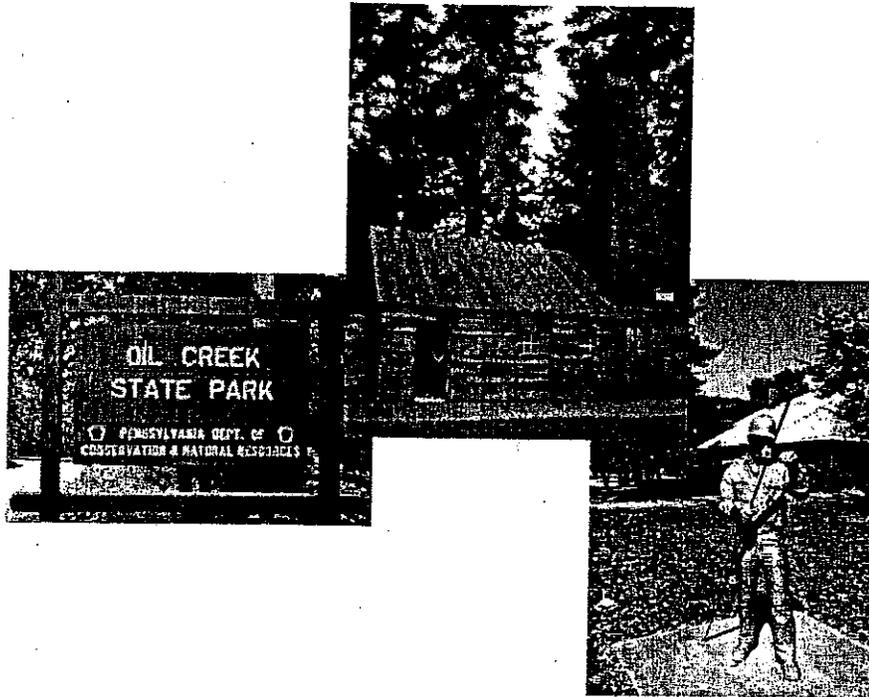


# OIL CREEK REGION COMPREHENSIVE PLAN

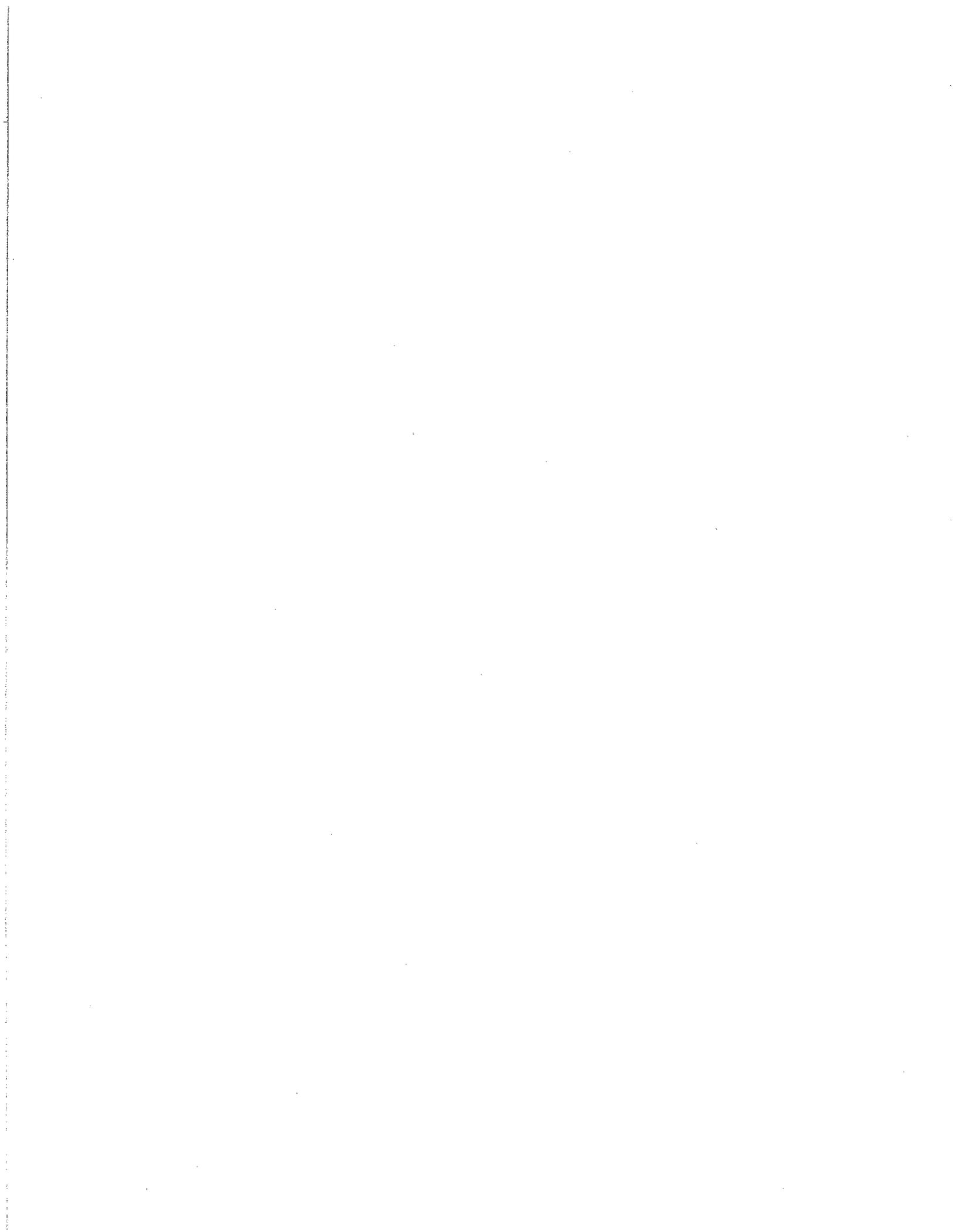


Prepared by the

**Oil Creek Region of Oil Creek Township (Crawford), the City of Titusville, Hydetown Borough, Centerville Borough (Crawford), Oil Creek Township (Venango), Cherrytree Township, Pleasantville Borough, Allegheny Township (Venango), and Southwest Township (Warren)**

Assisted by

**Graney, Grossman, Ray and Associates  
Grove City, Pennsylvania**



RESOLUTION No. 14 OF 2001

WHEREAS, the Oil Creek Regional Planning Commission was formed by the Townships of Allegheny, Cherrytree, Southwest, Oil Creek (Crawford County), and Oil Creek (Venango County), as well as the Boroughs of Centerville, Hydetown, and Pleasantville, and the City of Titusville; and

WHEREAS, the City of Titusville is committed to fostering proper growth and development through effective joint planning to ensure the enjoyment of life by each citizen in a pleasant and harmonious environment; and,

WHEREAS, the Pennsylvania Municipalities Planning Code (Act 247) allows regions to prepare and adopt comprehensive plans; and,

WHEREAS, the Oil Creek Regional Planning Commission, through careful study, community input and public discussion, has prepared a comprehensive plan to provide guidance in response to issues of revitalization and change; and,

WHEREAS, this Plan addresses many critical issues facing the Region, including economic development, wise land use, natural resources and conservation, housing, community services and facilities, historical and cultural, and transportation issues; and,

WHEREAS, the Oil Creek Region Comprehensive Plan is a tool to promote economic development and encourage sound land use; to revitalize communities; to protect farms; to safeguard recreational and natural areas; and to sustain open space as well as the historic characteristics of the Region; and,

WHEREAS, the Oil Creek Regional Planning Commission has recommended adoption of the Comprehensive Plan, consisting of maps, charts, tables and textual matter, and entitled "Oil Creek Region Comprehensive Plan", by the City of Titusville, and

WHEREAS, the required public meeting and public hearing have been held by the Oil Creek Regional Planning Commission and the governing bodies of same.

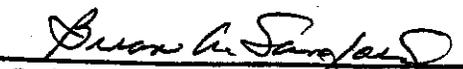
NOW, THEREFORE, BE IT RESOLVED, the City of Titusville hereby adopts the Oil Creek Region Comprehensive Plan, dated 2000, as the official Comprehensive Plan for the Region.

