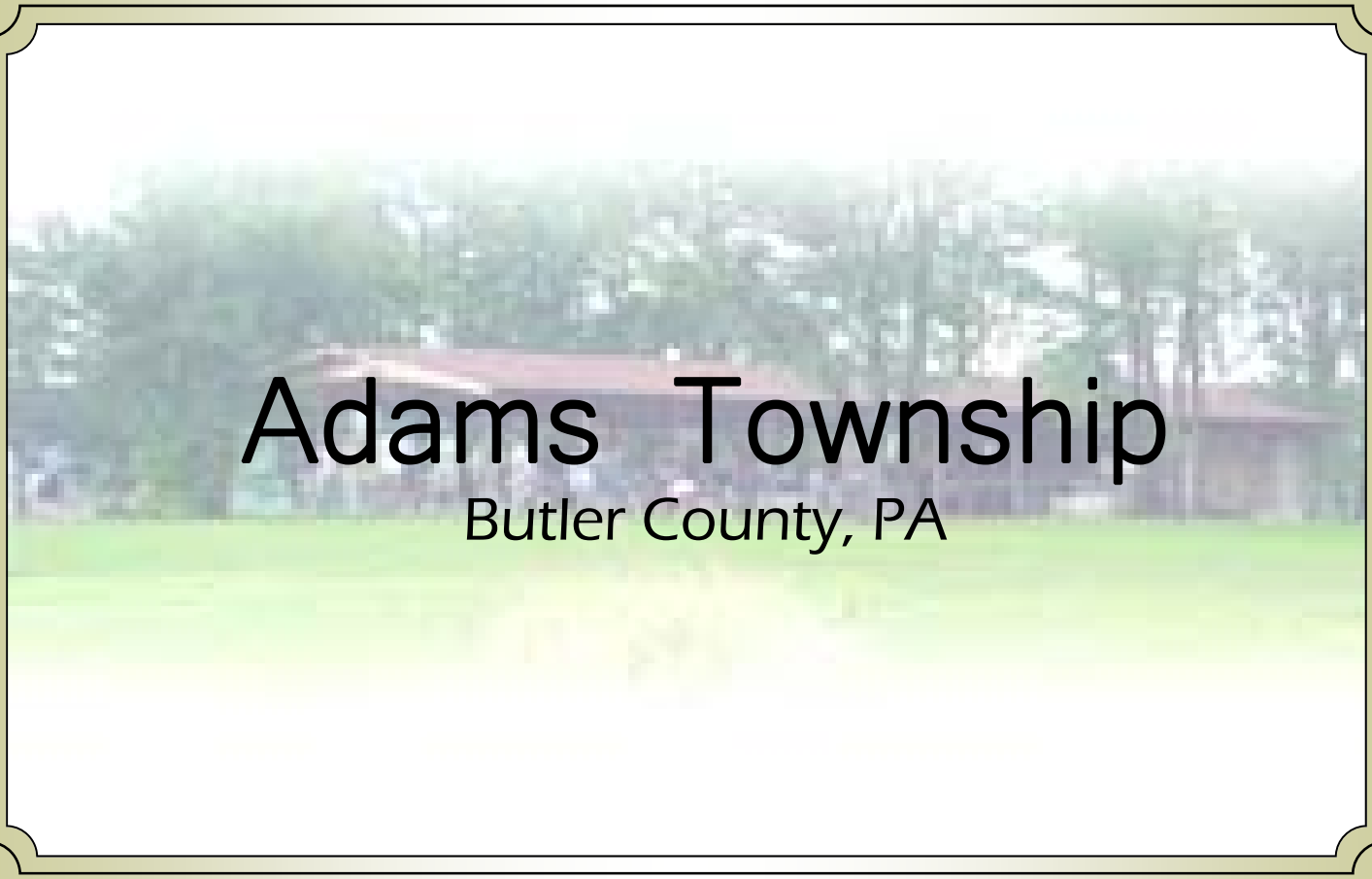


Adams Township

Butler County, PA

COMPREHENSIVE DEVELOPMENT PLAN

Part 8

Government and Community Facilities

PART 8

GOVERNMENT AND COMMUNITY FACILITIES

BACKGROUND

Adams Township's five (5) elected officials have established a conservative fiscal approach to local governance which has consistently included the commitment of Township revenues to community planning and growth management. This has helped to establish a stable environment for future residential and nonresidential development as the Township experiences sustained development pressure. The Board of Supervisors have appointed knowledgeable residents to the Planning Commission and Zoning Hearing Board and have named people with personal and professional investments in the community's well-being to the Parks and Recreation Committee, Water Authority, and Sewer Authority.

These engaged citizens provide the elected officials with input needed to make informed decisions and to manage a thriving rural/suburban municipality in transition from an agrarian economy to a more balanced residential/commercial community with recognized neighborhoods and a central commercial core. Coordination among these appointed boards and commission could be improved through the hiring of a Township manager or administrator, but the Supervisors hands-on approach to Township operations mitigate to some extent the need for additional professional staff. In addition, their reliance on professional consultants to assist in the decision making process has provided a degree of oversight and ability to address issues of concern as they arise.

The Township's plans for community facilities and utilities originate with the operation of the appointed authorities and committees and their recommendations. Stated simply, the Board of Supervisors monitors development proposals as they are submitted and directs applicants to secure required permits and authorizations from appropriate agencies prior to the construction of any improvements. The protection of natural and historic resources is achieved through compliance with environmental performance standards and adherence to the review and approval procedures established by ordinance. Interaction among the appointed boards and Township residents has been enhanced through the preparation and distribution of a Township newsletter distributed quarterly.

COMMUNITY PROFILE

Following is an informational profile identifying services, Township personnel, public facility initiatives, infrastructure projects and utility providers to residents and businesses in Adams Township.

All information contained is drawn from the Adams Township website and its links.

The Board of Supervisors meets
the second and fourth Monday of each month at 8:00 p.m.

Supervisors - 6 Year Term	Term Expires
Donald C. Aiken, Chairman	2017
Thomas L. Franceschina, Vice Chairman	2013
Linda E. Lees, In Charge of Police	2015
Edward L. Vogel	2017
Russell R. Ford	2013

Planning Commission *(Meets: 1st Wednesday at 7:30 p.m.)*

Planning Commission - 4 Year Terms	Term Expires
Dan Bogdanich	2013
Robert Downie	2014
Tom Franceschina	2016
Brett Schultz	2015
Martin McKinney	2016
Marilyn Watson	2016
Steve Madeja	2014

Zoning Hearing Board *(Meets 3rd Tuesday of the month at 7:00 p.m.)*

Zoning Hearing Board - 3 Year Terms	Term Expires
Jeff Brown	2014
Tom McMeekin	2015
Jeff Meyerl	2013
Jim Holcomb	Alternate

Parks and Recreation *(Meets: 1st Tuesday at 7:00 p.m.)*

Parks and Recreation Committee - 5 Year Terms	Term Expires
Tom Scheller	2014
Corry Harley	2016
Marilyn Watson	2017
Christine Henderson	2017
Nancy Guibert	2016
Diana Volkar	2013
David Skomo	2013
Open	2014
Open	2015
Dave Goodworth	2015
Linda Lees	Supervisor
Russ Ford	Supervisor
Ed Vogel	Supervisor

Adams Township Water Authority *(Meets 4th Tuesday at 5:45 p.m.)*

Water Authority - 5 Year Terms	Term Expires
William Weaver	2015
Ed Vogel	2016
Donald Aiken	2017
William Pettigrew	2014
Larry Kaufman	2013

Sewer Authority *(Meets 4th Tuesday at 5:00 p.m.)*

Sewer Authority - 5 Year Terms	Term Expires
William Weaver	2016
Larry Kaufman	2014
Harold Kennedy	2013

Township Staff

Secretary/Treasurer: Janet L. Lubbert

Code Enforcement:

Gary A. Peaco
Mike Knox
Marge Nicklas

The Road Department has (5) full-time employees and a seasonal staff. The Department provides the community with road maintenance and repairs. They are also responsible for storm sewer and drainage work as well as snow and ice removal, street signs, equipment and vehicle maintenance. The township has 40.94 miles of township roads and 26.79 miles of state roads.

Road Crew Foreman: John Hock

Assistant Road Crew Foreman: Rhett Stobert

Receptionist/Parks: Corry Harley

Police

Public Safety Director and Chief of Police: William E. Westerman

Assistant Chief of Police: Shawn Anglum

Sergeant: Robert Scanlon

The Police Force protect and serve the residents of Adams Township twenty four hours a day, seven days a week. The force consists of five part-time officers and six full-time officers.

The Adams Township Police Department consists of a staff of nine, and is headquartered in the Adams Township Municipal Building. Programs can be requested from the Police Department for community organizations such as Stranger Danger, Drug Awareness, Finger Printing and Tours of the Adams Township Police facility. Please contact the Police Department for further information at ***724.625.2040***.

Fire

The Callery VFC

membership is made up of approximately 20 active firefighters and EMS personnel, typically 1-2 Junior Firefighters, and numerous Social and Life members. It has a truck fleet, which currently stands at a Fire Engine, a Tanker, a Medical Rescue Quick Response (QRS) vehicle, and a Brush truck.

Adams Area Volunteer Fire Department

RESCUE ENGINE 42

Pennsylvania Department of Health Certified Rescue
2003 Pierce Dash
1500 GPM with C.A.F.S.
Genesis Rescue System
Rope Rescue Systems
Rapid Intervention Equipment
Paratech Rescue Shores
Air Bags
5" Hose
Atmospheric Metering Equipment
Rotary and Cutters Edge Saws
Univent PPV Fan
On Board Tool Air Compressor

TANKER 42

(Housed at Station 1)

2004 HME/4 Guys Stainless Steel Combination Tanker
1800 Gallons of Water
1500 GPM with C.A.F.S.
On Board Portable drop tank
On Board 750 GPM remote portable pump.
Cutters Edge Saw
Atmospheric Metering Equipment
Assorted Hand tools.

TOWER LADDER 42

1981/1999/2006
Mack/Baker Aerialscope
75' Heavy Duty Tower
Assorted forcible Entry Tools
Partner Rotary Saw with Assorted Blades
Cutters Edge Saw
Negative and Positive Pressure Fans.
Assorted Rope Rescue Tools and Ropes.
Assorted Overhaul Tools.

SQUAD 42

(Housed at Station 1)
1999 Chevrolet K3500
Used for East District QRS
Rope Rescue Equipment
Stihl Chainsaws

SQUAD 42-2

(Housed at Station 2)
Used for medical response.
Back up squad and command unit

COMMAND 42

1999 Jeep Cherokee
Incident Command
Used by Duty Chief

AIR 42

(Housed at Station 1)
2008 Mako Air Compressor Trailer
Self contained Air Compressor Unit.
14.0 C.F.M. with 4 cylinder cascade system.
3500 KVW on board generator.

Parks and Recreation

Adams Park History

Adam's Township Community Park is located on the former Karl Wirth property consisting of 103+ acres off of Three Degree Road. Mr. and Mrs. Wirth acquired the property from his brothers and sisters over a course of years who had inherited the property from their parents, Andrew and Sarah Jane Blakely. The Blakely's had purchased the property November 26, 1890. Mr. Blakely had, for a short period of time, sold the property to Rayburn and Edna Mae Morrow in 1939 but re-acquired it in 1942. Ownership prior to 1890 has not been established. Adams Township purchased the property from Mr. Wirth August 5, 1997, with the stipulation that the property remains as a park under municipal control.

Among the features are a 1.3 mile walking trail, playground, sand volleyball area, gazebo, two baseball fields with scoreboards and three pavilions that may be rented for events.

Many Adams Township and local community baseball associations host games at the Adams Park baseball fields. Both fields are equipped with scoreboards donated for the enjoyment of the community by The James Austin Company.

The sand volleyball area and the playground are an enhancement to your company picnic, graduation celebration, or just enjoying the day with family.

Pavilions

Kiwanis: Seats 48. It has electric, a water spigot and a port o john. It is also close to a full size baseball field.

Township: Seats 84. It has electric, water spigot, indoor bathrooms and a kitchen with a refrigerator, sink, microwave and gas grill, but no stove. It is also right next to the playground, tee ball fields and sand volleyball.

Rotary: Seats 112. It has electric, indoor bathrooms, fireplace and fire ring. It is close to a full size baseball field and has a fully equipped kitchen with microwave, stove, gas grill, refrigerator and sink.

Places of Worship

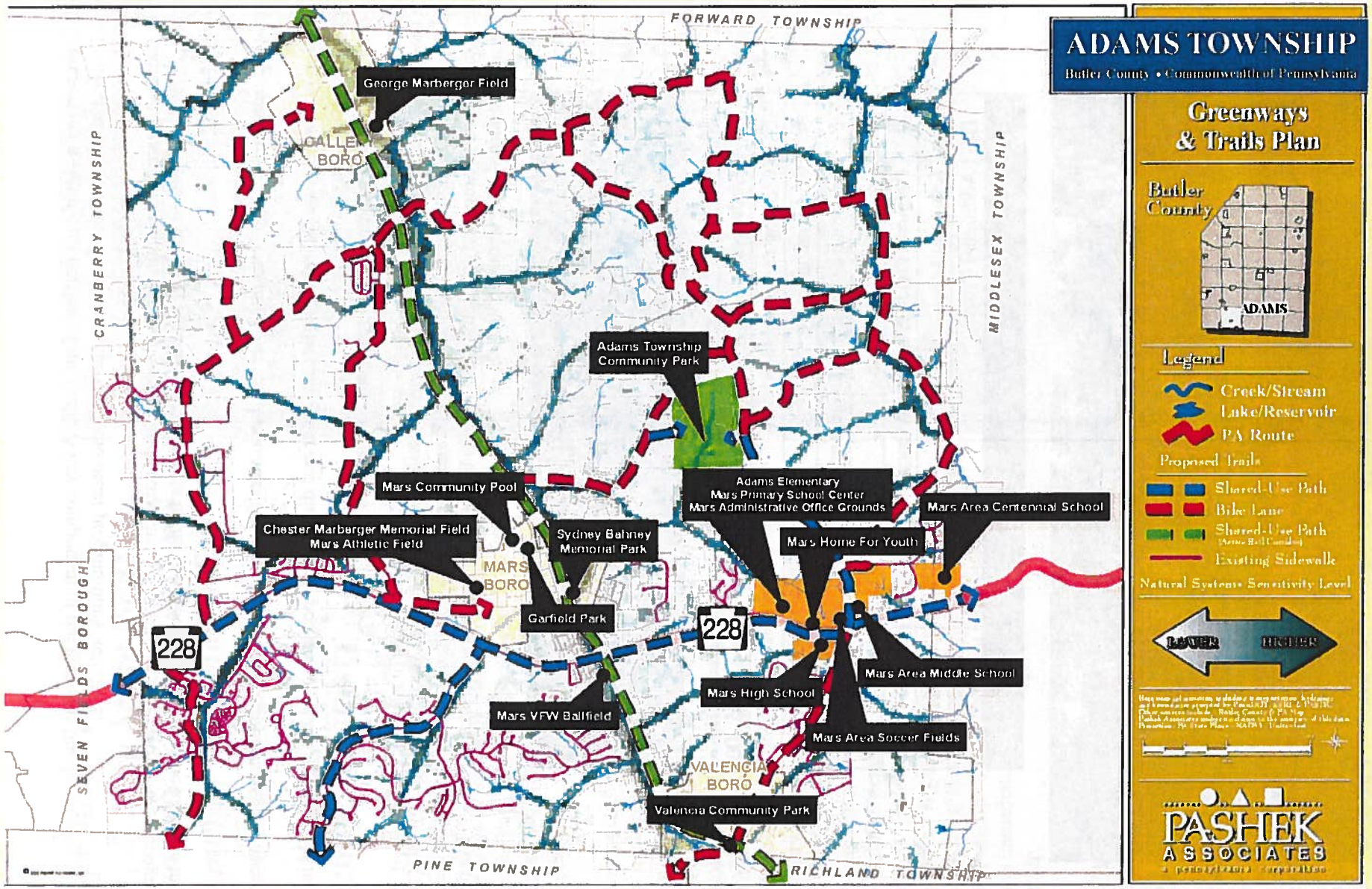
Brush Creek Christian Church	724-452-5080
Christian Community Church of Mars	724-625-3230
Crossway Church of the Assemblies of God	724-898-4600
Glade Run Presbyterian Church	724-898-3503
Gospel Fellowship Presbyterian Church of America	724-898-3322
Mars Alliance Church	724-776-9400
Mars United Methodist Church	724-625-1488
Mars United Presbyterian Church	724-625-1361
Old Union Presbyterian Church	724-538-8672
St. John Lutheran Church	724-625-1830
St. Killian Parish	724-625-1665
Woodland Valley Church	724-625-4500
Valencia Presbyterian Church	724-625-2002

Youth Organizations

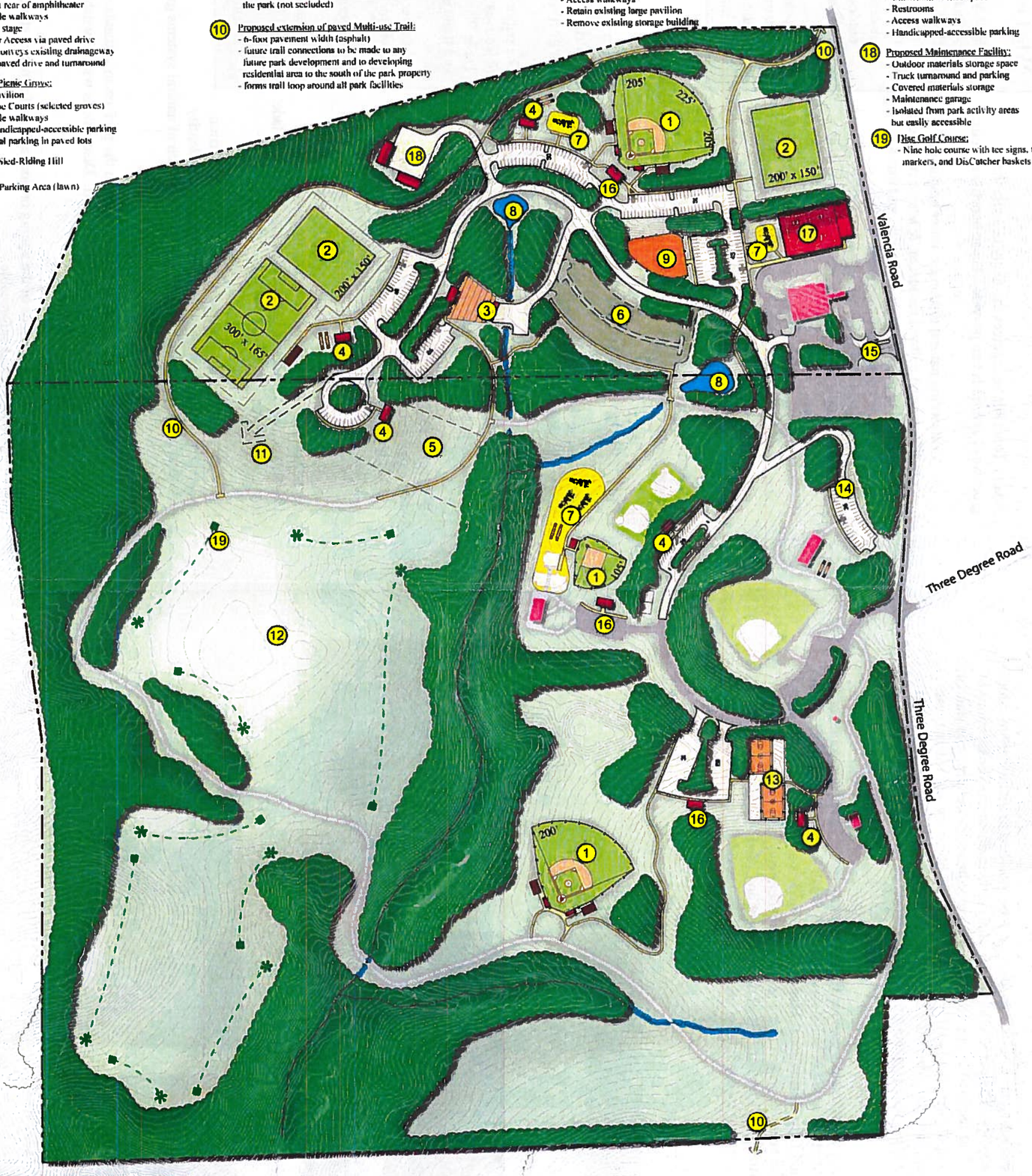
Mars Area Soccer Club	724-625-8005
Mars Baseball Association (Ray Hanna)	724-772-2956
Mars Midget Football (Charlie Frasca)	724-772-0307
Girl Scouts of America	*visit website*
Boy Scouts of America	*visit website*
Mars Area Girls Softball (MAGS)	
•Tom Scheller	724-776-2004
•Kathy Mack	724-898-1135
Fast Pitch Softball (Greg Forina)	724-898-3296

Local Utilities

Armstrong Cable	724-776-4200
Breakneck Creek Regional Authority (Sewer Authority)	724-625-1699
Dominion People's Natural Gas	800-764-0111
Municipal Water Authority	724-625-3166
Consolidated Communications	724-443-9521
Penn Power	800-720-3600
T.W. Phillips Gas & Oil Co.	800-222-5101


ADAMS TOWNSHIP
Butler County • Commonwealth of Pennsylvania
Greenways & Trails Plan
Butler County
ADAMS
Legend
Creek/Stream
Lake/Reservoir
PA Route
Proposed Trails
Shared-Use Path
Bike Lane
Shared-Use Path
Existing Sidewalk
Natural Systems Sensitivity Level
LOWER
HIGHER
PASHEK ASSOCIATES
FORWARD TOWNSHIP
CRANBERRY TOWNSHIP
MIDDLESEX TOWNSHIP
SEVEN FIELDS BOROUGH
PINE TOWNSHIP
RICHLAND TOWNSHIP
CALLERY BORO
MARS BORO
VALENCIA BORO
228
George Marberger Field
Adams Township Community Park
Mars Community Pool
Chester Marberger Memorial Field
Mars Athletic Field
Sydney Bahney Memorial Park
Garfield Park
Adams Elementary
Mars Primary School Center
Mars Administrative Office Grounds
Mars Home For Youth
Mars Area Centennial School
Mars Area Middle School
Mars High School
Mars VFW Ballfield
Mars Area Soccer Fields
Valencia Community Park

1. **Proposed Diamond Field (Sizes labeled):**
   - Dugouts
   - Spectator bleachers
   - Accessible walkways
   - Chain-link fence
   - Clay / Soil Mix used for Infield
   - Fields used for multiple activities
2. **Proposed Rectangular Field (sizes vary):**
   - Players benches
   - Spectator bleachers
   - Accessible walkways
   - Fields used for multiple activities
3. **Proposed Amphitheater:**
   - Terraced bench seating
   - Shelter at rear of amphitheater
   - Accessible walkways
   - Concrete stage
   - Vehicular Access via paved drive
   - Culvert conveys existing drainageway beneath paved drive and turnaround
4. **Proposed Picnic Grove:**
   - Picnic Pavilion
   - Horseshoe Courts (selected groves)
   - Accessible walkways
   - Paved handicapped-accessible parking
   - Additional parking in paved lots
5. Proposed Sled-Riding Hill
6. Overflow Parking Area (lawn)
7. **Proposed Playground:**
   - Synthetic safety surface
   - Aluminum or timber edger
   - Play equipment for children ages 2-12
   - Accessible walkways
   - Benches for observation by parents
8. **Proposed Stormwater Detension Basin:**
   - Used as an aesthetic feature
   - Basins drain into existing drainage ways
9. **Proposed Skate Park:**
   - Asphalt surface with modular above-ground equipment
   - Chain-link Fence enclosure
   - Pedestrian and vehicular access
   - Location is highly visible from several other parts of the park (not secluded)
10. **Proposed extension of paved Multi-use Trail:**
    - 6-foot pavement width (asphalt)
    - future trail connections to be made to any future park development and to developing residential area to the south of the park property
    - forms trail loop around all park facilities
11. **Proposed future road extension:**
    - access to future facilities in the western portion of the park
12. Unprogrammed open space for casual play, wildlife observation, etc.
13. **Proposed Basketball Courts:**
    - Install goals and supports
    - Asphalt base and color coat
    - Court line striping
    - Chain-link fence enclosures around courts
    - Accessible walkways
    - Adjacent asphalt area provides space for rest
14. **Proposed Improvements to Existing Picnic Grove:**
    - Reorganized parking, including handicapped-accessible spaces
    - Access walkways
    - Retain existing large pavilion
    - Remove existing storage building
15. **Proposed Municipal Building Entrance Road Widening:**
    - Utilize existing parking lots east and south of Municipal Building
    - Two exist lanes, one entrance lane at southern entrance
    - Retain pick-up / drop-off circle
16. **Proposed Concessions / Restroom Building:**
    - Men's and Women's Restrooms
    - Access walkways
    - Retain existing parking area
17. **Proposed Community Center:**
    - Two indoor basketball courts
    - Classroom / office space
    - Restrooms
    - Access walkways
    - Handicapped-accessible parking
18. **Proposed Maintenance Facility:**
    - Outdoor materials storage space
    - Truck turnaround and parking
    - Covered materials storage
    - Maintenance garage
    - Isolated from park activity areas but easily accessible
19. **Disc Golf Course:**
    - Nine hole course with tee signs, tee markers, and DisCatcher baskets



ADAMS TOWNSHIP COMMUNITY PARK

BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

MASTER SITE PLAN

NOTES:

Base Map information was compiled from aerial photography and Geographical Information Systems (GIS) data from the following sources: PennDOT, ESRI, Butler County, the PAMAP program, and the Pennsylvania Spatial Data Access (PASDA). This information was augmented with direct site observation by Pashek Associates in 2007.

Locations of all site features and facilities are approximate. Pashek Associates makes no claims to the accuracy of utility locations or other facilities.

Legend

	EXISTING	PROPOSED
BUILDING		
LAWN		
FOREST		
ROADWAY/PARKING (FUTURE)		
ROADWAY/PARKING (ASPHALT OR CONCRETE)		
PAVED WALKWAY		
PROPERTY BOUNDARY		
DRAINAGE WAY		

North

Scale: 1" = 100' Contour Interval:

PASHEK ASSOCIATES

COMPREHENSIVE DEVELOPMENT PLAN

Part 9

Current and Future Land Use

CHAPTER 9

CURRENT AND FUTURE LAND USE

OVERVIEW

Land within Adams Township's municipal boundaries is predominantly developable. A review of mapping products generated for Part 10, Development Constraints, demonstrates that Breakneck Creek, a tributary of Connoquenessing Creek, is the most prominent water feature, oriented generally northwest to southeast within Adams Township's municipal boundary. Smaller watersheds, with networked streams feeding Connoquenessing Creek, include Glade Run on the east and Wolfe Run in northwest corner of the Township. Kaufman Run in the western central area of the municipality feeds into Breakneck Creek just east of the Baltimore and Ohio rail right-of-way, north of Mahoney Lane. The Breakneck Creek/Baltimore and Ohio Railroad corridor was developed early on in Adams Township's history. Prior to 1920, two thirds of the area's residents actually lived in Callery, Mars and Valencia Borough, all served by the Baltimore and Ohio rail line.

An interesting physiologic feature of the Township is that the central part of the municipality is actually three hundred feet (300') higher in elevation, than the Courthouse on South Main Street in the City of Butler.[1] However, most of the land beyond the stream channels of the water features identified, falls into the 3-8%/8-15% slope categories, and 15-24% category, with steep slopes in the 15-25% and above 25% categories found abutting intermittent feeder streams and land forms interspersed between such streams in the southwest quadrant. It should be noted that the southwest quadrant has been the location of the most intense development, predominantly residential, over the last two (2) decades, so site preparation activities have been engineered to accommodate the slopes.

To the west of the Breakneck Creek stream corridor a large percentage of all soils are either partially hydric or all hydric, indicating the retention of water. The presence of the Kaufmann Run Watershed in the west-central area and to the north, the Wolfe Run Watershed, affects soil characteristics and requires the identification of wetlands and a thorough evaluation of stormwater management facility design as development proposals are submitted. However, soil drainage characteristic evaluations indicate that most of the northeastern quadrant is considered well-drained while soils in both the northwestern and southeastern quadrants are considered "somewhat poorly" to "poorly drained." These land

[1] Chapter 20, History of Butler County, PA 1883

cover characteristics relate to earth disturbance and stormwater management components of a land development plan and are administrated through compliance standards in the Township's Subdivision and Land Development Ordinance.

Development Patterns

The early history of Adams Township indicates that initial settlements in what became Callery Borough, Mars Borough and Valencia Borough relied on the distribution of goods provided by the Breakneck Creek tributary of the Connoquenessing Creek. As was the case with most Townships in Western Pennsylvania, farming and timber harvesting were the earliest industries with grain mills built at water features where elevation changes provided a steady, rapid current. Shallow limestone and coal mines also dotted the eighteenth century countryside and added another dimension to the socio-economic dynamic of the rural areas surrounding these early settlements. Development along the stream channels resulted in the need to connect settlements and roadways or cart paths were carved out of Adams Township's rolling hills. The final piece of the foundation for the production, distribution and sale of goods and commodities came with rail lines and all three (3) forms of early transportation located in the same natural corridor. This early agrarian economy supported the villages and towns in Adams Township and beyond the subregion well into the early 20th century.

Following World War II, in the 1950's, the need to provide a more direct east-west link to higher volume roads being used increasingly to connect other sub-regions of Western Pennsylvania was designed and right-of-way acquired for State Route 228 which connected State Route 8 to the east, with State Route 19 to the west. This transportation corridor has been evolving as Adams Township's "Main Street" and functions as an important trip distribution facility to areas currently developing in the Township. The SR 228 right-of-way has also become to some extent, a man-made demarcation point between the more rural area to the north and the suburban area to the south. With Pine and Richland Townships abutting Adams Township's southern boundary, the continued development of residential plans in a variety of configurations and densities is projected to continue close to pre-recession rates of growth within several years. The topography, circulation and interconnectivity of lower volume roadways, and availability of public utilities provides the private sector with an attractive mix of amenities and economics, especially on the Butler County side of the Allegheny/Butler County boundary line. Property costs, tapping and permit fees and real estate taxes are more attractive in Adams Township.

Projections for continued development within the SR 228 corridor have been predicated on significant capacity improvements, however the funding for the project has been diverted in recent years to bridge rehabilitation projects in the region. While the rate of both nonresidential and residential development has been significantly impacted by the

recessionary factors originating with the bursting of the housing bubble and credit crisis, Adams Township continues to experience external development pressure. In addition to infill development along the SR 228 corridor, where there are several large tracts which have attracted private sector interest, parcels north of the corridor on the western half of Adams Township have also been the subject of speculative interest for residential development. The extension of public utilities into these areas has increased their development potential.

It is expected that the northeastern quadrant of the Township will continue to be considered as a future holding area where low-density residential development will occur. Based on land use assumptions prepared for the recently updated transportation improvement program, the horizon for development in that quadrant is fifteen (15) to twenty (20) years out. Growth management issues therefore should be focused on growth areas south of SR 228, as well as specific sites abutting the SR 228 corridor right-of-way which will impact traffic capacity as well as utility capacity. Policy objectives which evolve from this planning document update should serve as guidelines in the revisions to land use regulations as the Township continues to attract quality sustainable development. Further, as reiterated with the response to the community survey distributed at the end of 2011, two of the dominant themes identified were low real estate taxes and regional access. These characteristics will continue to drive development for the foreseeable future.

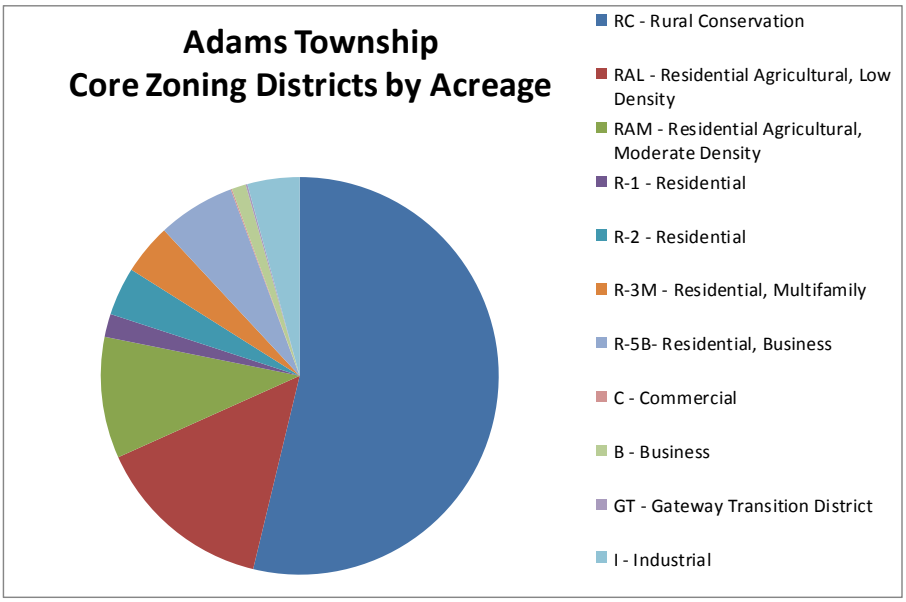
Regulatory Issues

An evaluation of the Township's current zoning approach was conducted in order to get a perspective on current development policies. Preservation of the Township's rural characteristics has been an overriding planning objective for decades and was recently reinforced with the response to the community survey. In the late 1990's a concerted effort by Township staff, consulting engineers and professional planners was made at the Board of Supervisors request to review and supplement the Township's zoning and subdivision and land development ordinances in order to better accommodate projected development while protecting the value of developed properties. This effort produced a zoning approach that sought to overcome the deficiencies of the original regulatory framework by introducing a series of site specific overlay zoning districts within the SR 228 corridor. This transportation facility was recognized by the elected officials, planning commission, staff and consultants as an important asset to the community and the effective management of growth within the corridor as a positive socio-economic foundation for the future well-being of all Township residents.

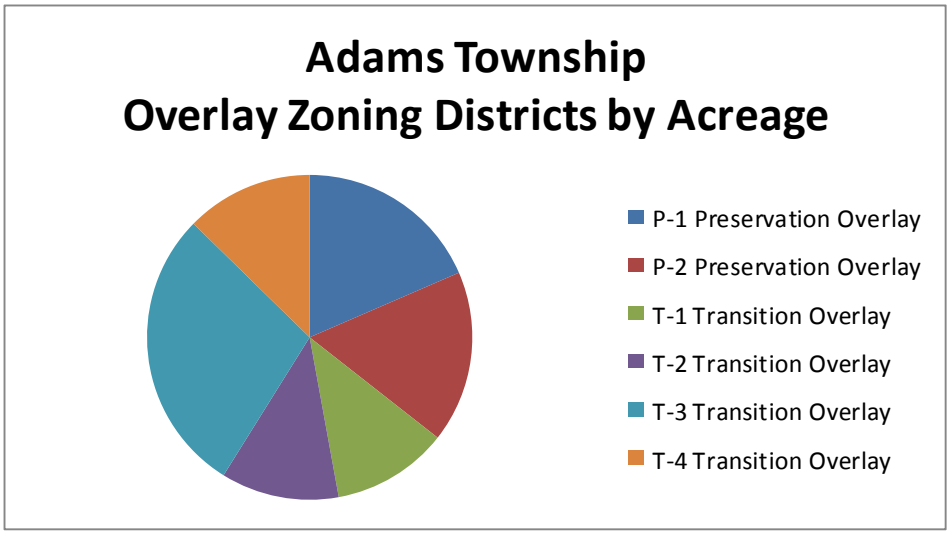
As stated previously, Adams Township's planning philosophy embraces the preservation of the rural environment, while recognizing that quality sustainable development in appropriate areas provides a broad enough tax base to cover the delivery costs of municipal services. Community planning has often been called the "identification of reasonable options" and at this point in the Township's evolution, given the lingering recessionary pressure on most communities in the region, it is more important than ever to provide for a set of community goals and objectives which positions the Township at a competitive advantage over neighboring communities. Balancing the core values of the Township is the business of a continued planning program which should include an analysis of current and accurate information regarding permit trends, land use preferences, zoning issues and market influences.

Following is geographic information system analysis of land areas in each of Adams Township's eleven (11) core zoning districts and six (6) overlay zoning districts. The distribution of land by district is directly related to the function of the district, or its purpose, and its role within the broader land use plan. Every Township of the second class in Pennsylvania which has adopted local zoning regulations has a residential heavy ratio of regulated land. This is due to the fact that most Townships attracted residential development for couples seeking to raise families in suburban or rural settings beyond the towns and cities where many grew up. Further, Townships surrounding older settled places almost always evolved as rural agrarian, low density areas which produced the early building blocks which supported the growth of those same towns and cities, namely, agriculture products, timber and wood products, and minerals such as sand and gravel, coal, limestone and oil and gas. Therefore the low intensity residential areas were by nature larger and less developed. The case is true with Adams Township as the table and mapping products illustrate.

Zoning District	Acreage
RC - Rural Conservation	7785.247
RAL - Residential Agricultural, Low Density	2103.015
RAM - Residential Agricultural, Moderate Density	1428.788
R-1 - Residential	274.176
R-2 - Residential	567.813
R-3M - Residential, Multifamily	595.633
R-5B- Residential, Business	911.040
C - Commercial	14.975
B - Business	167.264
GT - Gateway Transition District	20.180
I – Industrial	614.201
Total	14,482.332



Overlay District	Acreage
P-1 Preservation Overlay	143.478
P-2 Preservation Overlay	132.732
T-1 Transition Overlay	89.605
T-2 Transition Overlay	91.206
T-3 Transition Overlay	220.902
T-4 Transition Overlay	98.299
Total Acreage	776.221



The land area of Adams Township totals approximately 14,482.43 acres or 22.6 square miles. Presently, excluding the zoning overlay district land coverage, the seven (7) residential zoning district combined total about 13,665.69 acres or 94% of all land. Nonresidential district land cover totals about 816.61 acres or about 6% of all land. This lopsided ratio was addressed with the creation of the six (6) zoning overlay districts which provided for a menu of nonresidential uses in the SR 228 corridor as a trade-off for certain development exactions which mitigated many of the use characteristics where transitions to residential districts occurred. The total acreage included in the zoning overlay district designations P-1 through T-4 is 776.22 acres and when combined with the land available for nonresidential development as a core district, C, B, GT and I, the ratio is revised to about 89% to 11% residential to nonresidential.

As part of the late 90's/early 2000's regulatory revisions, residential areas in close proximity to the SR 228 corridor were evaluated in terms of the availability of public utilities, land features, access and density and mixed-use options including planned residential development these options were provided for in the newly designated RAL and RAM districts. Additional options for development were provided for through the introduction of development models which incorporated preferred design standards into templates with minimum open space and reasonable overall densities. Seven (7) models were made available based on an evaluation of performance and impact criteria and have been utilized to achieve the flexibility sought within the context of a fairly rigid core district approach. An update to the current mix of use options, design standards and evaluation criteria will be incorporated into this work element.

Permit Trends

Adams Township staff compiled a seventeen (17) year permit record summary at the end of 2011 in order to identify certain building trends related to development in the Township. This evaluation focuses on four of the datasets produced and reviewed by the Planning Commission, new dwelling units, well permits, sign permits, and valuation of construction. A review of commercial signage footage permitted between 2004 and 2011 is also included. New dwellings indicate continued housing demand, well permits are a gauge of development in rural areas without public utilities, sign permits relate to commercial development and valuation is a barometer of private sector investment in the community.

Between 1995 and 2011, a total of 3,401 new dwelling units were added to the Township's housing stock, or a seventeen (17) year average of 200 dwelling units annually. In the ten (10) years between 1995 and 2004, the percentage of single family to multi-family dwelling units was not recorded, however, a yearly average of 208 units was reported. That average fell to 188 dwelling units annually in the subsequent seven (7) year period which

corresponds to the recessionary years between 2008 and 2011. During the most recent period, 2005 to 20911, multi-family dwelling unit construction exceeded single-family unit construction three (3) times in 2006, 2007 and 2009.

The number of well permits issued between 1995 and 2004 average 14.4 annually, while that average decreased to about 5.3 annually between 2005 and 2011. It should be noted that about 39% of all well permits issued in the last seventeen years (181) were issued between 1995 and 1997 and a fairly steady decline followed. This is an indication that more dwelling units were being constructed in areas where public utilities, specifically water, was available.

In the eight (8) year period between 2004 and 2011, a total of 79,401 square feet of commercial development was constructed annually in Adams Township. Included in these statistics is about 80,000 square feet of construction related to Mars School District projects, in two (2) separate years. Of the 635,208 square feet of nonresidential construction recorded during the period reported, forty-three percent (43%) of the total was added in two (2) years, 2006 and 2007. Sign permits issued during the same eight (8) year period totaled 168, or about 21 permits annually, while in the preceding nine (9) year period, a total of 39 sign permits were issued, or about 4.3 permits annually. The takeaway from this analysis is that just prior to the recession in 2006 and 2007, an uptick in commercial construction was underway, but that trend dissipated with the beginning of the recession.

A review of construction valuation estimates between 1995 and 2011 also demonstrates development trends in both short and long term cycles. While the long term annual average in Adams Township was about $37,929,688 annually over the seventeen (17) year period analyzed, no single year's valuation was recorded above that average prior to 2005. Of the total $644,804,696 construction valuation reported, $289,205,404 or $28,920,540 annually was reported in the ten (10) years between 12995 and 2004, while $355,599,292 or $50,799,899 annually was reported in the seven (7) years between 2005 and 2011. This also demonstrates a continued demand for land in Adams Township, and increased external development pressure even accounting for the recessionary years 2008 to 2011. It should be noted that in the three (3) year period leading to the recession, 2005 to 2007, construction valuation totaled $181,454,090 or slightly more than 28% of the seventeen (17) year total.

Table 9-1

Permit Trends

Year	Dwg. Breakout[2]		New Dwelling Units	Well	Sign	Valuation (in $'s)
	% SR	% MF				
1995	--	--	111	24	4	20,676,526
1996	--	--	163	25	0	26,752,099
1997	--	--	272	21	2	32,458,870
1998	--	--	241	14	7	32,471,565
1999	--	--	258	13	6	31,052,415
2000	--	--	197	13	3	24,969,985
2001	--	--	193	8	11	24,759,520
2002	--	--	259	14	6	26,964,860
2003	--	--	184	6	0	31,746,977
2004	--	--	202	6	6	37,352,587
2005	68	32	240	9	23	67,962,206
2006	44	56	240	2	18	51,426,910
2007	44	56	241	3	37	62,064,974
2008	57	43	155	7	35	46,365,045
2009	42	58	137	4	18	40,664,946
2010	61	39	162	4	11	40,422,808
2011	58	42	146	8	20	46,692,403
		Totals	3,401[3]	181	207	644,804,696

Table 9-2

Commercial Square Footage Added Per Year

2004	67,363
2005	33,347
2006	132,196
2007	141,509
2008	72,407
2009	44,487
2010	48,823
2011	95,076

[2] SR = Single Family; MF = Multi Family

[3] New Dwelling Units have been shown only for information purposes only, they are not in addition to the Building Permit numbers.

Corridor Issues

Adams Township officials directed a concerted effort just prior to the turn of the new century to initiate action on recommendations which evolved from the planning process in the mid-1990's and to provide strategic land-use\/transportation objectives to address projected external development pressure within the SR 228 corridor. That effort involved a reevaluation of the existing zoning district designations within the context of a long range land use plan which sought to segregate the high volume of pass-through traffic utilizing the SR 228 segment through Adams Township to make connections on the west with U.S. 19 and on the east with SR 08. The acquisition of right-of-way and environmental constraints made the construction of an east-west arterial to the north of the existing SR 228 corridor unfeasible, and continued residential development south of the SR 228 right-of-way led to a recognition that the existing SR 228 facility also functions as the predominant access route to employment centers north and south of Adams Township from developing residential neighborhoods.