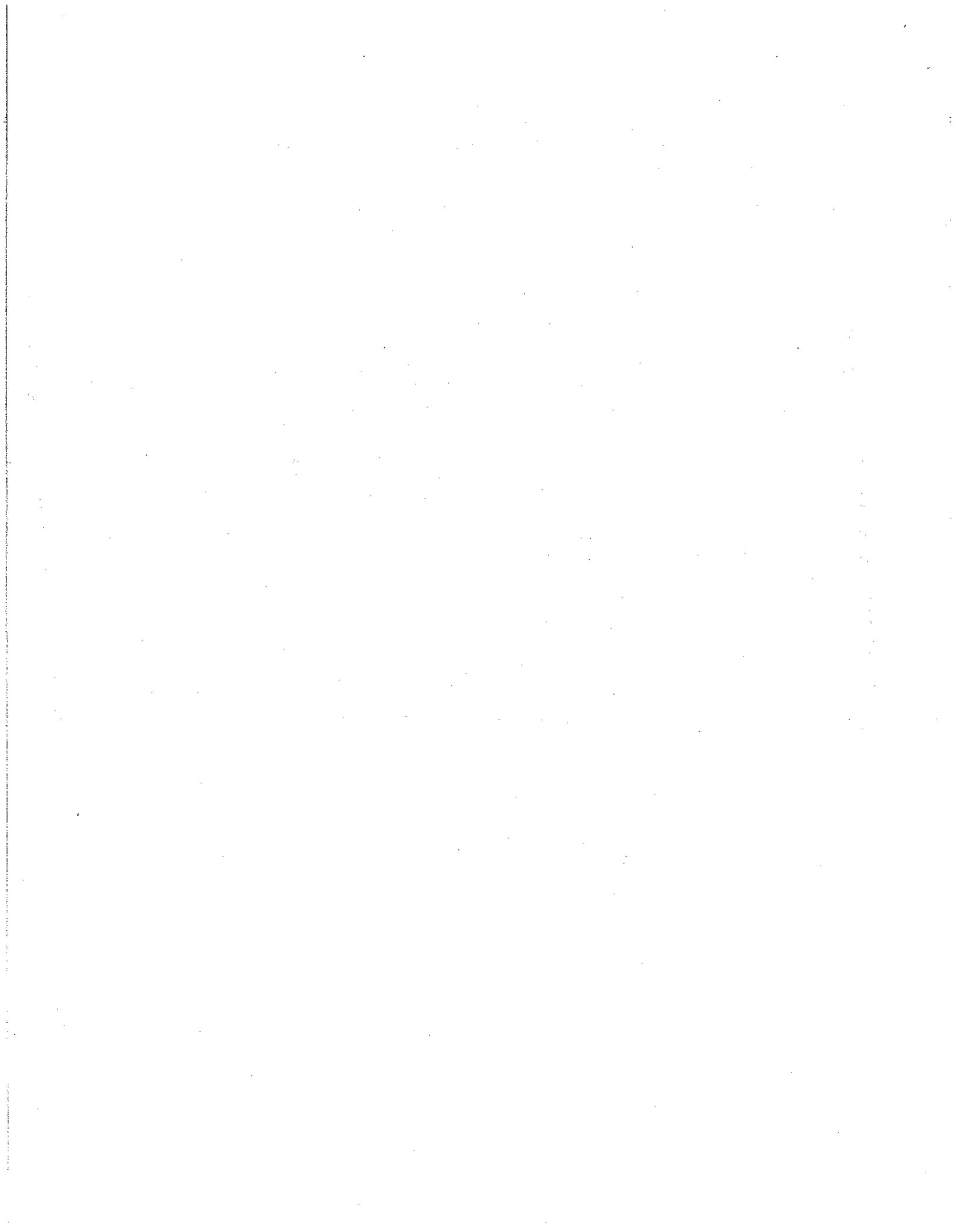
Adopted this 27th. day of August, 2001.

Attest:

  
Mary Ann Nau, City Clerk

CITY OF TITUSVILLE

  
Brian A. Sanford, Mayor



# OIL CREEK REGION COMPREHENSIVE PLAN



Prepared by the

**Oil Creek Region of Oil Creek Township (Crawford), the City of Titusville, Hydetown Borough, Centerville Borough (Crawford), Oil Creek Township (Venango), Cherrytree Township, Pleasantville Borough, Allegheny Township (Venango), and Southwest Township (Warren)**

Assisted by

**Graney, Grossman, Ray and Associates  
Grove City, Pennsylvania**

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**OIL CREEK REGION  
COMPREHENSIVE PLAN**

**2000**

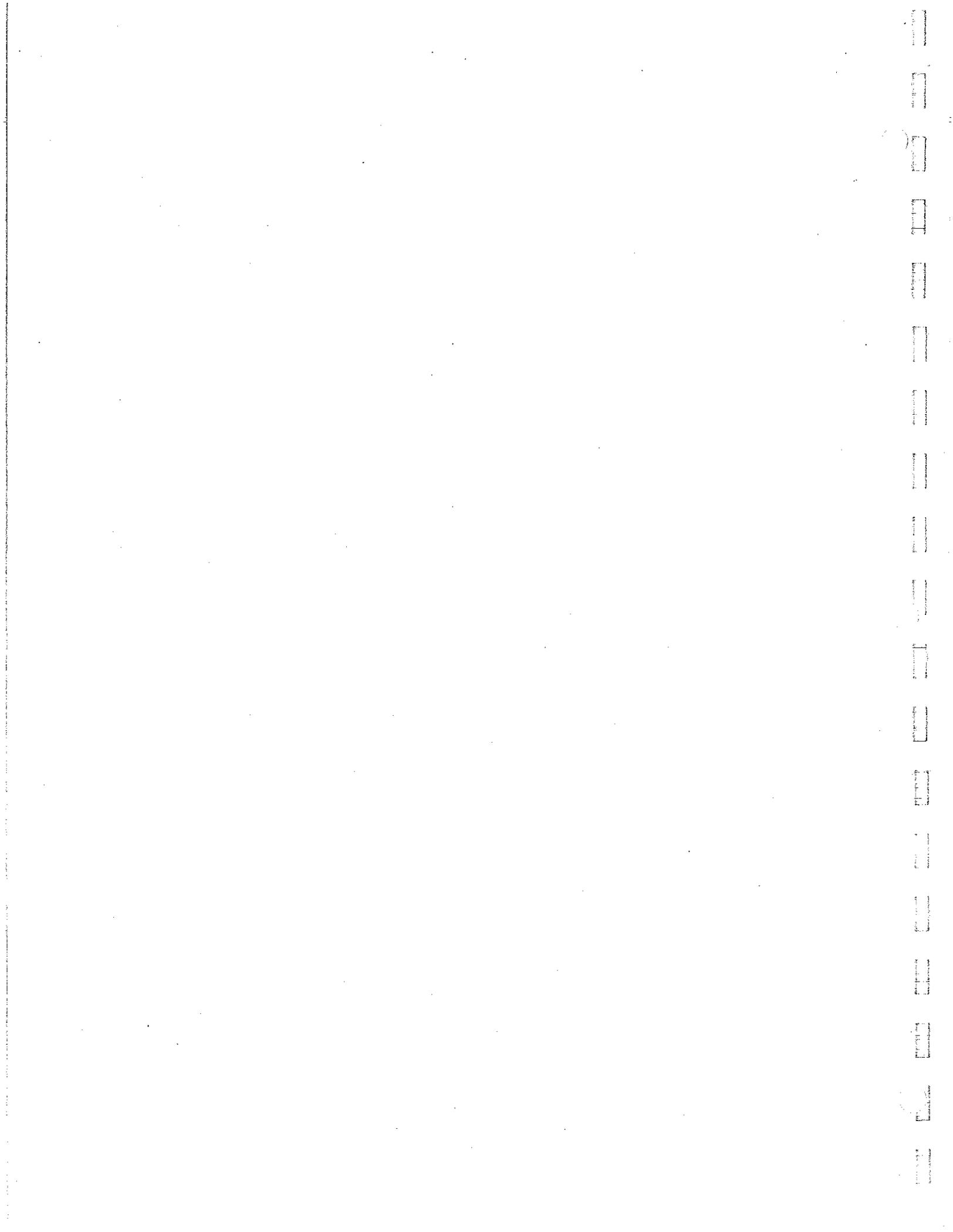
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Oil Creek Township (Venango), Cherrytree Township,  
Pleasantville Borough, Allegheny Township (Venango),  
and Southwest Township (Warren)**

**Assisted by**

**Graney, Grossman, Ray and Associates  
Grove City, Pennsylvania**

**This report was financed, in part, by the State Planning Assistance Grant (SPAG) from the Commonwealth of Pennsylvania, Department of Community and Economic Development.**



# TABLE OF CONTENTS

## BACKGROUND REPORT

### **ECONOMIC BASE**

Personal Income	Page E-1
Per Capita Income	Page E-4
Sector Analysis	Page E-4
Recent Economic Studies	Page E-7
Opportunities	Page E-8
Tourism	Page E-10
Summary	Page E-12

### **POPULATION**

Introduction	Page P-1
Total Population	Page P-1
Age Characteristics	Page P-4
Gender	Page P-7
Race	Page P-7
Households, Type and Size	Page P-7
Group Quarters	Page P-10
Population Projections	Page P-11
Future Households - Expected to Reside	Page P-14

### **COMMUNITY FACILITIES**

Library	Page CF-1
Public Safety	Page CF-2
Police	Page CF-2
Fire	Page CF-2
Ambulance	Page CF-4
Hospital	Page CF-4
Recreation	Page CF-5
State Resources	Page CF-5
Oil Creek State Park	Page CF-5
Drake Well Museum	Page CF-6
State Game Lands	Page CF-7
Municipal Parks	Page CF-7
Pleasantville	Page CF-10
Cherrytree	Page CF-10
Centerville	Page CF-10
Hydetown	Page CF-11
Semi-Public	Page CF-11
Private	Page CF-11
Summary	Page CF-11

Schools	Page CF-12
Other Educational Resources	Page CF-14
Water and Sewer Services	Page CF-15
Water	Page CF-15
Sewer	Page CF-18
Titusville	Page CF-19
Other Utilities	Page CF-21
Cable	Page CF-21
Telephone	Page CF-21
Gas	Page CF-21
Electric	Page CF-21

**TRANSPORTATION**

Air	Page T-1
Rail	Page T-2
Highway	Page T-2
Route 8	Page T-3
Route 27	Page T-3
Route 36	Page T-4
Route 89	Page T-4
Route 227	Page T-4
Route 408	Page T-5
Route 417	Page T-5
Transit	Page T-5
Accidents	Page T-5
Current Planning	Page T-6
	Page T-8

**HOUSING**

Census	Page H-1
Housing Count	Page H-1
Tenure	Page H-2
Vacancy	Page H-2
Age of Housing	Page H-4
Housing Type	Page H-4
Housing Values and Affordability	Page H-5
Condition of Housing	Page H-6
Housing Rehabilitation Programs	Page H-6
Assisted Housing	Page H-9
Housing Market	Page H-11
Summary	Page H-12
	Page H-14
	Page H-14

**HISTORIC RESOURCES**

	Page HR-1
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**LAND USE**

Current Land Use	Page LU-1
	Page LU-2

Analysis	Page LU-6
Current Land Use Regulations	Page LU-6
Review of Existing Land Use Regulations	Page LU-8
Subdivision Regulations	Page LU-78
Zoning	Page LU-8
Oil Creek (C)	Page LU-9
Titusville	Page LU-9
Southwest Township	Page LU-9
Pleasantville	Page LU-9
Physical Characteristics and Development Constraints	Page LU-9
Soils	Page LU-10
Mineral Resources	Page LU-11
Steep Slopes	Page LU-11
Floodplains and Wetlands	Page LU-11

## TABLES

Table E-1, 1990 Census, Median Income Characteristics - Oil Region, Counties, State	Page E-2
Table E-2, Comparative Income, 1980-1990 - Titusville, the Counties, Pennsylvania - Median Household Income	Page E-3
Table E-3, Census of Retail Trade	Page E-4
Table E-4, Service Industries, 1987-1992 Comparisons	Page E-6
Table E-5, Census of Manufacturing, 1987-1992	Page E-7
Table P-1, Oil Creek Population - 1960-1990	Page P-2
Table P-2, Oil Creek Region, 1990 Population and Change from 1980	Page P-3
Table P-3, 1990 Age Characteristics, the Region, the Townships, the Boroughs, the City, and Pennsylvania	Page P-5
Table P-4, Household Characteristics - 1990, Oil Creek Region, the Counties, the State	Page P-8
Table P-5, 1990 - Average Household Size - Oil Creek Region	Page P-10
Table P-6, Population Projections, Oil Creek Region - High Series, 1990-2020	Page P-12
Table P-7, Population Projections, Oil Creek Region - Low Series, 1990-2020	Page P-13
Table P-8, Household Estimate	Page P-14
Table CF-1, City of Titusville Water Use - 1996	Page CF-16
Table CF-2, Pleasantville Water Use - 1995	Page CF-18
Table T-1, Accidents, Oil Creek Region - 1992-1996	Page T-7
Table T-2, Route 8 Venango County, Corridor Improvements - Rouseville Borough to the City of Titusville	Page T-9
Table H-1, Housing Count Data, 1980-1990	Page H-2
Table H-2, Tenure Characteristics, Oil Creek Region Municipalities	Page H-3
Table H-3, Vacancy Characteristics, Oil Creek Region	Page H-4

Table H-4, Age of Housing, Oil Creek Region	Page H-5
Table H-5, Oil Creek Region, Housing Units by Type	Page H-6
Table H-6, Median Value of Owner-Occupied Homes, Median Monthly Rent	Page H-7
Table H-7, Housing Affordability Index, Oil Region - Crawford County, Venango, and Forest Counties - Pennsylvania	Page H-8
Table H-8, Housing Survey Results, Oil Creek Region - 1997	Page H-10
Table LU-1, Land Area - Oil Creek Region	Page LU-2
Table LU-2, Land Use - Oil Creek Region	Page LU-4

## PLATES

Oil Creek Region - Retail Trade Area	Follows Page E-6
Oil Creek Region - Community Facilities	Follows Page CF-2
Oil Creek Region - Fire Service Area	Precedes Page CF-3
Oil Creek Region - Recreation Facilities	Follows Page CF-8
Water Service Areas	Follows Page CF-19
Sewer Service Areas	Precedes Page CF-20
Oil Creek Region - Transportation Features	Follows Page T-2
Titusville Historic District	Follows Page HR-2
Oil Creek Region - Existing Land Use	Follows Page LU-4
Land Use Regulations - Subdivision Regulations, Oil Creek Region	Follows Page LU-8
Existing Zoning - Oil Creek Region	Follows Subdivision Regulations Map
Land Use Regulations - Zoning Regulations, Oil Creek Region	Precedes Page LU-9
Oil Creek Region - Oil and Gas Fields	Follows Page LU-11
Agricultural Security Areas - Oil Creek Region	Precedes Page 12
Steep Slopes - Oil Creek Region	Follows Page LU-12
Floodplains and Wetlands - Oil Creek Region	Follows Steep Slope Map
Developmental Constraints - Oil Creek Region	Follows Floodplains and Wetlands Map

## THE PLAN

An Overview	Page 1
The Comprehensive Plan	Page 2

## COMPREHENSIVE PLAN

Introduction	Page 1
Community Development Objectives	Page 4
Preface	Page 4
Objective One - Cooperative Action	Page 4
Objective Two - Quality of Life	Page 4
Objective Three	Page 4
Objective Four	Page 4
Objective Five	Page 4
Objective Six	Page 4
Objective Seven	Page 4
Objective Eight - Housing	Page 5
Economic Plan	Page 6
Industrial	Page 6
Wood Center	Page 9
Tourism	Page 10
Retail	Page 11
Services	Page 12
Housing Plan	Page 13
Housing Rehabilitation Program	Page 17
Assisted Housing	Page 19
First-Time Home Buyer's Programs	Page 19
Historic Resources Plan	Page 21
Land Use Plan	Page 23
Existing Conditions	Page 23
Municipal Profiles	Page 26
Overall Recommendations - Land Use Controls	Page 30
The Land Use Plan	Page 30
Plan for the Protection of Natural Resources	Page 34
Wetlands	Page 34
Aquifer Recharge Areas	Page 34
Woodlands	Page 35
Steep Slopes	Page 35
Prime Agricultural Land	Page 35
Floodplains	Page 35
Unique Natural Areas	Page 35