The acknowledgement that SR 228 functions as the Township's main street provided consultants, staff, planning commissioners, and elected officials with a range of options designed to address development issues which focus on the improved performance of the main traffic artery in Adams Township, while managing transit oriented development. As discussed earlier in this work element, the issue addressed with the evaluation of long range development trends was how to manage growth with a more balanced and sustainable approach while providing property owners with adequate protection from the impacts of development. One of the principal tenets of the approach to growth management which evolved from the late 1990's evaluation was to keep the scale of commercial development in perspective with the rural characteristics of the Township, even within the primary transportation corridor. Avoiding the "big-box" retail template pursued in other high volume corridors in the region was embraced as one element of the regulatory framework crafted for Adams Township.

Recognition that traffic generating land uses should be encouraged to develop within the SR 228 corridor was another element of the Township's approach to growth management. Keeping vehicular traffic out of areas developing as home sites was a goal supported by Township officials as well as new residents moving into the developing neighborhoods. While this was not a new planning concept, enforcing adopted standards to achieve the goal was a priority. The method used to address existing disparities in land use categories was the creation of a series of zoning overlay districts which provided property owners, businesses and private sector interests with reasonable options while protecting existing residential development. These overlay districts were categorized as transition or preservation overlays

and a planning objective was drafted to accompany each district in order to convey the purpose for establishing the individual districts. While overlay districts are typically narrow in focus and designed to achieve limited goals, each transition and preservation district established was carefully laid out at the parcel level.

Development Exactions

An exaction was a tool which originated in the mid to late 1980's in Pennsylvania as a trade-off to intense development. Communities with well-established planning programs observed cycles in development which if anticipated, could result in long term socio-economic benefits to both property owners and businesses. The legal foundation for requiring development exactions in exchange for development bonuses such as a broader menu of land uses, increased lot coverage, access options, or increased density, was established through case law in Pennsylvania. Planned Residential Developments (PRD) and Traditional Neighborhood Developments (TND) include similar trade-offs and have been used successfully throughout the Commonwealth. Adams Township's exactions originally included the dedication of right-of-way abutting SR 228, the creation of landscaped bufferyards, payment of a user fee to cover costs associated with the installation of four (4) signals in the corridor at designated intersections, and the posting of surety for the construction of parallel access roads. With the passage of Adams Township's Transportation Impact Fee Program in 2006, the user fee was eliminated and construction of the parallel access road was administered through developer's agreements. In exchange for the required exactions, the property owner/developer was provided with a menu of thirty-seven (37) land uses not previously permitted in the underlying core districts.

In addition to the provision of a wider selection of permitted uses in the overlay district, which was supported by both private sector representatives and Township officials, a series of development models was provided in newly designated core zoning districts. These models provided increased flexibility and were established with tenets encouraged by advocates of smart growth and green growth. Each of the seven (6) development models were attached as an appendix with certain design standards and graphics applicable to each. A choice of seven (7) lot types from large estate lots to smaller traditional interior lots was available to the developer, which allowed for much more flexibility, while the provision of open space was required. Densities were established based on formulas for the lot types chosen and the configuration of lots, buildings, amenities, and interior pedestrian and vehicle circulation were dependent on the market choices made by the private sector developers.

While several developments in close proximity to the SR 228 corridor have utilized the model templates which have given new homeowners as well as businesses the flexibility demanded by recently shrinking markets, the scale of development and a review of design and

dimensional standards is indicated. An economically and environmentally stable land use plan can provide growing communities like Adams Township with a competitive edge in the region and achieve the sustainability sought. Previous discussion and related analysis of development trends and land availability in the eleven (11) core districts suggested an imbalance between rural residential land and more intensely used nonresidentially designated land. The Township is over-zoned for low density housing and there are economic and sustainability implications that should be considered, some of which have been identified.

Adams Township will continue to attract predominantly residential development through build-out because of land forms, regional development patterns, and man-made features, chiefly the location of the SR 228 arterial roadway. Following an analysis of permit trends there are several observations which bear further discussion. They are as follows:

1. Combined acreage of the Township's nonresidentially zoned land (C-Commercial, B-Business, I-Industrial) is 796.43 acres or about 5% of the total land area. Much of this land has been developed or is constrained by natural features.

2. Most of the nonresidential development in the last ten (10) years has occurred on land in one of the Transition Overlay Districts.

3. Current site design standards, including building appearance requirements and development scale have resulted in quality development.

4. Remaining undeveloped land for nonresidential purposes is limited and may not be able to support the projected population or generate sufficient tax revenues for continued service delivery levels.

These observations are objective assessments of recent development trends and present the Steering Committee, Planning Commission and Board of Supervisors with an opportunity to adjust the community goals and objectives to achieve positive outcomes.

Options

There are several approaches to these findings that relate directly to the land use plan and implementing ordinances. Recent discussion has involved the revision of certain dimensional requirements to permit increased building coverage, larger structures, or a wider menu of uses in specified areas. These all relate to managing infill development within the SR 228 corridor. The original premise of limiting "big box" retail sites may still be valid and recent reports from major retailers point to the fact that 50,000 square foot footprints and larger, even for anchor stores, is being reconsidered at the corporate level. Regardless of the national

trend, local decision making is concerned with the best fit for each community's preferred characteristics. The regulatory framework adopted in each jurisdiction must balance private versus public interests in a manner that is generally supported by taxpayers. As documented, Adams Township's planning philosophy is centered on preserving the rural character which implies a dominant residential presence. That choice comes with consequences which should be addressed to the extent possible.

One option to consider is the conversion of overlay status to core district status in areas where several of the Transition Overlay boundaries occur. The Township has already established a GT Gateway Transition District so the transition concept has been formalized. Converting the T2 and/or T3 Transition Overlay District to a core district, eliminating the overlay designation could provide two positive outcomes. First, larger scale developments could be assigned conditional use status with conditions attached to protect existing development, and secondly, basic dimensional standards could be crafted to reflect the characteristics of the majority of parcels in the new district designation, reducing the number of nonconformities being created. The new district designations could be descriptive such as SI-Select Infill or CT-Corridor Transition District in order to convey the purpose for establishing the district. The result would be the elimination of two (2) zoning overlay districts.

A second option would be to consolidate two or more of the current zoning overlay districts, including portions of the current Preservation Overlay Districts, into a single CC-Corridor Commerce District. Again the Steering Committee and Planning Commission could craft an appropriate menu of principal permitted, accessory and conditional uses and set dimensional standards which reflect the majority of existing lot characteristics in order to limit nonconforming situations. Fewer zoning district designations means more efficient administration, however the characteristics of uses provided for, performance standards to lessen impacts on existing development and reinforcement of planning objectives to be achieved, requires careful consideration.

A third option is to simply fine-tune the existing regulatory framework within the context of the existing core districts and overlay districts, however this approach may not be broad enough to hit all the right buttons at this point in the Township's evolution. Coming out of the most severe recession since World War II, communities should reevaluate their community goals specifically relating to land use, transportation, housing, and employment opportunities. The local government landscape has changed and how opportunities for growth and development are managed will impact a community's socio-economic well-being well into the next decade. Narrow, focused amendments to current zoning and subdivision and land development ordinances may be insufficient to address issues of regional concern.

The early planning pioneer Daniel Burnham said "make no little plans," and at this juncture the advice may be appropriate.

Recommendation

If there is support from the Steering Committee and Planning Commission to take a broad-brushed approach to address growth management issues in the SR 228 corridor, we recommend the preparation of several regulatory templates for consideration. These templates would reflect input from committee members and represent a consensus on the key objectives identified. The preparation of these new district regulation templates would provide an opportunity for stakeholders to review and discuss particular standards, requirements and criteria for development approval which will balance private and public interests. The exercise will also present participants a forum to evaluate community objectives within a long-range planning context. The results of any text, or map revisions based on the templates prepared, can be easily attached as an appendix to the Current and Future Land Use Plan and processed as a set of amendments to current ordinances. This will provide continuity between plan preparation and implementation.

ZONING DISTRICT LAND USE TABLE

District	Permitted	Accessory	Conditional	Special Exception
RC	• Single-family detached dwg • Double dwg • General agricultural operations • Township facilities and services • Churches and other places of worship • Schools, elementary or secondary • Bed and breakfast • Forestry • Planned Residential Developments	• Private garages and parking areas • Outbuildings for storage of garden or farm equipment and housing of farm or domestic animals • Private recreation facilities • Roadside stands, whether temporary or permanent, for the seasonal sale of agricultural produce • Private kennel • On-premises signs • Watershed and water impoundments, including stormwater management structures and ponds • Home occupations	• Commercial or private membership recreation facilities • Nursing, convalescent, or retirement homes • Extractive industries activities related to resource removal • Mobile home park • Development models	• Temporary second dwelling • Cemeteries • Board, personal care home • Day care center • Commercial kennel • Commercial stable • Communications and cellular towers
RAL	• Single-family detached dwelling, including mobile home • Double dwelling • General agricultural operations • Adams Township facilities and services • Churches and other places of worship • Schools, elementary or secondary • Planned residential developments	• Private garages and parking areas • Outbuildings for the storage of garden or farm equipment and housing of farm or domestic animals • Private recreation facilities • Roadside stands, whether temporary or permanent, for the seasonal sale of agricultural produce • Private kennel • On-premises signs • Watershed and water impoundments, including stormwater management structures and ponds • Home occupations	• Commercial or private membership recreation facilities • Nursing, convalescent, or retirement homes • Extractive industries and activities • Quadruplex dwellings • Development Models	• Temporary second dwelling • Day-care centers, children or adult • Commercial kennel • Commercial stable
RAM	• Single-family detached dwelling, including mobile home • Double dwelling • Multifamily dwelling, including triplex, quadruplex • Townhouse • General agricultural operations • Adams Township facilities and services • Churches and other places of worship • Schools, elementary or secondary • Day-care centers, children or adult • Planned residential development • Forestry • Temporary second dwelling	• Private garages and parking areas • Outbuildings for the storage of garden or farm equipment and housing of farm or domestic animals • Private recreation facilities for the use of the residents of the property and their guests • Roadside stands, whether temporary or permanent, for the sale of agricultural produce • Private kennel, maximum six dogs • On-premises signs • Watershed and water impoundments, including stormwater management structures and ponds • Home occupations	• Commercial or private membership recreation facilities • Development models •	• Temporary second dwelling • Commercial stables
R-1	• Single-family detached dwellings • General agriculture operations • Adams Township facilities and services • Churches and other places of worship • Schools, elementary or secondary • Forestry	• Private garages and parking areas • Outbuildings for the storage of garden or farm equipment, and housing of farm or domestic animals • Private recreation facilities • Roadside standards for the sale of agricultural produce • Private kennel • On-premises signs • Watershed and water impoundments, including stormwater management structures and ponds • Home occupations	• Development models	• Boarding, personal care home • Day-care center
R-2	• Single-family detached dwelling, including mobile homes • Double dwelling • Churches and other places of worship • Schools, elementary or secondary • Adams Township facilities and services	• Private garages and parking areas • Outbuildings for storage of garden and leisure equipment and housing domestic pets • Recreation facilities • Private kennel, maximum six dogs	• Development models	• Temporary second dwelling • Day-care center, children or adult

District	Permitted	Accessory	Conditional	Special Exception
	• Conversion structures • Forestry	• Home occupations • On-premises signs		
R-3M	• Planned residential development • Single-family detached dwelling • Forestry	• Private garages and parking areas • Outbuildings for the storage of garden and leisure equipment and housing of domestic pets • Recreation facilities • Signs	• None	• None
R-4	*Reserved for Future Use*			
R-5B	• Single-family detached dwellings • Double dwellings • Quadruplex • Corporate offices, but not including any manufacturing, assembly, distribution, sales or warehousing • Recreational facilities, including but not limited to golf course, court game complex or swimming pool, none of which shall include a restaurant, bar, or meeting rooms • Adams Township facilities and services • Forestry	• Private garages and parking areas • Outbuildings for the storage of garden and leisure equipment and housing of domestic pets • Recreation facilities • Signs	• None	• Convenience retail, limited to food market, bakery, dairy store, pharmacy, banking machine, and temporary real estate office limited to sales within the development plan where the office is located and in operation only until the last property in the plan is sold • Day-care center, for children or adults • Conference centers for planned business meetings, including housing, restaurant, meeting rooms and recreation facilities available only to conference attendees and their guests • Membership club center on recreation facility
C	• Antique sales • Bakery with on-site retail sales • Beauty or barber shop • Branch bank or savings and loan office • Day-care center • Dairy store or delicatessen • Dry cleaning pickup and delivery outlet • Pharmacy • Florist shop • Funeral home • Laundry, coin-operated • Medical or dental office or clinic • Professional services offices • Real estate sales office • Restaurant without drive-through service • Studios for photography, graphic arts, instruction or exhibition • Audio/video tape rental • Public utility service buildings, structures and facilities • Municipal facilities and services • Forestry	• Parking areas and business service areas • Apartment on the second floor of a building, first floor occupied by permitted use • Outbuilding for the storage of garbage and/or property maintenance equipment • Signs	• Retail uses in excess of 25,000 square feet • Hospital	• Retail business use with similar characteristics to and compatible with those retails business uses that are listed as permitted • Single-family detached dwelling • Government uses and services in structures in excess of 10,000 square feet • Restaurants and bars within 200 linear feet of residentially zoned property
B	• Automobile service station • Bakery with on-site retail sales • Bank or savings and loan office, including drive-through and automated facilities • Beverage distributor • Bowling alley and similar indoor recreation facilities • Building materials sales • Catering services • Clothing or footwear sales or repair	• Parking areas and business service areas • Office building to serve the principal permitted use • Outbuildings for the storage of garbage, property maintenance equipment, or products of a manufacturing process • Signs	• Retail uses in excess of 25,000 square feet • Hospitals	• Business use similar to and compatible with those uses listed as permitted • Government services in excess of 10,000 square feet • Restaurants and bars with 200 linear feet of residentially zoned property • Single-family detached dwellings

District	Permitted	Accessory	Conditional	Special Exception
	• Clubs, lodges, or fraternal or social organizations • Copying services • Dance, art, self-defense or exercise instruction studio • Dairy store or delicatessen • Drug store or pharmacy • Factory outlet sales • Food market or supermarket • Gardening materials sales and/or nursery • Hardware store • Hobby or arts and crafts sales • Hotel or motel • Household appliance and furniture sales and service • Laundry, coin-operated and/or dry cleaning pickup and delivery outlets • Jewelry, watch, china, and silverware sales and repair • Medical or dental office or clinic • Offices, business or professional • Office park development including no manufacturing or warehousing on the premises and with a coverage of buildings on the land not to exceed 25% • Office supplies and equipment sales and service • Personal services, such as beauty or barber shop • Pet shop and supplies • Quick stop sales, including gasoline sales • Recording, radio, or TV studios • Restaurants, with or without drive-through service • Sporting and outdoor goods sales • Veterinarian office • Audio/video tape rental • Wholesale sales • Several principal permitted or approved special exception uses in the same or nearby buildings on the same lot with shared parking • Public utility service buildings, structures and facilities • Municipal facilities and services • Forestry			
I	• Sales of new and/or used automobiles, motorcycles, recreation vehicles, mobile homes, trucks or farm equipment • Auto service including collision repair and auto painting • Beverage distributors • Bakery • Bottling works • Bowling alley and similar indoor recreation facilities • Building materials and hardware sales and storage • Catering service • Clothing manufacture • Cold storage, locker food storage, or self-storage facility • Contractor's storage yard and office • Cosmetics and legal drug manufacture • Dance, art, self-defense or exercise instruction studios • Electrical components manufacture • Factory outlet sales • Furniture and hardware manufacture • Gardening materials sales and/or nursery • Hotel or motel	• Parking areas and business service areas • Office building to serve the principal permitted use • Outbuildings for the storage of garbage, property maintenance equipment, or products of a manufacturing process • Railroad switching and storage yards • Signs	• Adult business • Hospitals • Landfills	• Where such use is not specifically listed under principal permitted uses, manufacturing of finished products from previously prepared materials made of wood, glass, textiles, cork, leather, horn, shell, fur, feathers, hair, rubber, paper, plastics or metal • Public utility transmission lines and towers • Salvage yard and wholesale distributing • Single-family detached dwellings • Double dwellings

District	Permitted	Accessory	Conditional	Special Exception
	• Laundry or dry-cleaning plant • Machinery manufacture and fabrication with or without offices • General business offices • Office supplies and equipment sales and service • Precision instrument manufacture • Printing, publishing and bookbinding • Pet shop and supplies • Recording, radio or TV studios • Research laboratories • Specialty machinery manufacture not involving drop forgings • Tool, die and pattern manufacture • Truck terminals, including offices, dormitories, transfer depots, truck servicing and repair facilities • Veterinarian office • Wholesale business • Forestry			
GT	• General and specialty retail. • Sit-down restaurants. • Personal services. • Professional services. • Multifamily dwellings with all public utilities. • Personal care homes. • Funeral homes. • Financial services including drive-through windows. • Business or professional offices.	• Parking areas and business service areas. • Accessory storage buildings. • Private garages. • Signs	• Sales of new and/or used motor vehicles including, but not limited to, automobiles, recreational vehicles, trucks and farm equipment, with or without service facilities. • Veterinary office and clinic. • Wholesale businesses.	• None
T-1	• Bakery with baking limited only to goods for daily retail sales on the premises, maximum seating for 20 persons. • Bank or savings and loan office, including drive-through and automated facilities. • Banquet Hall and/or catering services. • Business services. • Clubs, lodges, or fraternal or social organizations • Dairy store or delicatessen, maximum seating for 20 persons. • Dance, art, self-defense or exercise instruction studios. • Day care center. • Factory outlet sales. • Food market or supermarket. • Funeral home. • General retail (25,000 square feet and less) • Government facilities or services, including but not limited to police or fire stations, emergency medical services facilities, post office, library, or similar uses. • Indoor recreation facilities, including but not limited to, video arcades, ice rinks, soccer, archery, bowling alleys. • Laundry, coin-operated, and/or dry cleaning pick up and delivery outlet. • Liquor store. • Mixed use, general or specialty retail, or office on first floor, residential or office on 2nd floor, residential only above. • Museums. • Office park, no manufacturing or warehousing on the premises.	• No accessory structure occupied by a permitted accessory use shall exceed the square footage of the footprint of a permitted principal use on the same lot • No accessory structure shall be permitted in the front yard and all accessory structures shall be set back in conformance with setbacks established for principal uses and structures, except as otherwise specified a) Accessory storage buildings b) Parking, loading areas and planted bufferyards c) Signs d) Satellite and telecommunications dishes not to exceed seven (7) meters in diameter • Uses of land or of a building or portion thereof customarily incidental and subordinate to the principal permitted use of the land or building and located on the same lot with the principal use		

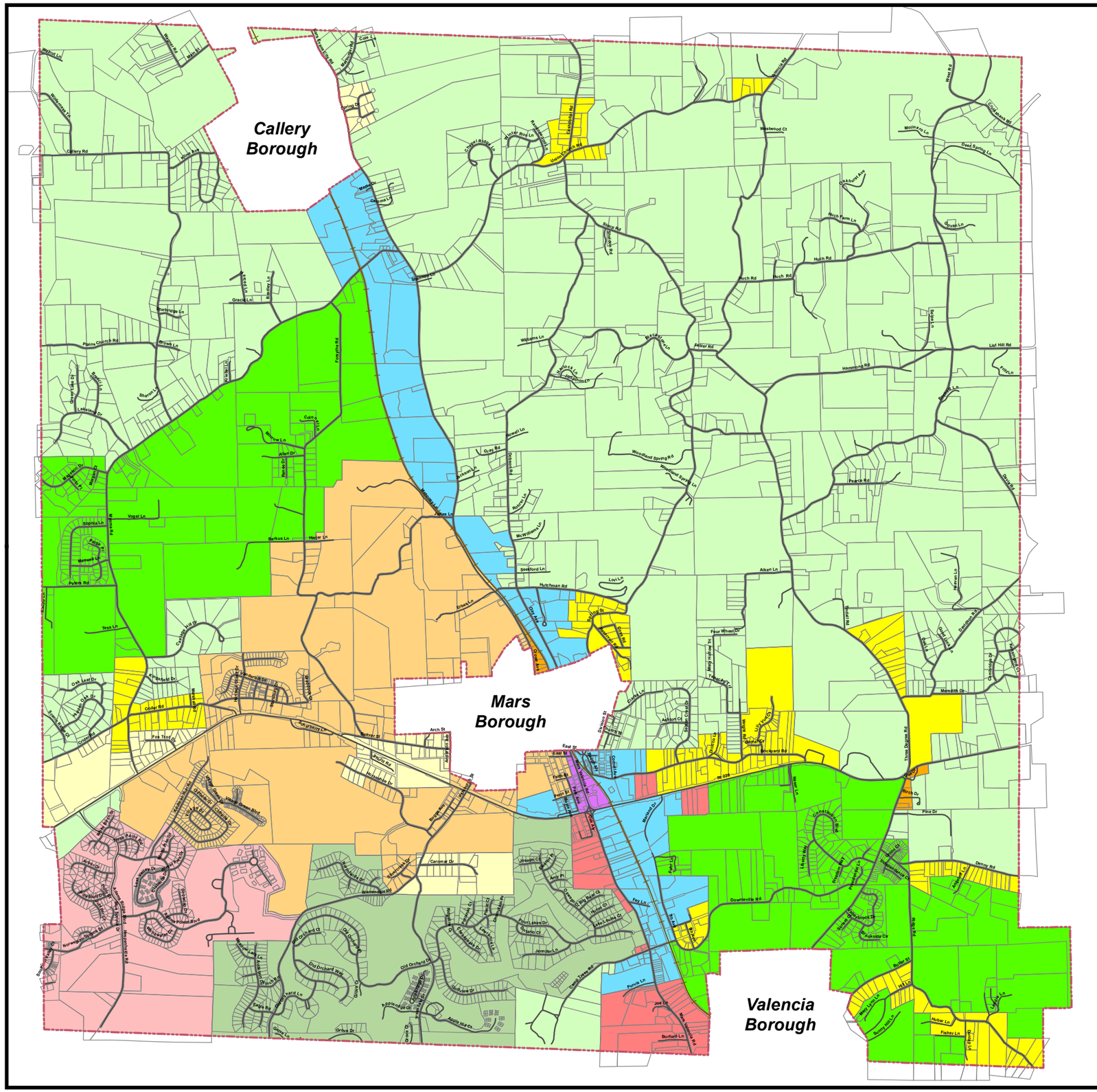
District	Permitted	Accessory	Conditional	Special Exception
	• Office, business or professional. • Personal services. • Public utility facilities. • Restaurant, excluding drive-thru. • Specialty Retail • Studios and art galleries for photography, graphic arts, instruction or exhibition. • Veterinary services. • PRD's, single and multi-family residential • Park and ride commuter lots			
P-1	• Bakery with baking limited only to goods for daily retail sales on the premises, maximum seating for 20 persons. • Bank or savings and loan office, including drive-through and automated facilities. • Business services. • Dairy store or delicatessen, maximum seating for 20 persons. • Dance, art, self-defense or exercise instruction studios. • Day care center. • Funeral home. • Government facilities or services, including but not limited to police or fire stations, emergency medical services facilities, post office, library, or similar uses. • Indoor recreation facilities, including but not limited to, video arcades, ice rinks, soccer, archery, bowling alleys. • Laundry, coin-operated, and/or dry cleaning pick up and delivery outlet. • Museums. • Office park, no manufacturing or warehousing on the premises. • Office, business or professional. • Personal services. • Public utility facilities. • Restaurant, excluding drive-thru. • Specialty Retail • Studios and art galleries for photography, graphic arts, instruction or exhibition. • Veterinary services. • PRD's, single family residential • Park and ride commuter lots	• No accessory structure occupied by a permitted accessory use shall exceed the square footage of the footprint of a permitted principal use on the same lot • No accessory structure shall be permitted in the front yard and all accessory structures shall be set back in conformance with setbacks established for principal uses and structures, except as otherwise specified a) Accessory storage buildings b) Parking, loading areas and planted bufferyards c) Signs d) Satellite and telecommunications dishes not to exceed seven (7) meters in diameter • Uses of land or of a building or portion thereof customarily incidental and subordinate to the principal permitted use of the land or building and located on the same lot with the principal use		
T-2	• Automotive service including collision repair and auto painting only if conducted entirely within an enclosed building, with discarded parts or junk vehicles stored within an enclosed building. No exterior storage or parking of vehicles or parts. • Automotive sales, including new and used cars, motorcycles, recreation vehicles, mobile homes, trucks or farm equipment, with or without service facilities, but if provided, service facilities shall be in an enclosed structure with no outdoor storage of discarded vehicles or parts. • Bakery with baking limited only to goods for daily retail sales on the premises, maximum seating for 20 persons. • Bank or savings and loan office, including drive-through and automated facilities.	• No accessory structure occupied by a permitted accessory use shall exceed the square footage of the footprint of a permitted principal use on the same lot • No accessory structure shall be permitted in the front yard and all accessory structures shall be set back in conformance with setbacks established for principal uses and structures, except as otherwise specified a) Accessory storage buildings b) Parking, loading areas and planted bufferyards c) Signs d) Satellite and telecommunications dishes not to exceed seven (7) meters in diameter • Uses of land or of a building or portion thereof customarily incidental and subordinate to the principal permitted use of the land or building and located		

District	Permitted	Accessory	Conditional	Special Exception
	• Banquet Hall and/or catering services. • Beverage distributor. • Business services. • Clubs, lodges, or fraternal or social organizations • Dairy store or delicatessen, maximum seating for 20 persons. • Dance, art, self-defense or exercise instruction studios. • Day care center. • Funeral home. • Government facilities or services, including but not limited to police or fire stations, emergency medical services facilities, post office, library, or similar uses. • Hospitals, outpatient medical facilities • Hotel or motel, full service, including restaurant, meeting room and lounge. • Indoor recreation facilities, including but not limited to, video arcades, ice rinks, soccer, archery, bowling alleys. • Laundry, coin-operated, and/or dry cleaning pick up and delivery outlet. • Liquor store. • Mixed use, general or specialty retail, or office on first floor, residential or office on 2nd floor, residential only above. • Museums. • Office park, no manufacturing or warehousing on the premises. • Office, business or professional. • Personal services. • Public utility facilities. • Restaurant, excluding drive-thru. • Specialty Retail • Studios and art galleries for photography, graphic arts, instruction or exhibition. • Veterinary services. • PRD's, single and multi-family residential • Park and ride commuter lots	on the same lot with the principal use		
T-3	• Automotive service including collision repair and auto painting only if conducted entirely within an enclosed building, with discarded parts or junk vehicles stored within an enclosed building. No exterior storage or parking of vehicles or parts. • Automotive sales, including new and used cars, motorcycles, recreation vehicles, mobile homes, trucks or farm equipment, with or without service facilities, but if provided, service facilities shall be in an enclosed structure with no outdoor storage of discarded vehicles or parts. • Bakery with baking limited only to goods for daily retail sales on the premises, maximum seating for 20 persons. • Bank or savings and loan office, including drive-through and automated facilities. • Banquet Hall and/or catering services. • Beverage distributor. • Business services. • Clubs, lodges, or fraternal or social organizations • Convenience store, including automotive service for the sale of gasoline, oil, tires, batteries, and accessories and car washing.	• No accessory structure occupied by a permitted accessory use shall exceed the square footage of the footprint of a permitted principal use on the same lot • No accessory structure shall be permitted in the front yard and all accessory structures shall be set back in conformance with setbacks established for principal uses and structures, except as otherwise specified a) Accessory storage buildings b) Parking, loading areas and planted bufferyards c) Signs d) Satellite and telecommunications dishes not to exceed seven (7) meters in diameter • Uses of land or of a building or portion thereof customarily incidental and subordinate to the principal permitted use of the land or building and located on the same lot with the principal use		

District	Permitted	Accessory	Conditional	Special Exception
	• Dairy store or delicatessen, maximum seating for 20 persons. • Dance, art, self-defense or exercise instruction studios. • Day care center. • Drive-in/fast-food restaurant. • Factory outlet sales. • Funeral home. • Gardening materials sales and/or nursery. • General retail (25,000 square feet and less) • Government facilities or services, including but not limited to police or fire stations, emergency medical services facilities, post office, library, or similar uses. • Hospitals, outpatient medical facilities • Hotel or motel, full service, including restaurant, meeting room and lounge. • Indoor recreation facilities, including but not limited to, video arcades, ice rinks, soccer, archery, bowling alleys. • Laundry, coin-operated, and/or dry cleaning pick up and delivery outlet. • Liquor store. • Mixed use, general or specialty retail, or office on first floor, residential or office on 2nd floor, residential only above. • Museums. • Office park, no manufacturing or warehousing on the premises. • Office, business or professional. • Personal services. • Public utility facilities. • Restaurant, excluding drive-thru. • Specialty Retail • Studios and art galleries for photography, graphic arts, instruction or exhibition. • Veterinary services. • PRD's, single and multi-family residential • Park and ride commuter lots			
P-2	• Bakery with baking limited only to goods for daily retail sales on the premises, maximum seating for 20 persons. • Bank or savings and loan office, including drive-through and automated facilities. • Convenience store, including automotive service for the sale of gasoline, oil, tires, batteries, and accessories and car washing. • Dairy store or delicatessen, maximum seating for 20 persons. • Dance, art, self-defense or exercise instruction studios. • Day care center. • Funeral home. • Gardening materials sales and/or nursery. • Government facilities or services, including but not limited to police or fire stations, emergency medical services facilities, post office, library, or similar uses. • Indoor recreation facilities, including but not limited to, video arcades, ice rinks, soccer, archery, bowling alleys. • Laundry, coin-operated, and/or dry cleaning pick up and delivery outlet. • Museums. • Office park, no manufacturing or warehousing on the premises. • Office, business or professional. • Personal services.	• No accessory structure occupied by a permitted accessory use shall exceed the square footage of the footprint of a permitted principal use on the same lot • No accessory structure shall be permitted in the front yard and all accessory structures shall be set back in conformance with setbacks established for principal uses and structures, except as otherwise specified a) Accessory storage buildings b) Parking, loading areas and planted bufferyards c) Signs d) Satellite and telecommunications dishes not to exceed seven (7) meters in diameter • Uses of land or of a building or portion thereof customarily incidental and subordinate to the principal permitted use of the land or building and located on the same lot with the principal use		

District	Permitted	Accessory	Conditional	Special Exception
	• Public utility facilities. • Restaurant, excluding drive-thru. • Specialty Retail • Studios and art galleries for photography, graphic arts, instruction or exhibition. • Veterinary services. • PRD's, single family residential • Park and ride commuter lots			
T-4	• Business services. • Conversion structure • Dance, art, self-defense or exercise instruction studios. • Funeral home. • Office, business or professional. • Personal services. • Public utility facilities. • Specialty Retail • Studios and art galleries for photography, graphic arts, instruction or exhibition. • Veterinary services.	• No accessory structure occupied by a permitted accessory use shall exceed the square footage of the footprint of a permitted principal use on the same lot • No accessory structure shall be permitted in the front yard and all accessory structures shall be set back in conformance with setbacks established for principal uses and structures, except as otherwise specified a) Accessory storage buildings b) Parking, loading areas and planted bufferyards c) Signs d) Satellite and telecommunications dishes not to exceed seven (7) meters in diameter • Uses of land or of a building or portion thereof customarily incidental and subordinate to the principal permitted use of the land or building and located on the same lot with the principal use		

Source: Adams Township Zoning Ordinance, Chapter 192



Zoning Districts

Adams Township, Butler County

Legend

- Township Boundary
- Tax Parcels
- Road Centerlines
- Active Railroads

Zoning Districts

- RC Rural Conservation - 7,785.247 acres
- RAL Residential Agricultural, Low Density - 2,103.015 acres
- RAM Residential Agricultural, Moderate Density - 1,428.788 acres
- R-1 Residential - 274.176 acres
- R-2 Residential - 567.813 acres
- R-3M Residential, Multifamily - 595.633 acres
- R-4 Residential, PRD - 0 acres
- R-5B Residential, Business - 911.040 acres
- C Commercial - 14.975 acres
- B Business - 167.264 acres
- GT Gateway Transition District - 20.180 acres
- I Industrial - 614.201 acres

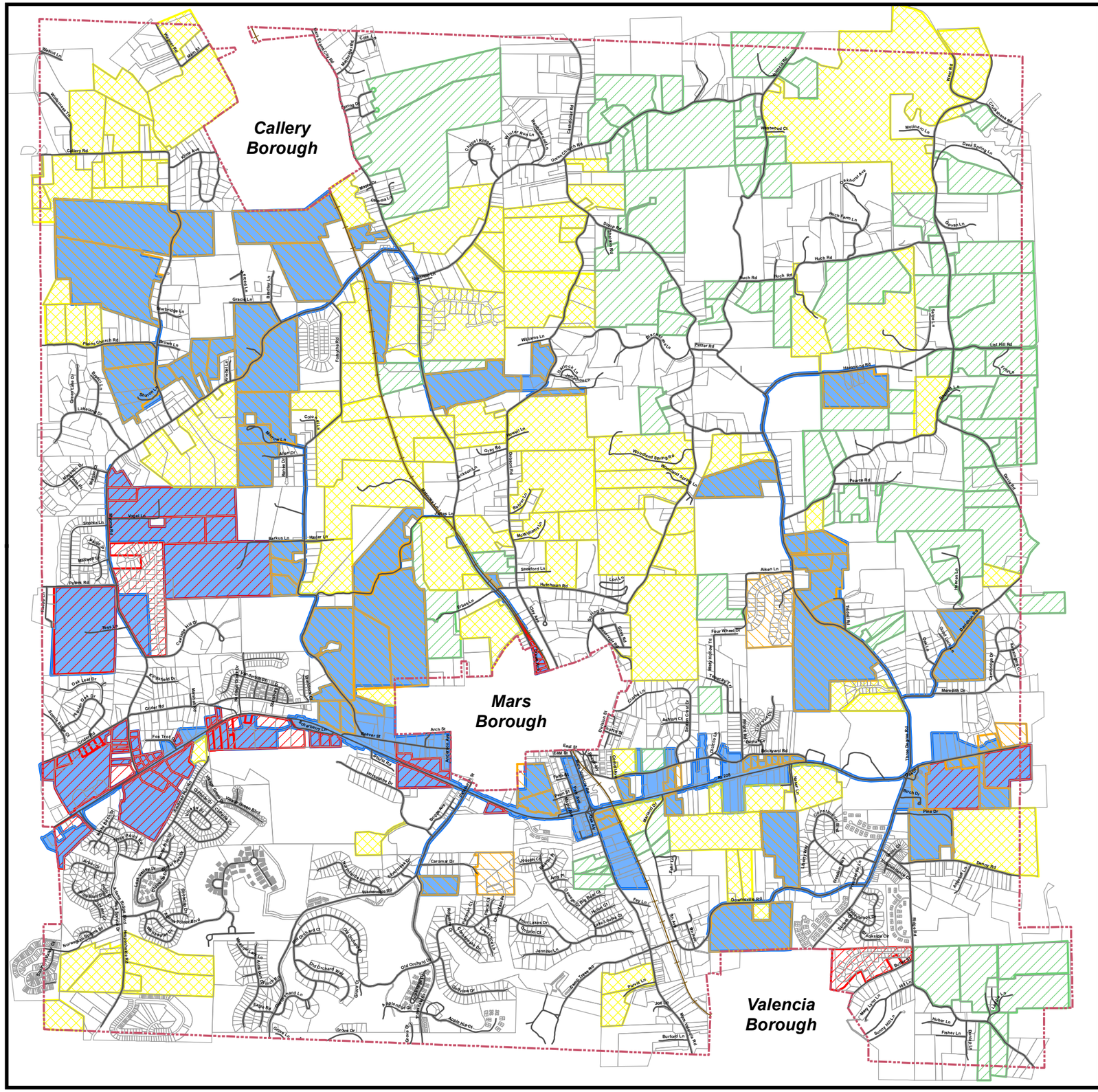
1 inch = 2,700 feet

0 1,350 2,700 5,400 8,100 10,800 Feet

OLSEN & ASSOCIATES, LLC
ENGINEERS • COMMUNITY PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS • GRANTS WRITERS/ADMINISTRATORS
126 S. MAIN STREET BUTLER PENNSYLVANIA 16001 (724) 282-4786 FAX (724) 282-7619 www.OlsenAndAssociates.us

ARCH # 201119A ZONING

O&A PROJECT # 201119A



Proposed Transportation Service Area

Adams Township, Butler County

Legend

- Township Boundary
- Active Railroads
- Road Centerlines
- Tax Parcels

Development Timing

- 1 - 5 years
- 5 - 10 years
- 10 - 15 years
- 15 - 20 years
- Transportation Service Area

1 inch = 2,700 feet

0 1,350 2,700 5,400 8,100 10,800 Feet

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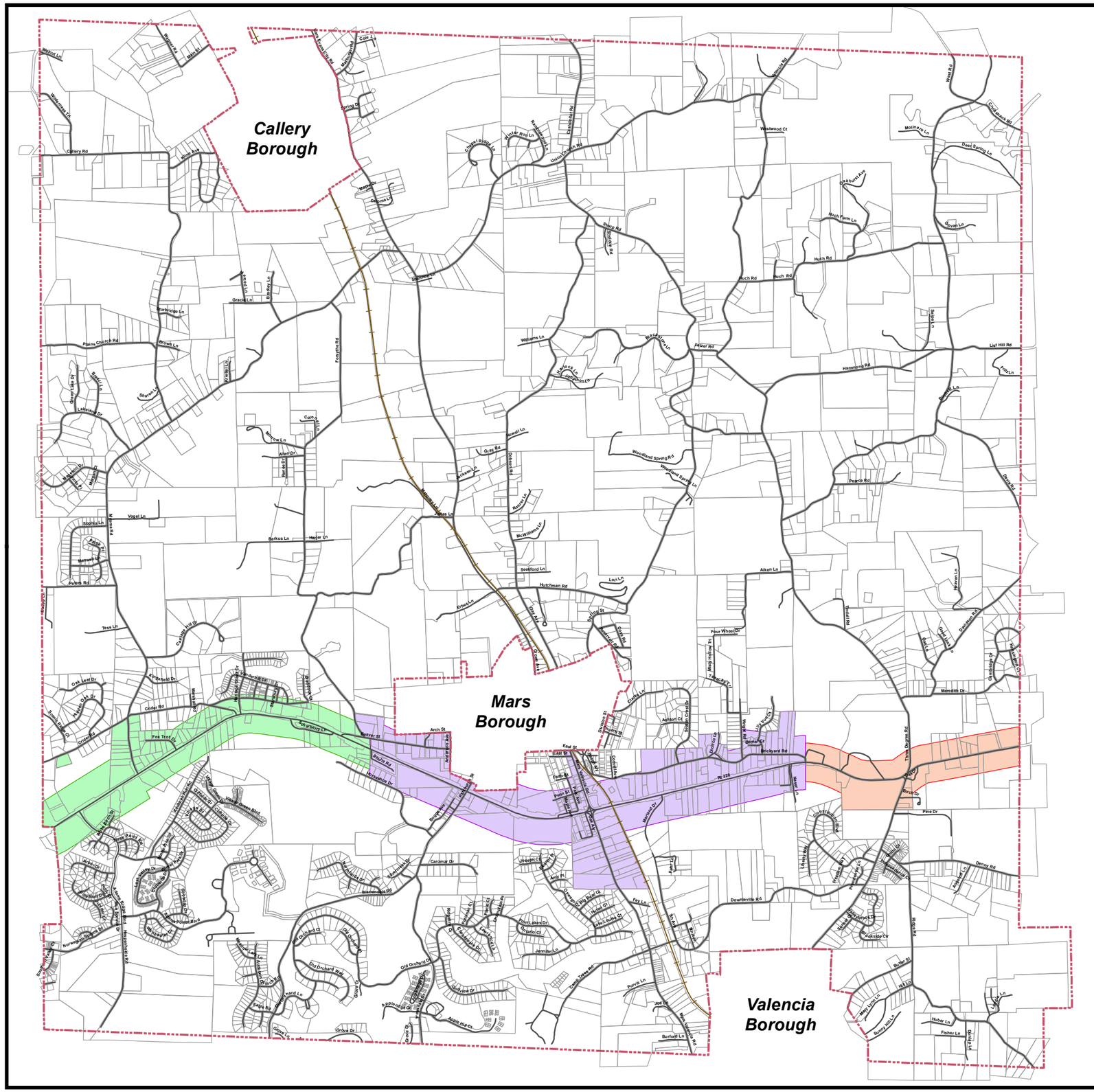
ARCH # 201119A TRANSPORTATION SERVICE AREA

O&A PROJECT # 201119A



Overlay Districts

Adams Township, Butler County

Legend

- Township Boundary
- Active Railroads
- Road Centerlines
- Tax Parcels

Overlay District

- WT West Transition Overlay - 258.56 acres
- CT Central Transition Overlay - 471.87 acres
- ET East Transition Overlay - 146.07 acres

1 inch = 2,700 feet

0 1,350 2,700 5,400 8,100 10,800 Feet

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ARCH # 201119A OVERLAY DISTRICTS

O&A PROJECT # 201119A

Revisions

9/10/12 AJM		

COMPREHENSIVE DEVELOPMENT PLAN

Part 10

Development Constraints

PART 10

DEVELOPMENT CONSTRAINTS

ENVIRONMENT

In 1991, the Western Pennsylvania Conservancy prepared the Butler County Natural Heritage Inventory with the purpose of identifying Federal and State endangered species, and to classify natural communities and habitats in order for local communities to be aware of environmentally sensitive areas within their jurisdictions. While Adams Township recognizes that the preservation of these natural communities is part of their history, the plan is to evaluate each development proposal using performance and design standards which respect the character of land proposed for development. Site design criteria in both the Subdivision and Land Development Ordinance and Zoning Ordinance provide developers with information they are required to include in submittals. This information is inserted into land use ordinances in order to accomplish two goals: one to insure that the proposed development will be safe to its occupants, on land without significant environmental constraints; and two, that existing developed property either adjacent to or in close proximity to a proposed development site is protected from the impacts of development.

Article III, Section 301(a) of the Pennsylvania Municipalities Planning Code (PA MPC) requires a plan "for the protection of natural and historic resources…" Adams Township's plan is to make private sector interests, developers, planning commissioners and elected officials aware of the location of environmentally sensitive areas within the Township boundaries and to consistently apply ordinance provisions which set design and engineering standards. This is the most effective and efficient method of preserving natural resources.

PENNSYLVANIA NATURAL HERITAGE PROGRAM

"*Managed Lands" as defined in this county natural heritage inventory are owned or leased properties that are included in the report because of their importance, or potential importance, to the overall maintenance and protection of ecological resources of the county. Managed Lands are of two types:*

- *Public properties established and managed to a large extent for natural resources, and/or those that have the potential to manage such resources in order to maintain or enhance important ecological assets in the county, and by this evaluation are deemed by the inventory to be among the most ecologically "valuable" of public properties. Examples include: state game lands, state parks, national historic sites, county or municipal park lands.*

- *Private properties that are held by private organizations concerned with the management and protection of natural resources, and which upon evaluation have been deemed by this inventory to be among the most ecologically "valuable" of such properties. Examples include: private nature preserves, private environmental education centers.*

"Biological Diversity Areas (BDA's)" include those sites that are recognized as supporting special species (Special Species Habitat), relatively large numbers and kinds of species (High Diversity Areas), or entire communities or ecosystems (Community/Ecosystem Conservation Areas). Occasionally, Special Species Habitats and High Diversity Areas require an amount of human manipulation of the site in order to maintain suitable conditions for the species or a group of species. This is particularly true in places where natural habitats have been displaced and where species are now surviving in human influenced/created areas that mimic certain natural habitats. Beyond such specific cases, however, these BDA's should remain as free from other disturbances as possible. BDA's which include communities or ecosystems of significance should be managed in a similar way as Natural Areas, but with, again, the potential of management designed to provide habitat that has been displaced or compromised by various land uses (e.g., a special concern plant population that is threatened by an exotic weed may require manual removal of the weed to assure the protection of the plant population).