Community Facilities Plan	Page 36
Recreation	Page 37
Local	Page 37
Recreation Programs	Page 39
Bike Trail	Page 39
Other Resources	Page 40
Educational Resources	Page 40
Public Schools	Page 40
Other Institutions	Page 41
New Initiative	Page 41
Cultural Resources	Page 41
Library Services	Page 41
Historic Resources	Page 41
Water and Sewer Services	Page 42
Water	Page 43
Sewer	Page 44
Public Safety	Page 45
Police	Page 45
Fire	Page 45
Hospital	Page 46
Governmental Services	Page 46
Communication	Page 46
Transportation Plan	Page 47
Roads and Highways	Page 47
Priority One - Route 8	Page 48
Priority Two - The East-West Corridor	Page 49
Priority Three - Safety	Page 49
Route 89 Realignment	Page 49
Rail	Page 49
Air	Page 50
Transit	Page 51
Implementation	Page 52
Plan Interrelationships and Impacts on Contiguous Municipalities	Page 57

## TABLES

Table CP-1, Oil Creek Region - 2000 Population and Change from 1990	Page 2
Table CP-2, Household Count Estimates - Oil Creek Region	Page 14
Table CP-3, Oil Creek Region - Housing Rehabilitation Program Priority Elements	Page 18
Table CP-4, Analysis of Recreation Facilities - Oil Creek Region	Page 38

**PLATES**

Oil Creek Region - Future Land Use  
Proposed Water Service Areas  
Proposed Sewer Service Areas  
Transportation Plan

Follows Page 30  
Follows Page 42  
Precedes Page 43  
Follows Page 48



# BACKGROUND ANALYSIS

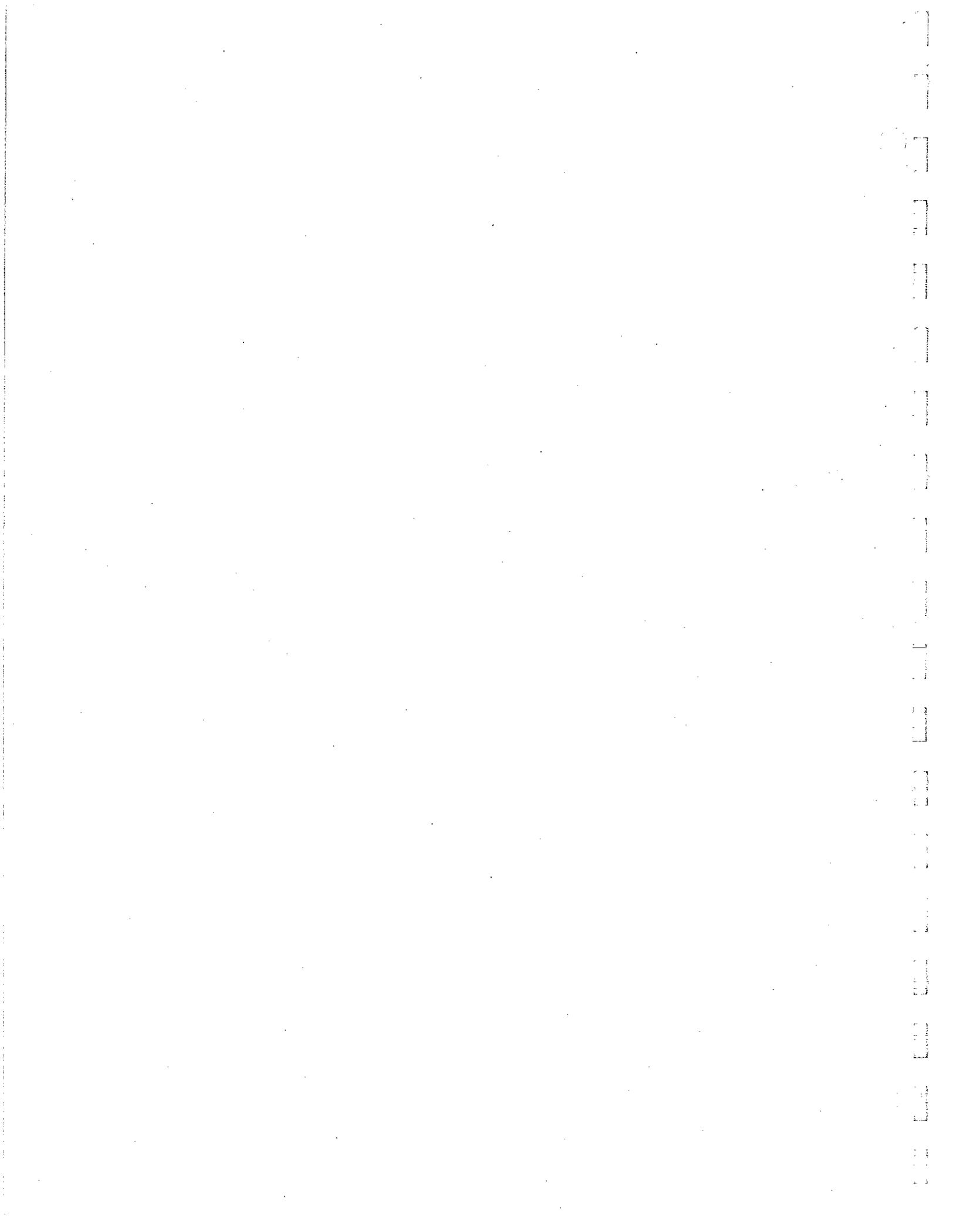
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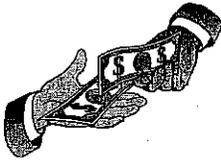
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**EARNINGS  
REPORT**

**ECONOMIC BASE**





# ECONOMIC BASE

---

The purpose of this element of the Background Analysis is to provide an overview of the Oil Creek Region's economy. An analysis of the Oil Creek Region is particularly challenging, as it falls within three counties. This and the limitations on the level of detail from published economic material make matters just that much more difficult. Conversely, the restricted published material encourages the greater use of local sources, allowing a more realistic view of how matters currently fare. Primary sources for data in this section are reports of the U.S. Census Bureau and various publications of the Commonwealth. Secondary sources are local reports and past interviews with area business leaders.

*An analysis  
of the Oil Creek  
Region is  
particularly  
challenging.*

Typical measurements of  
personal income focus  
on the household, the  
family, and the individual.

**Personal Income:** Typical measurements of personal income focus on the household, the family, and the individual. All Census data for these categories are based upon the respondent income for prior years. Thus, the 1990 Census reports on 1989 income information. Table E-1 sets forth the Oil Creek Region data along with the County and State and three nearby communities.

**TABLE E-1**

**1990 CENSUS  
MEDIAN INCOME CHARACTERISTICS  
OIL REGION, COUNTIES, STATE**

	<u>Household</u>	<u>Family</u>	<u>Per Capita</u>
Allegheny	\$24,375	\$29,250	\$9,750
Centerville	\$21,023	\$26,250	\$7,790
Cherrytree	\$27,243	\$30,772	\$10,699
Hydetown	\$25,703	\$28,750	\$10,091
Oil Creek (C)	\$22,750	\$28,807	\$10,379
Oil Creek (V)	\$27,292	\$30,469	\$11,293
Pleasantville	\$26,731	\$30,000	\$10,532
Southwest	\$22,687	\$23,722	\$9,192
Titusville	\$19,059	\$23,582	\$10,699
Region <sup>1</sup>	\$22,139	\$26,747	NA
Crawford County	\$23,083	\$27,828	\$10,833
Venango County	\$22,593	\$27,161	\$10,696
Warren County	\$26,351	\$31,092	\$12,350
Pennsylvania	\$29,969	\$34,856	\$14,068

<sup>1</sup> Weighted average

NA - Not Available

Source: 1990 Census, STF-3A Files

Table E-1 illustrates a well-established trend; namely, that incomes in Western Pennsylvania are behind the rest of the State. However, it also emphasizes the fact the average median household and family incomes of the Region are even lower. They lag below those for the individual Counties.

Generally speaking, the median household income is the most common yardstick used to measure comparative prosperity. The one municipality with the lowest household as well as median-family income within the Region is Titusville. Conversely, their per capita income is the highest in the Region and compares favorably with the three Counties. However, this anomaly probably has more to do with household composition and age characteristics than with individual prosperity.

One statistical note must be made. Southeast Pennsylvania has had a long and sustained period of prosperity. The fact, coupled with its large population base, tends to skew Statewide income figures upward. Consequently, regional differences to Commonwealth medians are usually not causes for alarm. A better yardstick of comparison is to the counties in the Region. Within the nine-municipality Oil Creek Region, the median household income is 7.8 percent lower than the three-County average and the family median income is 6.8 percent lower. That brings a cause for concern and, once more, illustrates the income disparity for the Region.

**TABLE E-2**

**COMPARATIVE INCOME, 1980-1990  
TITUSVILLE, THE COUNTIES, PENNSYLVANIA  
MEDIAN HOUSEHOLD INCOME**

<u>Area</u>	<u>1980</u>	<u>1980</u> <u>Adjusted*</u>	<u>1990</u>	<u>1980-1990</u> <u>Change</u>	<u>Adjusted</u> <u>Change</u>
Titusville	\$13,529	\$22,675	\$19,959	+\$5,530 (+41%)	-\$3,616 (-16%)
Crawford	\$15,193	\$25,463	\$23,083	+7,890 (+52%)	-\$2,380 (-9%)
Venango	\$16,796	\$28,150	\$22,593	+\$5,795 (+35%)	-\$5,557 (-20%)
Warren	\$16,445	\$27,561	\$26,351	+\$9,906 (+60%)	-\$1,210 (-4%)
Pennsylvania	\$16,880	\$28,291	\$29,069	+\$12,189 (+72%)	+\$778 (+3%)

\*Adjusted via an inflator based upon the Consumer Price Index.

Source: U.S. Census, 1990 STF-3A, 1980 Report PC 80-1-C40, General Social and Economic Characteristics

Another method to assess the Region's economic viability is to compare 1990 figures to those of 1980. Unfortunately, a universal comparison is not possible. Available printed material from the 1980 Census is generally limited to municipalities of 2,500 or more persons. Thus, only Titusville and the three Counties can provide the needed 1980 data. The results are shown by Table E-2 and, once more, are a clear indicator of the Oil Creek Region's economic malaise. It shows Titusville's income is clearly lagging behind the State, Venango County, Warren County, and Crawford County. The adjusted figures are the most telling. It demonstrates that, in terms of real income, based upon purchasing power, Titusville and the three Counties all lost significant income. Though the State's gain was modest, a +3 percent (\$778) increase, it was a gain. Conversely, Titusville and the three Counties all saw adjusted losses of -4 percent to -20 percent. It is interesting to note that Titusville, the only municipality where data allowed such a comparison, seemed to parallel Venango County closer than either Crawford or Warren Counties.

If the trends in Tables E-1 and E-2 are viewed as a composite, it is safe to assume that the real income for households of all municipalities in the Oil Creek Region experienced a drop from 1980 to 1990.

**Per Capita Income:** Though the median household and family incomes are frequently used by government programs or the private market as measurements of relative prosperity (or poverty), per capita income is used less frequently. Why? Probably the best reason is it is not a good yardstick. This approach simply totals all income in a particular area and divides it by every person, man, woman, and child. In such an approach, communities composed of a high percentage of families will generally score low, while places with numerous single-person and single-parent households score high. Certainly, that is true in the Study Area. Titusville, which has both the lowest median household and median-family income, has the highest per capita figure.

The data does reveal one interesting fact. In 1989, the total personal income of the Oil Creek Region was just over \$150 million, a significant amount.

**Sector Analysis:** The Census Bureau issues its most used reports, the Census of Population, every ten years. However, it has several other products of interest. The most noteworthy are the Economic Series, which report on various economic sectors every five years. The latest published report is 1992 (1997 will likely not be available until 2000). These reports include retail trade, wholesale trade, services, and manufacturing. In these reports, there are certain limitations. First, only individual communities of 2,500 or more are included. Second, because of confidentiality rules, no data is released which may identify any individual company. As a consequence, Titusville is the only municipality reported upon in the Region.

<b>TABLE E-3</b>	
<b>CENSUS OF RETAIL TRADE</b>	
<u>1987</u> (Millions of Dollars)*	<u>1992</u> (Millions of Dollars)*
Pennsylvania - 71,216	Pennsylvania - 87,787 + 16,571 (+23%)
Crawford County - 408	Crawford County - 516 + 86 (+26%)
Meadville - 187	Meadville - 273 + 86 (+46%)
Titusville - 86	Titusville - 85 -1 (-1.0%)
Balance of County - 135	Balance of County - 158 +23 (17%)

\*Note: Figures are unadjusted.

Source: Census of Retail Trade, 1987, 1992

What does Table E-3 show? It clearly demonstrates that Titusville's retail trade has diminished, while most other areas are enjoying modest to substantial increases. In an attempt to further define Titusville's retail profile, an additional statistical analysis was attempted. Census reports include ten categories under retail trade. Of these, data in four categories was suppressed in 1987 and three in 1992, so a complete comparison is not possible. Six categories, however, are given. In general, building materials, service stations, apparel, eating/drinking places, and drug/proprietary operations all saw reasonable increases. Conversely, auto sales dropped about nine million dollars. Unfortunately, data was suppressed for two key elements, general merchandising and food stores. However, it can be surmised that they saw increases, given the amount that the auto sales sector declined and the total of all sales.

In 1995, a nationally known retail consultant prepared a market demand study for the Titusville area (see "Recent Economic Studies"). However, that analysis used arbitrary radii to compute potential goods demand, but did not attempt to define the actual trade area. For many years, Reilly's Law of Retail Gravitation has been used to define trade areas. The suppositions behind Reilly's Law is that places with larger populations will have a greater retail base, and draw from a larger area than a smaller retail center. Over the years, Reilly's Law has been changed, adjusted, and refined, but remains in wide use for market area studies.

For this report, Titusville was used as the retail center of the Oil Creek Region, with comparisons to Union City, Corry, Warren, Tionesta, Oil City, and Meadville. The results of this analysis are shown by the plate "Retail Trade Area." It shows the dominant area for Titusville as generally the low-density regions to the north and east, while larger communities (Meadville, Oil City) dominate to the west and south.

Obviously, many local shoppers do travel to other areas for their needs. In fact, many respondents to the Oil Creek Region survey gave current local shopping opportunities a low rating and the need for new retail store a high priority. Yet, the trade area plate illustrates the possible trade area of this Region if it had a full range of retail outlets.

In the early 1990s, there was a great deal of discussion relative to the emerging service economy. Titusville was part of that trend, as the following table illustrates. Once more, Titusville is the only municipality where individual municipal data can be found.