A "watershed" is an area of land that drains to a common waterway, such as a stream, lake, wetlands, aquifer or ocean. Each water body has its own watershed. The highest elevation surrounding the water body defines its watershed boundary. We all live in a watershed, and our actions impact the quality of the watershed downstream.

VALENCIA QUADRANGLE

PNDI Rank Legal Status Last

Global State Fed. State Seen

MANAGED AREA: Glade Run Lake

Like most of the southern part of Butler County, much of the land in this quadrangle has been cleared for development or agriculture. One area that provides a small amount of open space is along Glade Run in Forward and Adams Townships. **Glade Run Lake** is a 55-acre artificial fishing lake owned and managed by the Pennsylvania Fish Commission. The lake, along with it's forested perimeter and small cattail (Typha spp.) marshes formed by it's

TYPHA SPP

tributaries, provides habitat for waterfowl and other animals. The forest along the edge of the lake is fragmented and is impacted by surrounding development. Attempts should be made to acquire more land and expand this recreational area. Glade Run Lake is especially important because it provides open space for wildlife habitat and recreation in a part of Butler County that is heavily impacted by development.

CONNOQUENESSING CREEK WATERSHED

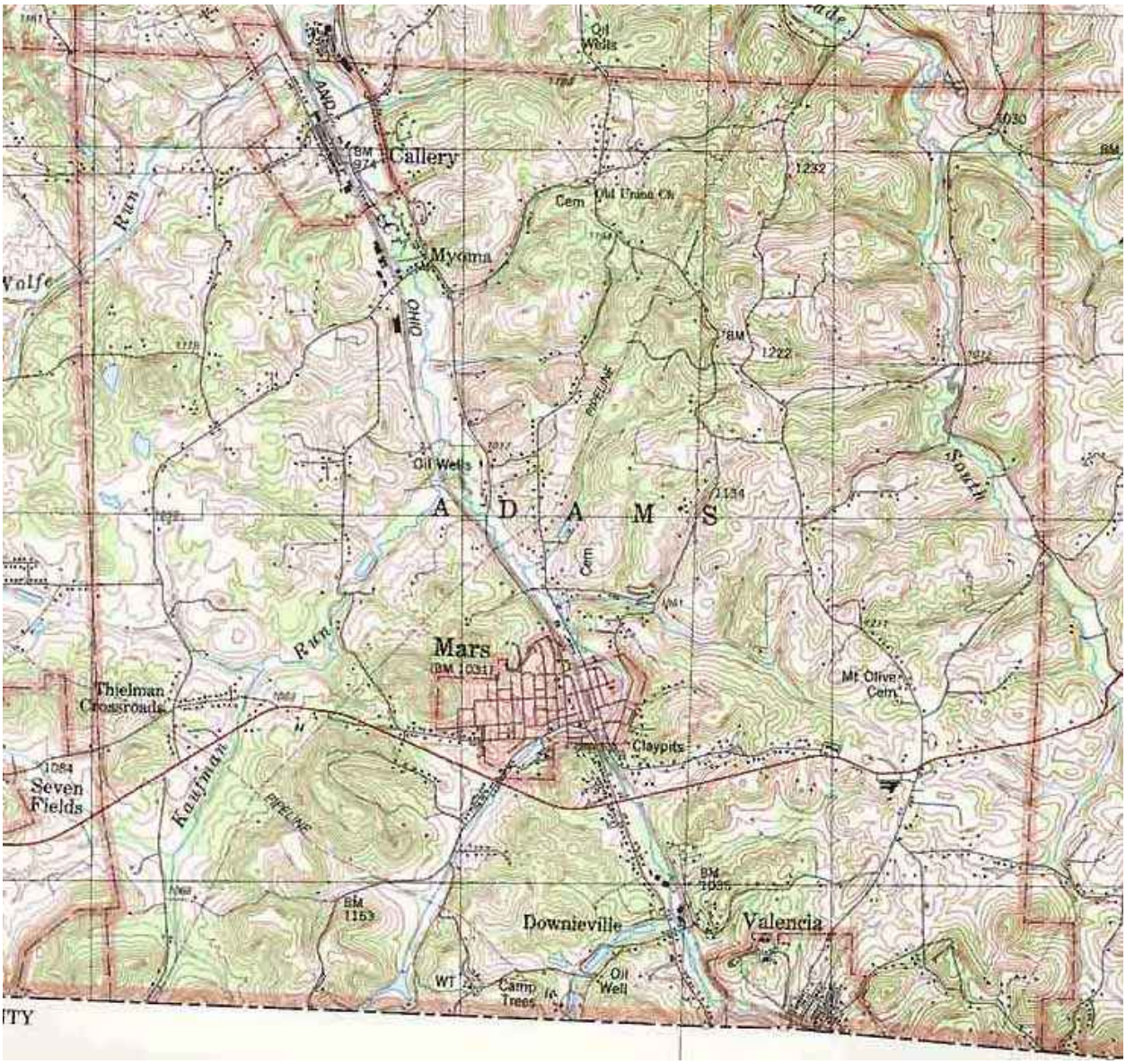
Located in Allegheny, Beaver, Butler and Lawrence counties, the Connoquenessing Creek watershed flows 54.1 miles from its headwaters in Concord Township, Butler County, to its confluence with the Beaver River, approximately one mile west of Ellwood City, Lawrence County. Converging with the Beaver River, the waters become part of the Ohio and Mississippi Rivers until ultimately emptying into the Gulf of Mexico.

The watershed is approximately 830 square miles and has seven major tributaries:

- Bonnie Brook
- Thorn Creek
- Glade Run
- Breakneck Creek
- Little Connoquenessing Creek
- Slippery Rock Creek
- Brush Creek

Municipality	Square Miles	Percent of Watershed	Municipality	Square Miles	Percent of Watershed
Allegheny County			***Butler County***		
Bradford Woods Borough	0.342	0.10	Clinton Township	4.855	1.36
Marshall Township	6.093	1.71	Concord Township	10.899	3.05
Pine Township	4.55	1.27	Connoquenessing Borough	1.351	0.38
Richland Township	3.04	0.85	Connoquenessing Township	23.132	6.48
West Deer Township	0.08	0.02	Cranberry Township	22.797	6.38
Beaver County			Donegal Township	1.427	0.40
Daugherty Township	1.633	0.46	East Butler Borough	1.034	0.29
Franklin Township	16.199	4.54	Evans City Borough	0.727	0.20
Marion Township	10.368	2.90	Forward Township	23.489	6.58
New Sewickley Township	18.359	5.14	Franklin Township	7.526	2.11
North Sewickley Township	11.1	3.11	Harmony Borough	0.408	0.11
Lawrence County			Jackson Township	21.333	5.97
Ellport Borough	0.502	0.14	Jefferson Township	18.422	5.16
Ellwood City Borough	2.487	0.70	Lancaster Township	23.219	6.50
Perry Township	7.23	2.02	Mars Borough	0.453	0.13
Shenango Township	1.31	0.37	Middlesex Township	20.643	5.78

Slippery Rock Township	0.546	0.15	Muddy Creek Township	10.947	3.07
Wayne Township	6.424	1.80	Oakland Township	22.68	6.35
Butler County			Penn Township	24.132	6.76
Adams Township	22.323	6.25	Portersville Borough	0.446	0.12
Butler City	2.578	0.72	Prospect Borough	3.062	0.86
Butler Township	21.678	6.07	Saxonburg Borough	0.615	0.17
Callery Borough	0.451	0.13	Seven Fields Borough	0.856	0.24
Center Township	22.732	6.36	Summit Township	20.028	5.61
Clay Township	1.737	0.49	Valencia Borough	0.374	0.10
Clearfield Township	1.093	0.31	Zelienople Borough	2.02	0.57



USGS TOPO MAP

Slope Grade

Adams Township, Butler County

Legend

- Networked Streams
- Centerlines
- Tax Parcels
- Boundary
- A - 0% - 3%
- B - 3% - 8%
- C - 8% - 15%
- D - 15% - 25%
- F - Above 25%

0 1,000 2,000 4,000 6,000 8,000 Feet

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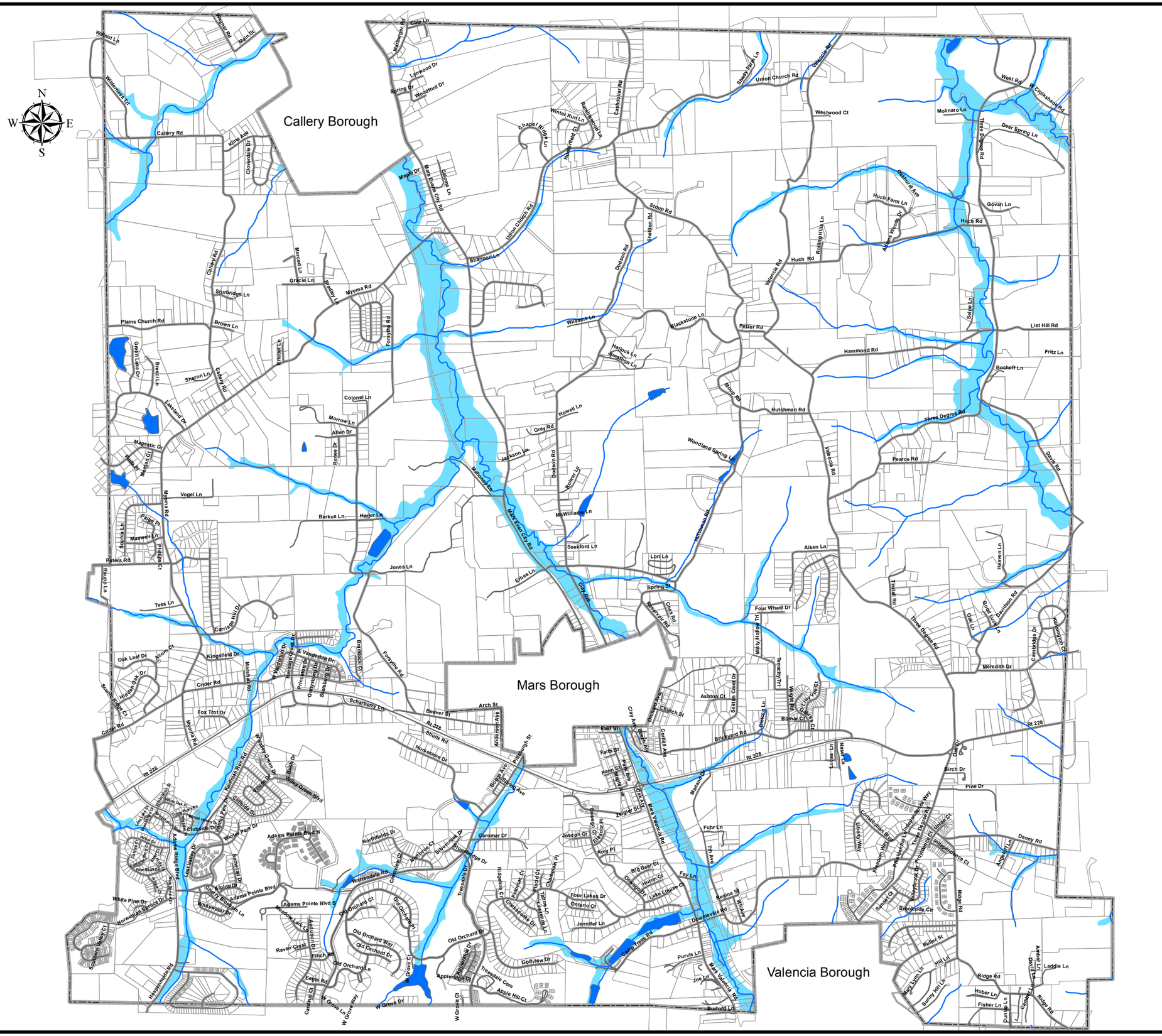
ARCH # SLOPE GRADE

O&A PROJECT # 201119A



Flood Frequency

Adams Township, Butler County

Legend

- Boundary
- Tax Parcels
- Centerlines
- Networked Streams
- Pond
- Frequent Flooding

0 1,000 2,000 4,000 6,000 8,000 Feet

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ARCH # FLOOD FREQUENCY

O&A PROJECT # 201119A

Development Constraints

Adams Township, Butler County

Legend

- Boundary
- Tax Parcels
- Centerlines
- Networked Streams
- Oil & Gas Well Locations

National Wetland Inventory

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Floodplains

Percent Slope

- Below 15%
- 15% - 24%
- 25% - 39%
- Above 40%

0 1,000 2,000 4,000 6,000 8,000 Feet

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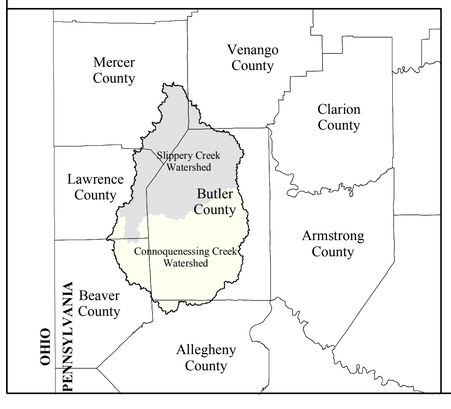
ARCH # DEVELOPMENT CONSTRAINTS

O&A PROJECT # 201119A

Connoquenessing Creek Watershed

SHENANGO TOWNSHIP
SLIPPERY ROCK TOWNSHIP
WAYNE TOWNSHIP
Ellwood City
NORTH SEWICKLEY TOWNSHIP
MARION TOWNSHIP
DAUGHERTY TOWNSHIP
NEW SEWICKLEY TOWNSHIP
PERRY TOWNSHIP
FRANKLIN TOWNSHIP
Portersville
MUDDYCREEK TOWNSHIP
LANCASTER TOWNSHIP
Zelienople
Harmony
JACKSON TOWNSHIP
Prospect
CONNOQUENESSING TOWNSHIP
FRANKLIN TOWNSHIP
Connoquenessing
FORWARD TOWNSHIP
Evans City
Callery
CRANBERRY TOWNSHIP
Seven Fields
MARSHALL TOWNSHIP
Bradford Woods
PINE TOWNSHIP
Mars
Valencia
ADAMS TOWNSHIP
MIDDLESEX TOWNSHIP
RICHLAND TOWNSHIP
WEST DEER TOWNSHIP
CLINTON TOWNSHIP
PENN TOWNSHIP
Saxonburg
JEFFERSON TOWNSHIP
BUTLER TOWNSHIP
Butler
CENTER TOWNSHIP
CLAY TOWNSHIP
CONCORD TOWNSHIP
OAKLAND TOWNSHIP
East Butler
SUMMIT TOWNSHIP
DONEGAL TOWNSHIP
CLEARFIELD TOWNSHIP
Connoquenessing Creek
Little Connoquenessing Creek
Brush Creek
Breakneck Creek
Glade Run
Thorn Creek
Bonnie Brook
65
488
19
79
288
76
68
528
8
308
356
422



Connoquenessing Creek Watershed

- Major Roads
- Interstates
- Major Streams
- Streams
- Township Boundaries
- Cities and Boroughs
- Counties
- Connoquenessing Creek Watershed
- Slippery Rock Creek Watershed

2 1 0 2 Miles

Western Pennsylvania Conservancy

COMPREHENSIVE DEVELOPMENT PLAN

Part 11

Citizen Participation

PART 11

CITIZEN PARTICIPATION

BACKGROUND

As part of the effort to provide the Township with updated community goals and objectives, the Adams Township Comprehensive Plan Steering Committee began discussing issues raised over the first decade of the new century relating to development trends, community characteristics and future planning initiatives. As the Board of Supervisors continued to support the Steering Committee's efforts to assess the Township's status within the region and to seek input from property owners, a fifteen (15) item household survey was drafted. In December of 2011, community surveys were mailed to 4,128 property owners requesting them to respond and participate in a plan for their community's future. With a return of 1,639 surveys, or 39.7%, the response is considered excellent. Property owners were also encouraged to provide input on topics being surveyed and approximately fifty-six (56) pages of comments were generated in support of survey responses.

In an effort to engage in community planning at the neighborhood level, survey recipients were asked to identify the area in the Township where the survey was received. A four (4) quadrant grid was provided creating northwest, northeast, southwest and southeast neighborhoods. The analysis of survey response results reflects differences between these four (4) quadrants where the differences occur, which can help determine more nuanced community goals and objectives based on geographic area preferences.

Survey Analysis

With the first survey item, recipients were asked to indicate their tenure as a resident of Adams Township. In most rural communities, responses of twenty (20) years or more dominate the survey. However, in this case, because much of the relatively new residential development has occurred in the southwest quadrant, 32.3% or 529 of the total number of respondents indicated a tenure of five (5) years or less. A closer look at the responses indicates that a higher percentage of residents in the A-2 (54.2%) and A-1 (39.5%) quadrants have been Township residents for more than twenty (20) years, while in the B-2 (39.9%) and B-1 (32.6%) quadrants more respondents indicated a tenure of five (5) years or less. It should be noted that 76.0% of all surveys returned originated in the B-1 and B-2 quadrants, or 1,242 of 1,639 surveys. Thirty-two (32) survey responses did not indicate an origin quadrant for the first survey topic.

Survey item Number 2 was designed to characterize survey respondents by age range in households. Of the 4,524 residents accounted for from survey responses, the highest percentage Township-wide, was recorded in the 36-55 range (31.5%), followed by 1,260 residents under age 18 at 27.9%. By quadrant, and based on persons reported (2,073), B-1 respondents reported 32.8% of the total in the 36-55 age range (680 persons) and 29.4% in the under 18 age range (610 persons). The takeaway from these responses is that Adams

Township is home to many working couples as well as families with school-aged children while slightly more than a quarter of the population (26.7%) are aging in place.

The question in Number 3 asked survey recipients whether public transportation would be an option if park and ride facilities were available. The total response was negative with 69.7% answering no.

In the fourth topic surveyed, recipients were asked to assign a value to issues of concern about their own neighborhoods. Six (6) issues were provided and a high non-response percentage resulted. Surveys returned with no value assigned registered the highest percentage on four (4) of the six (6) options, however, certain tendencies can be identified. Traffic safety received a higher percentage of one (1) value responses in each quadrant and when combined with the two (2) value responses, represented 43.7% of the total. Pedestrian safety fell into the two (2) and three (3) value responses at 40.2% combined, while "walkability" registered the highest percentages in the three (3) to five (5) value range at 48.3%, indicating that was less of an issue. Crime was more of a concern in the A-1 and B-1 quadrants abutting Cranberry Township with combined values one (1) to three (3) of 42.6% of the total in A-1 and 39.6% of the total in B-1. Overall, responses fell into the three (3) to five (5) value range at about 41.0%. Property maintenance was not a major concern to respondents with combined four (4) and five (5) value responses totaling 35.9% or 588 of the 1,639 surveys received. Nearly two-thirds (2/3) of survey recipients (65.4%) did not indicate that another issue was of concern in their neighborhoods, however, the wide range of comments provided point to traffic and road maintenance as issues of general concern Township-wide.

With Number 5 on the community survey, a neutral statement was provided and survey recipients were asked to agree or disagree with the need for more commercial and retail development in the Township. While the clear majority (58.5%) of the total number of responses disagreed with the statement, higher percentages of responses in agreement were recorded in quadrants B-1 and B-2.

A related topic was surveyed in Number 6 and an overwhelming majority of respondents from each quadrant (94.6% aggregate) agreed with the neutral statement that essential commodities were available to Adams Township residents.

The topic at Number 7 was the construction of a community/special events center and as with several other topics surveyed, survey recipients in the A-1 and A-2 quadrants responded differently than recipients in the B-1 and B-2 quadrants. Of the respondents in A-1 and A-2 quadrants combined, about 48.0% disagreed with the statement while about 27.6% agreed. Respondents in the B-1 and B-2 quadrants combined, disagreed at about 41%, however, 35.0% agreed and 23.5% of respondents weren't sure, so depending on how many of the unsure respondents are leaning, the issue may deserve more discussion. The cost to taxpayers is most likely the chief concern, based on a review of comments related to this topic.

With Number 8 on the community survey, respondents were asked to assign a value one (1) to five (5) to the type of housing needed in the Township in coming years, with one (1) being the highest or most needed. This topic received a high non-response result (24.1%) in all categories except for "single family homes in all price ranges," and there was not much

variation between responses from quadrant to quadrant. The clear preference was for single family homes with a combined percentage of values one (1) and two (2) at 50.3%, while the combined percentage of values one (1) and two (2) for senior housing was 27.7%, housing for younger families was a combined 31.3%, multi-family housing was a combined 22.7% and rental housing was a combined 7.4%. Comments received indicate that the market should dictate which type of housing is developed, and that local government should not participate, however, the topic surveyed the issue of future housing needs, while not actively supporting any category.

Number 9 was an open response topic surveying recipients' attitudes regarding which services or businesses are needed in Adams Township. This topic resulted in one of the highest non-response percentages at 47.2% and the list of services and businesses that follows reflect the most common responses, with respondents in the B-1 and B-2 quadrants more concerned about traffic congestion in the SR 228 corridor, but still indicating the need for certain businesses:

- Restaurants
- Grocery stores
- Specialty retail
- Sports facilities
- Medical services
- Recreation areas

At Number 10 on the community survey, the preservation of open space and natural areas as a central design theme of all future developments was offered as a neutral statement to which 91.9% of all respondents, or 1,491 of 1,639 total responses were in agreement.

With Number 11, survey recipients were asked to assign a value of one (1) through eight (8), with one (1) being the most positive, to indicate Adams Township's strengths. The Steering Committee selected to provide seven (7) options and an alternative with this question. While non-response percentages were equally as high as many of the values recorded, there were clear preferences in the overall responses. With this type of multi-option response, identifying consecutive high percentage responses in pairs or sequences of three (3) usually defines the respondents' attitudes on a given topic. Property values, with a combined one (1) and two (2) value selection of 67.8% was considered Adams Township's most positive characteristics, followed by regional access with a combined one (1) and two (2) value selection of 52.3%. Educational opportunities was a characteristics selected by a combined percentage of 33.3% at values two (2) and three (3) and road maintenance, with a combined percentage of 42.7% at values ranging from three (3) to five (5) was also considered a positive characteristic. Parks, recreation and open space were selected by a combined total of 30.4% of respondents at values three (3) and four (4). Emergency services with a combined 36.1% at values four (4) and five (5) was considered somewhat positive and government services received a combined response of 48.4% at the lower end of the value range at six (6) and seven (7). The "other" category received a 79.7% non-response score meaning that the great majority of survey recipients did not feel compelled to add to the characteristics surveyed. There was not a significant difference between the A-1/A-2 quadrant responses and B-1/B-2 quadrant responses which indicates that the seven (7) characteristics surveyed represent acknowledged strengths Township-wide. The most consistent comment provided in reference to this question was "low taxes."

At Number 12 on the community survey a neutral statement was provided regarding the availability of cultural sites, entertainment and restaurants and 81.6% of respondents were in agreement with the statement.

A neutral statement at Number 13 surveyed the current mix of land uses, residential, commercial and agricultural in Adams Township, and 83.4% agreed that the proportion of land assigned to each use category should be maintained. This does not preclude revisions to the land use plan or zoning ordinance in the future when deemed to be in the Township's best interest, but in 2011 there appears to be overwhelming support for the dominant rural-residential character of development.

Number 14 was a neutral statement seeking attitudes toward elected and appointed officials. Survey results indicate that the majority of respondents, 54.6%, were not sure whether Township officials were responsive to residents' concerns. This is not unusual and may be a considered a barometer of local governance policies. With this topic, respondents are offered the opportunity to weigh-in on the overall impact local government has on day to day living. Only 10.4% respondents disagreed with the statement, while 32.9% agreed. If recent decisions and policy applications had generated significant negative opinion, the percentage in disagreement with the statement would have been higher. The fact that over half of the survey recipients were not sure about responsiveness usually means that local government officials' actions are not intrusive which is consistent with the policies established by the current Board of Supervisors. Most respondents have probably had little or no interaction with Township officials, therefore could not respond favorably or unfavorably.

With the final survey topic at Number 15, the Steering Committee sought to identify which aspects of Adams Township's community character attracted new residents. This was an open response question with six (6) options deemed important by committee members. While there were clear differences between geographic areas and responses selected, there were three (3) characteristics which drew equal support; tax rates (39.0%), housing options (38.6%) and rural character (38.5%). Public schools drew a 26.6% response, the "other" category was selected by 12.4% of survey recipients and employment was selected by only 9.5% which reinforces the perception that Adams Township is predominantly a rural bedroom community. A closer look at the responses reveals that respondents in the B-1 and B-2 quadrants chose tax rates at a combined 51.0% average rate compared to the combined A-1 and A-2 average response rate of 34.7%. Housing options was selected by B-1 and B-2 respondents at an average rate of 42.9% while A-1 and A-2 respondents selected housing options at a combine average rate of only 20.6%, which demonstrates that new housing starts south of the SR 228 right-of-way dominate the current development trend. Another distinction between responses from A-1 and A-2 survey recipients and B-1 and B-2 recipients was recorded with the rural character option, where the northern quadrant respondents registered a combined average of 61.4%, the southern quadrant respondents registered a combined average of 33.1%. Overall, more respondents did not indicate a quadrant in reference to the tax rate option (43.8%), which is another indication that the Township's fiscal policies are attractive to property owners Township-wide. Housing options recorded the second highest non-specific quadrant response at 37.5% followed by rural character and public

schools, both options recording a 31.3% non-specific quadrant designation. The most commonly recorded comments here related to regional access under the "other" category.

COMMUNITY SURVEY, JANUARY 2012

Comments are taken verbatim from the survey instrument. No comments have been edited for spelling, grammar or content in any way. Any question with nothing marked or two answers marked is counted as "No Answer." The category "None" represents comments returned like "We have enough," "Nothing needed," "Everything is here," and many others along those lines. "No #" indicates a survey returned with no quadrant marked.

1. How long have you lived in the Township?

		Five years or less	6-10 years	11-20 years	More than 20 years	No Answer	Total
A-1	#	63	32	45	92	1	233
	%	27.0%	13.7%	19.3%	39.5%	0.4%	100.0%
A-2	#	15	20	24	72	1	132
	%	11.4%	15.2%	18.2%	54.5%	0.8%	100.0%
B-1	#	234	206	213	63	2	718
	%	32.6%	28.7%	29.7%	8.8%	0.3%	100.0%
B-2	#	209	114	72	127	2	524
	%	39.9%	21.8%	13.7%	24.2%	0.4%	100.0%
No #	#	8	9	11	4	0	32
	%	25.0%	28.1%	34.4%	12.5%	0.0%	100.0%
Total	#	529	381	365	358	6	1,639
	%	32.3%	23.2%	22.3%	21.8%	0.4%	100.0%

2. Number of persons in your household by age:

		< 18	19-35	36-55	56 >	Total
A-1	#	190	94	215	187	686
	%	27.7%	13.7%	31.3%	27.3%	100.0%
A-2	#	59	47	111	120	337
	%	17.5%	13.9%	32.9%	35.6%	100.0%
B-1	#	610	338	680	445	2,073
	%	29.4%	16.3%	32.8%	21.5%	100.0%
B-2	#	378	135	386	441	1,340
	%	28.2%	10.1%	28.8%	32.9%	100.0%
No #	#	23	16	33	16	88
	%	26.1%	18.2%	37.5%	18.2%	100.0%
Total	#	1,260	630	1,425	1,209	4,524
	%	27.9%	13.9%	31.5%	26.7%	100.0%

3. Would you be more likely to use public transportation if a park and ride were available near your home?

		Yes	No	No Answer	Total
A-1	#	50	100	2	234
	%	21.4%	42.7%	0.9%	65.0%
A-2	#	27	103	2	132
	%	20.5%	78.0%	1.5%	100.0%
B-1	#	193	514	10	717
	%	26.9%	71.7%	1.4%	100.0%
B-2	#	115	398	11	524
	%	21.9%	76.0%	2.1%	100.0%
No #	#	5	26	1	32
	%	15.6%	81.3%	3.1%	100.0%
Total	#	390	1,142	26	1,639
	%	23.8%	69.7%	1.6%	100.0%

Grid A1

No comments

Grid B1

(Yes) – if I worked downtown. Can we get a train line from Mars to downtown. Think of how Mars businesses would benefit.

(Yes) – absolutely! Would love that!

(No Answer) – Only downtown to Pittsburgh

Grid B2

(Yes) – may think about it – depends where "lands" on south side

(Yes) – To where? Downtown Pgh? Yes

No Grid Marked

No comments

4. What most concerns you about the neighborhood in which you live? Please number the following from 1 to 6 with 1 being the most concern and 6 the least.

		1	2	3	4	5	6	✓	n/a	Total
Traffic Safety										
A-1	#	68	40	26	26	11	3	7	52	233
	%	29.2%	17.2%	11.2%	11.2%	4.7%	1.3%	3.0%	22.3%	100.0%
A-2	#	36	16	22	10	9	7	14	18	132
	%	27.3%	12.1%	16.7%	7.6%	6.8%	5.3%	10.6%	13.6%	100.0%
B-1	#	181	150	87	78	39	16	59	108	718
	%	25.2%	20.9%	12.1%	10.9%	5.4%	2.2%	8.2%	15.0%	100.0%

		1	2	3	4	5	6	✓	n/a	Total
B-2	#	131	81	93	47	32	23	24	93	524
	%	25.0%	15.5%	17.7%	9.0%	6.1%	4.4%	4.6%	17.7%	100.0%
No #	#	9	4	4	0	1	2	1	11	32
	%	28.1%	12.5%	12.5%	0.0%	3.1%	6.3%	3.1%	34.4%	100.0%
Total	#	425	291	232	161	92	51	105	282	1,639
	%	25.9%	17.8%	14.2%	9.8%	5.6%	3.1%	6.4%	17.2%	100.0%
Pedestrian Safety										
A-1	#	23	45	48	29	15	8	5	60	233
	%	9.9%	19.3%	20.6%	12.4%	6.4%	3.4%	2.1%	25.8%	100.0%
A-2	#	3	37	21	18	11	7	5	30	132
	%	2.3%	28.0%	15.9%	13.6%	8.3%	5.3%	3.8%	22.7%	100.0%
B-1	#	96	148	143	103	39	13	35	141	718
	%	13.4%	20.6%	19.9%	14.3%	5.4%	1.8%	4.9%	19.6%	100.0%
B-2	#	60	125	78	68	40	27	13	113	524
	%	11.5%	23.9%	14.9%	13.0%	7.6%	5.2%	2.5%	21.6%	100.0%
No #	#	3	10	3	2	0	2	3	9	32
	%	9.4%	31.3%	9.4%	6.3%	0.0%	6.3%	9.4%	28.1%	100.0%
Total	#	185	365	293	220	105	57	61	353	1,639
	%	11.3%	22.3%	17.9%	13.4%	6.4%	3.5%	3.7%	21.5%	100.0%
Crime										
A-1	#	47	18	33	22	38	9	2	64	233
	%	20.2%	7.7%	14.2%	9.4%	16.3%	3.9%	0.9%	27.5%	100.0%
A-2	#	22	16	20	20	14	6	5	29	132
	%	16.7%	12.1%	15.2%	15.2%	10.6%	4.5%	3.8%	22.0%	100.0%
B-1	#	125	62	98	85	112	51	9	176	718
	%	17.4%	8.6%	13.6%	11.8%	15.6%	7.1%	1.3%	24.5%	100.0%
B-2	#	82	52	57	75	88	43	9	118	524
	%	15.6%	9.9%	10.9%	14.3%	16.8%	8.2%	1.7%	22.5%	100.0%
No #	#	3	2	4	2	5	4	1	11	32
	%	9.4%	6.3%	12.5%	6.3%	15.6%	12.5%	3.1%	34.4%	100.0%
Total	#	279	150	212	204	257	113	26	398	1,639
	%	17.0%	9.2%	12.9%	12.4%	15.7%	6.9%	1.6%	24.3%	100.0%
Walkability										
A-1	#	20	33	30	29	37	15	11	58	233
	%	8.6%	14.2%	12.9%	12.4%	15.9%	6.4%	4.7%	24.9%	100.0%
A-2	#	13	8	17	20	27	14	6	27	132
	%	9.8%	6.1%	12.9%	15.2%	20.5%	10.6%	4.5%	20.5%	100.0%
B-1	#	47	80	106	113	149	33	23	167	718
	%	6.5%	11.1%	14.8%	15.7%	20.8%	4.6%	3.2%	23.3%	100.0%

		1	2	3	4	5	6	✓	n/a	Total
B-2	#	54	59	92	76	83	29	14	117	524
	%	10.3%	11.3%	17.6%	14.5%	15.8%	5.5%	2.7%	22.3%	100.0%
No #	#	2	4	5	3	4	2	3	9	32
	%	6.3%	12.5%	15.6%	9.4%	12.5%	6.3%	9.4%	28.1%	100.0%
Total	#	136	184	250	241	300	93	57	378	1,639
	%	8.3%	11.2%	15.3%	14.7%	18.3%	5.7%	3.5%	23.1%	100.0%
Property Maintenance										
A-1	#	31	17	21	37	49	15	5	58	233
	%	13.3%	7.3%	9.0%	15.9%	21.0%	6.4%	2.1%	24.9%	100.0%
A-2	#	16	18	8	20	25	10	2	33	132
	%	12.1%	13.6%	6.1%	15.2%	18.9%	7.6%	1.5%	25.0%	100.0%
B-1	#	66	74	84	112	150	46	16	170	718
	%	9.2%	10.3%	11.7%	15.6%	20.9%	6.4%	2.2%	23.7%	100.0%
B-2	#	69	44	52	79	103	43	12	122	524
	%	13.2%	8.4%	9.9%	15.1%	19.7%	8.2%	2.3%	23.3%	100.0%
No #	#	2	5	0	9	4	2	1	9	32
	%	6.3%	15.6%	0.0%	28.1%	12.5%	6.3%	3.1%	28.1%	100.0%
Total	#	184	158	165	257	331	116	36	392	1,639
	%	11.2%	9.6%	10.1%	15.7%	20.2%	7.1%	2.2%	23.9%	100.0%
Other										
A-1	#	10	6	1	5	4	44	12	151	233
	%	4.3%	2.6%	0.4%	2.1%	1.7%	18.9%	5.2%	64.8%	100.0%
A-2	#	19	1	1	2	2	15	4	88	132
	%	14.4%	0.8%	0.8%	1.5%	1.5%	11.4%	3.0%	66.7%	100.0%
B-1	#	48	15	7	8	13	126	31	470	718
	%	6.7%	2.1%	1.0%	1.1%	1.8%	17.5%	4.3%	65.5%	100.0%
B-2	#	41	12	7	8	9	87	21	339	524
	%	7.8%	2.3%	1.3%	1.5%	1.7%	16.6%	4.0%	64.7%	100.0%
No #	#	2	0	0	0	1	5	0	24	32
	%	6.3%	0.0%	0.0%	0.0%	3.1%	15.6%	0.0%	75.0%	100.0%
Total	#	120	34	16	23	29	277	68	1,072	1,639
	%	7.3%	2.1%	1.0%	1.4%	1.8%	16.9%	4.1%	65.4%	100.0%

Grid A1

(1) – Fracking & gas drilling

(1) – Open space, business development

(1) – Over crowding

(1) – Overdevelopment

(1) – People burning when not allowed

(1) – Taxes

(1) – Traffic

(1, Property Maintenance) – Our neighbor's have 8 junk cars in their yard

(2) – Housing Developments

(2) – hunting laws – way too liberal

(2) – Rt 228

(2) – Unsightly & noisy commercial properties

(2, Walkability) – no sidewalks

(3) – Only one entrance/exit in Adams Ridge

(4) – Bike safety/rideability

(4) - Loss of rural atmosphere

(4) – Road litter

(5) – Police Presence

(5) – Public Space Development?

(6) – 4 lane 228

(6) – development

(6) – Leaking Vogel Trucks

(6) – No public water

(6) – Overcrowded

(6) – Over-development

(6) – Taxes

(Marked, no #) – (No Street lights on main roads)

(Marked, no #) – Air pollution from trash being burned

(Marked, no #) – Foley site Marcellus Activity

(Marked, no #) – Less local government

(Marked, no #) – Litter!

(Marked, no #) – Marcle Shale drilling

(Marked, no #) - More regulations, controls & loss of personal freedom

(Marked, no #) – No Public Water

(Marked, no #) – stays rural

(Marked, no #) – Street maintenance. They paved over a spring so it will just come back.

(Marked, no #) – too many deer

(Marked, no #) - Too many housing developments

GRID A2

(1) – Cars too fast

(1) – Development of Adams twp Park noise in future

(1) – Dirt from sewer project

(1) – Government interference

(1) – Hunters on/near property

(1) – Lack of internet/public utilities

(1) – Marcellus shale (property values)

(1) – Neighbor uses an outdoor duel burner. It's stinky, smelly & smokey.

(1) – NOT maintaining the pastoral nature of our community

(1) - Overdevelopment

(1) – Possible over development

(1) – Property values

(1) – Quality of snow removal & resulting distruction of property

(1) – sewers

(1) – Speed on 3°Rd. Need radar arrests

(1) – Too much development

(1) – Traffic law enforcement

*(1, Traffic Safety) - *speeding on Valencia Rd between Hucho Fetzer*

(2) – litter

(4) – over populated

(5) – bldg. code

(6) – Development

(6) – Job opportunities

(6) – Road maintenance

(6) – Speeding

(6) – Stop light on Camp Tree, Mars Valencia Rd.

(6) – Trails for horseback riding

(Marked, no #) – bad road (Valencia)

(Marked, no #) – Cops driving while talking on cell phone

(Marked, no #) – Danger around soccer fields. need same side parking

(Marked, no #) – over population

(Marked, no #) – poor State road conditions

(Marked, no #) – Speeding

(Marked, no #) – Trailer park

GRID B1

(1) - PA 228 congestion

(1) – 1 lane Rt 228

(1) – 228 traffic

(1) – Bicycle lanes

(1) – Commercial development too close & too much

(1) – Comparable houses selling for less than worth

(1) – Contiguous overdevelopment

(1) – Desperately need additional exit For Adams Ridge Dev.

(1) – Difficult H.O.A.

(1) – Encroachment of commercial properties

(1) – Fear of development

(1) – Gas drilling destroying area

(1) – Heavy Traffic

(1) – Lack of public transportation

(1) – land development

(1) – Leafs & Removale

(1) – Mail delivery (we now have to go to Post Office)

(1) – Neighbor expanding wood work business in residential area

(1) – Not being able to put up a shed

(1) – Only one ingress/egress from neighborhood

(1) – Over building

(1) – Over development

(1) – Parking on sidewalks

(1) – Poor traffic light planning

(1) – Recreation facilities

(1) – Road maintenance

(1) – Route 228 expansion

(1) – Rt 228 widen!!

(1) – Rt. 228

(1) – Shale Gas Extraction

(1) – Snow removal

(1) – Specific communication regarding Twp. Issues. Using the newsletter monthly to more specifically indicate what is happening. (Allow feed back)

(1) – Speeding

(1) – Street maintenance

(1) – too narrow roads

(1) – Traffic congestion

(1) – Traffic density

(1) – Traffic on 228

(1) – Traffic/(too much)

(1) – Very, very, very poor lighting at night

(1) – Water rates

(1) – When Ryan built our home, left lots of dead trees above our house. We are afraid wind my blow them down.

(1, Pedestrian Safety) – Cars fly thru stop signs in Adams Ridge

(1, Traffic Safety) – High rate of speed by drivers on Kaufman Run Blvd

(1, Traffic Safety) – Mars/Warrendale Rd.

(1, Traffic Safety) – Speeding

(2) – Bus stop location

(2) – Deer population out of control

(2) – Illegal Parking on Residential Streets

(2) – Maintaining property value

(2) – Neighbors picking up after their dogs!

(2) – Only 1 exit out of Adams Ridge. Need a 2nd exit

(2) – Overcrowding

(2) – Parking

(2) - Road development

(2) – Rt. 228!

(2) – Snow Removal State

(2) – Speeding traffic

(2) – Traffic congestion

(3) – Pollution – Wood burning smoke into home from others

(3) – Road system

(3) – Rudeness of snow removal drivers. Hit and broke my mail box…told me they didn't have to pay for it!

(3) – Surrounding development

(3) – Taxes

(3) – Traffic noise

(3, Property Maintenance) – (covenants not enforced)

(4) – (teenage) vandalism

(4) – Bike paths

(4) – Children activity areas

(4) – Far from public transportation

(4) – Housing values

(4) – hunting

(4) – Noise

(4, Walkability) – too dangerous to walk due to volume of traffic

*(5) - *Need 4-way stop Myoma Rd./Peters Rd.*

(5) – 228 traffic Mars Crider Road bridge

(5) – Access to 228

(5) – Another exit out of plan

(5) – home value

(5) – Parks + Recreation

(5) – People not cleaning up after pets. If walking pets after dark owners & pet should wear reflectors!

(6) – 228 needs to be wider

(6) – Adams Ridge desperately needs another outlet

(6) – Bigger roads

(6) – Business growth

(6) – Cant feed my birds

(6) – Cars + maint parking on the road leaving 1 lane and no visability

(6) – Construction Vehicles

(6) – Improving highway access

(6) – Infrastructure/roads

(6) – Lack of retail development

(6) – Lighting

(6) – maintenance of water runoff

(6) – Parking on Streets

(6) – Pet Clean up

(6) – Property taxes

(6) – Snow

(6) – snow removal

(6) – Snow removal

(6) – Surrounding development

(6) – Taxes

(6) – Taxes

(6) – Too much development – such as in CampTrees!

(6) – Winter road maint

(6) – Zone enforcement

*(Marked, no #) – (Adams Ridge has only one access point from 228.) *Neighborhood <u>needs another</u> entry point*

(Marked, no #) – 228 congestion "neon" signage for stores

(Marked, no #) – Arabian Fields great neighborhood

(Marked, no #) – Bike Riding on Highways

(Marked, no #) – Club Side Dr. needs a line on road. People drive down middle of road

(Marked, no #) – cul-d-sac traffic Myoma

(Marked, no #) – Deer!

(Marked, no #) – Dog Walkers

(Marked, no #) – Drive extremely fast on Old Orchard Dr.

(Marked, no #) – Getting squeezed out of our home by progress

(Marked, no #) – Improve 228 traffic jams

(Marked, no #) – Kids Walking in the Streets

(Marked, no #) – lack of enforcement of "no street parking" rule

(Marked, no #) – lack of public transportation

(Marked, no #) – Lighting

(Marked, no #) – Love my community

(Marked, no #) – Nothing – I love it!

(Marked, no #) – Only one way out of the neighborhood

(Marked, no #) – overdevelopment

(Marked, no #) – Parking in Adams Ridge very limited especially for those with one car garages

(Marked, no #) – Parking on street when not allow

(Marked, no #) – Pet Waste

(Marked, no #) – Plowing roads, maintain roads, very poor quality

(Marked, no #) – Population/development density

(Marked, no #) – Property value

(Marked, no #) – School bus doing K-turns

(Marked, no #) – Speed Limit

(Marked, no #) – Stop cellphone usage while driving!

(Marked, no #) – Street Lighting

(Marked, no #) – Traffic congestion on 228

(Marked, no #) – traffic lights

(Marked, no #) – Trash cans in view

*(Marked, no #) – Treesdale (*illegible)

(Marked, no #) – Treesdale/no issues

(Marked, no #) – water quality still on well

(Marked, no #) – We live in Adams Ridge so of course the walkability and property maintenance is always good. They take good care of our neighborhood.

(Marked, no #) – Winter road maintenance

(Marked, no #) – You guys are awesome

(Marked, no #)- Rte 228 traffic

(Marked, no #, Traffic Safety) – specifically @ the bus stop

Grid B2

(1) – access from both directions on Rte 228

(1) – Barking dogs

(1) – Bicyclers

(1) – Cobblestone Village, our neighborhood, being used as a shortcut to 3 Degree from Downieville

(1) – Concern that people try to take a walk on streets with no berm – DANGEROUS

(1) – Condition of Davidson Rd passing the High School baseball field

(1) – Crowded roads

(1) – Developments

(1) – Dogs – barking unleashed

(1) – Good neighbors

(1) – Health & fitness center

(1) – High School needs a pool!

(1) – Lack of Board insistence on high quality builders and follow through on plan development

(1) – loss of natural (green) space (woods, fields)

(1) – Marcellus Shale

(1) – Over development

(1) – Personal Property Rights

(1) – Property owners rights

(1) – Recreation

(1) – resale

(1) – Rezoning, from residential to commercial

(1) – Road maintenance

(1) – Road Maintenance

(1) – Roads need paved, Ornny & Three Degree

(1) – Snow/Ice Road maintenance

(1) – Soil quality & poor drainage due to topsoil stripping at the time of development

(1) – Speed

(1) – Street paving

(1) – Tap in to allow sprinkler system for neighborhood plans

(1) – Taxes

(1) – too many houses

(1) – Too many housing dev. esp townhomes

(1) – Traffic congestion (SR 228)

(1) – Traffic noise from 228

(1) – Traffic on Meredith Drive, especially buses

(1) – Zoning

(1) – Zoning enforcement

(1, Crime) – (Crime) does not exist in this neighborhood but it's very important that it never does.

(1, Property Maintenance) – Very poor

(1, Traffic Safety) – 228 at Brickyard

(1, Traffic Safety) – Denny Road

(1, Traffic Safety) – Rt 228 ALL intersections

(1, Walkability) – I would like a sidewalk going back to Broadstone Drive from the volleyball court

(2) – Ambulance

(2) – Condo type neighborhood

(2) – Lack of 4 lanes on Rt 228

(2) – No sidewalks

(2) – Road conditions

(2) – Road maint.

(2) – Road Maintenance

(2) – Roads

(2) – School buses

(2) – Street Maintenance

(2) – Traffic restrictions

(2) –Water runoff issues

(2, Property Maintenance) - Junk cars, equipment

(2, Property Maintenance) - Junk vehicles

(2, Traffic Safety) – Bicyclists! Very dangerous on Three Degree Rd.

(3) – Bicycle riding on public roads

(3) – Nightime noise

(3) – Road conditions on Three Degree Rd

(3) – Road maintenance

(3, Pedestrian Safety) – at schools @ Three Degree & Valencia & 228

(4) – 228 too much traffic

(4) – Busing

(4) – Food store

(4) – Highway noise

(4) – Over Development

(4) – Police – some have bad attitudes (rude)

(4) – Roads inadequate for traffic

(5) – Overabundance of deer

(5) – Road maintenance

(5) – Roads – maintenance

(5) – taxes

(5) – Traffic congestion

(5) – Water run off management

(6) – 228 Traffic

(6) – Access to plan from 228

(6) – Amount of traffic especially from 228

(6) – Beautification of area.

(6) – Economy

(6) – Lines for walking on Three Degree Road

(6) – Loud noises

(6) – maintained roads

(6) – Noise

(6) – Noise

(6) – Noise

(6) – one house is in bad shape in downieville

(6) – overall appearance & upkeep

(6) – Snow removal

(6) – Speeding

(6) – Water runoff/sewage

(Marked, no #) – 40 mph on Denny Rd. – should be <u>slower</u>

(Marked, no #) – Animals running loose, large fires in back yards

(Marked, no #) – commercial development

(Marked, no #) – Commute times

(Marked, no #) – Dogs

(Marked, no #) – Exit light on 228 wait is toooo long plus <u>many</u> times it take two lights to get out on the road. If it wasn't for 3 or more cars doing thru a red light it may at times take 3 lights to exit!!

(Marked, no #) – less government

(Marked, no #) – Maintaining the rural character

(Marked, no #) – Marcellus Shale Drilling

(Marked, no #) – Need sled riding

(Marked, no #) – No junk cars, remove dead animals

hwys

(Marked, no #) – Nothing. I am happy with my Neighborhood.

(Marked, no #) – Over development

(Marked, no #) – over population

(Marked, no #) – Overcrowded streets & too many cars on 228

(Marked, no #) – Parking on Division Street

(Marked, no #) – Parking on streets

(Marked, no #) – preservation of wooded areas & farm land

(Marked, no #) – Privacy

(Marked, no #) – Property rights

(Marked, no #) – Road Maintenance

(Marked, no #) – Road Maintenance

(Marked, no #) – School Bus Issues

(Marked, no #) – School zone traffic, nothing else

(Marked, no #) – speeding on Ridge Rd

(Marked, no #) – taxes increasing

(Marked, no #) – That tax rates remain low

(Marked, no #) – Traffic congestion on Rt. 228

(Marked, no #) – Traffic noise on Rt 228

(Marked, no #) – Water run off

(Marked, no #) -228? mess

(Marked, no #) –Constant Illegal Hunting

(Marked, no #, Property Maintenance) - (Marked, no #) – School zone traffic, nothing else

(Marked, no #, Property Maintenance) – by owners

(Marked, no #, Walkability) – Could use a sidewalk on 3 Degree Road

No Grid Marked

(1) – Development & loss of rural feel

(1) – no street signs or GPS directions available for emergency purposes

(Marked, no #) – All important

(Marked, no #) – Concerned that this is only way in and out

(Marked, no #) – Retention pond safety not on property owners

(Marked, no #, Pedestrian Safety) – ppl drive too fast

5. There is a need for more commercial and retail development in Adams Township.

		Agree	Disagree	Not Sure	No Answer	Total
A-1	#	52	142	38	1	233
	%	22.3%	60.9%	16.3%	0.4%	100.0%
A-2	#	30	85	15	2	132
	%	22.7%	64.4%	11.4%	1.5%	100.0%
B-1	#	194	402	118	4	718
	%	27.0%	56.0%	16.4%	0.6%	100.0%
B-2	#	134	310	75	5	524
	%	25.6%	59.2%	14.3%	1.0%	100.0%
No #	#	9	20	3	0	32
	%	28.1%	62.5%	9.4%	0.0%	100.0%
Total	#	419	959	249	12	1,639
	%	25.6%	58.5%	15.2%	0.7%	100.0%

Grid A1

No comments

Grid A2

No comments

Grid B1

*(Agreed) – (A large (indoor) mall) * (others too far)*

(Agreed) – But roads must expand too.

(Agreed) – But traffic is a concern

(Agreed) – Expand Rt. 228

(Agreed) – If done in upscale way like Pine Twp.

(Agreed) – It helps the local tax burden on residents

(Agreed) – Movie theater

(Agreed) – only if roads were widened

(Disagreed) – Strongly disagree, enough already

(Disagreed) – Too much already – especially along Rt. 228

Grid B2

(Agree) – As long as they don't receive tax abatements

(Agreed) – year round produce market! fish market! Convert Target to SuperTarget

(Disagree) – we like that it's not commercialized

(Disagreed) – Free market will handle not government

(Disagreed) – maintain current

(Disagreed) – maintain current

(Disagreed) – Want Advance Auto

(No Answer) – not until proper road space implemented

(Not Sure) – Depend on type

(Not Sure) – Need Penny's Kmart Sears

(Not Sure) – Small business

No Grid Marked

(Disagreed) – Need a mall here or Cranberry

(Disagreed) – We have everything we need in Cranberry

6. Most necessities such as groceries, clothing and medical supplies are available within Adams Township or within a short commute.

		Agree	Disagree	Not Sure	No Answer	Total
A-1	#	224	7	1	1	233
	%	96.1%	3.0%	0.4%	0.4%	100.0%
A-2	#	121	7	2	2	132
	%	91.7%	5.3%	1.5%	1.5%	100.0%
B-1	#	694	17	5	2	718
	%	96.7%	2.4%	0.7%	0.3%	100.0%
B-2	#	482	33	9	0	524
	%	92.0%	6.3%	1.7%	0.0%	100.0%
No #	#	29	3	0	0	32
	%	90.6%	9.4%	0.0%	0.0%	100.0%
Total	#	1,550	67	17	5	1,639

	%	94.6%	4.1%	1.0%	0.3%	100.0%

GRID A1

(Disagreed) – Mall is too far – Streets of Cranberry great but not enough

GRID A2

No comments

GRID B1

(Agreed) - ~~to~~ Cranberry Twp.

(Not Sure) – clothing not adequate

GRID B2

(Agreed) – Giant Eagle is one stop shop!

NO GRID MARKED

No comments

7. Adams Township should consider building a community/special events center.

		Agree	Disagree	Not Sure	No Answer	Total
A-1	#	65	111	56	1	233
	%	27.9%	47.6%	24.0%	0.4%	100.0%
A-2	#	36	64	30	2	132
	%	27.3%	48.5%	22.7%	1.5%	100.0%
B-1	#	271	263	179	5	718
	%	37.7%	36.6%	24.9%	0.7%	100.0%
B-2	#	169	238	113	4	524
	%	32.3%	45.4%	21.6%	0.8%	100.0%
No #	#	9	16	7	0	32
	%	28.1%	50.0%	21.9%	0.0%	100.0%
Total	#	550	692	385	12	1,639
	%	33.6%	42.2%	23.5%	0.7%	100.0%

GRID A1

(Agreed) – Only if it was for township residents

(Disagreed) – We have enough taxes

GRID A2

(Agreed) – pool, tennis

(Agreed) – fitness center/pool, South Fayette on smaller scale

(Disagreed) – No, use existing building!

(Disagreed) – We need a historical center at the park grounds showing the history of Adams Twp. ↓Mars

Grid B1

*(Agreed) - *Rec Center**

(Agreed) – Defintely a pool!

(Agreed) – if Building would include gym/recreational facility @ a reasonable cost to Adams Twp residents

(Agreed) – similar to Cranberry or Pine twp

(Agreed) – Would love one – I work in Upper St. Clair & their rec/community center is great

(Disagreed) – We need more green spaces/parks – not buildings!

(No Answer) – Athletic facilities – soccer fields etc.

(Not Sure) – It would be nice but it would depend on where it is

(Not Sure) – Should be self sustaining

(Not Sure) – Who will pay for it? Self-funded?

Grid B2

*(Agreed) – *Very much need this!*

(Agreed) – Big Time Agree. (Better than PINE!!)

(Agreed) – Model after Cranberry's re: services, rec activities

(Agreed) – Swimming pool

(Agreed) – With no increase in taxes

(Disagreed) – Don't raise my taxes more for this!

(Disagreed) – Government should not own property like this!

(Disagreed) – has the library community center

(Disagreed) – Swimming Pool

(No Answer) – Do what Cranberry did. Major swimming pool like Cranberry/w snack bar umbrellas, place to sit

(No Answer) – For KIDS. yes.

No Grid Marked

(Agreed) – Strongly → such as Cranberry Twp. Pine Twp, + Avon Lake, Ohio Library

(Not Sure) – Perhaps over by the Township Building

8. Please mark the type of housing you think is most needed in the Township. Number the following from 1 to 5 with 1 being the most needed and 5 the least.

		1	2	3	4	5	✓	No Answer	None	Total
Housing designed for senior citizens										
A-1	#	49	34	31	28	18	6	50	17	233
	%	21.0%	14.6%	13.3%	12.0%	7.7%	2.6%	21.5%	7.3%	100.0%
A-2	#	22	15	25	16	10	2	30	12	132
	%	16.7%	11.4%	18.9%	12.1%	7.6%	1.5%	22.7%	9.1%	100.0%
B-1	#	98	83	106	155	57	19	175	25	718
	%	13.6%	11.6%	14.8%	21.6%	7.9%	2.6%	24.4%	3.5%	100.0%
B-2	#	95	56	89	88	44	14	123	15	524
	%	18.1%	10.7%	17.0%	16.8%	8.4%	2.7%	23.5%	2.9%	100.0%
No #	#	2	0	4	5	5	4	9	3	32
	%	6.3%	0.0%	12.5%	15.6%	15.6%	12.5%	28.1%	9.4%	100.0%
Total	#	266	188	255	292	134	45	387	72	1,639
	%	16.2%	11.5%	15.6%	17.8%	8.2%	2.7%	23.6%	4.4%	100.0%

		1	2	3	4	5	✓	No Answer	None	Total
Housing designed for younger families										
A-1	#	27	42	48	27	13	4	55	17	233
	%	11.6%	18.0%	20.6%	11.6%	5.6%	1.7%	23.6%	7.3%	100.0%
A-2	#	13	36	17	10	10	4	30	12	132
	%	9.8%	27.3%	12.9%	7.6%	7.6%	3.0%	22.7%	9.1%	100.0%
B-1	#	78	139	137	102	40	25	172	25	718
	%	10.9%	19.4%	19.1%	14.2%	5.6%	3.5%	24.0%	3.5%	100.0%
B-2	#	57	114	76	72	38	16	136	15	524
	%	10.9%	21.8%	14.5%	13.7%	7.3%	3.1%	26.0%	2.9%	100.0%
No #	#	1	6	4	3	2	0	13	3	32
	%	3.1%	18.8%	12.5%	9.4%	6.3%	0.0%	40.6%	9.4%	100.0%
Total	#	176	337	282	214	103	49	406	72	1,639
	%	10.7%	20.6%	17.2%	13.1%	6.3%	3.0%	24.8%	4.4%	100.0%
Single family homes in all price ranges										
A-1	#	77	36	24	14	9	21	35	17	233
	%	33.0%	15.5%	10.3%	6.0%	3.9%	9.0%	15.0%	7.3%	100.0%
A-2	#	47	17	9	10	6	14	17	12	132
	%	35.6%	12.9%	6.8%	7.6%	4.5%	10.6%	12.9%	9.1%	100.0%
B-1	#	255	108	68	43	28	80	111	25	718
	%	35.5%	15.0%	9.5%	6.0%	3.9%	11.1%	15.5%	3.5%	100.0%
B-2	#	196	74	53	27	18	48	92	16	524
	%	37.4%	14.1%	10.1%	5.2%	3.4%	9.2%	17.6%	3.1%	100.0%
No #	#	12	2	2	0	1	6	6	3	32
	%	37.5%	6.3%	6.3%	0.0%	3.1%	18.8%	18.8%	9.4%	100.0%
Total	#	587	237	156	94	62	169	261	73	1,639
	%	35.8%	14.5%	9.5%	5.7%	3.8%	10.3%	15.9%	4.5%	100.0%
Condominium, townhome, or carriage homes in all price ranges										
A-1	#	12	26	33	48	34	6	57	17	233
	%	5.2%	11.2%	14.2%	20.6%	14.6%	2.6%	24.5%	7.3%	100.0%
A-2	#	5	10	21	31	20	2	31	12	132
	%	3.8%	7.6%	15.9%	23.5%	15.2%	1.5%	23.5%	9.1%	100.0%
B-1	#	60	134	141	124	40	25	169	25	718
	%	8.4%	18.7%	19.6%	17.3%	5.6%	3.5%	23.5%	3.5%	100.0%
B-2	#	40	79	98	90	54	21	127	15	524
	%	7.6%	15.1%	18.7%	17.2%	10.3%	4.0%	24.2%	2.9%	100.0%
No #	#	2	4	3	6	1	2	11	3	32
	%	6.3%	12.5%	9.4%	18.8%	3.1%	6.3%	34.4%	9.4%	100.0%
Total	#	119	253	296	299	149	56	395	72	1,639

		1	2	3	4	5	✓	No Answer	None	Total
	%	7.3%	15.4%	18.1%	18.2%	9.1%	3.4%	24.1%	4.4%	100.0%
Rental housing										
A-1	#	11	8	12	23	102	4	56	17	233
	%	4.7%	3.4%	5.2%	9.9%	43.8%	1.7%	24.0%	7.3%	100.0%
A-2	#	4	2	5	7	66	2	34	12	132
	%	3.0%	1.5%	3.8%	5.3%	50.0%	1.5%	25.8%	9.1%	100.0%
B-1	#	25	23	39	50	354	10	192	95	788
	%	3.2%	2.9%	4.9%	6.3%	44.9%	1.3%	24.4%	12.1%	100.0%
B-2	#	22	22	27	44	245	5	144	15	524
	%	4.2%	4.2%	5.2%	8.4%	46.8%	1.0%	27.5%	2.9%	100.0%
No #	#	0	4	1	0	13	0	11	3	32
	%	0.0%	12.5%	3.1%	0.0%	40.6%	0.0%	34.4%	9.4%	100.0%
Total	#	62	59	84	124	780	21	437	142	1,709
	%	3.8%	3.6%	5.1%	7.6%	47.6%	1.3%	26.7%	8.7%	104.3%

"NONE" INCLUDES "NOTHING," "NONE NEEDED," ENOUGH ALREADY," "SEEMS TO CURRENTLY BE A GOOD BALANCE," "NO HOUSING IS NEEDED IN ADAMS TOWNSHIP. LET THE FREE MARKET DECIDE."

GRID A1

(5 to each, except Senior Citizen Housing) – Overcrowded community

(Marked, Rental Housing) – Don't allow these. They ruin the area

(No Answer to any) – This is a skewed question.

How about a moratorium?

GRID A2

(2, Single Family) – Low Price

(3, Rental Houses) – in lower price range

(5, Rental Housing) – No rental housing

(Housing for Younger Families) - Keep at $300K

(No Answer to any) – I would have no idea unless I were looking for a house

GRID B1

(Rental Housing) – NO

Affordable

Apts. not assisted living

Lower Price Range

Of Higher Incomes

One floor living

We have too much housing already. Keep the rural areas

GRID B2

(1, Housing for Senior Citizens) – not St. Barnabus

(1, Senior Citizens) – low income

(5 to all) – Free Market Takes Care Of This Not Government

**smaller houses on larger lots*

(No Answer to any) – YOU STAY OUT OF THIS R.E MARKET WILL DETERMINE & HAS DONE WELL WITHOUT YOUR INTERFERENCE

(No Answer, rental housing) – NO apartment complexes no HUDD Housing

Too many housing plans – Prefer 1 acre/house

9. What personal services or businesses are most needed for the Township's residents and consumers?

		No Answer	None
A-1	**#**	108	31
	%	46.4%	13.3%
A-2	**#**	63	19
	%	47.7%	14.4%
B-1	**#**	302	43
	%	38.3%	5.5%
B-2	**#**	284	40
	%	54.2%	7.6%
No #	**#**	16	1
	%	50.0%	3.1%
Total	**#**	**773**	**134**
	%	**47.2%**	**8.2%**

"NONE" INCLUDES "NOTHING," "NONE NEEDED," ENOUGH ALREADY," "EVERYTHING IS AVAILABLE WITHIN A FEW MILES," "WE HAVE ENOUGH GROWTH, STOP BUILDING ON OUR BEAUTIFUL LAND," "NOTHING, EVERYTHING IS CLOSE ENOUGH TO GET TO."

GRID A1

- More trails, more sidewalks, more places to walk - train to downtown Pgh

(Single family homes) – AND NOTHING ELSE. NO MORE!

? Maybe a good/nice restaurant

A better community pool

A mall!!!!

auto parts

Auto parts – Mom & Pop Type

Bakery

Ballfields (lacrosse, soccer, football, baseball), swimming pool indoor

Better quality roads! Public water on Kline Ave to Callery Rd into Cloverdale Dr.

Card shop, department store

Children's community park/playground area

Community center

Convenience stores without having to travel to Cranberry or north of Adams Twp

Cranberry is 10 minutes away. Enough said!

Day care, Ice Hockey Rink, Restaurants/Nightlife (upscale, non-national chain)

Department stores, bakeries, reasonable restaurants

Good public transportation options for those who work in Pgh

Grocery stores

Grocery stores, medical offices, gas stations, restaurants, shopping, gyms, parks

Gun stores

Gym, Sheetz, no more banks or drug stores!

Ice/Roller Rink

Indoor shopping mall

Keep it nice area with homes and limited commercial

Kid friendly places

Leave vacuum service for residents in the fall. (similar to Mars Borough)

Less restaurant chains & bars more family owned establishments

Locally owned specialty shops

Low cost grocery stores such as Aldi's

Mall, another grocery store besides Giant Eagle

More businesses that support employment opp would prefer not to commute into Pgh.

More grocery stores

More restaurants, more grocery stores, local bakery

More retail choices including gas stations

Nice restaurants – serious lack of dining options, no more fast food – need higher end restaurants, retail & mall & nice movie theaters

Perhaps more small businesses with unusual gifts

Public pool at park no more ball fields

Public transportation

Public transportation

Public water

Quality clothing stores

Recreation activities

Red Lobster – shoe repair

Repair/maintenance

Restaurant, Medical Care, Grocery, Sports Fields (soccer)

Restaurants

Restaurants

Restaurants

Restaurants

Restaurants

Restaurants

Restaurants

Restaurants (family-owned) NOT big names

Road maintenance as a public service – we pay taxes but our road is not maintained by any public service

Senior transportation to surrounding counties

Sports and outdoor retailers

Swimming pool

Traffic signals

Transportation, shopping, YMCA

Wagman's Grocery Store, Starbucks, Restaurants

We need a Mary's in the area or any high end retailer. better suited for Cranberry. We need bike trails & more parks – perhaps swimming pool?

We need to widen Route 228! In addition, we need a community center.

Widen 228 to Route 8 then more development – like a over 55 housing

Grid A2

Aldi's, community college campus

All types of help for the senior citizens, health care, food & general shopping

Another option for grocery shopping so that Giant Eagle would be more competitive with their prices

Another restaurant or two in Mars wouldn't hurt. Actually, quite pleased with the retail presence. I don't want to see the township grow too much.

Auto parts stores

Bakery

Bakery, coffee shop, deli, YMCA

Banks

Beer distributor

Better mail delivery

Better restaurants (not fast food)

Breakfast, coffee shop

Business HQ = Industrial Park, Retail S/C, Rest/Food Services

cinema

Cothing shop for large size women – (Catherine's closed last year)

Clothing stores & consignment clothing stores (more small businesses)

Coffee shop, upscale bar.

Community center

Community Center/YMCA

Community Pool

Convenience store (i.e. Sheetz); community center

Convenience store i.e. Sheetz, or GetGo

Cranberry EAST, etc.

Department stores, dentists

Diaper service, sports leagues

doctors, pediatricians

dog park

Dry cleaners, convenience store, wine & spirits store

Entertainment & Restaurant Facilities

Events for Senior Citizens

Everything we need is available within a short drive and that protects our home and the rural nature of our community.

Farms and Health Food Producers, Adams History Center at Park Grounds instead of Ball Fields

Fast food & restaurants on 228 between Rt 8 & Valencia Road. 228 should be the business corridor. NOT HOUSING!

Food retail

Giant Eagle Market District

Groceries, gas stations, restaurants, drug stores, clothing – retail – but we have plenty

Groceries, rest., Shopping

*Grocery, Shopping, Dining, Coffee Drive thru, Recreational, Service Sales – hair/nail etc, Day Care **NO MORE BANKS***

Grocery, Wine & Spirits, General retail merchants

Hospitals

Hospitals

I believe we have a great array of services available already

I feel Adams Twp is within reasonable distance to any personal service or business that residents need

I think there are enough services, but a few more local owned businesses would help with employment of local residents.

I think until 228 is widened Adams twp should not expand at all. That road should have been dealt with years ago. It is dangerous.

I think we have what we need right now. If anything I'd say bigger "local" grocery

Improvements to local grocery stores: IE: Foodland

Keep it a small town community. I feel we are losing it.

KFC – Taco Bell

Medical

Men's clothing

More parks would be great – our current park is WONDERFUL!

More police patrol – especially rural roads

More walking trails at the park

Natural gas, cable, sewer (not available at my address)

No more big box stores, independent businesses Please!

No More Retail or Malls

Organic & natural food store outlet

Police checking for speeding and aggressive drivers on rural Roads

Public Transportation

Recre. Services, Park with bike riding

recreation

Restaurants

Restaurants, Playgrounds, Parks

Retail clothing, car wash, dry cleaner, bakery, shoe repair, better conveniences store.

Shoe maker on site, bakery, cleaner on site (I like/use one in Warrendale)

Shoe repair.

sidewalks leading to Main St. for walkers. Name-brand restaurants, no charge ATM's like at Sheetz & G. Eagle

Small unique shops to revive Mars

Swimming pool

Technology

Technology Support

Township sponsored trash/garbage collection

Transportation for the senior citizens

Vogel to get of trash

Walking trails, sidewalks, exercise like YMCA

We have enough

We need a Sheetz on 228

We would use large more developed park areas, pool/soccer fields/pavilions/

GRID B1

- Bicycle lanes/Trails - Public Transport

(1) Healthy food alternatives ("Whole Foods") + health conscious restaurants (2) Reasonable transport for elderly to get to shops, groceries, pharmacies etc. (3) Sports ctr/YMCA

→bike lanes/sidewalks in all of Mars connecting to Treesdale over Rte. 228

*** A large indoor mall like Ross Park or Robinson Township. It's the only thing lacking in my opinion in the area.*

**handyman services * forum where residents could share names/experiences w/contractors & other service providers*

**modern movie theater * better traffic flow on Route 228*

·Camps/activities for children (especially Summer programs) similar to Cranberry Twp's.

1) Downtown Mars needs revitalized; 2) An indoor field facility (soccer/football); 3) An outdoor park similar to Graham Park in Cranberry, but on a smaller scale

228 needs to be developed. 4 lane highway

228 needs to be fixed, subway in Adams Shoppe

228 widened. More baseball fields

-Public transportation (locally) for elderly to go shopping ect. More cultural events.

A community center

A few more restaurants. We need another access/exit point out of Adams Ridge

A large gym (example YMCA or LA Fitness). There are too many small private gyms that do not offer classes & equipment. All large gyms are a far distance away.

A large indoor multisport recreational facility (like GaREAT in Geneva OH).

A mall

A mall, playgrounds for kids, community sports center & activities for kids

A movie theater. no businesses. Please widen 228. Traffic is already ridiculous.

A pool!

A quaint mix of shops "main street"

A Subway sandwich shop would be nice.

A township building w/ classes or activities, much like Cranberry Township offers.

A YMCA in Mars would be great or community gym like Pine townships. The schools keep preventing access.

Accelerate the extensions to provide public water to all residences in Adams Township (Home properties should be the priority)

Access bus service

Activity centers for children and a Bakery

Affordable family fitness center, Sam's club, Sheetz gas station

Airport rides cheap

Aldi food store only

Aldi's

An appliance store

Arts – Movie Theater, Live Music Venue, Destination Property, Fine Dining, University Campus

Athletic fields/facilities for all the kids. Widen roads for all the traffic on 228.

Auto parts store – all are on Rt 19 or Rt 8

Bakery

bakery

Bakery, coffee shop

Bakery, dry cleaning,

Better 228 – Traffic is poorly controlled

Better movie theatre!

Better park area example Basketball Courts, more fields, swing sets (I.E. Pine Park)

Better Retail (i.e. clothing stores, resturants, movie theater! etc.)

Better road structure before any more development takes place. Two lanes increasing to three…one lane ~~to~~ two lanes

Big box retailers – Ross Park Mall is too far!

Bike trail

Bowling alley, card store, mini-golf

Breakfast café

Buca di Beppo

Bus service

Business that augment Adams Township's tax base. We need "big box" stores.

Can't think of anything right now. We have Pharmacies

Children activity businesses, daycare

Clothing & specialty grocers

Clothing stores, DMV

Clothing stores, furniture store

Clothing; food establishments in Mars like Chili's or Outback

Coffee places, swimming pool (indoor)

Coffee shop

Coffee shop – drive thru

Coffee shop in Mars…?

Coffee shop, better park and recreation areas

Coffee shops & breakfast diners

Coffee shops on 228

Coffee, restaurant, hotel

Community Park

Cultural events

Cultural site – swimming pool

Cultural sites and entertainment. New movie theater w/IMAX

Department store, sit down restaurant

Doctors – Lawyers, recyle options expanded, donation areas available

Doctors, have most

Doctors/Dentists, clothing stores (Note: These are available in Cranberry); auto repair

Don't know. Would like taxi service to be available

Drug stores

Enough with commercial development

extend Hespanheide Rd to connect w/Dean Rd

Extra lane on Rt 228

Family entertainment – indoor water park – places for teens to have safe fun

Farm Market

Fast food

Fast food other than McDonalds

Fast food restaurant

Fast food restaurants

Fast food w/drive thru

Fitness – Fitness Factory is a joke & Snap Fitness is to small – Sports Bar

Fitness center

Fitness center – like a YMCA or family friendly facility

Fix Rt 228 for more cars

Florist

florist, Mom & Pop Shops, Unique gift shops, parks & soccer fields, college

Fresh produce stands

Full service hospital

Furniture stores, night life – dancing

Gas stations

Gas Stations, Improve existing park.

Golf course, tennis courts, public pool

Good variety already in existence

Groceries, clothing, restaurants

Groceries; Rx; Medical Svc

Grocery

Grocery store for competition for Giant Eagle

Grocery store other than Giant Eagle, mid priced Restaurants.

Grocery Stores & Convenience Stores

Grocery, Pharmacy, Medical (all currently here) restaurants – here now

Grocery, pharmacy, restaurant, Dr. offices, entertainment/arts

Gym, community center

Gym/Fitness Center (LA Fitness)

Gyms, Beer Distributor, Parks

Hallmark, florist, seafood restaurant

Health club

Health restaurants, upscale shopping - boutiques

High level restaurants – only Echo measures up. Clothing stores

High-end Cinemas

Home health care, dog park – off leash

Hospital/clinic

I believe most of the businesses cover all the needs without over doing it – especially with Cranberry so close

If we must have more – create more upscale, "quaint village" areas such as – streets of Cranberry, Sewickley, Oakmont, etc. No more trashy development as exists on Rt. 228 or in Monroeville, etc.

Improved parks and area for children

*Indoor Facility for Soccer and Basketball *I would love to manage and direct**

Indoor mall

Indoor Mall

Indoor Pool

Indoor sports – soccer

Indoor sports arena (i.e. soccer), movie theater, clothing stores (i.e. stand alone dept stores)

It isn't a business – 228 needs to be made 4 lanes – Rush hours are a mess

Jewelry, Grocery, Retail, Professional Services

Keep the Twp. as is with the commercial developments on the main roads (228, Mars Valencia & Mars-Evans City) Keep taxes low

LA Fitness, Beer distributor

Large Department Store, Movie Theater

Large grocery store nearby other than Giant Eagle

late night fast food/diners

Library

Library, larger gym (LA Fitness), mall (Macy's), widen 228

Liquor store, public golf course

Living close to Seven Fields, we are close to everything. Don't need it reported to Adams

Local hardware

loser "drop off" mail boxes other than Post Office and Giant Eagle

Lunch/breakfast restaurants, coffee shops

Macy's

Major dept. store like Macy's or Nordstrom

Mall

Mall

Mall/shopping

McDonalds

Medical

Medical

Medical

Medical building

Medical like Med-Express, restaurants, deli's

Medical, shopping

Mix of businesses is good as is

More athletic fields like Graham Park or Pine Richland & community programming for families

More choices so we do not need to go to Cranberry

More clothing stores

More culturally diverse arts & entertainment

More Grocessory shops

More Lacrosse fields

More lacrosse/soccer fields

More non-chain restaurants

--More Parking for Townhomes/Condo's –Better roads to accommodate growth

More recreation areas for kids & adults like a roller and/or ice skating rink, miniature golf, bike trails, etc. Activities like these can keep kids from getting into trouble out of boredom.

More recycling options – E.G. card board, Styrofoam, batteries, paint, etc.

more restaurants

more restaurants

More restaurants

More restaurants, a municipal center similar to Cranberry with basketball court, library, emer. Services all in one location

More restaurants/bars.

More services for seniors. Need better maintenance of roads in the winter months!

more small businesses – bakeries, flower shops, tailors

Most are readily available. No more malls – strip or other

Movie theater

Movie Theater

Movie Theater

Movie theater

Movie theater!!

Movie theater, auto care, golf range

Movie theater, entertainment for family

Movie theater, someplace for music & dancing

Movie theatre

Movie theatre like Lowes @ Waterfront

Natural alternative restaurants (Like Seasons 52). More Mom & Pop less chains.

new movie theater, place for shoe repair & alterations, place for live music

New speciality food stores, senior citizen activities

Nice movie theater & restaurants around it & outdoor seating, shops

No additional banks or drug store/pharmacies

No additional businesses are needed. A town recreational center similar to that in Cranberry would be welcomed

No more banks! No more dry-cleaners!

No more business

Non-chain restaurants

Non-chain restaurants (not pizza)

None – not lived here long enough to adequately answer

None – we moved here for Adams Twp. as it is!!!

None, satisfied with current available

None/better baseball fields

Not Sure – Maybe Municipal golf course

One stop shopping at Adams Twp. where citizens can be directed to appropriate gover. services.

Other grocery than Giant Eagle

Other shopping – JC Penney, DSW, Homegood stores. Having other brand store shopping

Papa John's

Park areas – Open Space Corporate Blds.

Parks, picnic & play areas, daycare

Parks/bike paths/walking paths/soccer fields

Pet care – dog park. So many people have pets, but no where to take them outdoors

Police, medical

Pool for indoor use

Popular Restaurants

Prefer Adams Township be residential

Pretty accommodating as it is now???

Public transport to downtown, mall/department store

Public transportation to and from the city of Pgh

Quality Fitness Center

Recreation & entertainment options

Recreation Facilities, community rec. center

Recycling of yard waste such as grass and tree trimmings

Relatively inexpensive restaurant, i.e. Perkins, Bob Evans

Restaurants

Restaurants

Restaurants

Restaurants

Restaurants

Restaurants, gas, medical

Restaurants – mid to high quality

restaurants & gas stations, going east on 228, Mars spirit wear

restaurants (not chain restaurants), clothing stores, bread store. The town of Mars has so much potential and very few stores and restaurants.

Restaurants, but not chains

restaurants, retail stores

Restaurants, retail, doctors, high end grocer

Restaurants, shopping

Restaurants, wine store

Restaurants, YMCA/Community Center

Retail, entertainment, restaurants!!!

Retail/Entertainment/Dining

Route 228 widening. Department store (Macy's, JCP)

Sears

Senior citizen meeting center

Senior transportation to single family residents

Shopping mall

Shopping mall

Sidewalk on back roads or berm for walking, speed limit enforcement, buffet restaurant

Sit-down restaurants

Small main street businesses

Snow removal, dog park, running/walking trails, tailoring, shoe repairs, fitness facilities, cultural activities

Soccer & lacrosse fields. No more services + housing. 228 & schools crowded

Specialty stores

Sports Fields are needed. Maybe an ice rink?

Sports fields for football soccer & lacrosse

Sports fields, pool, parks

Starbucks ☺

Super Market

Swimming pool – indoor for school and community use

Table cloth restaurants, major mall w/major retailers

Taco Bell

Take-out/delivery food

Taxi Services; Airport Service

Taxi, auto repair, adult classes

Teen Center, restaurants – privately owned

Theater

Theatre

Thrift store

Totally Redo down town Mars – its old ugly & boring!

Town pool upgrade!!!

Town square

Township parks & sports fields

Trader Joes (discount specialty grocery)

Trader Joes, Independent restaurants, Indoor Soccer Fields

Transportation

Transportation to downtown Pgh.

Transportation to the city of Pgh

Unique (nonchain) restaurants

Upscale department store. More restaurants

Upscale restaurants

Walking trails

Walmart/Kmart

We have everything in Cranberry. Keep A.T. residential & rural

We need a better main road. Rte 228 is not able to

handle current traffic!

We need a larger dept. store like Macy's

We need a pool!! Both for swim team, lessons, recreation

We need more gyms

*We need to be updated about the changes in the Township * good or bad*

We're fine w/what we've got

weekly pick up from Vogel of RECYCLING!!! (Not 2x per month)

What is built to date is sufficient

Whole Foods

Widen Rt 228 to 4 lanes

Would be nice if Mars became a walkable community with restaurants/pubs, parks, coffee shops, etc.

YMCA – KFC – Event Stadium

Yoga, Farmers Market

Youth & Adult programs; playgrounds

Grid B2

** more police & government services*

**super market * mall*

1 or 2 fast food restaurants

1) Movie Theater 2) Aldi 3) A place for teens to hand out @ 4) Bus services

A convenience store or small grocery store

A good dollar store

A good hamburger or steak restaurant – no more pizza places

A nice exercise facility (Snap Fitness too small + fitness factory dirty & not well maintained)

A pool

A Sheetz-type store

A swimming pool! Yeah Mars Pool is too expensive for a single person

Absolutely need after school program – like Cranberrys at their muni building

Access – there is no means of getting around if you no longer drive

Additional convenience stores (e.g. Co-Gos or 7-Eleven type). Walking/cycling trails.

Additional Green Space – Parks – Sports Facilities

Adequate at this time.

Affordable activities and transportation for seniors

Another gas station – chain coffee shop

Any needs will be met by free market NOT government

Auto parts

Auto parts store, community building, better chances to add on to old homes

Baja Fresh

Bakery, restaurants

Balance is pretty good. More growth will be a problem with the current state of Rt. 228

Better clothing stores

Better exercise facilities

Bigger grocery store, clothing store, strip mall, fast food, buffet

Bike trail

Bus line – anything but Pizza Shops!

Bus service

Bus service

cart/bike lane or path to allow neighbors to shop, eat, run errands on two wheels utilizing local merchants w/o impacting traffic/golf cart.

Cheaper waste removal or more provisions in service. Fixed incomes, but price increase

City water

Coffee shop in Mars

Coffee shop or caffe. Donut Shop. Furniture store – better name

Community center with Programs for kids – adults, adult fitness, clubs, child programs, senior programs. See Pine Community Center website. Ideal

community center/pool

Community pool, more grocery stores, Sheetz

Community Pool, New Grocery Store, Get Rid of Ugly Vogel along 228

Community swimming pool

Community Swimming Pool and tennis courts. Gym! We need a community center like Pine Twp!

Convenience store by High School

Convenience stores/gas station at Rt 228, Three Degree Rd

Cultural center

Doctor, lawyer

Drive thru restaurants

Emergency response and better flood area management (keeper creeks for more flowage)

Emergency services

Entertainment, e.g. Movie Theater

family-type restaurants, state store

Farm

Farms!

Fast food

Fast food, beer distributor

Financial planning

Fishing tackle shop, brew pub

Fitness center with pool! Sr.'s LOVE the Y & so do families – nice w/Sauna & Steam!!

Fitness center, more clothing retail, movie theater

Fitness center/community center. Bike trail

Fitness facilities, centrally located parks

Fix Rt. 228

Food and retail shopping, Walmart – Target etc.

Gas

Gas station near Mars School District. Alterations shop

Gas station, grocery stores

Gas station/mini mart

Gas stations, retail shoppes, health care

Gas/convenience, Farmers Market, high end, non-franchise restaurant(s), organic grocery

Gasoline stations, grocery store, restaurants, eye doctor, dentist

Good in township & surrounding

Good restaurants

Groceries, restaurants

Grocery could be better.

Grocery store

Grocery store

Grocery store, community pool/center, improve baseball complex

Grocery stores, banks, restaurants

Grocery, Medical offices,

Hard to answer – we are new to the area nad have found what we needed, <u>but</u> we have to travel throughout Pitts burgh. Listing of medical professionals?

have not discovered anything lacking in the area.

Healthcare, restaurants

Home town stores, Bakery, Fast Food, Dollar Store more in town stores for the people

Hospital, more affordable senior housing.

I don't see the need for any add'l services & businesses. Cranberry has it all. Adams should remain residential & rural.

I like the small town feel – not looking for a lot of commercial development

I would like to see more arts based businesses

I'd like to see grocery/retail in B2 quadrant. B1 is maxed out

Ice Cream

Ice cream parlor, low price

Improved EMT services with well trained personnel and up to date equipment

In "B2" = gas station/convenience store – bank

Internal medicine/family practice Drs.

Kentucky Fried Chicken – MacDonalds – Arbys (no pizza???)

Large grocery store

large wooded area w/hiking trails, quiet spots for meditations, (benches, wild flowers, pond)

Larger Hospital/Medical facilities – Passavant Cranberry too small to serve community needs

Larger supermarket, gas station

Let 228 grow to to help tax base. Work with PennDOT to help traffic flow. Get us out of the stone age.

Macy's Department Store

Mailboxes

Mall

Mars Borough, Grand Avenue, Main Street, needs to be beautified, updated, cosmetically rejuvenated. I am satisfied with the businesses available to me.

McDonalds, or Burger King

medical & retail

Medical care

Medical, police, fire, public transportation, state attention to roads

Medical, restaurants

More clothing stores for women/girls/ladies

More enforcement officers. Speeding on my road is dangerous. Speed bumps on ridge road

More facilities, events, activities for Jr. High& Sr. High kids (6-12 grades) - they are bored, prone to questionable decisions & actions

More fitness centers ☺, Mall, Swimming Pool

More help for seniors

More industrial, we need to build & make things

More park/pools/Recreation/walking & biking trails

More Recreation Venues

More restaurants & fast foods closer to Mars. All of them are near Cranberry

More restaurants and retail shops

More restaurants besides Pizza places, a nice towncenter with housing surrounding like Pine Village

Movie Theater

Movie theater

Nail studio

Need garbage pick up for leaves and yard trimmings – Cranberry has it.

Need more jobs/industry

NEEDS ✓Panera's ✓Gas station 228 @3 Degree ✓ Giant Eagle/Home Depot

Nice grocery, decent restaurant that are health/not fast food. Smaller boutique type shops that are more hip.

No new services needed. Please keep tax rates low!

Not sure, but no more pizza shops, banks or drug stores are req'd.

Organic food shopping. Reasonably priced local shopping to keep consumers in their area!

Panera Bread, Get-Go/Sheetz, Bakery

Parks, walking/running area's

Penney's, Sears, Macy's, Cracker Barrel Restaurant, Caraba's restaurant

Penneys

Perhaps a large community pool

Perhaps another restaurant

Personal services for seniors

Police/Fire/Medical services

Possibly Transportation for Senior Citizens who can no longer drive

Public Transportation, Grocery Store

Public Transportation. Community Center for all ages

recreational all purpose trail, swimming pool

Restaurants

Restaurants

Restaurants

Restaurants

Restaurants

Restaurants

Restaurants

Restaurants – Movie theater

Restaurants – Privately owned; not "chains"

Restaurants – Taco Bell, Red Lobster, Higher End

Restaurants without going to Cranberry

Restaurants, convenience store

Restaurants, Medical Doctors

Restaurants, Sheetz or Get-n-go

Restaurants/Bars, shopping, grocery stores

Retail

Road maintenance

Rules are too strict for zoning dev. & sign permits

School Buses/Grocery Stores

Sears, JC Penneys, Boscov's, Macy's, etc. Senior activities – computer classes, speakers on senior citizen concerns, etc.

Senior transportation

Service Seniors May use To Go To Appointments (Taxi or Otherwise)

Service stations, restaurants

Sheetz or Get-Go closer than Seven Fields or Cranberry

Sheetz would love that

Sheetz!

Shop n Save, car rental, (Illegible)

Small businesses are best – preserves small town feel

Small dress & shoe stores

Soccer & lacrosse complex – more sports fields

Sports fields

Starbucks or drive through coffee shop would be nice to have

Starter & Generator service

Sufficient for now

Taxi or Bus Service to Stores, etc.

Taxi services

The biggest issue in this township is the Rt 228 corridor – it needs fixed! Local emergency/hospital services should be considered especially w/traffic

The Mars High School needs a pool!