**TABLE E-4****SERVICE INDUSTRIES  
1987-1992 COMPARISONS\***

Pennsylvania	33,232,174	49,382,550	+16,150,374 (+49%)
Crawford County	98,534	148,248	+49,714 (+51%)
Meadville	51,925	86,493	+31,568 (+61%)
Titusville	12,507	23,125	+10,618 (+85%)
Balance of County	34,102	36,630	+2,528 (+8%)

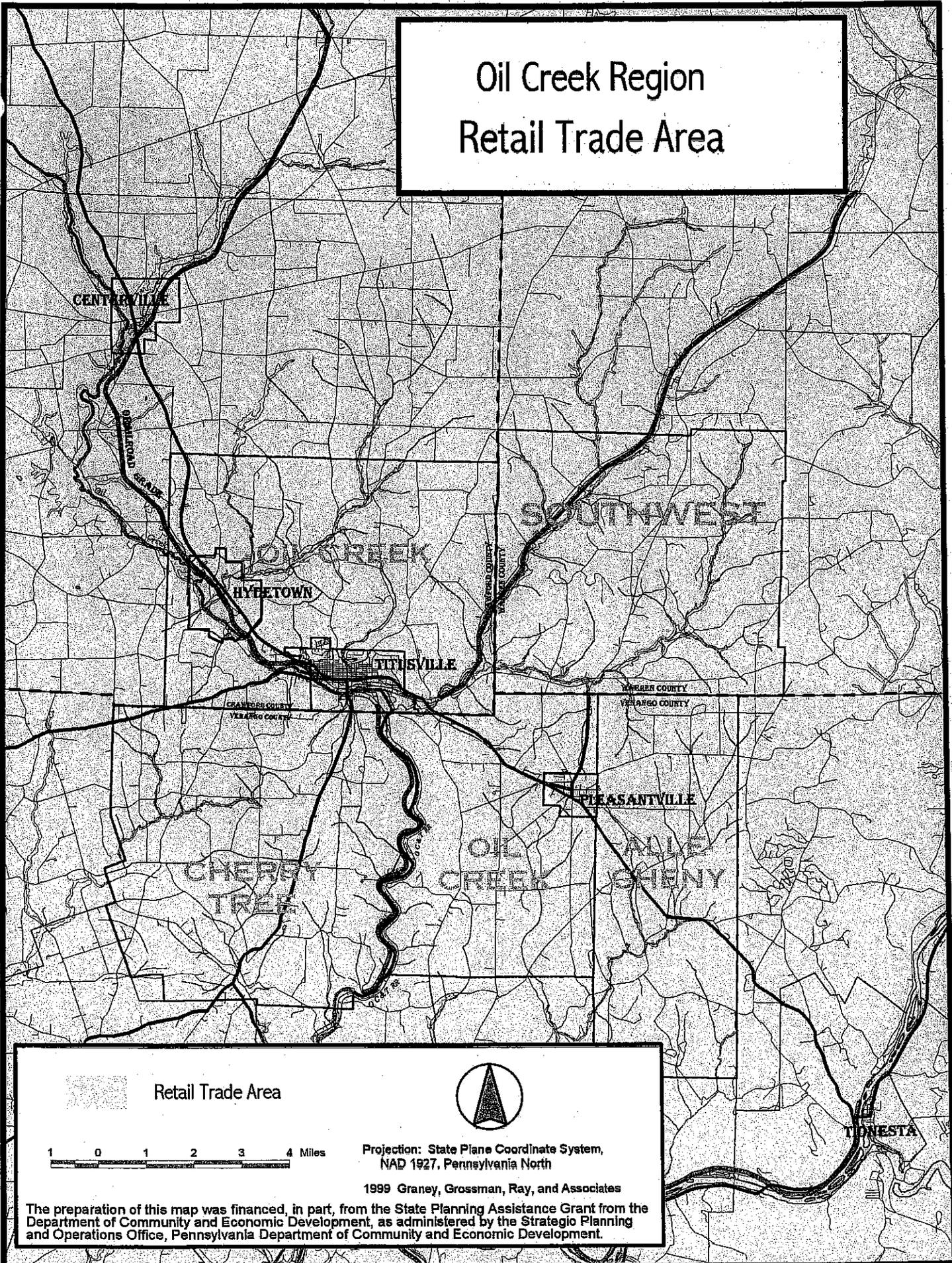
\*In thousands of dollars; figures unadjusted.

Source: Census of Service Industries, 1987, 1992

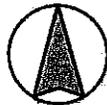
Obviously, the service industries' sector is faring much better than retail. In fact, the increase in services of +85 percent in Titusville between 1987 and 1992 was the highest of any jurisdiction covered by Table E-4. As is the case with the Retail Census, there are subcategories within the service industries. Once again, there are several categories (five) where data is suppressed. Where information is available, all categories, but SIC 87, show increases. The largest single service sector is health. In the five-year period ending in 1992, it increased 72 percent, to \$9,348,000. This illustrates the impact that the area hospital has upon the Area's economy.

While results from services can be viewed as good news, data from the Census of Manufacturing was not. This was apparent to anyone who read the local newspaper.

# Oil Creek Region Retail Trade Area



Retail Trade Area



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Projection: State Plane Coordinate System,  
NAD 1927, Pennsylvania North

1999 Graney, Grossman, Ray, and Associates

The preparation of this map was financed, in part, from the State Planning Assistance Grant from the Department of Community and Economic Development, as administered by the Strategic Planning and Operations Office, Pennsylvania Department of Community and Economic Development.

( )

**TABLE E-5**

**CENSUS OF MANUFACTURING  
1987-1992**

	<u>1987</u>	Wages*	<u>1992</u>
Pennsylvania	13,731 (\$20,136)		14,745 (\$24,260)
Crawford County	128.6 (\$21,082)		142.5 (\$24,152)
Meadville	53.4 (\$23,217)		59.9 (\$23,960)
Titusville	27.0 (\$24,545)		20.7 (\$20,700)
Balance of County	48.2 (\$17,852)		61.9 (\$25,792)

\*Total annual wages in millions of dollars for production workers, the figure in parenthesis equals the annual average wage.

Source: Census of Manufacturing, 1987 and 1992

These figures are probably the most disturbing of all. In each reporting jurisdiction, but Titusville, there was an increase in annual wages from 1987 to 1992. True, these were sometimes quite modest, as was seen in Meadville. However, in Titusville, not only were total wages down nearly \$7 million annually, but the average production worker's wage saw a 16 percent loss. Census statistics also indicate production worker employment dropped 100 in this period, from 1,100 to 1,000 jobs.

**Recent Economic Studies:** Just a few years (March 1995) ago, a Recovery Strategy for the Titusville Area was completed. In July of 1996, an application for "second-year" funding was prepared for the Titusville Enterprise Zone. These reports are particularly valuable, as they not only relied upon the standard statistical sources quoted previously in this chapter, but also involved several interviews of local businesses as well as contemporary newspaper reports.

There is little doubt that the primary reason for the Oil Creek Region's economic malaise is the closure of key industries. In a period of approximately five years, from 1991 to 1996, nearly 1,000 jobs were lost in this area. As the Study Area had 6,057 persons in the labor market, per the 1990 Census, this equates to the loss of one-sixth of all local jobs. It is also obvious, from prior information, that many of these were good-paying jobs. The positions lost were generally from permanent closures. This includes Linderson, Inc.; GTE; Grand Valley (layoff); but most especially, Cytemp Specialty Steel. That closure, alone, cost over 600 jobs.

Along with these manufacturing jobs, service and retail closures were seen. These included Integra Bank (corporate offices), Ralph Cohen's, Service Star Hardware, and the Fisher's Big Wheel Department Store.

**Opportunities:** One of the constant themes at many of the Comprehensive Plan meetings was the desire for a new industrial park. This issue has been examined, in some detail before. The 1995 report looked at nine sites in the Area. Of these, six were listed as greenfield locations. Of these locations:

Site One - Extensive wetlands, no water or sewer

Site Two - Small acreage, high acquisition cost

Site Three - Hilly and not suitable

Site Four - Poor road access

Site Five - Not on a major road

Site Six - Was sold during the 1995 report period, with no industrial interest. There is no water or sewer service to this site.

That same report examined existing structures on the market. The primary brownfield site was listed as the Cytemp property. Part of this complex was sold to Universal Stainless. The balance was transferred to Titusville Industrial Fund, Inc. Concurrently, that organization is securing funds to rehabilitate a major building on the complex.

There were two other properties discussed. One was the Republic Steel building. That structure is now home to Precision Profiles. The second was the former GTE complex on Route 27 east of Titusville.

The two reports gave an overview on economic development opportunities in the Area. The 1995 report focused on an overall strategy, while the 1996 report was often company-specific.