The only thing that sometimes would be helpful is a closer fast food – but that brings other problems – so would rather live without

Touchless car wash, pep boys

Traffic on Rt 228 almost makes it impossible to get around main shopping & restaurants

Transportation

Transportation

Transportation for Senior Citizens or disabled people if they can't drive

Vogel needs to collect the recycle material every week not just every other week.

Water

Water, you ran sewage all over the twp but not water, why not both. Many people have water problems I feel more than had sewage problems & Twp Officials don't seem to care

We are fine the way we are

We have what we need but emergency svc. could improve. Took 45 min. for ambulance call to a neighbor, about ½ mile from Quality.

We love the small town businesses that are here already. Don't want big businesses

We would prefer Adams not to become another Cranberry. Any and all services are availab le within a 5-7 mile radius of Adams/Mars

Wendy's & Burger King on Rt 8

Whatever the economy dictates

Wider roads. Mainly 228

YMCA

No Grid Marked

A mall here or Cranberry would be nice to have. A pool (public) would be nice (possibly in the park)

A Sheetz – nice minimart, ours are terrible! Look bad on outside & are gross inside

Affordable personal services for elderly

banks, atms, grocery store

Burger King

Clean, well maintained ballfields and night clubs for adults

Department stores

Grocery store/gas stations not much near Rt 8 side of 228

Physical therapy activity related business

restaurants or even a fast food on 228 – closer to Mars

Snow plowing on drives at a reasonable rate

Snow removale

Update downtown Mars like Oakmont or Beaver!!!

We need walking paths to connect neighborhoods to each other

10. The preservation of open space and natural areas should be a central design feature of all future developments.

		Agree	Disagree	Not Sure	No Answer	Total
A-1	#	212	9	10	2	233
	%	91.0%	3.9%	4.3%	0.9%	100.0%
A-2	#	121	4	6	1	132
	%	91.7%	3.0%	4.5%	0.8%	100.0%
B-1	#	657	23	32	6	718
	%	91.5%	3.2%	4.5%	0.8%	100.0%
B-2	#	473	21	25	5	524
	%	90.3%	4.0%	4.8%	1.0%	100.0%
No #	#	28	1	1	2	32
	%	87.5%	3.1%	3.1%	6.3%	100.0%
Total	#	1,491	58	74	16	1,639
	%	91.0%	3.5%	4.5%	1.0%	100.0%

Grid A1

(Agreed) – Unless it's just a loophole for developers so they can jam in more homes.

(Underlined Preservation of open space, future developments) – these are contradicting

Grid B1

(Disagreed) – ALL is a strong statement

Grid B2

(Agreed) – Trees!! trees!! green grassy areas!!

(Agreed) – What happened?

(Disagreed) – NO AGENDA 21!

(Disagreed) – Who takes care of it. This is a United Nations idea! They can eminent domain your property and take it off the tax roles.

No Grid Marked

No comments

11. What are Adams Township's most positive characteristics? Number the following from 1 to 8 with 1 being the most positive and 8 being the least.

		1	2	3	4	5	6	7	8	✓	n/a	Total
Property Values												
A-1	#	98	53	20	11	6	11	6	1	4	23	233

		1	2	3	4	5	6	7	8	✓	n/a	Total
	%	42.1%	22.7%	8.6%	4.7%	2.6%	4.7%	2.6%	0.4%	1.7%	9.9%	100.0%
A-2	#	57	18	13	16	8	5	4	1	1	9	132
	%	43.2%	13.6%	9.8%	12.1%	6.1%	3.8%	3.0%	0.8%	0.8%	6.8%	100.0%
B-1	#	345	161	68	24	14	10	12	5	24	55	718
	%	48.1%	22.4%	9.5%	3.3%	1.9%	1.4%	1.7%	0.7%	3.3%	7.7%	100.0%
B-2	#	251	109	36	26	19	7	10	3	15	48	524
	%	47.9%	20.8%	6.9%	5.0%	3.6%	1.3%	1.9%	0.6%	2.9%	9.2%	100.0%
No #	#	13	7	1	1	3	1	1	1	2	2	32
	%	40.6%	21.9%	3.1%	3.1%	9.4%	3.1%	3.1%	3.1%	6.3%	6.3%	100.0%
Total	#	764	348	138	78	50	34	33	11	46	137	1,639
	%	46.6%	21.2%	8.4%	4.8%	3.1%	2.1%	2.0%	0.7%	2.8%	8.4%	100.0%
Regional Access												
A-1	#	59	65	25	16	12	8	13	4	2	29	233
	%	25.3%	27.9%	10.7%	6.9%	5.2%	3.4%	5.6%	1.7%	0.9%	12.4%	100.0%
A-2	#	29	33	16	12	11	10	8	1	2	10	132
	%	22.0%	25.0%	12.1%	9.1%	8.3%	7.6%	6.1%	0.8%	1.5%	7.6%	100.0%
B-1	#	204	208	84	53	25	28	17	9	19	71	718
	%	28.4%	29.0%	11.7%	7.4%	3.5%	3.9%	2.4%	1.3%	2.6%	9.9%	100.0%
B-2	#	103	142	59	46	39	30	25	8	7	65	524
	%	19.7%	27.1%	11.3%	8.8%	7.4%	5.7%	4.8%	1.5%	1.3%	12.4%	100.0%
No #	#	6	7	5	3	2	3	0	1	1	4	32
	%	18.8%	21.9%	15.6%	9.4%	6.3%	9.4%	0.0%	3.1%	3.1%	12.5%	100.0%
Total	#	401	455	189	130	89	79	63	23	31	179	1,639
	%	24.5%	27.8%	11.5%	7.9%	5.4%	4.8%	3.8%	1.4%	1.9%	10.9%	100.0%
Road Maintenance												
A-1	#	16	21	39	19	39	25	22	7	1	44	233
	%	6.9%	9.0%	16.7%	8.2%	16.7%	10.7%	9.4%	3.0%	0.4%	18.9%	100.0%
A-2	#	24	14	22	14	19	18	5	6	10	0	132
	%	18.2%	10.6%	16.7%	10.6%	14.4%	13.6%	3.8%	4.5%	7.6%	0.0%	100.0%
B-1	#	18	60	105	118	109	75	82	30	6	115	718
	%	2.5%	8.4%	14.6%	16.4%	15.2%	10.4%	11.4%	4.2%	0.8%	16.0%	100.0%
B-2	#	24	45	54	64	84	62	78	30	4	79	524
	%	4.6%	8.6%	10.3%	12.2%	16.0%	11.8%	14.9%	5.7%	0.8%	15.1%	100.0%
No #	#	1	1	6	8	0	8	2	2	0	4	32
	%	3.1%	3.1%	18.8%	25.0%	0.0%	25.0%	6.3%	6.3%	0.0%	12.5%	100.0%
Total	#	83	141	226	223	251	188	189	75	21	242	1,639
	%	5.1%	8.6%	13.8%	13.6%	15.3%	11.5%	11.5%	4.6%	1.3%	14.8%	100.0%
Government Services												
A-1	#	5	4	14	16	33	42	57	9	0	53	233
	%	2.1%	1.7%	6.0%	6.9%	14.2%	18.0%	24.5%	3.9%	0.0%	22.7%	100.0%
A-2	#	3	2	4	14	8	31	47	7	0	16	132
	%	2.3%	1.5%	3.0%	10.6%	6.1%	23.5%	35.6%	5.3%	0.0%	12.1%	100.0%
B-1	#	8	20	25	47	94	150	196	31	1	146	718
	%	1.1%	2.8%	3.5%	6.5%	13.1%	20.9%	27.3%	4.3%	0.1%	20.3%	100.0%
B-2	#	8	10	20	44	58	128	127	27	1	101	524
	%	1.5%	1.9%	3.8%	8.4%	11.1%	24.4%	24.2%	5.2%	0.2%	19.3%	100.0%
No #	#	0	1	0	5	4	4	10	2	0	6	32
	%	0.0%	3.1%	0.0%	15.6%	12.5%	12.5%	31.3%	6.3%	0.0%	18.8%	100.0%
Total	#	24	37	63	126	197	355	437	76	2	322	1,639

		1	2	3	4	5	6	7	8	✓	n/a	Total
	%	1.5%	2.3%	3.8%	7.7%	12.0%	21.7%	26.7%	4.6%	0.1%	19.6%	100.0%
Educational Opportunities												
A-1	#	34	30	41	27	20	18	20	2	1	40	233
	%	14.6%	12.9%	17.6%	11.6%	8.6%	7.7%	8.6%	0.9%	0.4%	17.2%	100.0%
A-2	#	13	19	20	10	22	11	19	4	0	14	132
	%	9.8%	14.4%	15.2%	7.6%	16.7%	8.3%	14.4%	3.0%	0.0%	10.6%	100.0%
B-1	#	56	112	151	71	65	73	59	11	12	108	718
	%	7.8%	15.6%	21.0%	9.9%	9.1%	10.2%	8.2%	1.5%	1.7%	15.0%	100.0%
B-2	#	51	79	87	59	55	47	47	13	5	81	524
	%	9.7%	15.1%	16.6%	11.3%	10.5%	9.0%	9.0%	2.5%	1.0%	15.5%	100.0%
No #	#	4	3	5	2	6	3	2	2	1	4	32
	%	12.5%	9.4%	15.6%	6.3%	18.8%	9.4%	6.3%	6.3%	3.1%	12.5%	100.0%
Total	#	158	243	304	169	168	152	147	32	19	247	1,639
	%	9.6%	14.8%	18.5%	10.3%	10.3%	9.3%	9.0%	2.0%	1.2%	15.1%	100.0%
Emergency Services												
A-1	#	22	14	31	50	34	28	11	2	1	40	233
	%	9.4%	6.0%	13.3%	21.5%	14.6%	12.0%	4.7%	0.9%	0.4%	17.2%	100.0%
A-2	#	15	10	22	23	25	16	6	3	1	11	132
	%	11.4%	7.6%	16.7%	17.4%	18.9%	12.1%	4.5%	2.3%	0.8%	8.3%	100.0%
B-1	#	33	44	89	152	126	93	36	8	5	132	718
	%	4.6%	6.1%	12.4%	21.2%	17.5%	13.0%	5.0%	1.1%	0.7%	18.4%	100.0%
B-2	#	49	47	79	98	72	61	28	5	4	81	524
	%	9.4%	9.0%	15.1%	18.7%	13.7%	11.6%	5.3%	1.0%	0.8%	15.5%	100.0%
No #	#	3	2	5	4	7	4	1	1	1	4	32
	%	9.4%	6.3%	15.6%	12.5%	21.9%	12.5%	3.1%	3.1%	3.1%	12.5%	100.0%
Total	#	122	117	226	327	264	202	82	19	12	268	1,639
	%	7.4%	7.1%	13.8%	20.0%	16.1%	12.3%	5.0%	1.2%	0.7%	16.4%	100.0%
Parks, Recreation & Open Space												
A-1	#	15	17	27	44	27	35	20	11	0	37	233
	%	6.4%	7.3%	11.6%	18.9%	11.6%	15.0%	8.6%	4.7%	0.0%	15.9%	100.0%
A-2	#	17	28	15	18	17	12	10	4	1	10	132
	%	12.9%	21.2%	11.4%	13.6%	12.9%	9.1%	7.6%	3.0%	0.8%	7.6%	100.0%
B-1	#	21	48	90	109	104	102	102	20	8	114	718
	%	2.9%	6.7%	12.5%	15.2%	14.5%	14.2%	14.2%	2.8%	1.1%	15.9%	100.0%
B-2	#	38	42	94	92	67	51	47	10	8	75	524
	%	7.3%	8.0%	17.9%	17.6%	12.8%	9.7%	9.0%	1.9%	1.5%	14.3%	100.0%
No #	#	2	3	3	5	2	4	5	4	0	4	32
	%	6.3%	9.4%	9.4%	15.6%	6.3%	12.5%	15.6%	12.5%	0.0%	12.5%	100.0%
Total	#	93	138	229	268	217	204	184	49	17	240	1,639
	%	5.7%	8.4%	14.0%	16.4%	13.2%	12.4%	11.2%	3.0%	1.0%	14.6%	100.0%
Other												
A-1	#	6	4	0	4	1	1	4	31	5	177	233
	%	2.6%	1.7%	0.0%	1.7%	0.4%	0.4%	1.7%	13.3%	2.1%	76.0%	100.0%
A-2	#	6	0	0	1	0	0	1	18	1	105	132
	%	4.5%	0.0%	0.0%	0.8%	0.0%	0.0%	0.8%	13.6%	0.8%	79.5%	100.0%
B-1	#	15	7	3	2	3	3	10	90	7	578	718
	%	2.1%	1.0%	0.4%	0.3%	0.4%	0.4%	1.4%	12.5%	1.0%	80.5%	100.0%

		1	2	3	4	5	6	7	8	✓	n/a	Total
B-2	#	20	4	4	5	0	2	10	49	10	420	524
	%	3.8%	0.8%	0.8%	1.0%	0.0%	0.4%	1.9%	9.4%	1.9%	80.2%	100.0%
No #	#	2	0	0	0	0	0	0	4	0	26	32
	%	6.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	12.5%	0.0%	81.3%	100.0%
Total	#	49	15	7	12	4	6	25	192	23	1,306	1,639
	%	3.0%	0.9%	0.4%	0.7%	0.2%	0.4%	1.5%	11.7%	1.4%	79.7%	100.0%

Grid A1

(1) – Low taxes

(1) – Open land

(1) – Open space

(1) – Our Neighbors

(2) – Neighbors/people

(2) – Rural Atmosphere

(2) – Still some Farms Left.

(2) – Worship opportunities

(4) – Close to family

(4) – Rural character

(4) – Tax structure

(6) – Rural Atmosphere

(7) – Rural atmosphere

(8) – 228 is terrible, open to 4 lane

(8) – low tax base

(8) – Overcrowded

(Marked, no #) – 100. Access to public water

(Marked, no #) – few community programs for kids ☹

(Marked, no #) – Get 228 fixed

(Marked, no #) – No more government!!

(Marked, no #) – Safety

(Marked, no #) – taxes

Grid A2

(1) - Quiet, rural nature of homes, large lots

(1) – Rural Wildlife character preservation

(1) – Rural Atmosphere

(1) – Rural atmosphere, but still close to city

(1) – Rural character

(1) – Rural character

(1) – Rural character

(1) – Rural conservation

(4) – Farms

(5) – Small town

(7) – People

(7) – Good mix of rural & suburban characteristics

(8) – Developments

(8) – Employment opportunities

(8) – Rural living

(8) – sewer project dirt

(Marked, no #) – Libraries

(Marked, no #) – The farms that are left

Grid B1

(1) – (Illegible) retail congested – good mix

(1) – Beauty country feel (that's left)

(1) – Equal govt service

(1) – It's nice

(1) - Location

(1) – low taxes

(1) – Low taxes

(1) – lower taxes than Allegheny County

(1) – People

(1) – Police are really good!!

(1) – Property taxes

(1) – Retail/shopping

(1) – School District

(1) – Schools

(1) – Small town fell

(1) – Taxes

(1) – Thunder over Adams – WOW!!

(1, Educational Opportunities) – School Dist

(1, Property Values, no answer to remaining) – The remaining characteris are more than adequate & do not require a separation from best to least.

(10) – Parks & Rec) – are there any in Adams?

(2) – Access to shoppes

(2) – great people

(2) – Healthcare provider

(2) – rural setting

(2) – Rural yet urban

(2) – safe from crime

(2) – Safety/security of neighborhoods

(3) – Low Crime

(3, Parks & Rec) – Nearby not in Township

(5) – Low crime

(5) – Lower taxes

(6) – Access to shopping

(6) – Low taxes

(6) – Traffic light @ Beaver St. & 228

(7) – Crime

(7) – narrow roads (not a positive)

(7) - Progressive(7) – 228 Traffic Problem

(7) – Recreation Center

(7, Parks & Rec) – Need more!

(7, Road Maintenance) – When will 228 be improved (& widened)

(7, Road Maintenance) –Road Maintenance is poor especially snow removal in our neighborhood→You definitely can tell when roads are Pine Twp. vs. Adams Twp during winter season!!!

(8) – (Lack of) retail

(8) – 228 traffic

(8) – Bike lanes/walking paths

(8) – Catching up w/ services offered by Cranberry (Summer Kid Programs)

(8) – Great Medical Services

(8) – lack of expansion of rt 228 to 4 lanes

(8) – Need a pool @ the H.S.

(8) – Need for more sports fields

(8) – Police force

(8) – Population diversity

(8) – Retail access

(8) – road snow removal

(8) – Route 228 Traffic Problem!

(8) – Snow removal

(8) – Swimming

(8) – The most attractive (illegible) of Adams is that it's not is Seneca Valley School district. The large attendance is that it's not in Pine-Richland School District.

(8) – Too much noise from recycle plant on Hutchman!!

(8) – Traffic Control

(8) – Traffic flow

(8) – Traffic on 228 need access roads

(8) – Traffic Problem Rt 228

(8) – Winter Snow Removal is AWFUL

(8, Road Maintenance) – Roads are terrible in the winter!

(8, Road Maintenance) – We need a better roads system

(Agreed and Disagreed, counted as no answer in tally) – Agree Restaurants, Disagree Everything else

(Emergency Services) – 8 Ambulance, Police & Fire 1,2

(Marked, no #) – Close to stores

(Marked, no #) – Great Job

(Marked, no #) – Low Taxes

(Marked, no #) – needs improvement

(Marked, no #) – Nice People

(Marked, no #) – Our countryside or whats left of it

(Marked, no #) – Repair Road at Corner of 228 & Pittsburgh St. from the approach to light on 228 exit

(Marked, no #) – Rt 228 – no plan

(Marked, no #) – Rt 228 is a mess

(Marked, no #) – The Community Park is wonderful! Please don't allow too much development around it!

(Marked, no #) – Unable to determine a list of this type

(Marked, no #) – Watch 228 repairs comical

(Marked, no #) – Well balanced Twp…love it here

Marked, no #) – Taxes & accessibility

Grid B2

(1) – Better roads in & out

(1) – Good Jobs

(1) – it's people

(1) – It's rural nature

(1) – Low tax

(1) – Low taxes

(1) – Low Taxes

(1) – Lower taxes

(1) – Lower taxes

(1) – Nature

(1) – Not congested

(1) – Police Officers

(1) – Rural Character

(1) – Rural feeling

(1) – Rural/Ag spaces

(1) – Safe neighborhoods

(1) – School taxes

(1) – Senior Cit Center

(1) – Small community feel

(1) – Suburb with more open spaces, almost more rural than business.

(1) – the school district

(1) – undeveloped land – rural

(12) – 228 traffic!!!

(2) – Good solid industry/business

(2) – Rural/Farms

(2) – Taxes

(3) – Low Crime

(3) – Restaurants

(3) – Rural atmosphere – clean air & water

(4) – Friendly neighbors

(4) – Get rid of trailer courts

(4) – Its Not Cranberry

(4) – Mars boro in center

(4) – Rural Area

(5, Road Maintenance) – Traffic on 228

(6) – Low Taxes

(7) – Green Acres

(7) – Roads need better care especially in winter

(7) – Rural living

(7) – Small town feel

(7) – Stormwater remediation

(7) – Traffic & road devel

(7, Road Maintenance) – Side roads can use help

(8) – "Nice" Community

(8) – 228 traffic is the only horrible thing for living in Adams

(8) – Alternative routes especially 228 if mishap

(8) – Answer you complaints

(8) – More Police Presence

(8) – Not overdeveloped

(8) – Route 228 needs to be wider

(8) – Safety/crime rate low

(8) – Traffic on 228

(Marked, no #) – All Poor

(Marked, no #) – Government should not be involved

in a lot of things it is

(Marked, no #) – low Butler County School district taxes

(Marked, no #) – Need pool like Cranberry

(Marked, no #) – Park to open

(Marked, no #) – Rural character

(Marked, no #) – Tax rates are low

(Marked, no #) – Undeveloped lot owners maintenance

(No Answer to any) – I believe they all are #1

No Grid Marked

(1) – Low taxes

(1) – Rural characteristics

(7, Parks & Rec) – We need more athletic fields – Lacrosse

(Marked, no #) – Roads are horrible

12. Cultural sites, entertainment and restaurants are available in Adams Township or within a short commute.

		Agree	Disagree	Not Sure	No Answer	Total
A-1	**#**	201	25	5	2	233
	%	86.3%	10.7%	2.1%	0.9%	100.0%
A-2	**#**	105	17	6	4	132
	%	79.5%	12.9%	4.5%	3.0%	100.0%
B-1	**#**	590	95	26	7	718
	%	82.2%	13.2%	3.6%	1.0%	100.0%
B-2	**#**	421	73	24	6	524
	%	80.3%	13.9%	4.6%	1.1%	100.0%
No #	**#**	21	9	2	0	32
	%	65.6%	28.1%	6.3%	0.0%	100.0%
Total	**#**	**1,338**	**219**	**63**	**19**	**1,639**
	%	**81.6%**	**13.4%**	**3.8%**	**1.2%**	**100.0%**

Grid A1

(Disagreed) – Lots of restaurants – not cultural sites

(Disagreed) – Yes, but not ones worth going to

Grid A2

No comments

Grid B1

(Agreed) – but need more

(Agreed) – in Cranberry & Seven Fields

(Agreed) – Protect our agricultural land

(Agreed) – to a certain degree – more enter. needed

(Disagreed) – No Fast Foods Desired

(Disagreed) – not enough land is being protected

(Disagreed) – We need a movie theater, and a YMCA!

(Not Sure) – Probably not possible

Grid B2

(Agreed) – No cultural

No Grid Marked

(Agreed) – We need a fast food restaurant

(Disagreed) – Rest. yes others-no

13. The current mix of residential, commercial and agricultural land uses should be maintained.

		Agree	Disagree	Not Sure	No Answer	Total
A-1	#	202	16	15	0	233
	%	86.7%	6.9%	6.4%	0.0%	100.0%
A-2	#	113	8	9	2	132
	%	85.6%	6.1%	6.8%	1.5%	100.0%
B-1	#	570	50	94	4	718
	%	79.4%	7.0%	13.1%	0.6%	100.0%
B-2	#	453	26	40	5	524
	%	86.5%	5.0%	7.6%	1.0%	100.0%
No #	#	29	1	1	1	32
	%	90.6%	3.1%	3.1%	3.1%	100.0%
Total	#	1,367	101	159	12	1,639
	%	83.4%	6.2%	9.7%	0.7%	100.0%

Grid A1

(Agreed) – More Ag!

(Disagreed) – Less commercial

(Disagreed) – (less commercial)

Grid A2

No comments

Grid B1

(Disagreed) – more land preserved

(Not Sure) – feel like we've torn down enough trees

(Not Sure) – Not enough info. What proportion are each?

Grid B2

(Agreed) - ☺ love having agricultural land

please – more rural – that is why we moved here

(Disagreed) – A little less commercial & residential

(No Answer) – What does this mean?

14. Adams Township officials are responsive to residents' concerns.

		Agree	Disagree	Not Sure	No Answer	Total
A-1	#	92	28	107	6	233
	%	39.5%	12.0%	45.9%	2.6%	100.0%
A-2	#	60	16	54	2	132

	%	45.5%	12.1%	40.9%	1.5%	100.0%
B-1	#	208	57	445	8	718
	%	29.0%	7.9%	62.0%	1.1%	100.0%
B-2	#	169	65	274	16	524
	%	32.3%	12.4%	52.3%	3.1%	100.0%
No #	#	11	5	15	1	32
	%	34.4%	15.6%	46.9%	3.1%	100.0%
Total	**#**	**540**	**171**	**895**	**33**	**1,639**
	%	**32.9%**	**10.4%**	**54.6%**	**2.0%**	**100.0%**

GRID A1

(Agreed) - ✓except for meeting the needs of residents that need a reliable and safe source of water!

(Created new category) – Sometimes

(Disagreed) – Deserted homes

(Disagreed) – Stop bldng developments – keep farmland!

(Disagreed) – they are money hungry!

(Not Sure) – We'll see after this survey!

GRID A2

(Disagreed) – PD is great, very unimpressed with building commissioners

(Not Sure) – Depends on how development progresses. Will strong disagree if Cranberry model for development followed.

GRID B1

(Agreed) – To a certain degree – roads not maintained well during winter

(Disagreed) - #228 congestion

(Disagreed) – Does not include the response of the employees

(Disagreed) – NOT AT ALL <u>They are clueless!</u>

(No Answer) – In some respects – but they've allowed too much commercial development!

(No Answer) – Not the Boards at Adams Ridge

GRID B2

(Agreed) – particularly bldg. code enforcement

(Disagreed) – Dogs!

(Disagreed) – Existing water – run-off issues for 4 + years →Morning Grove Lane

(Disagreed) – Get rid of the (illegible) in twp. on Brickyard Road clean up our twp.

(Disagreed) – Hidden + not so hidden agendas can be a problem. Please listen to us taxpayers

(Disagreed) – Roads are deplorable + nothing is being done to stop or monitor speeding traffic in front of Adams Crossing

(Disagreed) – Rt. 228

(Disagreed) – select few

(Disagreed) – Some have an agenda of their own & think they are better than the rest of us

(No Answer) – Depending on the resident

(Not Sure) – Haven't had an opportunity to find out

NO GRID MARKED

(Agreed) – As far as I can see

(No Answer) – <u>more fields</u>

15. What is the reason you choose to live in Adams Township?

		Housing options	Rural Character	Employment
A-1	#	57	129	20
	%	24.5%	55.4%	8.6%
A-2	#	22	89	11
	%	16.7%	67.4%	8.3%
B-1	#	**342**	**207**	**81**
	%	**47.6%**	**28.8%**	**11.3%**
B-2	#	200	196	39
	%	**38.2%**	**37.4%**	**7.4%**
No #	#	12	10	4
	%	**37.5%**	**31.3%**	**12.5%**
Total	#	**633**	**631**	**155**
	%	**38.6%**	**38.5%**	**9.5%**
		Tax Rates	Public Schools	Other
A-1	#	93	62	29
	%	39.9%	26.6%	12.4%
A-2	#	39	26	15
	%	29.5%	19.7%	11.4%
B-1	#	400	189	56
	%	55.7%	26.3%	7.8%
B-2	#	243	106	56
	%	46.4%	20.2%	10.7%
No #	#	14	10	3
	%	43.8%	31.3%	9.4%
Total	#	93	62	29
	%	39.90%	26.60%	12.40%

GRID A1

(Created new category) – Moved from Pine – not using public schools

(Other) – Access

(Other) – Born & raised here

(Other) – Born & raised native

(Other) – Born here

(Other) – by marriage. Also like rural concept that's in Twp. & would like to keep as such

(Other) – It used to be because it was quiet & beautiful. Now it's tree-less & congested.

(Other) – Location

(Public Schools & Tax Rates) – I chose Adams Twp because of the schools and taxes are less than Pine Richland

(Public Schools) – We chose Adams over Cranberry due to the Mars Area School District reputation.

(Rural Character) – 35 yrs. ago!

GRID A2

(← to Tax Rates) - This one is a joke.

(6) – Ethnic mix

(Other) – Access to Pgh

(Other) – Born here 74 years ago. Family values + Farm Life

(Other) – Family in the area & grew up here

(Other) – Grew up here and like the location

(Rural Character, Tax Rates) – The reaon we moved to Adams was for the rural lifestyle and limited development. We don't want to see our community turned into another Cranberry or McCandless.

Born and raised here

GRID B1

(Employment) - & Location

(Housing Options) – Housing, Public Schools, & Proximity to Work were all important

(No Answer to any) – ALL!

(No Answer to any) – Housing Options + Tax Rates + Public School were our reasons for settling here 18 years ago. Meanwhile – things have changed to the negative: overdevelopment, no reasoning/consideration for pedestrian traffic/bicycle trails/etc. Schools are now declining in ratings (MASD). Blend of Rural/Residential/Commercial is a huge draw – need to assure the blend remains.

(No Answer to any) – Lived here since childhood

(Other) - Quality of life, mix of residential, commercial, open space

(Other) – Access and newness/look & feel

(Other) – Access to highways

(Other) – Access to Major Highways for Husbands Work.

(Other) – Access to St. Kilian School

(Other) – Accessibility to region

(Other) – Always lived here

(Other) – As a widowed senior – I moved closer to my daughter. Very happy here.

(Other) – Be close to daughter & taxes

(Other) – Chose to live here because Family close by

(Other) – Close to amenities

(Other) – Commute

(Other) – Commute to Pgh

(Other) – Commuting distance to the city

(Other) – family

(Other) – Family

(Other) – Found home (patio) we liked

(Other) – Good jobs

(Other) – Highway access

(Other) – Husband's Job Transfer

(Other) – I grew up here

(Other) – Location

(Other) – Location

(Other) – Location

(Other) – Location – I live here for all the reasons listed

(Other) – parochial school/church

(Other) – proximity, convenient access to Pittsburgh

(Other) – Safe from crime

GRID B2

(Other) – Close to our business

(Other) - Family

(Other) – Grew up here & always have lived here

(Other) – Location

(Other) – Location

(Other) – Location

(Other) – Location

(Other) – location to employment

(Other) – Location/Business

(Other) – more farm land less people

(Other) – Moved closer to daughter

(Other) – Pre existing house with 2 acres land closer to main highway & shopping, St. Kilian School

(Other) – Proximity

(Other) – Proximity to job in North Hills

(Other) – Purposefuly choose Adams Township due to lack of Public Transportation. Public trans equals crime

(Other) – Quick access to 279

(Other) – Regional Access

(Other) – regional access

(Other) – Regional Access

(Other) – Sidewalks

(Other) – Sidewalks

(Other) - So close to Middlesex. We had lived there 491/2 yrs. Nearly life time Friends Dean & Lois Park on 228, Very near Rt 8, only 12 miles round trip from our Church Cooperstown I have been there 71 yrs.

(Other) – Treesdale

(Other) – Widow, moved here to be w/family

(Public Schools) - & Parochial

(Public Schools) – NO Low SAT's & poor teachers

(Public Schools) – Proximity

(Public Schools) – We like living here & moved from Cranberry to have a little more rural atmosphere. The schools were the largest draw.

(Public Schools) – which we ultimately withdrew our kids and choose private.

(Rural Character) – Unfortunately this Township is losing it

(Tax Rates) - #1 reason → Low Butler County Taxes

(Tax Rates) – But this is changing

(Tax Rates) – Chose Butler Co. due to lower taxes

We do not send out child to the public school

No Grid Marked

(Employment) – Easy access to where we work

(Other) – The main reason I live here is because it is a one floor home my grandfather built and I enjoy the space. Mars was also great for 65 years of my life.

Additional Comments

General Comments

Grid A1

Been living here 52 years. Love it as it is.

Can't afford to move to Iowa

Consider public sewers for the whole township

*Fight against Marcellus Shale Drilling!**

Garbage collection is a problem especially when one of the owners is on the Twp supervisor. It cost more in our Twp. than other Twps.

Great place to live!

I feel there should be street lights especially on Myoma where it is dark, windy, and filled w/deer!

I wouldn't want to live anywhere else & friendly neighbors

Keep the drugs out of the school and the area safe. ☺ Seneca Valley is known for their high school having drugs. Lets keep Mars drug free. This is my biggest fear for my kids. Thx

Litter is bad. I pick up litter all the time. Could we have some nice signs made to not litter. it is ugly

Love living here!

Marcellus will destroy our water our property value and our roads

My nephew just returned from the Army within the past two years. He finished school and is now working full time for $45,000 per year. He can't touch any property close to home. He presently rents in Valencia. Can't find any starter home he can afford

Need to enlarge the schools & offer full-day kindergarten

NO GAS WELLS

Non-mall type stores would continue to be nice. i.e. Sears

School bus stop's should be safer

Schools are not good

Strong concerns/highly against Marcellus Shale Gas Drilling. We have well water and we are concerned about contamination of water table.

Take care of the deer population before building more houses!

Very pleased

We are very pleased with living in the township

We like being here! I've been here all my life

We moved here from Hampton when our kids were young and loved it

We need an Eat-n-Park & entertainment options for teenagers

When things are going well – leave them alone

When we moved here in 1993 – the reason was the school district. Now we love the area.

Would be nice to have gas lines on Callery Road

Would love to have city water!

You should not let Penplot displace 2 of my neighbors to accommodate EMS truck

GRID B1

**Grandchild all attend Mars Area Schools * wonderful safe community*

A lot of water issues with Home in this area. Not enough drainage to help with water.

A sidewalk from Kaufman Run Estates to Adams Ridge would be nice & safe for the people walking on the road. Thank you.

Adams Twp is accessbile and commercially appealing.

Been here for 17 years. Love the feel, area & growth

Close to children particularly as we get older – rather up-scale but not arrogant-pretentious

Good plans to locate business but need some affordable single family homes

Great Twp. Enjoy living here!

Have a real problem w/having to keep everything, including gasoline in garage.

Horrible lack of parking in Southern Valley

I am new to the area and have not experienced all the area has to offer. (Illegible) NOT adequately rate some of the questions. So far everything is good.

I am strongly opposed to Bus Routes to this area.

I like living here. I hope I never have to move again

I like that the schools are not mega schools

I live in Adams Ridge. Access to Warrendale Road out of Adams Ridge would ease 228 traffic greatly.

I love living here – We moved here 3 yrs ago from Ross Twp

I would like to see a change in the site where I vote. As a Treesdale resident, it is far to drive to the township building. Any chance a polling site could be set up in Treesdale at the community center?

*I would love to see "golf cart usage be permitted in some housing plan (Adams Ridge) similar to golf course communities or plans like in Florida. → or more alternatives for seniors who can get around but don't want to drive. *A shuttle loop that went thru the main plans with stops in Mars, Giant Eagle, Kohls mall would be great!*

like living in Adams Twp and the efficiencies

Lived in the Cranberry Township/Mars area for 38 years. It's just home.

LOVE LIVING IN ADAMS TOWNSHIP!!

More housing options for those who can't afford ½ million dollar homes

My husband and I were anxious to downsize, and we liked the conveniences to our patio home

Need some unique restaurants, shoppes; everything is the same as every other community. We need something to make Adams Twp. stand out.

Need to control Deer Population!!

No complaints at all, would love a movie theater in close proximity

Overall, great place to live! Way better than Allegheny County (more decent people + politicans here!

Put our address on the map...mapquest, google, yahoo, gps's. 911 Pine Ave Ext. PLEASE

Question on Maintaining Tax Structure & Milage

Regarding survey; poorly constructed, requires rating categories from best to least that can be mis-interpeted as (lower ratings) being needed.

Silt barriers from construction should be required to be removed after construction – Adams Ridge

Speed bumps are the only answer to speeders in developments etc.

Thank you!

Thanks for reading on & asking!

The town of Mars could use a facelift! It could be a very quaint town.

This should only be sent to property owners. Was it?

Too many deer

Too many people speed in residential areas & blind you w/their high beams

We have only lived in Adams township for 3 months so don't feel we are familiar enough with the area to answer some questions honestly.

We left Eastern Allegheny County after 40 years & never regretted it.

We like living in Adams Township ☺

We love living in Adams Twp

We need more taxpayers who don't send children to school. We need to be more business friendly, especially with signage, store fronts and access

We really like Adams Township. We feel very safe here. We see a lot of response from emergency services any time there is a wreck or fire. We often see police patrolling our neighborhood. This is a great place to live.

When we moved 36 years ago I couldn't believe my kids had bus service especially my kindergartner. Now what has happened. Teachers teach gym in the lower grades. Children need art, gym & music and I hope our school district would move forward & not backwards. I have a question ... DOES OUR SCHOOL BOARD KNOW WHAT IS GOING ON IN THE SCHOOLS.

Would also like to see bus service all over Butler and into downtown Pittsburgh. Possibly to and from Pitt. Airport as well. That is definiately lacking in our area!!!

Would like to see the twp's website upgraded. Cranberry Twp's is a great example, highly informational. Especially for what is being built or planned in the Twp. ALL this information should be on the Twp website for residents to view

Grid B2

** Good Township. * It would be nice if Mars Borough could be "cleaned up" and offer a few nice restaurants downtown*

Affordable housing on limited Senior income.

Because of the loss of Rural Character I hope to be able to move out of Adams within a couple of years.

Been here 30+ years. Don't like Austins using 7th Ave and parking all over downieville rd. in front of their plant. Can really be an emergency issue plus have smelt bleach

Born & raised in Adams Twp.

Could we remove the fire whistle at the fire hall. It's 2012!

Cranberry Twp has a great recycling program. Adams twp should copy it.

Even in my nice neighborhood, crime has been a problem. Why? the kids are bored and the parents are unavailable or don't care.

Extremely happy with Adams Twp since I moved here in 2006

Family moved here when I was twelve

Fighting Planets is the dumbest school nickname we've ever heard

Great area to live in

Have lived here all my life

I am 77 years old & have lived in this area for two years & could not answer most of the questions because of not knowing the area well.

I have lived here all my life. I like Adams twp. and feel it has been run very well. We have room to grow in all areas the water being held back is what holds us back.

I love Mars and its people

I love the design and structure of our Township building!

I think it is ridiculous that Mars has no swimming pool for it's students. All other AAA schools in the area have a pool.

I was born & raised were I live

I'm new to area. I like it here & don't have any real complaints. May need public transportation if I'm not able to drive.

Like living in this Township & Butler County

Lived in Adams Twp 34 years and prior to that Mars Boro for 19 years

Mars is between Pittsburgh and Butler, where my wife and I work. Nice selection of homes. We enjoy Adams Twp.

Mars smaller school

My first 30 years spent in Mars – a return to wonderful memories!

Needs more area's available to get city water

Needs to be closer supervision of school funds. How tax money is used.

NO MORE Development Enough

No Section 8/low income housing

Please resolve water/runoff issues on morning grove lane – Specifically the property of 230 Morning Grove Lane

Sidewalks around the schools would encourage walking/biking to activities.

Taxes, housing available, commute distance to Pittsburgh

The (we) residents of Senate Ct need a water hookup for a much more reasonable price than the quoted $50,000! It is in the interest of all the area that we, here, maintain an inviting environment year-round!

The best laid out plan in the north

There are no places for sidewalks for safe walking.

There is always room for improvement, but I love living here

This is a lovely place to live. We need to keep up the high quality of Adams Twp.

Very disappointed in gifted program at Mars. Told to go to private school!

Water bill is cheaper in Adams (Butler County) than in Beaver County where I moved from

We built here in 1977. We feel safe and very fortunate. It's a lovely area for families.

We have not lived here long enough. However, we do like our area and community around us.

We liked the setting, Country view and open spaces.

We love living here

We love living here!

We moved 3 yrs. ago from so. Caroline and Happy to have found this area to live –

We moved from Seneca school because we wanted our children to attend a smaller school.

We need a place to eat other than pizza and bad Chinese

We need small "upscale" shopping area

No Grid Marked

Adams Ridge Rd needs a sidewalk all the way through to Plaza Mall. Very dangerous now.

No we are pleased with all services

Our community (Adams Ridge) is unique with the pool, club house & sidewalks for a reasonable priced house.

We enjoy the community – moved here several yrs ago and think it's a good place to raise a family (good community). We both grew up in Allegheny County but thought this was a better choice when moving

back to Pittsburgh area.

MULTIPLE COMMENTS

GRID A1

4 way stop at Myoma & Peters. Water Service?

More housing for seniors, 1 level condo, or apartments to rent need more cultural sites – have to go to Pgh/Oakland.

Stop building houses! developing commercially. Mars school dist. has misappropriated funds. The superintendent needs to go.

Thank you for this survey! Love the newsletter, awesome fireworks.

GRID A2

228 needs widened. East End of Twp is a traffic nightmare. Disappointed the township did not participate in shared recreational facilities w/Mars, Valencia, Middlesex

Adams twp was great up until 20 yrs ago now it is a congested mess hit the highways and side roads about 5:00 PM "OVERCROWDED" Can't move in town older people Can't drive anymore We have lost all of our natural resources – what a shame

Better convenient stores needed (i.e.) Sheetz, More townhomes for rental in the Mars Area to Callery Area.

I now have all public utilities including water, cable, and sewage. I enjoy privacy and the rural integrity of the community; however the roads are not upkept well during the winter. Ashes are dirty & sale is occasionally used. Chief Westerman is great!

Need more higher end retail, dining & entertainment options. 228 is a disaster, needs to be widened. I think it is odd the township put a cheap hotel across the street from a primary school on 228 – safety concern.

NO GAS WELLS! Adams Twp. needs good paying jobs & affordable housing $250,000. Good luck, thanks for asking!

Possible improvements: ① Snow removal from public roads. ② Adding bike lanes to roads to allow for bike riding (in safety)

Road crew does an excellent job! We need public water to go with the public sewer we were required to tap into.

Thank you for keeping our streets clean in Winter. I personally think we have enough mega housing developments. Enough already.

Too many taxes! Tax builders more! Too much traffic already!

Transportation for seniors is very limited. Zoning for development must be done without favoritism, considering those people who have lived here previous to development.

We need to maintain rural appeal, bike trails, walking trails, etc. It is a wonderful place to live. You do a good job maintaining balance between commercial & rural. We need to expand 228 to relieve congestion & clean up some run down areas – more curb appeal along 228 by 7-11 intersection

GRID B1

- There are sidewalks necessary. – A community center with pool with swimming classes all year round and other activities for kids.

**Regional access is desirable. * Need for a master plan is necessary. * A more thoughtful approach to development along 228 is necessary, especially with regard to traffic lights and intersections.*

·We love living in Adams Twp. ·Widening of Rt. 228 really needed! ·Appreciate the frequent police patrols & visibility of them in the community!

① Intersection of Myoma and Indian Meadow needs 4-way stop sign to prevent accidents. ② Beware of Marcellus Shale conflicts of interest. ③ Don't let Adams become Cranberry

① Very concerned about rapid ↑ commercial "me too" business' and over development of housing plans eating up all the Farmland. ② Traffic is getting overwhelming!!

1) Slow the traffic on Crider Run from Day Care Center to & thru the 4 way stop sign by the Springfield Grill. 2) How about speed bumps like those in Seven Fields. 3) Merge services like the community center in Cranberry to include those around

1. Commercial and retail development is reaching a saturation point. 2. An indoor recreation facility for youth programs is needed given the number of young families.

A lot of good stuff, just needs to maintain rural character, (illegible) pets.

A movie theater and added access to 228 from Adams Ridge would be great!

Adams Township is a great place to live for many reasons, but suffers from a lack of retail, entertainment venues, and roads that are large enough to handle increased traffic.

After having lived in a large metro area for over 40 years, I feel the one thing that Adams Twp. needs to focus on is when building retail/restaurants etc. Impact fees should be collected to improve & accommodate the increase oif traffic. With being here for 14 years I feel the additions to Rt. 228 were not handled properly.

Clear snow quicker, enhance existing parks, maintain excellent police policies

Development has to happen it needs to be compared to road congestion and infringing on neighborhoods. More improved plan is needed to control development. Require open space, public water to area, limiting pavement to grass ratios can help prevent flooding later. Limit shell drilling

Development/road planning very poor. 228 is terrible. Why does same house here cost more than in Pine Richland. Retail and commercial sites are cheap looking – takes away from asthetics of community. Signs for new housing developments pollute roadsides. What will be put in across from Adams ridge. Don't put in any more fast food like Dairy Queen – nor at least required "toned-down signage." No fluorescent signs!!o keep her here I paid more than I should have. Something in the low $100,000's would be nice or rent of 600-700. I'm not talking <u>low</u> income housing. We are catering to the well to do more than others. I'd like to see more done to promote the town of Mars & their businesses. We can get what we need in Cranberry. Clean up Swaney's junk yard & beautify the area & get quaint shops as an alternative to Cranberry.

Don't let Township over grow; maintain tax rates (or lower); Road Dept does an excellent job of mtcg & snow removal. Thunder over Adams is awesome!

Fix 228 congestion. We need better, more effective ways to enforce speed limits. Speed bumps in housing plans.

*Great Police Force * Need Golf Course * Widen or move 228 * Need new North South Route through/near Adams Ridge from Red Belt to 228 * Old Road closed! or Smithfield to Red Belt **

I am pro growth as long as the infrastructure is improved to support the infrastructure. We need more ballfields that are maintained and provided to local associations for a low cost

I have lived in Adams most of my life. When I recently became separated from my husband & had a daughter in the school district, I found it very difficult to find affordable good quality home to buy so she could stay in district. I wish there was a <u>nice</u> apartment or condo area in district for those of us that want to remain here but are going through a transition for whatever reason. Cranberry has it, but not Adams. Adams Ridge had some but more than I could afford.

I like the current mix of commercial, residential, and rural in the township. I would love to see more ball fields and downtown Mars Business to get a "facelift" helping it to be more desirable for business and the public.

I love Adams twp. park, why is it not used more. Funds need to be used to improve existing roads, commercial areas, businesses. You can't walk anywhere no sidewalks, no birms, no street lights, unsiglty properties (Brick yard Rd.) Vogwl, dump houses and railroad tracks dump houses by Mars town area.

I love Mars!! I do see traffic on 228 becoming an even bigger deal in the next few years!!

It is appalling that Adams Township has no sports fields. Every other Township does... The lack of parks & sports fields is EMBARRASSING! We should feel ashamed that we rely on private fields (Mars Home for Youth, Treesdale) rather than providing for our kids.

Also ridiculous that our new schools are being added on to every year. No vision in School Board!

Keep government small. Keep taxes low. Attract small business!

Mars Borough should not be getting "free" services from Adams. The large lot across from Adams Ridge should be commercially developed, or turned into a park.

Mostly concerned with potential gas drilling. Way too many cars on the rural roads – too much development w/out improving infrastructure.

Please improve the parks & recreation dept & Downtown MARS!

Please note that I have been impressed with the presence of our Police in driving through our neighborhood. Overall, my/our experience in Adams Twp. has been very positive. Our main concerns are speeding traffic in our neighborhood (Adams Ridge) & too rapid commercial development. (Oh & traffic on 228!) Thank you

Quit zoning for townhouses!!! Route 228 cannot handle more cars!!! Need soccer & lacrosse fields.

The police protection is really good. Upgrading 228 would be nice. We need more commercial development also. This is a nice place to live!

There is a vast amount of Rural space in Adams Township w/1 major corridor of commercial growth – This balance is good. Forward thinking urban planning is needed. Bikeways, public transportation, etc. should be considered.

There should be no further development until Rt. 228 becomes viable enough to support current traffic. Also, Adams Ridge with over 350 families with only one way out of development!

This area could be wonderful if we preserve and add more green spaces/farm lands. Any additional development should take on a quaint, charming village feel – as is reflected by "The Pines" restaurant, the Johnston House on Rt 228 or Soergel's nursery on Branot School Road – all places 3 "classy!" The "Street of Cranberry" (Rt. 19 north of Doyle shopping area is very tasteful & well done. No neon lights, more big box stores, drug stores, etc.! Please the town of Mars has great potential to be a charming quaint village. Some of the homes, architecture could be beautiful → renovate. It's ridiculous that there will be a large Catholic School built along Rt. 228. We don't need to add school busses to the already congested roadway!

Too much commercial going up. Need to widen Rte 228

We enjoy disk golf it would be great to have at the park. Everything is running very well! 228 is my only concern!

We lived and liked Cranberry twp. Mars schools may be better than Seneca Valley. Easy access to 79 and Cranberry. However, Cranberry had a lot more going on for families, classes for kids, Santa, etc. We love the location.

We need a very nice movie theater and less traffic congestion on Rt 228. Do not let this town become a city.

We really appreciate the "non-commercial ness" that we have. Let Cranberry have the overcrowded shopping malls. Plus 228 needs fixed before any more businesses should be added. (I'm sure you know this ☺)

When we moved here in 1998 Adams Township had a very rural feel. Now it is so over developed. I also think it is absolutely ridiculous how Rt 228 is maintained during winter season. It is a main artery and it is usually a mess!!

Wish the Twp. would invest where growth is - kids, education, family/kids facilities. (Look @ Cranberry for example). 228 needs widened. School needs to plan for 10 years out, not just next year.

Grid B2

#1 Some solution to (along road) dead trees and their branches handing over roads and also with live trees #2 Water runoff

♦Get 228 widened from Cranberry to Route 8 ♦ Taxes should be decreasing because spending should be decreasing - don't let school expenses (including teachers) run out of control

Adams Township officials have been less than accommodating to our neighborhood. We have all purchased an irrigation system with our homes, but have been unable to use them. Adams Township has insisted we pay a $50,000 tap in fee, including sewage, which you won't need for an irrigation system, because of some grudge they have with our

builders. They won't budge or listen to reason, and therefore are holding everyone in our neighborhood hostage. We pay a lot of taxes, no one has any children in the school system, we pay for our water and garbage services. The township does not take care of our streets. We wonder where our taxes are going and what we are receiving for them. I would appreciate if someone would look into this for us. Thank you. Adams Crossing at Senate.

Concerned about citizens not obeying 25 mph speed limit on Broadstone Dr. near cul-da-sac. We would benefit from more police presence. Also, enforcement of parking on the street.

Difficult to see what our taxes bought us – we pay for our own waste removal, snow removal, have no children in school. Township water authority has determined a $50,000 tap in fee for our irrigation system – so we don't have one. Minutes of Board meetings should be on the web page.

Don't make us Cranberry East! More activities for young kids.

I would like to see 228 widened. It is a nightmare during rush hour. Having a safe area to ride bikes would be great!

Love this area & town of Mars. #228 is a nightmare – I try to stay away from it.

Maintain Personal Property Rights!! Less Government Spending! Gas Extraction – Yes!!

-Need to limit terms for twp. supervisors. – implement "quiet hours" from 7 pm to 7 am – no construction, garbage pickup, etc. in residential areas.

Nice community, good tax rates, needs improvement with access to other areas – Rt. 228 is a nightmare to drive on with only 2 lanes.

Please keep the tax rates low! Rte 228 really needs improved.

Ridge Road – For several yrs we have been needing road fixed – It got pitched wrong way and dumps water on to several properties – Also we could use some restaurants that are open in the evenings rather than a bar.

The fact that we have an actual Township should be built upon + improved. Leave the rural areas alone! Respond to the Deer over population!

Traffic on 228 – speed limit on 228 too high. Need park/rec to run youth sports

Vogel is an eyesore!! Clean up old Cans! Caddilacs on Transmission Repair Shop looks bad from 228. Keep Manonda Homes out of Adam Twp! ① Why not build a nice community pool like Cranberry Twp!! Cranberry is making Money at the Golf Course as well! ② Start stopping large Tractor Trailers on 228 for safety. It's just a matter of time before a bad accident occurs. ③ All these large trucks traveling 228 are tearing up the roads.

We need a community pool. EXPAND 228 NOW!

We would support commercial development if it lowered taxes. We are being forced to move due to increasing unaffordability of living here. The cost of the new sewer in 2011 really affected our financial situation this year. I've lived here almost my entire life and am not pleased w/the ↑ in living costs in this area.

Widen 228 immediately. The lack of infrastructure planning is embarrassing. More walking/biking paths needed. People would bike to work if it was safe enough.

Work with PennDot & land developers to improve traffic flow. Fund volunteer fire service better – they are the best deal in the community!

No Grid Marked

No comments

Government and Administration

Grid A1

Enforce building codes as to fences, buffer zones, etc. Your Building inspectors are not following contractors requirements under your own building codes. Someone is letting to much slide and overlooked for both contractors and residences.

Good Job.

Need to address abandoned homes. No response to

take care of it.

Roads, schools, maintenance, taxes, police, ambulance service, all good. Adams Twp. gets it right!

The Supervisors remain rooted in the past with little forward view.

Waste of Money!!

watch speeding on Rural Rds.

We have a great township. The road crew does a very good job in the winter on the roads.

We purchased our property for business purposes. We are told we can't run a business & live here also.

Would like to see more restrictions on lot sizes in new developments. Postage stamp lot sizes cheapens the incentive that attracted us as a spacious and not crowded township. when we moved here we were told lot sizes were minimum one acre & that is why we chose to raise our family here. Developers should be restricted to ½ acre at the least. Postage stamp lots are available anywhere. Let Adams township maintain its spacious reputation. Also less dirty cinders on the local roads in the winter.

Zoning seems to bother business rather than make homeowners responsible for property maintenance.

Grid A2

Adams Twp. Board is very narrow minded – Need new people!

Good survey, a few more questions on land & employment should be added for the next time.

I do not like the way that local government dictates or forces it will on the citizens and we need less rules on how we utilize our own property.

I like where I live! Caring people run this township.

I think the road dep[t does a great job of snow removal. Excellent. Also, I really enjoy using the park!

Keep up the great work!

Maintain the rural character and balance budgets with status-quo taxing. Supervisors have done a good job to date.

Need a police department that actually enforces traffic laws on all Twp. roads. Roads are dangerous. Union Church & Myoma are death traps with speeding. Also enforce littering laws. Beer cans thrown from vehicles. Where are the police? Sitting at the schools on 228. What about the rest of Twp? Do we need Police if they are not going to do their job? Forward Twp gets along fine without Police. . Union Church and Myoma Rd. are short cuts used by thousands of non residents between Butler and Cranberry. Police should watch these roads everyday. Not just their normal drive thru. Those who live on these roads are at risk.

Speed limits need to be enforced!

Thank you for soliciting my input!

Thank you for taking the time to be concerned about what residents think!

Thanks!

We would like Adams Twp to spend money to hire people & get training specifically to manage Marcellus drilling in a way that protects the environment and quality of life for township residents.

You are doing well at controlling growth. I prefer we maintain same polices next 5-10 years

Grid B1

① It's encouraging to be offered the opportunity to provide input. ② Local leaders need to become more visible in the community to highlight work in progress & plans for the future.

Adams Twp officials have done a great job. Please continue!

Better response to snow removal

Cops here are a joke. they pick on the teenager – no one has respect for the Mars cops.

Great Township!

In general, keep up the good work

Lived in Cranberry Twp. prior to Adams. Adams is somewhat behind as compared to Cranberry services in general.

PA has far too many small government bodies. Mars/7 Fields should merge 2/Cranberry etc.

Please start enforcing no street parking.

Should have at least once a quarter or semi-annual – BIG trash pick-up anything – or have drop off available a few time a year. Help to keep Township clean!

Thank you for building a great community for us to call home.

Thank you. Great Job!

*Use web*site &/or monthly newsletter to specifically update citizens & allow for feed back. *List agenda's or/for meetings. As agenda's/issues evolve, have a history sect. that show's evolution of subject matter.*

We are in our 70's & have lived here over 50 yrs & are very satisfied with the way the twp. is run. We have a very good mix of supervisors.

Well Run Township

Winter road crew (last year, 2010) is difficult & don't care about residents trying to keep their sidewalks clear. Borderline RUDE!

Would appreciate it if the road crews could take care of the roads a little better. Our roads are horrible when it snows. Need a more responsive member of the legislature.

You are doing a good job – keep it up. Thank you.

Grid B2

Gary Peaco (bldg. code) and McMahon (Prinicpal MAPC) are outstanding!

Good twp.

Government needs to look for ways to be more efficient…example water rates 50% more than Cranberry…Look for synergies!!

I like that local government, utilities, etc. accomplish tasks w/o making themselves the focus. I like the cleanliness of the community. Events like Farmers Market, Apple Fest, etc. are a great part of making the area a community. Small businesses are best. I like the mix of big retail and individual businesses. The small business owners give the best experiences. ☺

I'm glad to read that officials are becoming more responsive to resident concerns.

It's good the township developed like it did, but don't get in the same boat as Washington DC. Spent more than you take in.

Keep government small and not in debt. You have done an excellent job at doing so. No sidewalks and street light

Keep up the concern and good work! Thank you.

Lived in area for 57 years. would not live anywhere else. You have done a good job keeping us from being a Monroeville. We do need better police presence

Love living in Adams Township & Mars but the Police Dept. are rude & they have bad attitudes

Need better speed enforcement.

Need more young leadership on township board.

Need to hold contractor to township code. (Do not allow roads to not be twp standard)

Thank you for the questionare and concern for opinion

We are alarmed at the Shale Drilling in the County and in the Township. The willingness of people to lease their land for short-term profit has a long-term deterious effect on everyone. Also – what action have you taken regarding the pending state legislation that will, if passed, highjack local control of drilling.

We have a great township + the best roads + very good concerned Supervisors – Let's keep it that way!

No Grid Marked

Thank you

Growth

Grid A1

As the township changes, I think it is important to keep the rural environment that we moved here for

Cranberry is becoming a concrete city. Mars should maintain rural flavor

Don't make Adams Twp. "Strip Mall Central." Comm development should look toward a town center, "Main Street" feel as much as possible.

I have lived here all m life. Development just to develop, there needs to be control! Do not let Adams become a Cranberry Township mess. It is fast becoming just like Cranberry!!!

I just don't want Adams to become Cranberry. Aim for something better (like Fox Chapel).

I'm Very Concerned about over-development of our Twp. and all the negative things that come with it: traffic congestion, crime, loss of rural character.

I've lived here all my life as did my father who is now 75. Sorry to see what's happening to what was once a great place to live. We don't need another Cranberry Twp. or 228 turning into McKnight Rd. You can stop progress.

Keep the twp. rural discourage developers encourage farmers

Less development of businesses and housing plans such as those on Rt 228 and Brickyard Hill – Home owners aren't listened to, but businesses and money are by the Supervisors.

New shops next to GE would be a big hit and money maker

No more development needed.

Not one more building (residential or commercial) should be built until the traffic & congestion is fixed w/road improvements. This should be paid for by every new development. How many more deaths & accidents will it take? It takes me as long to get from my house to I-79 as it does to get from I-79 on-ramp to downtown for work! That's insane. Obviously the developers know who to pay off & get what they want of us who have lived here the longest are affected the most.

Please leave our little section (A-1) of Adams as rural. That's why we live here.

Please stop the housing plans of the Supervisors homes – build affordable housing

Slow down the loss of open land – too many people, too many houses - ☹ - this is not the city! Where is our countryside?

STOP – URBAN – SPRAWL This turning every meadow and corn field into a housing developments got to stop. Let's work on cleaning up the cities and public trans. So its desirable to live there again. We're not making any more dirt. Quit covering it up.

Stop the development! of commercial property.

The area is no longer considered "rural" as it was when we first moved here.

The real value of our homes has gone down due to urban blight. Our township has catered to unsustainable lifestyles and irresponsible living.

The revitalization of downtown Mars with new facades that support local business is key to making it attractive to others. The local flavor is being lost to the homogenity of national chains.

The rural setting is what's made Adams so desirable to so many. Maintain it!

The township needs to ensure a larger green space between development to preserve the "rural" feel of this community.

There are enough shops and traffic. I do not want to see public transportation or malls come to the area.

There is too much building/development in the area. We have enough of everything! Do not allow Adams Twp. to be over-developed like Cranberry Twp.

To many housing plans eating up our land.

Too much building destroying wooded areas.

Township needs solid residential & business growth & water mgmt plans! 228 improvements a must!!!

Until Rt 228 is expanded Adams should discourage expansion with 6 figure fees for building permits for new homes.

We do not support the creation or expansion of housing developments. We want more farms, more open space.

We don't need more business or housing or anything that will increase my taxes.

We don't need no cheap housing or Section Eight housing – that ruins every town – rental housing lowers the value of single housing

We fear the township is losing its rural feel because of so much development. We chose not to live in Cranberry Twp & would hate to see Adams Twp follow in the same footsteps.

GRID A2

Adam's Twp. rural/character + wild life is why we left Cranberry Twp. We are very concerned for Monroeville twp type development push or overflow from Cranberry into Adams. Also growth needs to be controlled so school system is not stressed quickly resulting in higher school taxes & student crowding. Note how Monroeville area has deteriorated over past 20 years. See same happening to Cranberry Twp. area.

Do we really need more pricey housing developments? Please consider more senior living options or townhome/carriage home communities – not $500,000 housing plans!

I originally moved to Adams Twp due to rural character that I feel with all the new construction & developments it has lost the rural character that I so loved about this twp.

I think it's very important to maintain a higher % of rural conservation so that Adams Township does not get over developed/densely populated – any future development should mandate 1 acre minimums/household - we don't need another Cranberry Township!

I think there are too many high priced housing plans being built in Adams Twp.

Let's not be a Treesdale. Keep Adams Rural. I like trees not houses in place of trees. Thanks (name included) in Mars/Adams since 1972

Not much rural character left

Please don't over build & make Adams a NIGHTMARE like Cranberry twp. This is a nice semi rural area with good school & low crime.

Stop the housing development!!!!

The LAST thing we need is more housing developments!!

Too many housing developments.

We basically have low crime now – growth brings more crime. Keep growth down. Keep it as rural & green as you can.

We have a great place to live. I hope it's stays rural & farm.

What I see in Adams is a loss of rural acreage with the certain few big time developers doing what they want, when they want, and not caring one iota for rural life and property. Our Township is now controlled by a certain few developers who care for nothing but money. It's a total shame what they have done to a Township born from Irish and Scotish settlers who loved the land and had respect for it and people. Now the Township is run for the builders who have destroyed it.

When I came in 1957 these was nothing here – Not so now. Adams is a fine place to live.

GRID B1

A long term township plan is vital to successful attractive planned growth.

Adams Township needs less commercial zoning! and build a new Rt 228!

Do not allow a mall & Big Box stores!

Do not become another Ross Twp, Cranberry, 7 Fields, Monroeville. You get the idea.

Great area. I'd like to keep my home value & building more homes decreases the value; plus I enjoy the scenery, woods, streams, etc.

I am a conservationist. It is important to preserve our green spaces & farms. Don't over-build.

I am particularly concerned about the land on Crider Rd. We live in Hidden Oaks. I am worried about bright lights there, loud patrons and increased traffic decreasing my property value. We enjoy the large lots, lots of mature trees and wildlife here. It's part of what brought us to this township. Thank you for the chance to voice our concerns!

I favor responsible development that does not result in overcrowding & traffic and supports the tax base.

I have lived here my entire life in Adams Twp and I feel there have been a lot of changes from the rural character and they are not positive changes.

I like the small town feel. Please stop developing so much. It's a great place to raise kids.

I love the rural feel of Adams and it's the reason I moved here. I'm sad to see development next to the park, but I guess it's privately owned land and the

owners have the right to make that choice.

I think Adams Township is a good place to live but it is at risk of becoming too crowded, both commercially and residentially.

Leet all the areas that are commercial continue to grow with more areas being commercial. Brings more money & people to the area to help it progress.

Moved here in 1990 – very different area today. Hopefully not headed to Cranberry, East. Maintain the sleepy rural community feel.

Need to explore commercial businesses that bring tax revenue into the township.

Preserve as much of the landscape as possible while building, PLEASE!

Sad to see the country atmosphere diminishing. Deer and (illegible) disappearing. Bought here for a country life. We will leave if it continues.

The 228 area need more businesses but other areas should maintain the rural country setting. We do not want Cranberry with no country any more.

The Township has become overdeveloped.

To much development has destroyed the beauty of this area. It is very sad what has happened to this Township.

Township does a good job generally & responded to issues. Major concern @ our location is creeping commercial zoning. Please, please stop commercial zoning moving UP MYOMA & MARS-CRIDER! 228 fine, project behind there.

We do not want to live in Cranberry Twp. We want peace & quiet. Please do not turn Adams Twp. into a retail circus! Thank you for taking the time to survey.

We love living in Adams twp. but the congestion on 228 from Franklin Rd → North needs address. Especially with North Catholic High School & other planned developments.

Would be nice to see land/property for sale not being developed by builders such as Ryan Homes, S&A Homes, Heartland Homes, etc. in an affordable price range (priced less than $400,000).

Grid B2

A wonderful area. We need to keep it this way. Minimize development.

Adams township is growing too quickly! We need to conserve it's nature & wildlife. This was an important reason for moving here for us. We also like the schools.

Adams Township should first and foremost upgrade its infrastructure (roads, storm sewers, water, sewage, telecommunications)

Getting to crowded – Roads & etc. not able to handle population – to many new housing developments!

Growth of housing needs to slow down

Hope it doesn't turn into another Cranberry!

I don't like to see any more building up of green areas. The reason we moved here is b/c we like the Twp. the way it is.

I like the industrial feel mixed with residential in Mars. Big housing plans are ugly.

I like the preservation of open space. I don't want Adams Twp. to be a mess like Cranberry Twp.

I love the rural aspect of Adams which is why I want to move. The area where I live has become more commercial over the years. My property is listed as commercial property and this area should be the commercial development area.

I moved here because of Cobblestone Village. I like the rural & small town atmosphere – I have a grandchild in the Mars School District. The smaller size of the district was a draw for her family.

I moved here in 19070 to get away from the suburbs – not I feel like I'm back in one.

I would not like to see Adams Twp overdeveloped.

Important not to let the area become another Monroeville! Don't over build commercial and make the roads congested.

It would be nice to make the town of Mars more appealing. It has great potential

Keep development at a minimum!

Maintain the Townships rural character.

Plan ahead. Learn from Cranberry – they have done things very well.

Please do not allow a Cranberry-style development to occur. The rural character of Adams Twp. is relaxing and one of the mean reasons we chose to move here!

Tax rates don't hurt either!

Please don't over populate.

Please keep the rural, agricultural and open spaces that we love. We do not want to be another Cranberry Twp.

Really feel that the area is becoming over-developed with little to offer recreationally or entertainment. Hate suburban feel that it is turning into. Strip mall is not what we moved out here for.

Supervisors should remember that most of us who have lived in the township for years & years do not want a lot of growth. We love our land & are tired of all the new housing plans and traffic. Don't assume everyone wants things to change. We are losing our reason for living here, quiet and peace. Even the park has changed that area due to traffic & noise (loud speakers)

The challenges ahead for Adams township are maintaining a rural setting and not becoming the next Cranberry

There are too many housing plans not requiring adequate property to maintain the rural setting.

This is a wonderful place to live and raise a family. Please don't change it too much with development.

Too many people, not rural anymore (dislike)

Too much building and development going on now!

Too much commercial & residential development. Loosing its character.

Urban sprawl; housing developments should not be permitted by Twp. Supervisors. Rural/farmland should be preserved!

We don't need more stores & more traffic & congestion. That ruins the quality of living.

We really like Rural Characteristics of Adams Twp & don't want it to become over developed. Thank you for considering opinions of residents.

When Check Betters "Blew Away" your zoning, 228 area (illegible) with apparently little regard to residences slightly beyond the new ½ mile setback. Don't let that happen to the balance of Twp., please.

Would like to see more business before more housing – would bring tax revenues without additional people to support → good for school & its current students.

No Grid Marked

Adams twp is a beautiful place to live. We have everything we need! No more building.

Concerned about the rapid development. We are losing the rural character that attracted me. I bought an old house.

I like living here, but I am concerned about amount of commercial development along 228.

Let's not become Cranberry Township. Thanks!

Property Maintenance

Grid A1

I have lived in the community since I was in High School. Maintain the country setting, but please make propertys clean. Our neighbors need to clean up their yard. We live on a private drive & their yard is the first house everyone sees coming to visit. It is awful. We live on Brown Lane.

Must find ways to eliminate unused properties.

Grid A2

No comments

Grid B1

When are you going to address the issue of trash cans left in view of public roads? It makes our community look trashy

Grid B2

Clean up the township of horders

Some commercial buildings are in poor repair or just plain ugly. Also junked cars should be removed.

The green spaces and undeveloped lots need to be maintained in the housing areas & the road sides. I'm ashamed that the owners of vacant lots are not taking care of them. They should be fined.

The house on the corner of Denny Rd& Ridge Rd. should never been allowed to be built by Franks. It is an eye-sewer. The Franks liked to us about the use of the property. Township should make the Frank's maintain the property.

No Grid Marked

No comments

Recreation

Grid A1

Get the citizens moving! More trails, more bike & ski paths more sidewalks

I would like to see more recreational programs available for kids – Summer Rec program especially. Other districts offer much more opportunity for kids involvement.

More parks and recreation are needed. Would be nice to have a municipal center like Cranberry Twp. or Pine Twp. has. Definetly need more soccer fields, baseball + football for the kids.

Need more sports fields for youth teams. Mars Borough field is in terrible shape.

Grid A2

A community pool would be welcomed by many homeowners who don't reside in a planned community & no more baseball fields.

Adams Twp is a good area to live but need more for children & senior citizens

Great Township! Expand the walking trails at the park.

*I would like to see at least 1 Lacrosse field in the park and also some more community programs for fitness. ? * Also would like trails for walking and biking from park to different quadrants in twp.*

I would like to see a pool added to the park and more trees planted.

Need Equestrian Center in the Community Park. We spend big $ on all other sports soccer/baseball etc…A place to ride would be nice.

Need recreational facility like Pine Twp. with indoor walking area

Our beautiful park NEEDS horse trails. I've kept saying this but nothing happens. There is plenty of room to have trails through the park for a 2 hr ride, plus parking is more than adequate!

We need a dog park and a community center

Would love to see public lighted tennis courts at the park.

Grid B1

Build a park with hiking trails

Given the population of young children and the growth of soccer: lacrosse, it's <u>astonishing</u> that the township provides <u>no</u> rectangular fields. The Township has ignored this need due to private fields at Treesdale and Mars Youth Home.

I love Adams township and would enjoy seeing a community center established here as they have in Hampton & Pine Township

I love everything about this area. <u>Other</u> than not

having a community center or large gym available close by. The two closest are YMCA in Cranberry (too many lights & traffic to get there) and LA Fitness off Hwy 19. Need something more local.

I would like to see a community center built with a wide variety of activities at reasonable prices.

It would be nice to have better facilities or activities for young people to do.

love to have more walking trails, etc.

Need community pool similar to Cranberry; offer summer camps for kids

Need more sports fields! Community is growing too fast for schools.

Please put out referendum to discuss having a pool needed in a community this large.

Strides have been made to improve Adams Park but still in need of fields such as soccer, baseball

There is a definite need for more ball fields for youth/teenagers. Need Baseball, soccer, basketball etc.

We love Adams just wish there were more community activities/facilities like Cranberry & Pine have. Community Day with fireworks is so enjoyable!

We need baseball fields.

We need more fields and a community center like Pine Township!

We need more fields for sports activities

We would love to see a community center with a pool & a park

Would like an area close by where my Golden Retriever can run off leash.

Would like to see more $ attention given to the massively expanding youth population i.e. kids, parks, ballfields, lighted nighttime options, etc.

Would love to see a recreational space including a rink.

Grid B2

**a pool would be nice!!*

A community pool at Adams Park would be great. Mars pool is outdated.

Adams needs a public pool at the Park & a gym like Hampton twp.

An indoor playground is needed for the winter months especially now that Lilliput is closed.

Cheaper rental on Adams Twp. shelters

Community Center/Pool/Soccer fields

I believe that our park needs to have a lot more for our children. The baseball, soccer fields are becoming to many. Children from Adams twp. have nothing but a small playground to hot in the summer to enjoy.

In-door basketball court with reasonable usage fees.

More rectangular fields needed to support the growing soccer & lacrosse programs.

Need more rectangular field (lacrosse/soccer)

Our sled riding hills in Adams Parks were leveled. Please mow behind the municipal building and allow sledding there or somewhere close by. Thank you!

Pine Town Center is a nice mix of housing and retail – Pine's Park and Community Center is also a model that I would like in Adams. I did a survey like this 5 years ago and haven't seen the results of that yet, like a community pool at Adams Park.

Really need a dedicated Little League Complex with lights, concessions, batting cages, etc. like Cranberry Township.

Township needs a community public swimming pool

We do not need an amphitheater in Adams Township Park – Ridiculous

We like what you are doing with the Twsp Park….Keep it Going!

We love Adams Township. Wish there was a community center and activities like Cranberry. Thank you!

What is needed most is a community pool!

No Grid Marked

A community center is a wonderful place for families. A combined library + community center is nice. A workout facility for local residents in the Comm. Ctr would also be nice. Avon Lake, Ohio has a great

library/comm. ctr. Classes for kids music, workouts, playgroups could be offered. A nice place to walk indoors also. Many young and older families & residents could benefit greatly from this. I also think our parks and rec. areas could be much improved.

I would like to see a public pool if it did not raise taxes

Parks need updated, more fields for children

TAXES

GRID A1

1.) no taxes raised 2.) improvements made but only w/out raise in taxes

Please keep real estate taxes low

GRID A2

lower the taxes and quit worrying what to spend more money on.

School taxes too HIGH

GRID B1

I chose Adams Township in 1999 due to low taxes even though its not convenient to 79. However, taxes seem to increase w/o any additional service. I tell people looking to move here there are no real benefits. Politicians don't get it →taxes going up, too much bloat & poor services. Wake up.

I'd be a proponent of further commercial development if these businesses could carry some of the tax burden

Is it true that Butler County has not reassessed properties for over 40 years? One would have to have his/her head in the sand not to know there are serious inequities with the property tax system now.

Keep taxes low. Do not try to be Pine Twp.

Keep taxes/spending low. If certain groups want a community center let them raise funds, buy the land and maintain it. Keep government to basic services.

Lower school/property taxes

Please keep out taxes reasonable.

GRID B2

Great place to live! Keep taxs in check

Loved Treesdale & wanted to be in Butler County for TAX Benefit. Had a "No" Allegheny Rule!

Please keep school taxes to an absolute minimum! I/We are former Allegheny County residents who moved to Adams Township mainly due to the substantially lower property taxes. Please keep government – run, unionized services at an absolute minimum! Thank You.

We pay enough in taxes!

NO GRID MARKED

No comments

TRANSPORTATION AND TRAFFIC

GRID A1

Existing roads not adequate for new housing developments

I am very concerned with the growing number of businesses & housing developments and no apparent concern for the huge traffic these are generating on Rt 228. You cannot keep building and not expect to widen the roads so it doesn't take us 30-45 mins to go 3 miles

If housing & retail are planned, Rt. 228 needs improvement.

Speeding on Myoma Rd is frightening at times. I worry for my teenage children driving on our street. They never were allowed to ride their bikes because of how fast people drive on the street.

The traffic on 228 is terrible. Something needs to be done to set better flow.

We live in Adams Ridge getting in and out of here has been an on going concern of ours and it is making us considering selling our house. It is difficult to get out of here in the morning. There is know other road for us to use and there is know way for us to know when traffic is held up by accidents or road construction. There is no reason for me to have a leave my house 45 minutes in advance to get up to the school. I think you should have a computerized sign near here like on 279 to tell us if there is a traffic problem so we maybe have a change to take a side road and not have to sit there in traffic.

We need a plan for Route 228. This is the single biggest problem in our community!

Widen Rt. 228!!

Grid A2

Lower Three Degree needs drainage control. Greatest concern in winter months when ice forms across the roads.

Most of the roads are in poor shape, and as Adams grows they will only get worse.

Please rebuild 228 with more lanes!

Roads are in need of improvement, ruts on Valencia Rd have been a problem for years.

Traffic congestion on Rt. 228

We'd like the Valencia road to be fixed in winter will be dangerous to drive on it.

Grid B1

→ 228! → traffic

228 needs to be 4 lanes from Cranberry to Route 8

228 needs widened

228 needs widened if we are ever going to expand N-E towards Rt. 8. We are way too congested –traffic is a nightmare.

228 needs widened. It is becoming a nightmare to drive.

228 traffic a mess twice a day!!

228 traffic sucks

Adams Ridge area needs another exit. Traffic out and onto 228 could be lessened by extending Hespenheide to meet Dean which would give easy access to Red Belt.

Adams Twp is a great place to live. 228 congestion is the only real negative

Although I would like more retail shopping traffic on 228 & Freedom Road is of major concern. Commercial & retail dev. Is essential to the continued success of Cranberry, but our roads can not accommodate the added traffic. Thank you!

Area is growing too fast for current road structure. 228 is getting out of control.

Concurred reference to improved traffic control related to speeding & other aggressive driving infringements

Expand Route 228 to 4 lanes from Rt. 8 to Cranberry Twp. More businesses along Rt. 228 would be a positive, but the road must expand 1st.

Expansion of 228 & the growing traffic.

Fix 228 – Traffic congested – really bad during rush hour!

fix back roads. Brickyard Rd. Hutchman Road drainage _ no berm or sidewalk

Generally good area except for traffic on Rte 228.

Housing Developments need 2nd & 3rd ingress and egress – Trapped in Adams Ridge with a bleeding dog due to accident on Adams Ridge Blvd. Dog Died.

I lived here 6 ½ yr. and have enjoyed the area. But stop talking about improving Rte 228 & get started upgrading it!

Improve 228!! Any way possible!! It's a parking lot!!

Improve and widen Route 228. #1 – Limit heavy truck traffic on 228. Re-adjust traffic lights on 228 for

easier and longer access.

In my opinion, 228 road widening should be the top priority.

It would be great if truck engine braking was prohibited on 228.

Love area. Traffic density on 228 is only big issue.

Mars Main St. should be one way. The St. is too narrow for 2 way traffic. This should be changed.

Mars-Crider Road Bridge (near Springfield Grill) is a very worst design. Not safe for school bus. Lot of Deadly Accidents. Need to be demolished and straightened.

My biggest complaint is the allowance of passing on the shoulder of 228. Its Dangerous! & not enforced.

My family is being squeezed from the traffic along 228. We wish a road project would go forward so we could make some (illegible). The traffic noise is unbearable to the point we will be forced to move.

Need more control of speeder on Route 228 & better timing of lights.

*Need to improve 228 Traffic make it 4 lanes, extreme traffic (*illegible*)*

Need to manage traffic levels.

need to widen 228 (not sure of plans already underway)

Need to widen 228!

Need to widen 228.

Need to widen Rt 228!

Need traffic control & lights. Need red light at Beaver St. Ext. + Rt 228. Very dangerous intersection.

Our area has developed too fast. Rt 228 has become intrusive. Area residents have to wait for long lines of traffic to pass just to get onto 228. Myoma Rd traffic has become way too heavy- I sometime have to wait to get out of my driveway.

Please address Rt 228! Congestion will get worse!!!

Please do something about 228. too many people live here for a 2 lane hwy.

Please do your best to improve Rt 228. Thanks!

Please fix 228!! Stop building & fix the roads!!!!

Pretty happy about living in Adams Twp. If anything I would widen road 228 for better access.

Push, push and push some more to solve the mess that 228 is through the Township. Semis use it 24 hrs a day because of turnpike fees. Commuters clog it up morning & evenings. Make it happen!! (it = improvement – not just paving!!!)

Route 228 is a mess re: Traffic – Something needs to be done

Rte. 228 needs to be widened BEFORE it is further commercial development

Stop paving roads unnessarily. Spend it on the ones that need it or lower taxes.

The area needs an improvement to Route 228, which is long over due.

The main negative in Adams Twp is the traffic on Route 228! Something must be done soon to solve this problem!

There must be something done to alleviate Rt 228 congestion. As Township grows this will be a big nuisance.

Traffic speed is an issue in our plan. I would like to see changes in the township to allow for speed humps in housing plans.

Way to much traffic and to many accidents on Rt 228!!

We are going to have a major accident if we do not stop parking on 4 Lakes Drive by cars and lawn maint. Trucks & Trailer. They park on (illegible)*and curve, most time both, with no visability to get around. It also is a nuisance.*

We have lived here only 1 year but are highly satisified. There is a lot of room for development as long as traffic is able to be "controlled." We feel that current traffic is manageable & most drivers are courteous. Too many people may change that.

we love it here…only negative Fix Rt 228 The Road is a Mess

We need 3-lanes on 228 for Center Lane as turning. So traffic can move more consistant – (Route 19 to or Past Route 8)

We need roads 228 needs to be addressed?

We need to get going on 228. Especially with H.S. coming in.

We will need a 2nd exit out of Adams Ridge & need police assistance to slow down speeders on Kaufman Run Blvd.

Widen 228

Widen 228.

Without 228 expansion NO MORE development should be done along the corridor!!

Would love to see an additional access to Adams Ridge Dev./Traffic is bad – often must wait thru several lights just to get out of development. If there were ever an emergency evacuation there is no way we could get out.

Grid B2

228 issues/traffic management are a vital concern and should be a top priority

228 traffic is terrible & needs to be addressed before future growth

As a resident and a parent to 4 children, this poses a huge problem. Everything else should take a back seat. This is/will affect the area not to the positive.

Attention needs to be given to 228. tons of new development yet nothing has been done to accommodate the increased traffic

Careful with development 228 cannot handle any more traffic ☹

Do not feel that continuing development along the Rte 228 is advisable without addressing the current congested traffic conditions.

Do something about 228.

Even though most of 228 is not in Adams clearing from Rt 19 to Rt 8 needs 4 lanes!!

Fix 228 please

I hate the traffic on 228.

Leaving high school when school is over is a mess. need someone to direct traffic

Love the area since we moved here 2008. Biggest issue: 228

Mars would particularly benefit from a road redesign

My biggest concern is the amount of traffic on 228 and the noise generated by it. Trying to reduce the noise should be a goal of the township.

Please do something about poor unpaved roads & widen Route 228 even if it means raising taxes. Bing in a Sheetz or Get Go to increase tax base to improve roads. Thank you!

Please work toward widening 228. It is only getting worse with more houses being built.

Poor road maintenance in Winter . Weather is unsafe and leads to school delays/closings

Route 228 traffic congestion in our area is a worsening problem with each passing year. Existing road is inadequate with little in the way of existing options around it. We are stuck!

Rt 228 for capacity improvements, upgrade & increase alternate routes

Rt. 228 needs 4 lanes – Three Degree needs milled & paved

Rte 228 is a nightmare & a danger for all. Need alternate or improved way to get from I-79 to Rte 8. Stop the residential development until this issue is solved.

They didn't think when Rt 228 was built & options available at the time now look what we face.

Three Degree Road (from Mars H.S. – South) needs widened so bikers & walkers don't get hit.

Three Degree Road south of Mars High School is a disgrace & is a safety concern. Needs resurfacing & curbing.

Traffic congestion on PA Route 228 needs remedied. Big negative to development.

When will 228 be wider The traffic with trucks is terrible!

No Grid Marked

Expansion of 228 needs to be top priority

Make 2 lane highway on Rt. 228 – too much single lane traffic

FOCUS GROUP EXERCISE, JUNE 2011

Focus Group Number 1	
Attributes, Assets, Strengths	**Deficiencies, Needs, Weaknesses**
1. Adams Park – Creation/Additions	1. Adams Park – Utilization & Components & Usage
2. Rural Character	2. Inconsistency between Committees & B.O.S.
3. Road Department – Maintenance/Repair	3. Use of Impact Fee Funds – Where are Funds, Projects
4. Low Taxes & Quality Schools	4. Architectural Review of Proposed Bldgs or Additions
5. Township Administration, Police, Fire	5. Cultural Deficiency – Need More Exposure to Culture

Focus Group Number 2	
Attributes, Assets, Strengths	**Deficiencies, Needs, Weaknesses**
1. Rural Characteristics	1. We are a short cut – Butler to Pitt
2. Quality of Development	2. Rt. 228 Corridor
3. Proximity to Metro Activities	3. Parks/Recreation
4. School/Education System	4. Business Development
5. Small Community Aspect	5. Pro-Active Communications
Comments: Good Community	

Focus Group Number 3	
Attributes, Assets, Strengths	**Deficiencies, Needs, Weaknesses**
1. Quality of Life	1. Traffic
2. Rural Characteristics	2. Industrial Wasteland
3. Schools	3. Lack Low End Residential/Value Priced Homes
4. Parks/Open Space	4. Condition of State Roads/Lack of Funding
5. High End Development	5. Lack of cooperation between Water/Sewer/Township

Focus Group Number 4	
Attributes, Assets, Strengths	**Deficiencies, Needs, Weaknesses**
1. Township Park, Sportsman Club	1. Walkability and Access to and from Residence
2. Planning Commission/Zoning Control	2. Development of 228 Roads Widening.
3. Proximity to Other Municipalities	3. Community Interaction/Township to Assist
4. School District in Close Proximity	4. Need to Control Congestion/Traffic
5. Opportunities for Smart Growth	5. AG Security
Comment: Make 228 Corridor the major business district, keeping the other areas of Township for residential and farm usage	

SUMMARY OF SNOWBALL SURVEY RESPONSES

In conjunction with the community survey distributed in December of 2011, members of the Comprehensive Plan Steering Committee interviewed neighbors, employees and owners of Township businesses, local public and private agency representatives, and property owners to provide supplemental responses to the broader community survey topics. These more nuanced survey responses provide additional insight into issues of concern, Township assets and deficiencies, and suggestions for improving day to day living in the community.

Certain themes emerged from the results of the snowball survey which reinforce the broader support for pursuing opportunities and preserving certain characteristics of the Township's growth management efforts. The development of small businesses and specialty retail stores have resulted in descriptions of growth trends in the SR 228 corridor as "destination sites" with "main street appeal." The clear preference for supplemental commercial development is restaurants. There were eight (8) areas provided to respondents for input and aside from restaurants (and other retail businesses), recreation and entertainment opportunities were generally supported.

Neighborhood safety emerged as an area needing improvement, however the great majority of respondents agreed that day to day living in Adams Township had improved in the last ten (10) years, and that period included the significant recession between 2008 and 2010.

Attitudes toward existing development trends produced mixed responses with a slight majority of respondents favoring residential development over job growth. However, in response to a related question regarding the costs of municipal service delivery, a greater majority disagreed with the predominantly rural residential trend if it meant increased property taxes. This is an issue requiring discussion and the implementation of a balanced approach to land use. The great majority of respondents to this snowball survey agreed that Township neighborhoods offered a sense of community to residents, and further, if the preferred businesses and retail shops were developed, all respondents said they would avail themselves of local products and services rather than travel to other areas.

A tabulation of the snowball survey with response options follows:

1. Adams Township should encourage more job growth and less residential development.

Yes – 9 To help with taxes	No – 11	Not Sure - 3

2. Adams Township neighborhoods offer a sense of community to residents.

Agree – 16	Disagree - 2	Not Sure – 5

3. Which of the following nonresidential land uses should Adams Township encourage? Check two.

Small business & retail - 14	Entertainment/Recreation - 9
Light industry - 3	Senior Care - 5
Professional/General Offices - 10	Advanced Technology - 2

4. What services or businesses are most needed now or in the future for the Township's residents?

- Better Restaurants and retail stores
- Card Shop
- Dept Store, Nice Restaurants, the food stores should have been in Adams twp!
- Dining/Retail
- Fast Food
- Fast food restaurant in or very near Mars & schools
- Gas Station – Restaurants
- Medical Services, Entertainment Type Services
- More restaurants
- Police department that actually tickets unsafe drivers on our rural roads. There is more to the township than the school district and route 228
- Proactive police department, better gas station, auto parts store
- Restaurants
- Restaurants/Fast Food
- Retail
- Retail shops or restaurants, more upscale
- Schools should be off the main Hwy. No school zone on main route, to eliminate traffic from using back roads to get around school back up
- Theater and Arts, shoe stores, dress shops

5. Check the two areas that you feel improved services would make Adams Township a better place to live.

Neighborhood Safety - 11	More affordable housing - 3
Education - 3	Emergency Services - 6
Recreation - 14	Public Transportation - 5
Other:	Fix the 228 mess, especially at the schools
	Rec for seniors, safety for local roads which are sometimes used as racetracks; takes far to long to wait for an ambulance
	Better parks and rec
	Roads (228)

6. I would be more likely to spend money at local shops than travel to commercial areas in other communities, if products and services were available in Adams Township.

Agree - 23	Disagree - 0	Not Sure - 0

7. Generally, day to day living in Adams Township has improved in the last ten years.

Yes - 17	No - 4	Not Sure - 2

8. Keeping Adams Township predominantly a rural residential community may mean increased property taxes to support local services.