The 1995 Strategy suggested:

- Extensive outreach for business retention and assistance
- Developing the Cytemp complex (multi-tenant building)
- Establishing a working relationship with the larger area businesses
- Pursuing real estate marketing options (once more, Cytemp was the primary element)
- Restructuring local economic development resources
- Suggesting marketing initiatives
  - ▶ Targeting complementary wood products
  - ▶ Targeting industrial machinery in the wood, plastics, and packaging area
  - ▶ Targeting powder metals
  - ▶ Targeting plastic molding

The 1996 report was specifically aimed at the Pennsylvania Enterprise Zone (EZ) Program. As such, it was primarily focused upon firm specific, short-term opportunities, but also did offer other long-term options. There were five existing industries which proposed development plans. Their estimated total proposed investment was in excess of \$1.5 million, and some 36 new jobs were projected. However, these firms were only the tip of the iceberg. Other business prospects were taking a "wait-and-see approach." Such an attitude is typical in an area when a new governmental program is initiated. Many businesses want to be assured that the paperwork associated with such activities does not outweigh any benefits. The Pennsylvania EZ Program is usually rated as business-friendly and has a minimum of such red-tape hassles.

Other economic development activities included in the EZ document included:

- Sewer line extension on Route 27 east (East Titusville)
- Mechanic Street storm drainage
- Rebuild the access road to the Titusville Industrial Park
- Water line loop - Titusville Industrial Park
- Improved access to I-79

- Cytemp project
- Northwest Pennsylvania Intermodal Container facility

During the 1996 effort, nearly every local manufacturer was contacted and most were interviewed. Some interesting facts were uncovered:

- Five wood products businesses were contacted. The majority had a strong presence in the export market, especially Europe. None were shipping raw wood - all exported kiln-dried, finished products.
- Two plastic products firms were contacted. Both had strong sales based upon unique market niches.
- Two "transplanted" firms were contacted. One was struggling a bit, but with new management, had stabilized their business. A second firm had enjoyed steady growth and forecast more.
- Three firms associated with machining and metal fabrication were contacted. All had good current orders, and further growth appears assured.

The prior studies focused on the industrial and manufacturing side of Titusville's economy. In 1995, Hyett Palma, Inc. prepared a retail report for the Titusville area. These reports were based upon a statistical analysis of potential trade areas, one with a 10-mile radius. The purpose was to estimate product demand by income group.

This Comprehensive Plan covers nine municipalities with a 1990 population of 13,847 and 5,210 households. The 1995 Hyett Palma study included a population base of 19,182 and 6,986 households - a significantly larger area. Because of this disparity, direct analysis of this study is difficult.

In addition to this problem, the categories of expenditures are based upon national consumption models, while available statistics are from the 1992 Census of Retail Trade. Here, the categories are similar, but there is enough difference to make objective judgments difficult.

Consequently, the 1995 study - done by an excellent firm - must be viewed primarily as a marketing tool for local retailers and not as an analytical report.

**Tourism:** The Oil Heritage Region encompasses all of the County of Venango as well as many of the Oil Creek Region's municipalities in Crawford County. This Region has been so designated, as it is the birthplace of the oil industry, and the Oil Creek Valley is rightly

called "The Valley That Changed the World." However, it is not due to its historic interests that it is included in this section; rather, it is due to its potential impact on tourism.

The Oil Heritage Region, Inc. has been officially recognized by the Commonwealth since 1994. Both its preservation of historic sites and its tourist potential have been the subject of an original study which was recently been updated and revised.

The original study projected some \$15 million of capital improvements over a five-year period and estimated that investment would draw a number of tourists to the Region. The tourism impact was based upon the assumption that 2 percent of all persons living within a two-hour car ride would visit the Oil Heritage Region at least once a year.

After a few years of actual experience, the Oil Heritage group has significantly revised the plan. Current highlights are:

- Estimates tourist visitations at 0.25% of the two-hour drive population.
- Revision of the capital budget to a \$5,000,000 expenditure over five years.
- Focuses capital expenditures on existing centers rather than creating new standalone entities.



Of particular interest to the Oil Region are proposed improvements at:

- Perry Street Station (Titusville)
- Drake Well Museum
- Oil Creek Park

This, in combination with improvements in Oil City, Franklin, and Emlenton, is designed to build upon existing attractions, creating a larger "critical mass" to draw an increasing number of visitors.

The Perry Street Station area has already benefitted from a street scape project done with a Victorian motif.

A complement to the Oil Heritage Region effort is the Oil Heritage Region Tourist Promotion Agency (TPA), Inc. Its function is to build the tourism aspect of the Oil Heritage potential. This TPA already works with a variety of Oil Region businesses, which are looking to attract both individual and motorcoach tourists to the Oil Heritage Region. The

current TPA director has just started in this position. Although cautious in his estimates, he does point out that the occupancy rates of local motels and the reported activity of tourist/recreation businesses is improving.

A final current development of interest, in this field, is the Clark-Stewart block in Downtown Titusville. This project looks to combine historic resources with tourism, as well as bolstering the Downtown commercial viability of Titusville. Essentially, it calls for the refurbishing of three connected buildings in a historically accurate manner and installing an elevator for access. Once the elevator is operational, better use can be made of the upper floors of this complex of buildings. One of the primary initiatives is the creation of the Mather Museum. Mather was a well-known photographer during the early days of oil exploration. His former studio, in this development, has hardly changed from the days of his occupancy. That, coupled with the fact that 4,000 of his glass photographic plates are at the nearby Drake Well Museum, could make this a unique attraction. These exciting projects are beginning to foster a renaissance in Downtown Titusville.

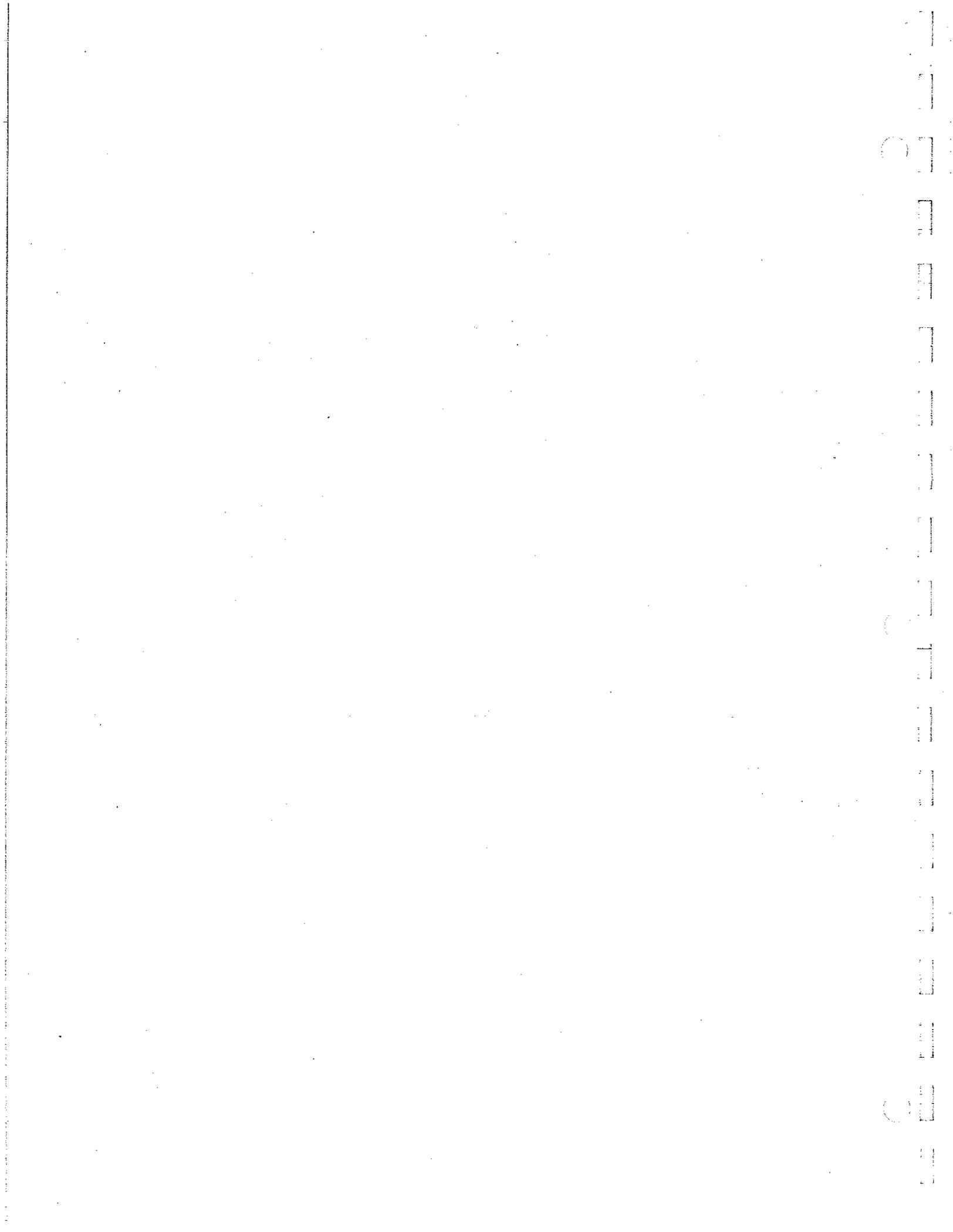
**Summary:** Recent industrial interviews give hope that the "worse was over" relative to the Area's economic problems. Also, events in Downtown Titusville may be viewed as evidence of same. Of particular interest is the construction of the new CVS drug store. It may be viewed as a mixed blessing, but is a witness to an underlying regional economic strength.