Support the approach - 8	Disagree with approach - 13	Undecided - 2

Adams Township

Butler County, PA

COMPREHENSIVE DEVELOPMENT PLAN

Part 12

Implementation Plan

IMPLEMENTATION PLAN

BACKGROUND

Adams Township has continued to attract both residential and commercial development through the worst recession since World War II. American Community Survey (United States Census Bureau) statistics indicate a population increase between 2000 and 2010 of 72%, or a gain of 4,878 persons, approximately 488 persons annually. In addition, the number of housing units increased by nearly 83% between 2000 and 2010, from 2,544 units to 4,648 units. The continued demand for predominantly single-family detached dwellings and several proposed multi-family developments planned for 2013 and later will provide potential home buyers with housing options well into the current decade.

Specialty retail commercial businesses have also continued to develop on multiple-use sites in the SR 228 corridor and responses to the community survey distributed in early 2012, indicated support for this category of land use as well as for a variety of restaurants and general retail establishments. The broad market demand for the mix of development being attracted to Adams Township requires the implementation of growth management policies which are both flexible and inclusive. Of principal concern to Township residents, is the preservation of the rural character of the Township and the retention of property values. These overriding community objectives dictate the parameters of more focused planning initiatives and provide a context for policy guidelines as well as strategic actions.

At this point in the Township's history as it transitions to a more suburban community with identifiable neighborhoods and a main street (SR 228), the task is to identify community goals which address concerns regarding the impacts of rapid growth while recognizing the preferences expressed by property and business owners in their response to the community survey. Based on comments received, while there are always initiatives available to Township officials to improve on service delivery, development monitoring and the mitigation of negative impacts (or threats) associated with continuing growth, the overall tenor of the survey Reponses was positive. This indicates that the Township is managing land use in a way that supports socio-economic stability.

The community goals and objectives included in this work element include both policy guidelines and strategic actions designed to protect private and public assets while accommodating continued residential and commercial growth. Responsible governance has

provided a balanced approach to new development opportunities while preserving the characteristics supported by most Township residents. Priorities have been assigned to these goals and objectives based on an implementation schedule. High priority goals (H) are expected to be addressed within three (3) years of plan adoption, while moderate priority goals (M) are projected for implementation by year six (6) and low priority goals (L) or continuing priority goals, by year ten (10).

While broader goals and accompanying objectives are intuitively more flexible, local events, opportunities or enforcement deficiencies may necessitate a reordering of priorities to further the best interests of the Township. Adjustments can be initiated by the Board of Supervisors or by the Planning Commission when staff brings certain situations to both group's attention. Community planning is an ongoing process requiring citizen input and the consideration of available options to address weaknesses and emphasize strengths. An updated Comprehensive Plan document which includes work products identified in Section 301 of Article III of the Pennsylvania Municipalities Planning Code is the continuation of a community's efforts to attract quality sustainable development and meet the needs of its property and business owners.

Based on input and the discussion of issues at public work sessions over a period of more than a year and a half, and a review and discussion of responses to a community-wide survey, which logged responses by grid location, and a focus group survey, the following community goals and objectives have resulted:

LAND USE

H	Policy Goal:	Continue to support a wide variety of commercial, personal and professional service and recreation and entertainment uses in the SR 228 corridor.
H	Strategic Goal:	Review and consider revisions to the Township zoning regulations to consolidate overlay district designations.
H	Strategic Goal:	Review and discuss the mix of permitted and discretionary uses provided for in each consolidated overlay district designation.
H	Strategic Goal:	Prepare revisions to approval and site design standards on land abutting the SR 228 right-of-way for preferred development.
M	Policy Goal:	Continue to guide residential development into areas with access to public water and sanitary sewerage systems.
M	Policy Goal:	Encourage the use of moderate density development models with pedestrian oriented open space and a mix of neighborhood scale

commercial and service uses.

M Strategic Goal: Provide review and approval procedures to expedite mixed-use development models in certain core zoning districts.

L Policy Goal: Preserve the northeastern quadrant as a rural resource area.

H Strategic Goal: Prepare a mixed-use commerce park land-use category for consideration within the SR 228 corridor.

COMMUNITY FACILITIES

M Policy Goal: Monitor residential development infill trends and densities for consideration of future park land acquisition south of the SR 228 corridor.

M Strategic Goal: Implement the recommendations of the 2008 Parks, Recreation, Open Space and Trails Plan.

M Policy Goal: Support the introduction of public utilities in residential growth areas where private wells are unable to produce adequate water volumes.

L Policy Goal: Expand the use of the Township Municipal Building for a variety of public and private events.

TRANSPORTATION AND CIRCULATION

H Strategic Goal: Consider zoning map amendments to support the addition of developable land to accommodate transportation oriented development at key intersections in the SR 228 corridor.

H Policy Goal: Continue to encourage the location of high trip-generating land uses within the SR 228 corridor as redevelopment opportunities arise.

H Policy Goal: Emphasize the benefits of linking segments of parallel access roadways off-line in the SR 228 corridor.

H Policy Goal: Monitor the transportation impact fee program for future funding opportunities in partnership with PennDOT projects for capacity improvements at key intersections in the SR 228 corridor.

M Policy Goal: Investigate the need to delineate weight-restricted roadways to accommodate trips generated by shale gas drilling.

M Policy Goal: Support vehicular and pedestrian connectivity as residential development expands into rural areas.

L Policy Goal: Discuss potential development opportunities adjacent to publicly and

privately owned airstrips.

HOUSING

H	Strategic Goal:	Review current subdivision and land development standards for provision of open space and passive recreation opportunities on multi-lot residential sites.
M	Policy Goal:	Encourage the continued development of primarily single-family detached home sites in rural areas of the Township.
M	Strategic Goal:	Prepare an audit of current zoning regulations to determine the feasibility of higher density multi-family uses in areas with adequate infrastructure.

SOCIO-ECONOMIC

H	Strategic Goal:	Coordinate commercial development opportunities with local business association to actively promote job growth.
M	Policy Goal:	Continue to operate local government service delivery with fiscally conservative approach to tax revenues.
M	Strategic Goal:	Consider increasing available land zoned for industrial uses for the location of advanced technology businesses.
L	Policy Goal:	Promote employment opportunities through job-fairs in partnership with adjacent communities and commerce associates

EDUCATION

M	Strategic Goal:	Offer municipal facilities for use as training venues in cooperation with local colleges to facilitate employment in the gas drilling industry.
M	Policy Goal:	Encourage information exchange with private sector interests regarding the socio-economic impacts of Marcellus Shale gas drilling activities on private wells and septic systems.
L	Policy Goal:	Support the introduction of an extractive industry training curriculum in the Mars Area School District.

ENVIRONMENTAL

H	Strategic Goal:	Consider requiring an environmental impact report in conjunction with high-intensity development proposals.
M	Policy Goal:	Continue to support the preservation of open space and surface water

resources during review and approval procedures for land developments.

H Strategic Goal: Reinforce the incorporation of best-management practices including on-lot rain gardens in subdivision and land development regulations.

DEMOGRAPHIC

L Policy Goal: Monitor population characteristics through SPC (Southwestern Pennsylvania Commission) "Cycle" reports and ACS (American Community Survey) estimates to gauge housing and recreation needs as the demographics change.

M Policy Goal: Utilize annual or cyclical reporting agency data to gauge the percentage of householders on fixed income or below poverty level during annual budget preparations.

HISTORICAL

L Strategic Goal: Recognize early settlers and historic places in a future Township newsletter.

SUMMARY

The community goals articulated in this implementation plan can be further refined to reflect responses from survey respondents in quadrants (grids) based on how the community survey was prepared and analyzed (See Chapter 11, Citizen Participation). Achieving a sustainable growth management program which results in a broad tax base and attracts quality development which continues to increase in valuation, is the objective of any local government. Continuing support for the achievement of these goals depends on elected and appointed officials, Township staff and current and future property and business owners whose investments help to improve the quality of life in this thriving community. Effective decision making is the product of information and input and without both, success will be more difficult and temporary.

Adams Township

Butler County, PA

COMPREHENSIVE DEVELOPMENT PLAN

Appendix A

Funding Sources

APPENDIX A

FUNDING SOURCES

State Programs	Purpose	
Act 47	Provides loan and grant funds to financially distressed local governments as well as technical assistance to formulate financial recovery plans.	
Appalachian Regional Commission (ARC)	The OAD is the conduit for resources provided by the federal government's Appalachian Regional Commission (ARC). ARC is a unique partnership composed of the governors of the 13 Appalachian states and a presidential appointee representing the federal government. Grassroots participation is provided through Local Development Districts (LDDs) – multi-county organizations with boards made up of elected officials, businesspeople, and other local leaders.	
Ben Franklin Technology Development Authority (BFTDA) -Technology Development Grant	Grants to help groups or consortia of Pennsylvania companies position themselves at the cutting edge of emerging technologies and establish a competitive advantage through the use of advanced e-business systems.	
Brownfields for Housing Initiative	Grants for affordable housing activities in previously developed areas	
Communities of Opportunity	Variety of community development goals; infrastructure enhancements	
Community Action Team Pre-development Grant to Loan Program	Pre-development grant funds for Pennsylvania's downtowns and core urban neighborhoods to promote opportunities for revitalization and growth through redevelopment.	
Community Development Block Grant (CDBG)	Grants and technical assistance for federal designated municipalities for any type of community development.	DCED
Community Development Block Grant (CDBG)	Grants and technical assistance for federal designated municipalities for any type of community development.	
Community Revitalization	Employment and job training alleviating unemployment and underemployment	
Community Revitalization Program (CRP)	Provides grant funds to support local initiatives that promote community stability and quality of life.	DCED

State Programs	Purpose	
Community Services Block Grant (CSBG)	Federal grant funds to support programs that promote economic self-sufficiency of low-income individuals.	
Core Communities Housing Program	Provides state-funded grants for affordable housing activities in core communities. The initiative funds housing activities eligible under the Housing and Redevelopment Assistance Program for new or rehabilitated housing developments, but only on previously developed sites.	
Early Intervention Program	Provides matching grant funds to assist municipalities experiencing fiscal difficulties to develop comprehensive multi-year financial plans and establish short and long term financial objectives.	
Economic Stimulus Package Technical Assistance	Technical assistance for local governments as part of the Economic Stimulus Package.	DCED
Educational Improvement Tax Credit Program (EITC)	Tax credits to eligible businesses contributing to a Scholarship Organization, an Educational Improvement Organization, and/or a Pre-Kindergarten Scholarship Organization.	
Elm Street	Grant funds for planning, technical assistance and physical improvements to residential and mixed use areas in proximity to central business districts.	DCED
Elm Street Program	Technical assistance and physical improvements to residential and mixed use areas in proximity to central business districts.	
Emergency Responders Resources & Training Program (ERR)	ERRTP funds may be used for emergency responder improvement projects. These projects must demonstrate a benefit to community activities associated with police, fire, ambulance or related public safety services.	DCED
Emergency Shelter Grant (ESG)	Federal grants funding to assist in creating or rehabilitating shelter space for the homeless	
Employment and Community Conservation	For building and property improvements within state-defined Enterprise Zones	
Employment and Community Conservation (ECC)	Grants for employment and training opportunities for the poverty and extreme low-income population.	
Employment and Community Conservation-Supported Work Program (ECC-SWP)	Grants to prepare and assist public assistance recipients to obtain unsubsidized employment and work opportunities	
Enterprise Zone Program	Grants to financially disadvantaged communities for preparing and implementing business development strategies within municipal Enterprise Zones.	DCED
Enterprise Zone Program (New Communities)	Grants for financially disadvantaged communities for preparing and implementing business development strategies within municipal Enterprise Zones	

State Programs	Purpose	
Enterprise Zone Tax Credits	Environmental studies and remediation	
Family Savings Account (FSA)	Grants to designated not-for-profit community service and economic opportunity agencies to establish programs that provide matching funds to a low-income persons own savings.	
Floodplain Land Use Assistance Program	Provides grants and technical assistance to encourage the proper use of land and the management of floodplain lands within Pennsylvania.	DCED
Growing Greener II	Growing Greener II - Main Street and Downtown Redevelopment Grants to municipalities and nonprofits to help a community's downtown redevelopment effort, focusing on the improvement of downtown sites and buildings. The eligible projects may include approaches that assist in business development and/or public improvements in core communities.	DCED
HOME	Federally funded program that provides municipalities with grant and loan assistance as well as technical assistance to expand the supply of decent and affordable housing for low- and very low-income Pennsylvanians.	
Home Ownership Choice Program (HCP)	An initiative of the Pennsylvania Housing Finance Agency (PHFA) to finance new, single-family home construction in blighted areas of the Commonwealth.	
Housing & Redevelopment Assistance	Provides state-funded grants for community revitalization and economic development activities at the local level. The program assists the community in becoming competitive for business retention, expansion and attraction.	DCED
Housing and Redevelopment Assistance Program	Grants for community revitalization and economic development activities that occur on a local level	
Industrial Sites Reuse Program	Infrastructure improvements for development agencies in select areas	
Infrastructure Development Program (IDP)	Greatly reduces or completely eliminates state and local taxes in a designated area	
Keystone Innovation Zone Program (KIZ)	Grant funds to community/university to generate eco-nomic and job growth focused around campuses and property around colleges and universities.	
Keystone Opportunity Zones (KOZ)	Greatly reduces or completely eliminates state and local taxes in a designated area	

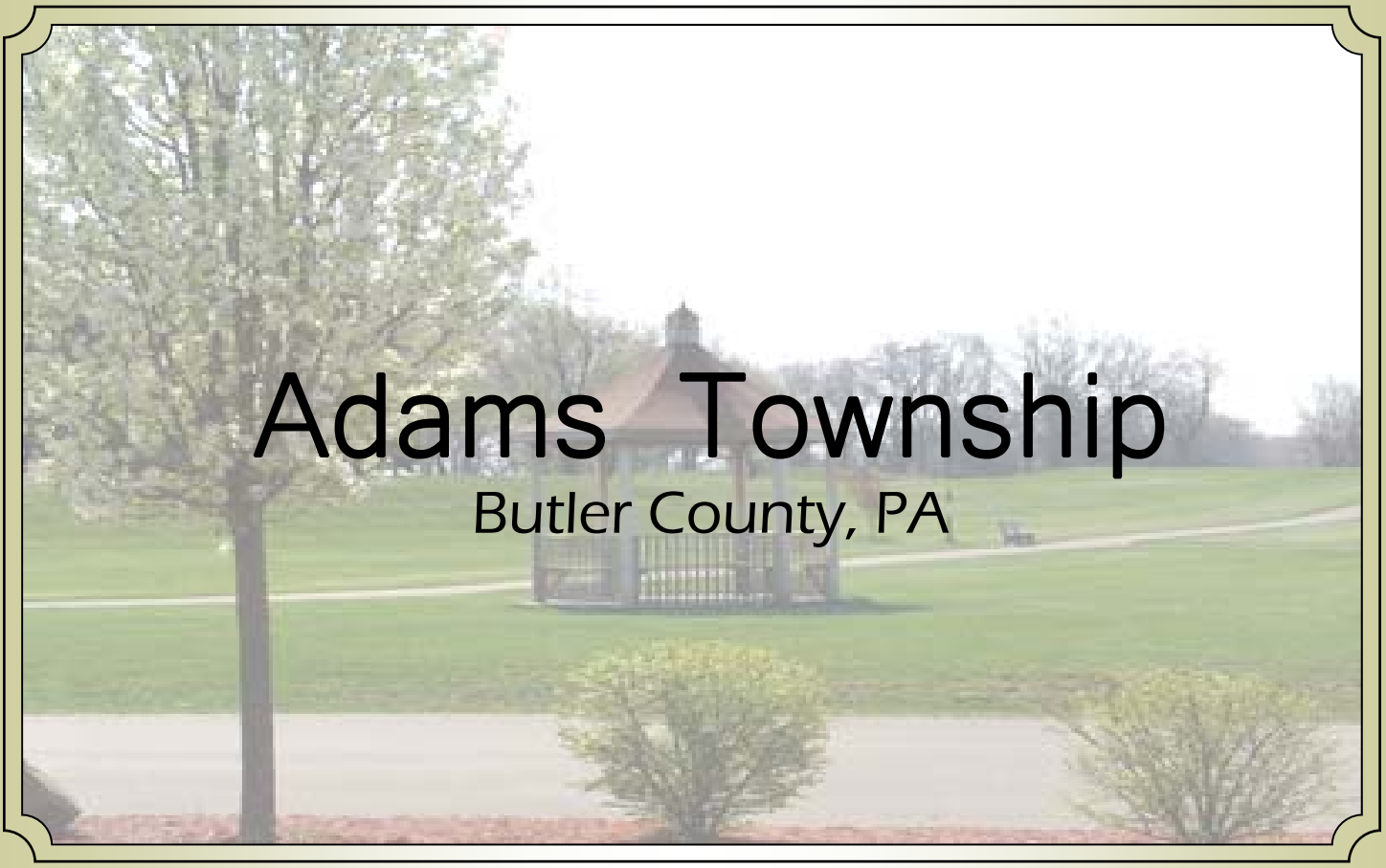
State Programs	Purpose	
Keystone Recreation, Park and Conservation Fund	State grants to improve the physical facilities of public libraries.	
Land Use Planning and Technical Assistance Program (LUPTAP)	Provides grant funds for the preparation of community comprehensive plans and the ordinances to implement them.	
Local Development Districts (LDDs)	Technical assistance to communities, businesses and local governments.	DCED
Local Economic Revitalization Tax Assistance Act (LERTA)	Local municipalities, school districts and counties can offer tax abatements on improvements to property for up to 10 years	
Local Government Capital Project Loan Program (LGCPL)	Low-interest loans to local government for equipment and facility needs.	
Local Government Capital Projects Loan Program	Low-interest loans for construction or improvements to municipal facilities	
Local Municipal Resources & Development Program (LMRDP)	Provides grants for variety of purposes, including: improve existing and/or develop new civic, cultural, recreational, or industrial, infrastructure or other facilities; assist in business expansion, creation, or attraction; promote the creation of jobs or employment opportunities	DCED
Main Street Program	Grants to municipalities to help a community's downtown economic development effort through the establishment of a local organization dedicated to downtown revitalization and the management of downtown revitalization efforts by hiring a full-time professional downtown coordinator	DCED
Main Street Program (New Communities)	Establishes local organization, provides funds for hiring full-time downtown coordinator,	
Neighborhood Assistance Program (NAP)	Tax credit program to encourage businesses to invest in projects which improve distressed areas.	DCED
Neighborhood Assistance, Enterprise Zone Tax Credit (NAP-EZP)	An incentive program that provides tax credits to private companies investing in rehabilitating, expanding, or improving buildings or land located within designated enterprise zones.	DCED
Neighborhood Assistance, Neighborhood Partnership Program (NAP/NPP)	Corporate tax liability credit for businesses that sponsor a neighborhood organization to develop and implement a neighborhood revitalization plan by contributing a substantial amount of cash per year over an extended period of time	DCED
Neighborhood Stabilization Program (NSP)	Grants to communities to address the housing foreclosure crisis created by subprime and other problematic mortgage lending. This program is authorized under the federal Community Development Block Grant (CDBG) Program.	DCED

State Programs	Purpose	
Neighborhood Stabilization Program (NSP)	Grants to communities to address the housing foreclosure crisis created by subprime and other problematic mortgage lending. This program is authorized under the federal Community Development Block Grant (CDBG) Program.	
New Communities Program (includes variety of programs including Main Street Program, Housing and Redevelopment Assistance Program, etc.)	Variety of assistance for business development and improvements in select areas	
Opportunity Grant Program	Grant funds to create or preserve jobs within the Commonwealth.	
Pennsylvania Accessible Housing Program (PAHP)	Provides grants to local entities to carry out home modification programs that will enable low-and moderate-income persons with physical disabilities of all ages to make their home more accessible.	
Pennsylvania Accessible Housing Program (PAHP)	Provides grants to local entities to carry out home modification programs that will enable low-and moderate-income persons with physical disabilities of all ages to make their home more accessible.	
Pennsylvania Base Development Committee	This initiative is designed to assist local defense groups to promote and enhance the military value of over 71,000+ active, reserve, National Guard and Department of Defense positions located on 11 major installations across the Commonwealth.	
Pennsylvania Community Development Bank Loan Program (PCD Bank)	Debt financing for Community Development Financial Institutions (CDFIs).	DCED
Pennsylvania Infrastructure Bank (PIB)	Low-interest loans for the design, engineering, right-of-way and repair, reconstruction and construction of public highways, bridges, public and private airports and railroads and public transportation systems.	DCED
Pennsylvania Infrastructure Investment Authority (Penn Vest)	Low-interest loans to municipalities or authorities for infrastructure improvement programs	
Pennsylvania Infrastructure Investment Authority (PennVEST)	Low-interest loans for design, engineering and construction of publicly and privately owned drinking water distribution and treatment facilities, storm water conveyance and wastewater treatment and collection systems.	
Rail Freight Assistance (RFA)	Grants to build or repair rail lines or spurs.	

State Programs	Purpose	
Regional Police Assistance Grant Program	Grants for two or more municipalities that regionalize police operations	DCED
Section 108 Program	Section 108 enables states and local governments participating in the Community Development Block Grant (CDBG) program to obtain federally guaranteed loans to fund large economic development projects and undertake revitalization activities. Under Pennsylvania's initiative to use Section 108 the loans are guaranteed by the Commonwealth, committing the use of future CDBG funds to pay off the loan in case of default.	
Shared Municipal Services Program (SMSP)	Provides grant funds that promote cooperation among municipalities. Also encourages more efficient and effective delivery of municipal services on a cooperative basis.	DCED
Supported Work Program	Jointly funded by DCED and Department of Public Welfare, program helps public assistance recipients obtain unsubsidized employment and provides work opportunities for post-24 month cash assistance recipients. Provides basic support ser-vices (i.e., transportation and child care)	
Tax Increment Financing (TIF)	Capitalizes tax revenue to be generated by a development in order for the development to be financed	
Tax Increment Financing (TIF) Guarantee Program	Promotes and stimulates the general economic welfare of various regions and communities in the Commonwealth and assists in the development, redevelopment and revitalization of Brownfield and Greenfield sites in accordance with the TIF Act. The program provides credit enhancement for TIF projects to improve market access and lower capital costs through the use of guarantees to issuers of bonds or other indebtedness.	
Tax Increment Financing Guarantee	This enhances credit for a TIF bond issue (see "Local Pro-grams", below), allowing bonds to be sold on more favor-able terms.	
Urban Development Program (UDP)	Provides grants for urban development and improvement projects	DCED

Federal Programs	Purpose
Brownfields Economic Development Initiative (BEDI)	Remediation costs, property acquisition and conveyance
Community Development Block Grants	Grant assistance and technical assistance to aid communities in their community and economic development efforts

Economic Development Administration Grants for Public Works and Economic Development	For economically distressed areas
Economic Development Initiative (EDI)	Can help cover interest and payments on projects paid for with CDBG and Section 108 funds
Section 108 Loan Guarantees	Large-scale projects designed to help low- and moderate-income persons eliminate blight



COMPREHENSIVE DEVELOPMENT PLAN

Appendix B

Census Glossary

This SPC version of the technical documentation has incorporated some notes from a document entitled "Things to Remember About the Census 2000 Sample Housing Data" by Jeanne Woodward at the U.S. Census Bureau; these are in italics. This version also reflects additions and revisions to the technical documentation made by the Census Bureau through August 29, 2002.

Demographic Profile: 2000

issued May 2002

2000 Census of Population and Housing

Technical Documentation

SUBJECT CONTENT

The Demographic Profile contains the 100-percent and sample data. The 100-percent data were asked of all people and about every housing unit. The sample data were asked of a sample of housing units and persons in group quarters (e.g., college dormitories). The Demographic Profile contains 100-percent topics, such as sex, age, race, Hispanic or Latino, household relationship, household type, group quarters population, housing occupancy, and housing tenure. The sample items include sample population topics, such as school enrollment, educational attainment, marital status, grandparents as caregivers, veteran status, disability status of the civilian noninstitutionalized population, residence, nativity and place of birth, region of birth of the foreign born, language spoken at home, ancestry, employment status, commuting to work, occupation, industry, class of worker, income, and poverty status. The sample items also include sample housing topics, such as units in structure, year structure built, rooms, year householder moved into unit, vehicles available, house heating fuel, occupants per room, value, mortgage status and selected monthly owner costs, selected monthly owner costs as a percentage of household income, gross rent, and gross rent as a percentage of household income.

About the Profile

NOTE TO DATA USERS

Note that the numbers given in Table DP-1 (based on 100-percent data) may differ from those in DP-2, DP-3, and DP-4 (based on sample data). For example, the total number of people age 65 and over in Table DP-1 (100-percent count) may not necessarily be the same as the number of people age 65 and over in Table DP-2 (sample estimate).

The Census Bureau *strongly* recommends that data users incorporate the information regarding standard errors into their analyses of data as these errors could be sizable. For any estimate in the Demographic Profiles subject to sampling error, users may calculate a confidence interval to see how likely a range of values generated from the sample results would be to contain the value that would have been obtained based on a census where all people and housing units were enumerated with the census long form.

NOTE TO DATA USERS FROM SPC

The original Census technical documentation has a detailed section about standard errors and confidence intervals which SPC has excluded since it is very technical and not easily understood unless the reader has a strong mathematical background. This section can be obtained from the Census website or from SPC.

SUBJECT DEFINITIONS

Ability to speak English. For people who speak a language other than English at home, the response represents the person's own perception of his or her ability to speak English, from ''very well'' to ''not at all.'' Because census questionnaires are usually completed by one household member, the responses may represent the perception of another household member. (For more information, see ''Language spoken at home.'')

Age. The age classification is based on the age of the person in complete years as of April 1, 2000. The age of the person usually was derived from their date of birth information. Their reported age was used only when date of birth information was unavailable.

All parents in family in labor force. The "parents in family" referred to in this category, which is shown under "EMPLOYMENT STATUS," are parents whose usual residence was the same as that of their own children; such parents are called "resident parents." If a child had only one such parent, then "all parents in family" means "one parent"; if the child had two such parents, then "all parents in family" means "two parents." The category describes an attribute of each own child under 6 and specifies whether the total number of the child's resident parents equals the number of such parents who were in the labor force.

Ancestry. Ancestry refers to a person's ethnic origin or descent, ''roots,'' heritage, or the place of birth of the person or the person's parents or ancestors before their arrival in the United States. The data on ancestry represent self-classification by people according to the ancestry group(s) with which they most closely identify. The ancestry question allowed respondents to report one or more ancestry groups;

however, only the first two responses were coded. The data presented in this product refer to the total number of ancestries reported (up to two) by people living in the area.

Armed Forces. People on active duty with the United States Army, Air Force, Navy, Marine Corps, or Coast Guard. It does not include Armed Forces members stationed abroad in foreign countries.

Average earnings. See ‘‘Mean earnings.’’

Average family size. A measure obtained by dividing the number of people in families by the total number of families (or family householders).

Average household size. A measure obtained by dividing the number of people in households by the total number of households (or householders) since the number of households equals the number of householders.

Average household size of owner-occupied units. A measure obtained by dividing the number of people living in owner-occupied housing units by the total number of owner-occupied housing units.

Average household size of renter-occupied units. A measure obtained by dividing the number of people living in renter-occupied housing units by the total number of renter-occupied housing units.

Average income. See ‘‘Mean income.’’

Average public assistance income. See ‘‘Mean public assistance income.’’

Average retirement income. See ‘‘Mean retirement income.’’

Average Social Security income. See ‘‘Mean social security income.’’

Average Supplemental Security income. See ‘‘Mean supplemental security income.’’

Average travel time to work. See ‘‘Mean travel time to work.’’

Born at sea. In a small number of cases, place of birth was reported as ‘‘At sea,’’ which does not fit into any particular world region. Therefore, the foreign-born universe shown in the ‘‘Region of birth of foreign born’’ section does not match the universe shown for the ‘‘Nativity and place of birth’’ section. (For more information, see ‘‘Foreign born’’ and ‘‘Native.’’)

Child. A child includes a son or daughter by birth, a stepchild, or an adopted child of the householder, regardless of the child’s age or marital status. For more information, see “Own Child.”

Class of worker. The class of worker refers to the same job as the respondent’s industry and occupation, categorizing people according to the type of ownership of the employing organization. Class of worker categories are private wage and salary workers, government workers, self-employed in own incorporated business workers, self-employed in own not incorporated business workers, and unpaid family workers. Private wage and salary workers includes private-for-profit and private not-for-profit employees. Government workers includes local, state, and federal government employees. Self-employed in own incorporated business is included with private wage and salary workers because they are paid employees of their own companies; whereas, self-employed in own not incorporated business includes people who work in their own unincorporated business, profession, or trade, or who operated a farm. Unpaid family workers includes people who work 15 hours or more without pay in a business or on a farm operated by a relative.

Citizenship status. U.S. citizens include people born as citizens and people who acquire citizenship through naturalization. All natives are U.S. citizens at birth. A foreign-born person is classified as either a ‘‘Naturalized citizen’’ or ‘‘Not a citizen.’’ (For more information, see ‘‘Native’’ and ‘‘Foreign born.’’)

Commuting to work. Means of transportation to work refers to the principal mode of travel or type of conveyance that the worker usually used to get from home to work during the reference week. The category ‘‘Car, truck, or van — drove alone’’ includes people who usually drove alone to work, as well as people who were driven to work by someone who then drove back home or to a nonwork destination during the reference week. The category ‘‘Car, truck, or van — carpooled’’ includes workers who reported that two or more people usually rode to work in the vehicle during the reference week. The category ‘‘Public transportation (including taxicab)’’ includes workers who usually used a bus or trolley bus, streetcar or trolley car (publico in Puerto Rico), subway or elevated, railroad, ferryboat, or taxicab during the reference week. The category ‘‘Other means’’ includes workers who used a mode of travel that is not identified separately.

Disability status. People 5 years old and over are considered to have a disability if they have one or more of the following: (a) blindness, deafness, or a severe vision or hearing impairment; (b) a substantial limitation in the ability to perform basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying; (c) difficulty learning, remembering, or concentrating; or (d) difficulty dressing, bathing, or getting around inside the home. In addition to the above criteria, people 16 years old and over are considered to have a disability if they have difficulty going outside the home alone to shop or visit a doctor’s office, and people 16-64 years old are considered to have a disability if they have difficulty working at a job or business.

Earnings. Earnings is defined as the sum of wage and salary income and net income from self-employment. Earnings represent the amount of income received regularly before deductions for personal income taxes, social security, bond purchases, union dues, medicare deductions, etc.

Educational attainment. Educational attainment is the highest degree or level of school completed. The category ‘‘Associate degree’’ includes people whose highest degree is an associate degree, which generally requires two years of college level work and is either in an occupational program that prepares them for a specific occupation, or an academic program primarily in the arts and sciences. The course

work may or may not be transferable to a bachelor's degree. Master's degrees include the traditional MA and MS degrees and field-specific degrees, such as MSW, MEd, MBA, MLS, and MEng. Some examples of professional degrees include medicine, dentistry, chiropractic, optometry, osteopathic medicine, pharmacy, podiatry, veterinary medicine, law, and theology. Vocational and technical training, such as that in barber school; business, trade, technical, and vocational schools; or other training for a specific trade are specifically excluded.

Employed. All civilians 16 years old and over who are either (1) ''at work'' - those who did any work at all during the reference week as paid employees, worked in their own business or profession, worked on their own farm, or worked 15 hours or more as unpaid workers on a family farm or in a family business or (2) are ''with a job, but not at work'' - those who did not work during the reference week, but had jobs or businesses from which they were temporarily absent. Excluded from the employed are people whose only activity consisted of work around their own house (painting, repairing, or own home housework) or unpaid volunteer work for religious, charitable, and similar organizations. Also excluded are people on active duty in the U.S. Armed Forces. The reference week is the full calendar week preceding the date on which the respondent completed the questionnaire or was interviewed by enumerators. (For more information, see ''Labor force'' and ''Unemployed.'')

Employment status, "Own children under 6 years" category. The universe for this category is own children under 6 years old (see definition of "own child"). The tabulation describes the distribution of own children under 6 years by whether their residents were in the labor force. (For more information, see "All parents in family in labor force.")

Family household (family). A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Female householder, no husband present. A female maintaining a household with no husband of the householder present.

Foreign born. The foreign-born population includes all people who are not U.S. citizens at birth. (For more information, see ''Native'' and ''Born at sea.'')

Full-time, year-round workers. This category consists of people 16 years old and over who usually worked 35 hours or more per week for 50 to 52 weeks in 1999.

Grandparents as caregivers. Data were collected on whether a grandchild lives in the household, whether the grandparent has responsibility for the basic needs of the grandchild, and the duration of that responsibility. The data on grandparents as caregivers were derived from answers to questions asked of the population 15 years and over. Because of the very few numbers of people under 30 years being grandparents, data are only shown for people 30 years and over.

Gross rent. Gross rent is monthly contract rent plus the estimated average monthly cost of utilities and fuels, if these are paid by the renter. *Gross rent is shown for specified renter-occupied units. This universe excludes one-family houses on 10 or more acres.* (For more information, see ''Specified renter-occupied units.'')

Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water) and fuels (oil, coal, kerosene, wood, etc.). Gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

Gross rent as a percentage of household income in 1999. A computed ratio of monthly gross rent to monthly household income (total household income in 1999 divided by 12). Units for which no cash rent is paid and units occupied by households that reported no income or a net loss in 1999 comprise the category ''Not computed.'' (For more information, see ''Specified renter-occupied units.'')

Group quarters population. The group quarters population includes all people not living in households. Two general categories of people in group quarters are recognized: (1) the institutionalized population, which includes people under formally authorized, supervised care or custody in institutions at the time of enumeration (such as correctional institutions, nursing homes, and juvenile institutions), and (2) the noninstitutionalized population, which includes all people who live in group quarters other than institutions (such as college dormitories, military quarters, and group homes).

Hispanic or Latino. People who identify with the terms ''Hispanic'' or ''Latino'' are those who classify themselves in one of the specific Hispanic or Latino categories listed on the questionnaire—''Mexican,'' ''Puerto Rican,'' or ''Cuban''—as well as those who indicate that they are ''other Spanish, Hispanic, or Latino.'' Origin can be viewed as the heritage, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the United States. People who identify their origin as Spanish, Hispanic, or Latino may be of any race.

Homeowner vacancy rate. The homeowner vacancy rate is the proportion of the homeowner housing inventory that is vacant for sale. It is computed by dividing the number of vacant units for sale only by the sum of owner-occupied units and vacant units that are for sale only, and then multiplying by 100. (For more information, see ''Vacant housing unit.'')

House heating fuel. The type of fuel used most often to heat the house, apartment, or mobile home.

Household. A household includes all of the people who occupy a housing unit. People not living in households are classified as living in group quarters.

Householder. In most cases, the householder is the person, or one of the people, in whose name the home is owned, being bought, or rented and who is listed as Person 1 on the census questionnaire. If there is no such person in the household, any adult household

member 15 years old and over could be designated as the householder (i.e., Person 1).

Housing unit. A housing unit may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

Income in 1999. Information on money income received in calendar year 1999 was requested from individuals 15 years and over. ''Total income'' is the sum of the amounts reported separately for wage or salary income; net self-employment income; interest, dividends, or net rental or royalty income; social security or railroad retirement income; supplemental security income (SSI); public assistance or welfare payments; retirement or disability income; and all other income.

Receipts from the following sources are not included as income: money received from the sale of property (unless the recipient was engaged in the business of selling such property); capital gains; the value of income ''in kind'' from food stamps, public housing subsidies, medical care, employer contributions for individuals, etc.; withdrawal of bank deposits; money borrowed; tax refunds; exchange of money between relatives living in the same household; and gifts and lump-sum inheritances, insurance payments, and other types of lump-sum receipts.

Although the income statistics cover calendar year 1999, the characteristics of individuals and the composition of households/families refer to the time of enumeration. Thus, the income of the household or family does not include amounts received by individuals who were members of the household/family during all or part of the calendar year 1999 if these individuals no longer resided with the household/family at the time of enumeration. Similarly, income amounts reported by individuals who did not reside with the household/family during 1999 but who were members of the household/family at the time of enumeration are included. However, the composition of most households/families was the same during 1999 as at the time of enumeration.

Income of families. In compiling statistics on family income, the incomes of all members 15 years old and over in each family are summed and treated as a single amount.

Income of households. Includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not. Because many households consist of only one person, average household income is usually less than average family income.

Income type in 1999

Wage or salary income. Wage or salary income includes total money earnings received for work performed as an employee during calendar year 1999. It includes wages, salary, Armed Forces pay, commissions, tips, piece-rate payments, and cash bonuses earned before deductions were made for taxes, bonds, pensions, union dues, etc.

Self-employment income. Self-employment income includes both farm and nonfarm self-employment income:

Nonfarm self-employment income. Nonfarm self-employment includes net money income (gross receipts minus expenses) from one's own business, professional enterprise, or partnership. Gross receipts include the value of all goods sold and services rendered. Expenses include costs of goods purchased, rent, heat, light, power, depreciation, charges, wages and salaries paid, business taxes (not personal income taxes), etc.

Farm self-employment. Farm self-employment includes net money income (gross receipts minus operating expenses) from the operation of a farm by a person on his or her own account, as an owner, renter, or sharecropper. Gross receipts include the value of all products sold; government farm programs; money received from the rental of farm equipment to others; and incidental receipts from the sale of wood, sand, gravel, etc. Operating expenses include cost of feed, fertilizer, seed, and other farming supplies; cash wages paid to farmhands; depreciation charges; cash rent; interest on farm mortgages; farm building repairs; farm taxes (not state and federal personal income taxes), etc. The value of fuel, food, or other farm products used for family living is not included as part of net income.

Interest, dividends, or net rental income. Interest, dividends, or net rental income includes interests on savings or bonds, dividends from stockholdings or membership in associations, net income from rental of property to others and receipts from boarders or lodgers, net royalties, and periodic payments from an estate or trust fund.

Social security income. Social security income includes social security pensions and survivors benefits and permanent disability insurance payments made by the Social Security Administration prior to deductions for medical insurance, and railroad retirement insurance checks from the U.S. government. Medicare reimbursements are not included.

Supplemental security income (SSI). Supplemental security income is a U.S. federal assistance program administered by the Social Security Administration that guarantees a minimum level of income for needy aged, blind, or disabled individuals. The census questionnaire for Puerto Rico asked about the receipt of SSI; however, SSI is not a federally administered program in Puerto Rico. Therefore, it is not the same concept as SSI in the United States. The only way a resident of Puerto Rico could have appropriately reported SSI would have been if they lived in the United States at any time during calendar year 1999 and received SSI.

Public assistance income. Public assistance income includes general assistance and temporary assistance to needy families (TANF). Separate payments received for hospital or other medical care (vendor payments) are excluded. This does not include supplemental security income (SSI).

Retirement or disability income. Retirement or disability income includes: (1) retirement pensions and survivor benefits from a former employer; labor union; or federal, state, or local government; and the U.S. military; (2) income from workers' compensation; disability income from companies or unions; federal, state, or local government; and the U.S. military; (3) periodic

receipts from annuities and insurance; and (4) regular income from IRA and KEOGH plans. This does not include social security income.

All other income. All other income includes unemployment compensation, Veterans' Administration (VA) payments, alimony and child support, contributions received periodically from people not living in the household, military family allotments, and other kinds of periodic income other than earnings.

Industry. Information on industry relates to the kind of business conducted by a person's employing organization. For employed people, the data refer to the person's job during the reference week. For those who worked at two or more jobs, the data refer to the job at which the person worked the greatest number of hours. Some examples of industrial groups shown in this product include agriculture, forestry, fishing and hunting, and mining; construction; manufacturing; wholesale trade; retail trade; and public administration.

Institutionalized population. The institutionalized population includes people under formally authorized, supervised care or custody in institutions at the time of enumeration. (For more information, see ''Group quarters population.'')

Kitchen facilities. Complete kitchen facilities include all of the following: a sink with piped water, a range or cook top and oven, and a refrigerator. All kitchen facilities must be located in the house, apartment, or mobile home, but they need not be in the same room. *Data are compiled for occupied units (excludes vacants).*

For units having only a microwave or portable cooking equipment, such as a hot plate or camping stove, the instructions were to indicate "no complete kitchen facilities".

Labor force. The labor force includes all people classified in the civilian labor force (that is, ''employed'' and ''unemployed'' people) plus members of the U.S. Armed Forces (people on active duty in the U.S. Army, Air Force, Navy, Marine Corps, and Coast Guard). (For more information, see ''Employed'' and ''Unemployed.'')

Language spoken at home. The population who speaks a language other than English includes only those who sometimes or always speak a language other than English at home. It does not include those who speak a language other than English only at school or work, or those who were limited to only a few expressions or slang of the other language. Most people who speak another language at home also speak English. (For more information, see ''Ability to speak English.'')

Marital status. Each person is asked whether they are ''now married,'' ''widowed,'' ''divorced,'' ''separated,'' or ''never married.'' Couples who live together (for example, people in common-law marriages) were able to report the marital status they considered the most appropriate.

Married-couple family. A family in which the householder and his or her spouse are enumerated as members of the same household.

Mean earnings. See ''Mean Income.'' For more information, see "Conditional rounding" under ''Derived measures.''

Mean income. Mean income is the amount obtained by dividing the total income of a particular statistical universe by the number of units in that universe. Thus, mean household income is obtained by dividing total household income by the total number of households. For the various types of income, the means are based on households having those types of income. Care should be exercised in using and interpreting mean income values for small subgroups of the population. Because the mean is influenced strongly by extreme values in the distribution, it is especially susceptible to the effects of sampling variability, misreporting, and processing errors. The median, which is not affected by extreme values, is, therefore, a better measure than the mean when the population base is small.

Mean public assistance income. See ''Mean income.'' For more information, see "Conditional rounding" under ''Derived measures.''

Mean retirement income. See ''Mean income.'' For more information, see "Conditional rounding" under ''Derived measures.''

Mean social security income. See ''Mean income.'' For more information, see "Conditional rounding" under ''Derived measures.''

Mean supplemental security income. See ''Mean income.'' For more information, see "Conditional rounding" under ''Derived measures.''

Mean travel time to work. Mean travel time to work is the average travel time in minutes that workers usually took to get from home to work (one-way) during the reference week. This measure is obtained by dividing the total number of minutes taken to get from home to work by the number of workers 16 years old and over who did not work at home. The travel time includes time spent waiting for public transportation, picking up passengers in carpools, and time spent in other activities related to getting to work. For more information, see "Conditional rounding" under ''Derived measures.''

Means of transportation to work. See ''Commuting to work.''

Median age. The median divides the age distribution into two equal parts: one-half of the cases falling below the median age and one-half above the median.

Median earnings for full-time, year-round workers. The median divides the earnings distribution into two equal parts: one-half of the cases falling below the median and one-half above the median. Median earnings for full-time, year-round workers is based on individuals 16 years and over with earnings who usually worked 35 hours or more per week for 50 to 52 weeks in 1999. This measure is rounded to the nearest dollar. (For more information, see ''Earnings.'')

Median gross rent. The median divides the gross rent distribution (rent, plus utilities, if paid separately from rent) into two equal parts: one-half of the cases falling below the median gross rent and one-half above the median. This measure is rounded to the nearest whole dollar. Housing units that are renter occupied without payment of cash rent are excluded in the calculation of median gross rent.

Median income. The median divides the income distribution into two equal parts: one-half of the cases falling below the median income and one-half above the median. For households and families, the median income is based on the distribution of the total number of households or families including those with no income. The median for individuals is based on individuals 15 years and over with income. This measure is rounded to the nearest whole dollar.

Median rooms. The median divides the room distribution into two equal parts: one-half of the cases falling below the median number of rooms and one-half above the median. In computing median rooms, the whole number is used as the midpoint of the interval; thus, the category ''3 rooms'' is treated as an interval ranging from 2.5 to 3.5 rooms. This measure is rounded to the nearest tenth.

Median selected monthly owner costs. The median divides the selected monthly owner costs into two equal parts: one-half of the cases falling below the median selected monthly owner costs and one-half above the median. Medians are shown separately for units ''with a mortgage'' and for units ''not mortgaged.'' This measure is rounded to the nearest whole dollar.

Median value. The median divides the value distribution into two equal parts: one-half of the cases falling below the median value of the property (house and lot, mobile home and lot, or condominium unit) and one-half above the median. This measure is rounded to the nearest hundred dollars. (For more information, see ''Specified owner-occupied units.'')

Mortgage status. ''Mortgage'' refers to all forms of debt where the property is pledged as security for repayment of the debt, including deeds of trust, trust deed, contracts to purchase, land contracts, junior mortgages, and home equity loans.

Data are shown for "Specified owner-occupied units". This restricted universe includes only one-family houses on less than 10 acres without a business or medical office on the property. The data for specified units EXCLUDE mobile homes, houses with a business or medical office, houses on 10 acres or more, and housing units in multi-unit buildings.

Native. The native population includes people born in the United States, Puerto Rico, or the U.S. Island Areas. People who were born in a foreign country but have at least one American parent also are included in this category. (For more information, see ''Born at sea'' and ''Foreign born.'')

No telephone service. See ''Telephone.''

Nonfamily household. A household consisting of a householder living alone or with nonrelatives only.

Noninstitutionalized population. All people who live in group quarters other than institutions. Also, included are staff residing at institutional group quarters. (For more information, see ''Group quarters population.'')

Nonrelative. Any household member who is not related to the householder by birth, marriage, or adoption, including foster children.

Occupants per room. Occupants per room is obtained by dividing the number of people in each occupied housing unit by the number of rooms in the unit. Occupants per room is rounded to the nearest hundredth. Although the Census Bureau has no official definition of crowded units, many users consider units with more than one occupant per room to be crowded.

Occupation. Occupation describes the kind of work the person does on the job. For employed people, the data refer to the person's job during the reference week. For those who worked at two or more jobs, the data refer to the job at which the person worked the greatest number of hours during the reference week. Some examples of occupational groups shown in this product include service, sales, and farming.

Occupied housing unit. A housing unit is classified as occupied if it is the usual place of residence of the person or group of people living in it at the time of enumeration, or if the occupants are only temporarily absent; that is, away on vacation or business.

Other relative. Any household member related to the householder by birth, marriage, or adoption, but not included specifically in another relationship category.

Own child. A never-married child under 18 years old who is a son or daughter of the householder by birth, marriage (a stepchild), or adoption. For 100-percent tabulations, own children consists of all sons/daughters of householders who are under 18 years of age. For sample data, own children consists of sons/daughters of householders who are under 18 years of age and who have never been married. Therefore, numbers of own children of householders may be different in these two tabulations since marital status was not collected as a 100-percent item in Census 2000. (Note: in the tabulation under "EMPLOYMENT STATUS" of own children under 6 years by employment status of parents, the number of ''own children'' includes any child under 6 years old in a family or a subfamily who is a son or daughter, by birth, marriage, or adoption, of a member of the householder's family, but not necessarily of the householder.)

Owner-occupied housing unit. A housing unit is owner occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for.

Per capita income. Per capita income is the mean income computed for every man, woman, and child in a particular group. It is derived by dividing the total income of a particular group by the total population in that group. For more information, see "Conditional rounding" under ''Derived measures.''

Place of birth. See ''Born at sea,'' ''Foreign born,'' and ''Native.''

Plumbing facilities. The data on plumbing facilities are obtained from both occupied and vacant housing units. Complete plumbing facilities include: (1) hot and cold piped water, (2) a flush toilet, and (3) a bathtub or shower. All three facilities must be located in the housing unit*, but not necessarily in the same room*.

Poverty status in 1999. Poverty is measured by using 48 thresholds that vary by family size and number of children within the family and

age of the householder. To determine whether a person is poor, one compares the total income of that person's family with the threshold appropriate for that family. If the total family income is less than the threshold, then the person is considered poor, together with every member of his or her family.

Not every person is included in the poverty universe: institutionalized people, people in military group quarters, people living in college dormitories, and unrelated individuals under 15 years old are considered neither as ''poor'' nor as ''nonpoor,'' and are excluded from both the numerator and the denominator when calculating poverty rates.

The Office of Management and Budget (OMB) mandates that all federal agencies (including the Census Bureau) use this poverty definition for statistical purposes (OMB Statistical Policy Directive 14, May 1978).

Race. The concept of race as used by the Census Bureau reflects self-identification by people according to the race or races with which they most closely identify. The categories are sociopolitical constructs and should not be interpreted as being scientific or anthropological in nature. Furthermore, the race categories include both racial and national-origin groups.

The racial classifications used by the Census Bureau adhere to the October 30, 1997, *Federal Register Notice* entitled, ''Revisions to the Standards for the Classification of Federal Data on Race and Ethnicity'' issued by the Office of Management and Budget (OMB). These standards govern the categories used to collect and present federal data on race and ethnicity. The OMB requires five minimum categories (White, Black or African American, American Indian and Alaska Native, Asian, and Native Hawaiian and Other Pacific Islander) for race. The race categories are described below with a sixth category, ''Some other race,'' added with OMB approval. In addition to the five race groups, the OMB also states that respondents should be offered the option of selecting one or more races. If an individual could not provide a race response, the race or races of the householder or other household members were assigned by the computer using specific rules of precedence of household relationship. For example, if race was missing for a natural-born child in the household, then either the race or races of the householder, another natural-born child, or the spouse of the householder were assigned. If race was not reported for anyone in the household, the race or races of a householder in a previously processed household were assigned.

White. A person having origins in any of the original peoples of Europe, the Middle East, or North Africa. It includes people who indicate their race as ''White'' or report entries such as Irish, German, Italian, Lebanese, Near Easterner, Arab, or Polish.

Black or African American. A person having origins in any of the Black racial groups of Africa. It includes people who indicate their race as ''Black, African Am., or Negro,'' or who provide written entries such as African American, Afro American, Kenyan, Nigerian, or Haitian.

American Indian and Alaska Native. A person having origins in any of the original peoples of North and South America (including Central America), and who maintain tribal affiliation or community attachment. It includes people who classify themselves as described below.

American Indian. Includes people who indicate their race as ''American Indian,'' entered the name of an Indian tribe, or report such entries as Canadian Indian, French-American Indian, or Spanish-American Indian.

Alaska Native. Includes written responses of Eskimos, Aleuts, and Alaska Indians as well as entries such as Arctic Slope, Inupiat, Yupik, Alutiiq, Egegik, and Pribilovian. The Alaska tribes are the Alaskan Athabascan, Tlingit, and Haida. The information for Census 2000 is derived from the American Indian Detailed Tribal Classification List for the 1990 census and was expanded to list the individual Alaska Native Villages when provided as a written response for race.

Asian. A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam. It includes ''Asian Indian,'' ''Chinese,'' ''Filipino,'' ''Korean,'' ''Japanese,'' ''Vietnamese,'' and ''Other Asian.''

Asian Indian. Includes people who indicate their race as ''Asian Indian'' or identify themselves as Bengalese, Bharat, Dravidian, East Indian, or Goanese.

Chinese. Includes people who indicate their race as ''Chinese'' or who identify themselves as Cantonese or Chinese American. In some census tabulations, written entries of Taiwanese are included with Chinese while in others they are shown separately.

Filipino. Includes people who indicate their race as ''Filipino'' or who report entries such as Philipino, Philipine, or Filipino American.

Japanese. Includes people who indicate their race as ''Japanese'' or who report entries such as Nipponese or Japanese American.

Korean. Includes people who indicate their race as ''Korean'' or who provide a response of Korean American.

Vietnamese. Includes people who indicate their race as ''Vietnamese'' or who provide a response of Vietnamese American.
Other Asian. Includes people who provide a response of Bangladeshi, Burmese, Cambodian, Hmong, Indonesian, Laotian, Pakistani, Sri Lankan, or Thai.

Native Hawaiian and Other Pacific Islander. A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands. It includes people who indicate their race as ''Native Hawaiian,'' ''Guamanian or Chamorro,'' ''Samoan,'' and ''Other Pacific Islander.''
Native Hawaiian. Includes people who indicate their race as ''Native Hawaiian'' or who identify themselves as ''Part

Hawaiian'' or ''Hawaiian.''

Guamanian or Chamorro. Includes people who indicate their race as such, including written entries of Chamorro or Guam.

Samoan. Includes people who indicate their race as ''Samoan'' or who identified themselves as American Samoan or Western Samoan.

Other Pacific Islander. Includes people who provided a write-in response of a Pacific Islander group such as Tahitian, Northern Mariana Islander, Palauan, Fijian, or a cultural group, such as Melanesian, Micronesian, or Polynesian.

Some other race. Includes all other responses not included in the ''White,'' ''Black or African American,'' ''American Indian and Alaska Native,'' ''Asian,'' and the ''Native Hawaiian and Other Pacific Islander'' race categories described above. Respondents providing write-in entries such as multiracial, mixed, interracial, or a Hispanic/Latino group (for example, Mexican, Puerto Rican, or Cuban) in the ''Some other race'' category are included in this category.

Two or more races. People may have chosen to provide two or more races either by checking two or more race response check boxes, by providing multiple write-in responses, or by some combination of check boxes and write-in responses. The race response categories shown on the questionnaire are collapsed into the five minimum race groups identified by the OMB, plus the Census Bureau ''Some other race'' category. For data product purposes, ''Two or more races'' refers to combinations of two or more of the following race categories:

White
Black or African American
American Indian and Alaska Native
Asian
Native Hawaiian and Other Pacific Islander
Some other race

Coding of write-in entries. During 100-percent processing of Census 2000 questionnaires, written entries were coded from four response categories on the race item—American Indian or Alaska Native, Other Asian, Other Pacific Islander, and Some other race—for which an area for a write-in response was provided. The Other Asian and Other Pacific Islander response categories shared the same write-in area on the questionnaire.

Reference week. The data on employment status and commuting to work are related to a one-week time period, known as the reference week. For each person, this week is the full calendar week, Sunday through Saturday, preceding the date the questionnaire was completed. This calendar week is not the same for all people since the enumeration was not completed in one week.

Related children. Related children include all people under 18 years old related to the householder, regardless of their marital status. Excluded are spouses of householders.

Rental vacancy rate. The proportion of the rental inventory that is vacant for rent. It is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units and the number of vacant units for rent, and then multiplying by 100.

Renter-occupied housing unit. All occupied housing units that are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter occupied. Housing units in ''continuing care'' or life care facilities are included in the ''rented for cash rent'' category.

Residence in 1995. Residence in 1995 indicates an individual's area of residence on April 1, 1995.

Resident parents of own children. Resident parents of own children are those parents whose usual residence was the same as that of their own children.

Rooms. The data on rooms were obtained from both occupied and vacant housing units. The intent of this question is to count the number of whole rooms used for living purposes. For each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

School enrollment. People are classified as enrolled in school if they reported attending a ''regular'' public or private school or college at anytime between February 1, 2000, and the time of enumeration. The question includes instructions to ''include only nursery school, kindergarten, elementary school, and schooling that would lead to a high school diploma or college degree'' as regular school. Tutoring or correspondence school counts if credit can be obtained in a ''regular school.'' Schools supported and controlled primarily by a local, county, state or federal government are defined as public. Those supported and controlled primarily by religious organizations or other private groups are private.

People who are enrolled also report the level in which they are enrolled, from nursery school or preschool through college undergraduate years and graduate and professional school. Vocational, trade, and business schools are not included.

Seasonal, recreational, or occasional use housing unit. Seasonal, recreational, or occasional use housing units include vacant units used or intended for use only in certain seasons, for weekends, or other occasional use throughout the year. Interval ownership units, sometimes called shared ownership or time-sharing condominiums are included in this category. (For more information, see ''Vacant housing unit.'')

Selected monthly owner costs. Selected monthly owner costs are the sum of payments for mortgages, deeds of trust, contracts to

purchase, or similar debts on the property *(including payments for the first mortgage, second or third mortgages, and home equity loans)*; real estate taxes; fire, hazard, and flood insurance on the property; utilities; and fuels. It also includes, where appropriate, the monthly condominium fees or mobile home costs.

Data are shown for "Specified owner-occupied units". This restricted universe includes only one-family houses on less than 10 acres without a business or medical office on the property. The data for specified units EXCLUDE mobile homes, houses with a business or medical office, houses on 10 acres or more, and housing units in multi-unit buildings.

Selected monthly owner costs as a percentage of household income in 1999. Selected monthly owner costs as a percentage of household income is the computed ratio of selected monthly owner costs to monthly household income in 1999. The ratio was computed separately for each unit and rounded to the nearest whole percentage. Units occupied by households reporting no income or a net loss in 1999 are included in the ''Not computed'' category.

Sex. The data on sex were derived from answers to a question that was asked of all people. Individuals were asked to mark either ''male'' or ''female'' to indicate their sex. For most cases in which sex was not reported, it was determined by the appropriate entry from the person's given (i.e., first) name and household relationship. Otherwise, sex was imputed according to the relationship to the householder and the age of the person.

Specified owner-occupied units. Specified owner-occupied units are owner-occupied, one-family, attached and detached houses on less than 10 acres without a business or medical office on the property.

Specified renter-occupied units. Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

Spouse. A person who is married to and living with the householder. This category includes people in formal marriages, as well as people in common-law marriages.

Telephone. Households with telephone service have a telephone in working order and are able to make and receive calls. *A household whose telephone service was discontinued for nonpayment or other reasons did not have telephone service.*

Tenure. All occupied housing units are classified as either owner occupied or renter occupied. A housing unit is owner occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. All occupied housing units that are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter occupied.

Unemployed. Civilians 16 years old and over are classified as unemployed if they (1) were neither ''at work'' nor ''with a job but not at work'' during the reference week, (2) were looking for work during the last four weeks, and (3) were available to start a job. Also included as unemployed are civilians 16 years old and over who did not work at all during the reference week, were on temporary layoff from a job, expected to be recalled to work within the next 6 months, or had been given a date to return to work, and were available for work during the reference week. (For more information, see ''Employed'' and ''Labor force.'')

Units in structure. The data on units in structure (also referred to as ''type of structure'') were obtained from both occupied and vacant housing units. A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof. In determining the number of units in a structure, all housing units, both occupied and vacant, are counted. Stores and office space are excluded. The statistics are presented for the number of housing units in structures of specified type and size, not for the number of residential buildings.

In 1990, "Other" was used to categorize any living quarters occupied as a housing unit that does not fit the other structure classifications. Examples that fit this category were houseboats, railroad cars, campers, and vans.

The Census Bureau changed the classification in Census 2000 to "Boat, RV, van, etc.". Analysis of the 1990 data indicated that there was evidence that the number of units classified as "other" was larger than expected. The supposition was that respondents who were unsure of the number of units in a structure chose "other".

Unmarried partner. An unmarried partner is a person who is not related to the householder, who shares living quarters with, and who has a close personal relationship with the householder.

Unrelated individuals. Unrelated individuals include: (1) a householder living alone or with nonrelatives only, (2) a household member who is not related to the householder, or (3) a person living in group quarters who is not an inmate of an institution.

Vacant housing unit. A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. (For more information, see ''Housing unit.'')

Value. Value is the respondent's estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale.

Data are shown for "Specified owner-occupied units". This restricted universe includes only one-family houses on less than 10 acres without a business or medical office on the property. The data for specified units EXCLUDE mobile homes, houses with a business or medical office, houses on 10 acres or more, and housing units in multi-unit buildings.

Vehicles available. Vehicles available are the number of passenger cars, vans, and pick-up or panel trucks of one-ton capacity or less kept at home and available for use by household members.

Veteran status. A ''civilian veteran'' is a person 18 years old or over who, at the time of enumeration, had served on active duty in the

U.S. Army, Navy, Air Force, Marine Corps, or the Coast Guard in the past (even for a short time), but was not then on active duty, or who had served in the Merchant Marine during World War II. People who had served in the National Guard or military Reserves are classified as veterans only if they had ever been called or ordered to active duty, not counting the four to six months for initial training or yearly summer camps.

Workers. Workers 16 years and over are members of the Armed Forces and civilians who were at work during the reference week. (For more information, see ''Reference week.'')

Year householder moved into unit. Year householder moved into unit is the year of the latest move by the householder. If the householder moved back into a housing unit he or she previously occupied, the year of the latest move was reported. The intent is to establish the year the present occupancy began.

Year of entry. The year in which a person born outside the United States came to live in the United States.

Year structure built. The data on year structure built are obtained from both occupied and vacant housing units. Year structure built refers to when the building was first constructed, not when it was remodeled, added to, or converted. The data relate to the number of units built during the specified periods that were still in existence at the time of enumeration.

DERIVED MEASURES

Average. See ''Mean.''

Interpolation. Interpolation frequently is used in calculating medians or quartiles based on interval data and in approximating standard errors from tables. Linear interpolation is used to estimate values of a function between two known values. ''Pareto interpolation'' is an alternative to linear interpolation. In Pareto interpolation, the median is derived by interpolating between the logarithms of the upper and lower income limits of the median category. It is used by the Census Bureau in calculating median income within intervals wider than $2,500.

Mean. This measure represents an arithmetic average of a set of values. It is derived by dividing the sum (or aggregate) of a group of numerical items by the total number of items in that group. For example, mean household earnings is obtained by dividing the aggregate of all earnings reported by individuals with earnings in households by the total number of households with earnings. (Additional information on means is included in the separate explanations of many population and housing subjects.)

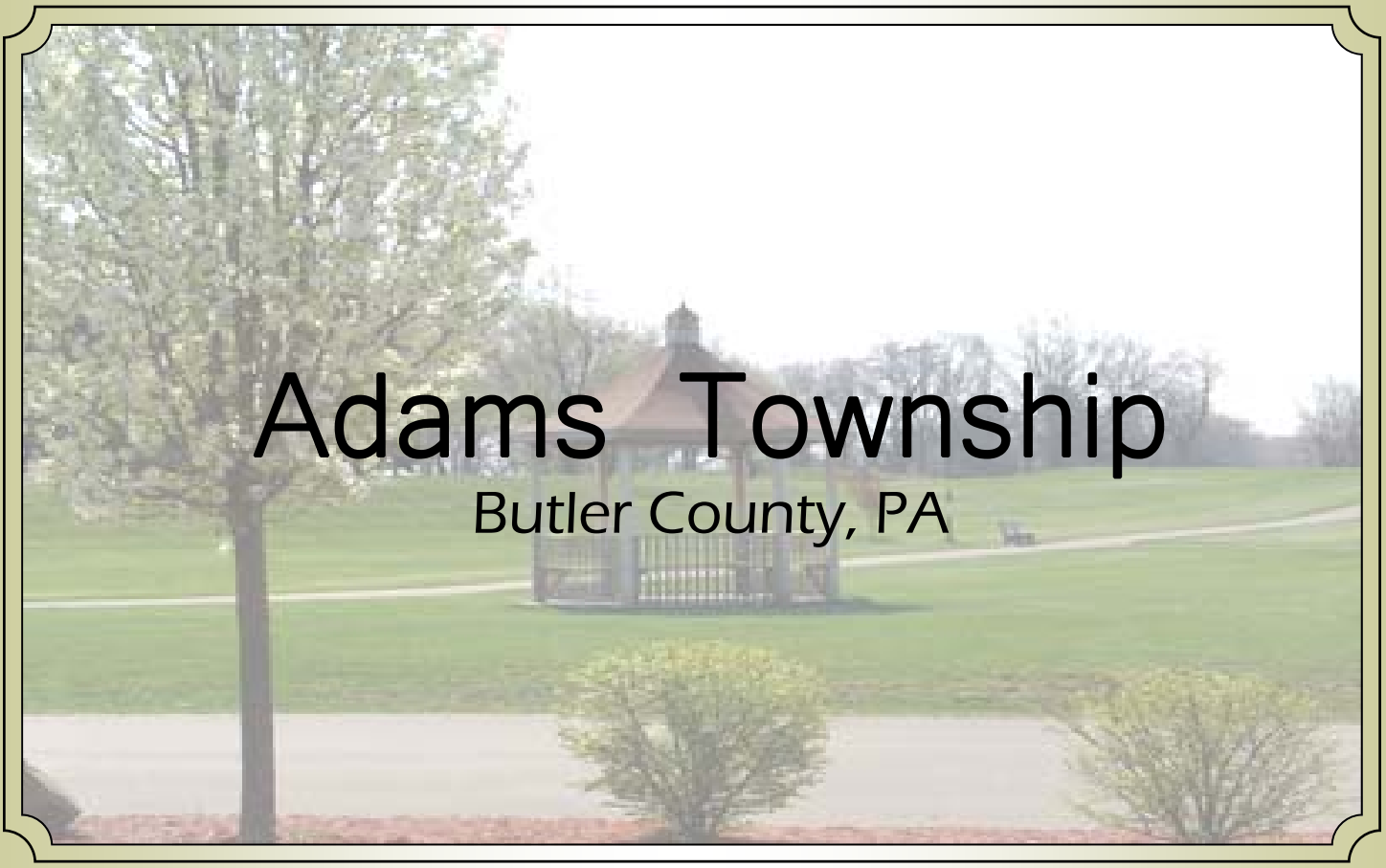
> **Conditional rounding.** The means shown in the sample tables of the Demographic Profile may differ slightly from means appearing in or calculated from data in Summary File 3. In the Demographic Profile, conditional rounding is used when there is an estimate based on a weighted sample population of less than 30; and no rounding is used when the estimate is based on a weighted sample population of 30 or more. In Summary File 3, rounding is used for aggregates (numerators for calculating means) of selected variables. See Appendix B of the Summary File 3 technical documentation for details on the calculation of aggregates.

Median. This measure represents the middle value (if n is odd) or the average of the two middle values (if n is even) in an ordered list of n data values. The median divides the total frequency distribution into two equal parts: one-half of the cases falling below the median and one-half above the median. The median is computed on the basis of the distribution as tabulated, which is sometimes more detailed than the distribution shown in specific census publications and other data products. (See also ''Interpolation.'')

Percentage. This measure is calculated by taking the number of items in a group possessing a characteristic of interest and dividing by the total number of items in that group and then multiplying by 100.

Rate. This is a measure of occurrences in a given period of time divided by the possible number of occurrences during that period. Rates are sometimes presented as percentages.

FOR MORE INFORMATION
The Demographic Profile data also are available through the American FactFinder®, which can be accessed from the Census Bureau's Internet site at www.census.gov.



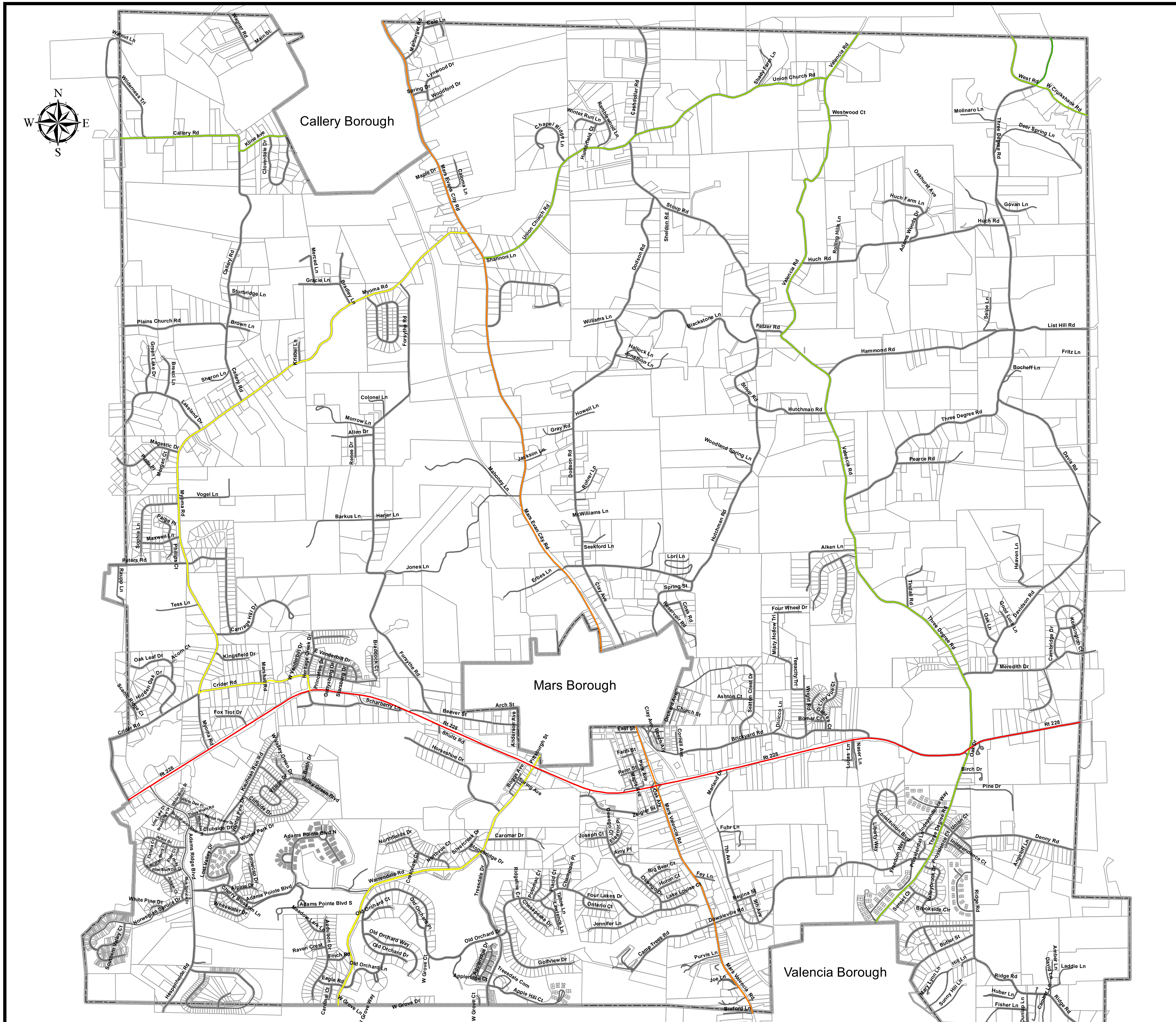
Adams Township

Butler County, PA

COMPREHENSIVE DEVELOPMENT PLAN

Appendix C

Mapping Products



PennDOT Current Annual Average Daily Traffic

Adams Township, Butler County

Legend

AADT

- 560 - 1000
- 1001 - 2000
- 2001 - 5000
- 5001 - 7000
- 7001 - 26634
- Centerlines
- Tax Parcels
- Boundary

0 1,000 2,000 4,000 6,000 8,000 Feet

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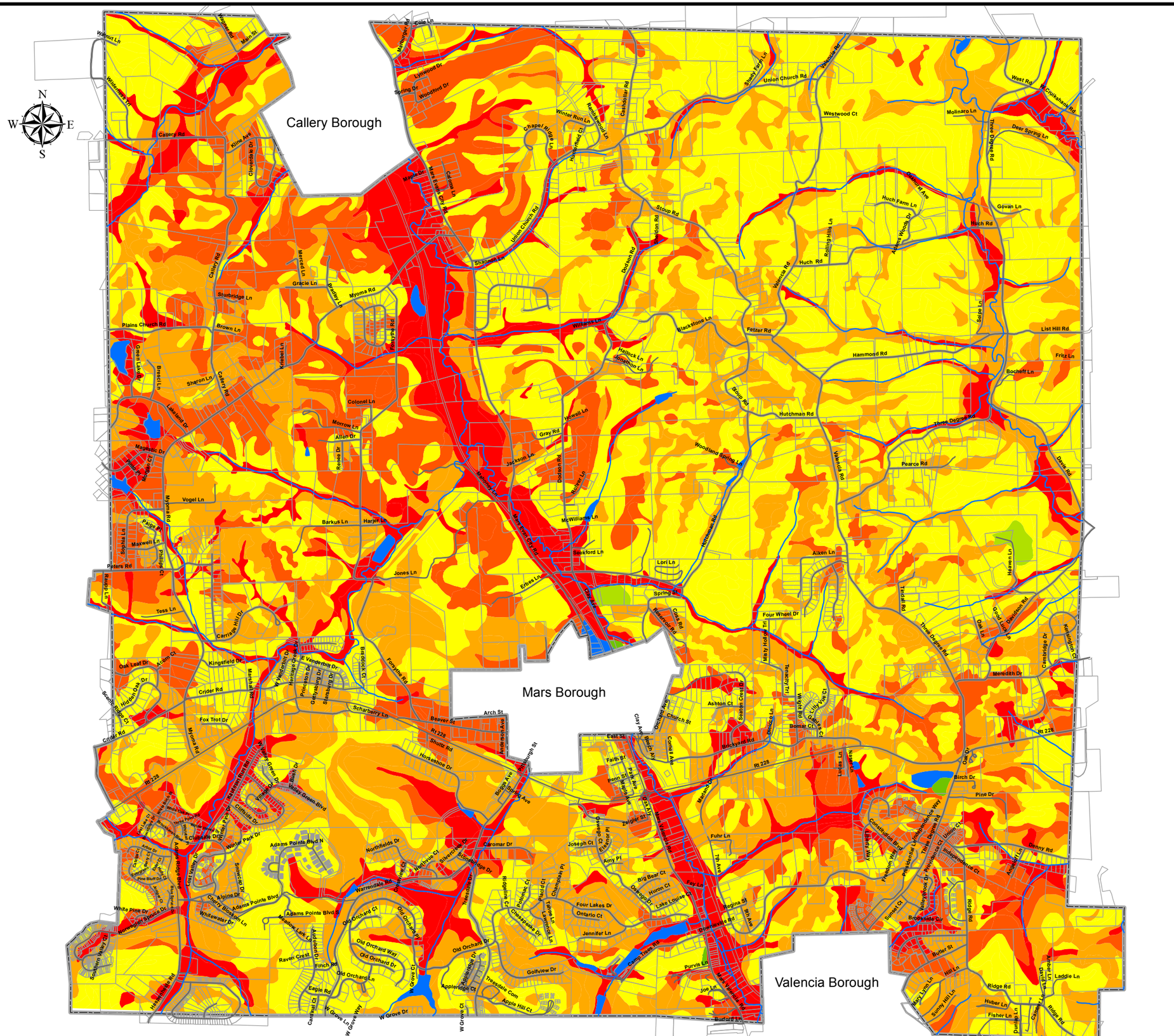
ARCH # AADT

O&A PROJECT # 201119A



Soil Drainage

Adams Township, Butler County

Legend

- Boundary
- Tax Parcels
- Centerlines
- Networked Streams
- Pond
- Excessively drained
- Somewhat excessively dr
- Well drained
- Moderately well drained
- Somewhat poorly drained
- Poorly drained

0 1,000 2,000 4,000 6,000 8,000 Feet

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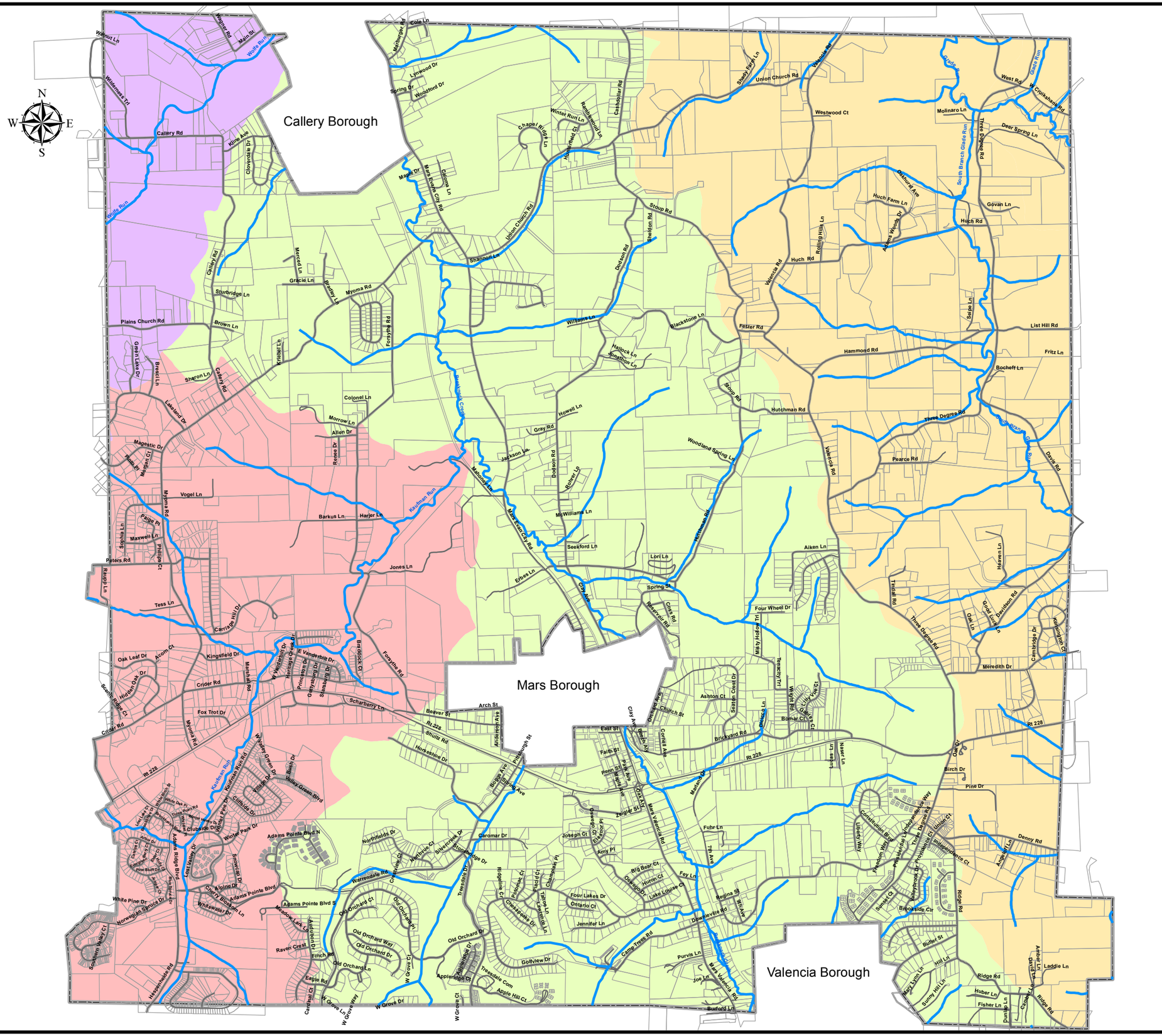
ARCH # SOIL DRAINAGE

O&A PROJECT # 201119A



Small Watersheds

Adams Township, Butler County

Legend

- Networked Streams
- Centerlines
- Tax Parcels
- Boundary
- Breakneck Creek
- Glade Run
- Kaufman Run
- Wolfe Run

0 1,000 2,000 4,000 6,000 8,000 Feet

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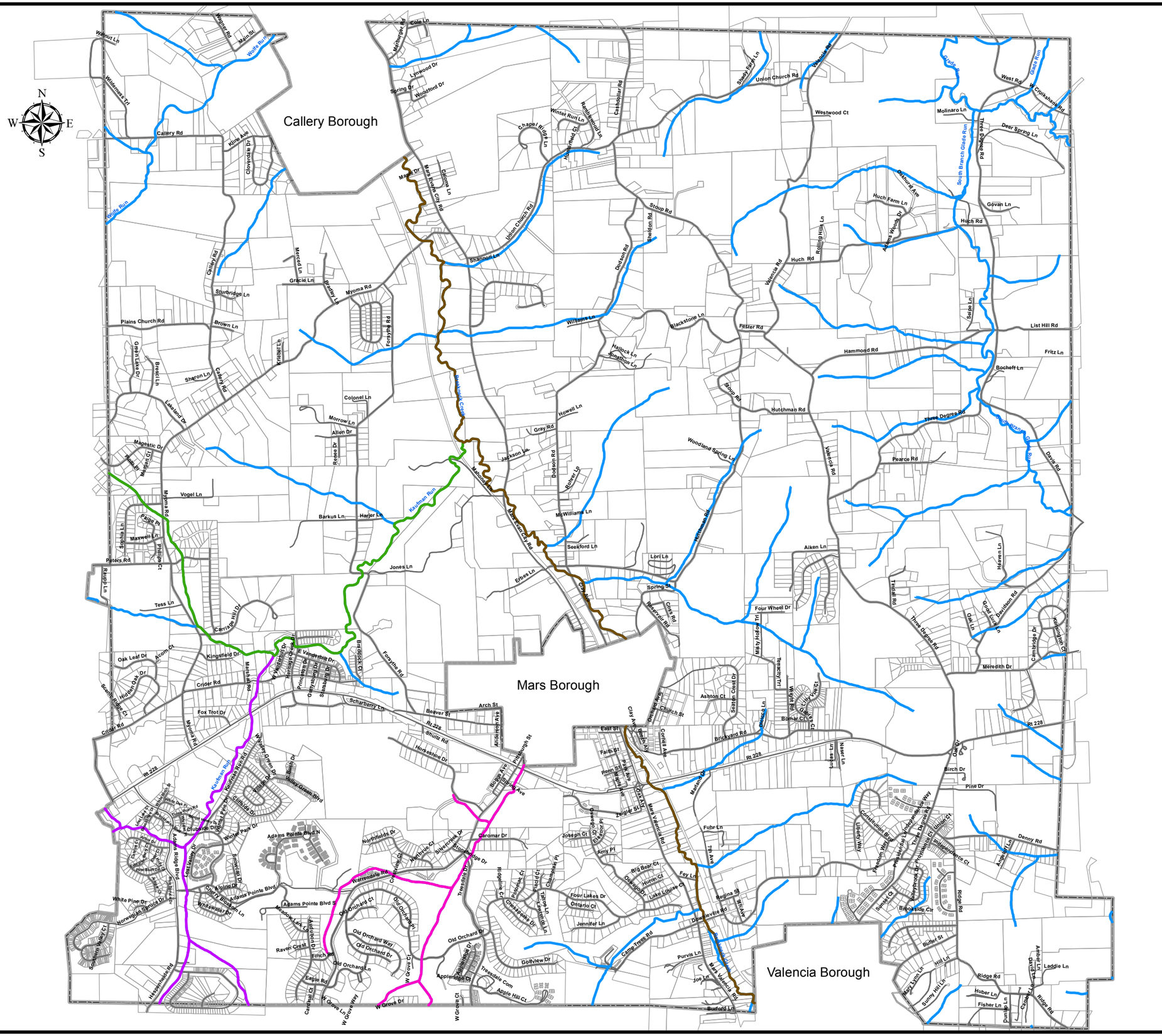
ARCH # SMALL WATERSHEDS

O&A PROJECT # 201119A



PA DEP
Integrated List
Non Attaining Streams
Adams Township, Butler County

Legend

- Boundary
- Tax Parcels
- Centerlines
- Networked Streams

Pollution Source

- Agriculture
- Land Development
- Small Residential Runoff
- Urban Runoff/Storm Sewers

0 1,000 2,000 4,000 6,000 8,000 Feet

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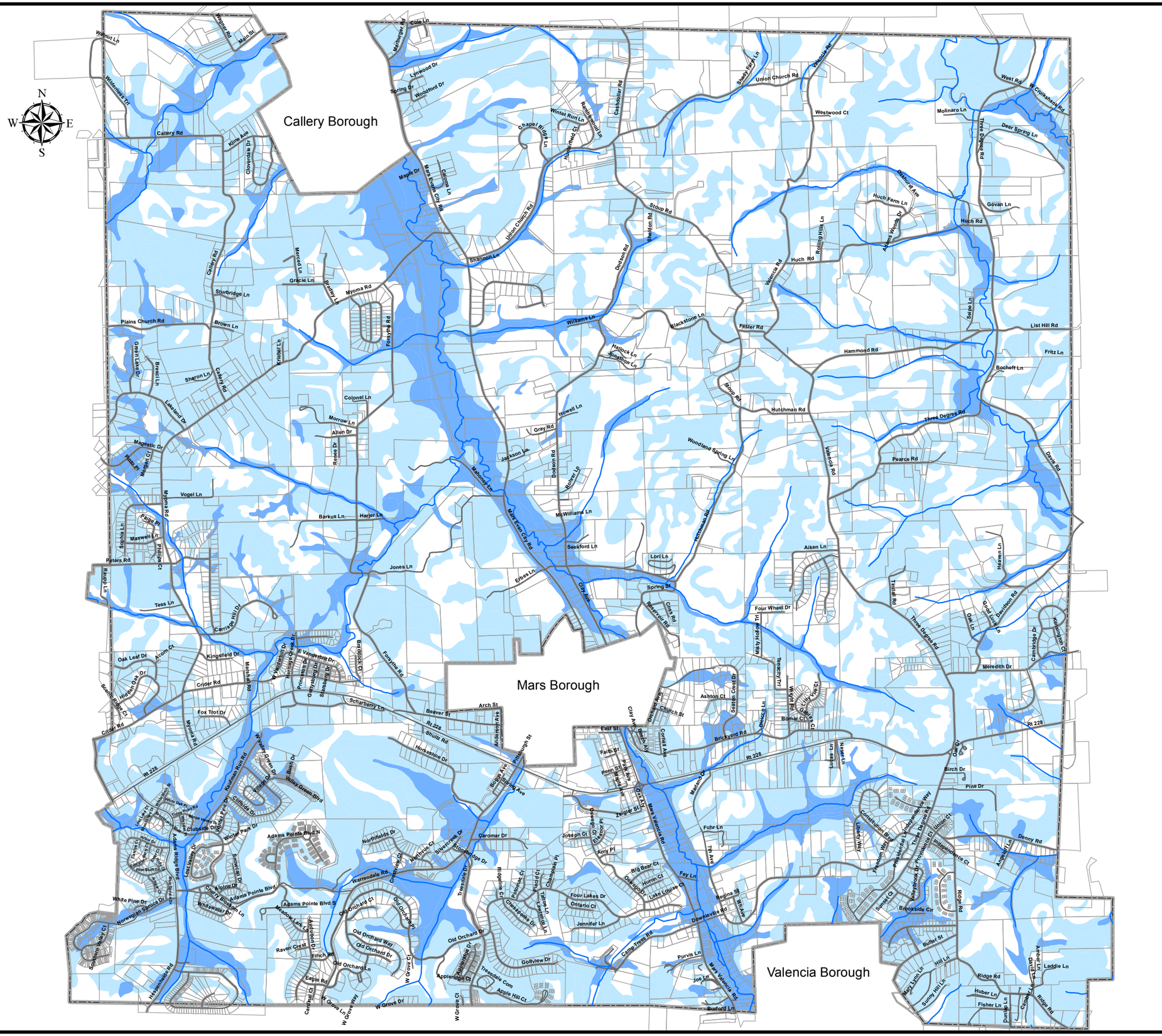
ARCH # NON ATTAINING STREAMS

O&A PROJECT # 201119A



Hydric Soils

Adams Township, Butler County

Legend

- Boundary
- Tax Parcels
- Centerlines
- Networked Streams
- All Hydric
- Partially Hydric
- Not Hydric

0 1,000 2,000 4,000 6,000 8,000 Feet

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ARCH # HYDRIC SOILS

O&A PROJECT # 201119A

Grid Boundaries

Adams Township, Butler County

Legend

AADT

- 560 - 1000
- 1001 - 2000
- 2001 - 5000
- 5001 - 7000
- 7001 - 26634
- Centerlines
- Tax Parcels
- Boundary
- Grid Boundary

0 1,000 2,000 4,000 6,000 8,000 Feet

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ARCH # GRID

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