From discussions with local economic developers and businessmen, certain priorities and problems emerged:

- The need for industrial space
- Technical training
- Continued rail service
- Improved telephone and internet access (better switch gear and fiber optic options)



# POPULATION



# POPULATION

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*"Population and employment largely determine future overall land use and community facility needs . . ."*

Urban Land Use Planning (4<sup>th</sup> Ed.) 1995,  
Kaiser, Godschalk & Chapin (p.115)

*" . . . readers are most interested in demographic trends."*

From the September 1993 edition of American  
Demographics - a marketing magazine of  
Dow Jones & Co.

*To plan for  
the future, population  
trends are  
critical.*

**Introduction:** There is little doubt that the private sector is interested in demographic information. It is the drive to understand and satisfy the needs of their market. Government is not really all that different. After all, government's main task is the provision of services, transportation, safety, public health, water, sewer, and recreation. These are just a few of the more obvious items which come to mind. To provide what is needed today, an appreciation of current demographic characteristics is required. To plan for the future, population trends are critical. For the nine constituent municipalities of the Oil Creek Region, it is important they know - and understand - their customer base, the residents of this area.

In order to save some space, this portion of the Comprehensive Plan will focus on demographics from a regional prospective. However, detailed 1990 information is available and copies will be furnished to the members of the Region.

**Total Population:** The most common measure of population is the growth, or decline, of an area over a period of time. Table P-1 sets forth the population in the Oil Creek Region from 1960 to the most recent Census of 1990.

**TABLE P-1**

**OIL CREEK REGION  
POPULATION - 1960-1990**

<u>Municipality</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>Change</u>	<u>Percent</u>
Allegheny	214	210	261	281	67	+31.3%
Centerville	238	246	245	249	11	+ 4.6%
Cherrytree	1,568	1,522	1,635	1,601	33	+ 2.1%
Hydetown	679	725	760	681	2	+ 0.3%
Oil Creek (C)	1,755	1,743	2,035	2,069	314	+17.9%
Oil Creek (V)	723	759	873	915	192	+26.6%
Pleasantville	940	1,005	1,099	991	51	+ 5.4%
Southwest	583	517	609	626	43	+ 7.4%
Titusville	<u>8,356</u>	<u>7,331</u>	<u>6,884</u>	<u>6,434</u>	<u>-1,922</u>	<u>-23.0%</u>
Total	15,056	14,058	14,401	13,847	-1,209	-8.0%

Source: U.S. Census Reports, 1960, 1970, 1980, 1990

It is apparent that over the three-decade span illustrated above, there has been a steady, overall loss in population which averaged about 10 to 12 families a year. However, that pattern was hardly universal. In terms of numbers, Oil Creek (Crawford) saw an increase of some 314 residents, while Titusville dropped 1,922 persons. In terms of percentage, Allegheny Township, at +31.3 percent, was the leader, while Titusville, at -23 percent, saw the greatest proportional loss.

The issue is not only how did the Region fare, but how did its population trend compare with those of the three Counties and the Commonwealth? During the 30 years in question:

Pennsylvania grew	5%
Crawford County gained	11%
Venango County lost	-5%
Warren County lost	-1%
Oil Creek Region lost	-8%

It is obvious that the Oil Creek Region had problems holding its population during this era. This in the face of modest Statewide growth, a robust increase in Crawford County, and a

nearly stable Warren County. Only Venango County seemed to echo the experience of the Oil Creek Region.

More recent demographic trends can be seen on Table P-2.

**TABLE P-2**

**OIL CREEK REGION**  
**1990 POPULATION AND CHANGE FROM 1980**

	<u>1990 Population</u>	<u>Change from 1980</u>	<u>Percent</u>
Allegheny	281	+20	+7.1%
Centerville	249	+4	+1.6%
Cherrytree	1,601	-34	-2.1%
Hydetown	681	-79	-11.6%
Oil Creek (C)	2,069	+34	+1.6%
Oil Creek (V)	915	+42	+4.6%
Pleasantville	991	-108	-10.8%
Southwest	626	+17	+2.7%
Titusville	<u>6,434</u>	<u>-450</u>	<u>-7.0%</u>
Total	13,847	-554	-4.0%

Source: 1980 and 1990 Census Reports

These recent figures show a more definite pattern. The largest overall gain in the 1980s was Oil Creek in Venango County, but it amount to only 42 persons. Three other municipalities grew, yet, their figures were also quite modest. On the negative side, four communities lost population, with both Titusville and Pleasantville seeing dramatic drops of 450 and 108, respectively.

Once more, it is instructive to examine the Oil Creek Region in a context of the three Counties and the State of Pennsylvania. During the 1980s, Pennsylvania did post a gain. However, it was quite a small one, +0.1 percent. The three Counties all lost population. Venango was -8 percent, Forest -5 percent, and Crawford -3 percent.

What conclusions can be drawn from these figures?

- The Oil Creek Region did not participate in the 30-year growth trend of the State of Pennsylvania.

- However, during the 30-year analysis period, only Titusville showed negative figures.
- Over the decade of the 1980s, general population loss was evident, locally, as well as with the three Counties, while the Commonwealth was nearly static.
- Titusville's population woes were shared by Hydetown, Cherrytree, and Pleasantville in the decade of the 1980s.
- No municipality enjoyed substantial growth.

Why? There can be little question that the Area suffered from the economic dislocations of the 1980s. During that era, the Nation's economy underwent a significant readjustment. The "Rust Belt" (Midwest and North-East) was particularly hard hit and so was the Oil Creek Region. People left the Area — as so many others did in Western Pennsylvania — to find jobs elsewhere.

This pattern of population loss is made even more dramatic if the factor of natural increase is considered. Demographers call the excess of births over deaths natural increase. If no one had left the Oil Creek Region in the 1980s, and no one had moved into the Area, the 1990 Census would have been 14,456, not 13,847. This growth would have been due to national increase. Consequently, the real population loss was over 600 persons in a decade - a drop of just over 4.2 percent.

The Region has good reason to view this statistic with alarm.

**Age Characteristics:** Of all of the many elements of the Census, none are perhaps more important than age characteristics. Traditionally, a total population is broken down into five-year increments called cohorts. They normally range from 0-4 years of age, up to those 85 and older. This yields eighteen separate categories. Such a breakdown is too detailed for easy analysis. Consequently, a more general group of five age groups has been devised. These are as follows:

Preschoolers, Ages 0-4: Most needs for this group are met in the home. The cohort is an indicator of future growth. Also, with an increasing number of families needing day care, this population takes on special significance (consists of one age cohort).

School Ageds, Ages 5-19: This age bracket demands extensive community investment. Schools are needed, most recreational facilities service this group, and social needs begin (consists of three age cohorts).

Young Adults, Ages 20-34\*: This is perhaps the most critical population group. It is the age of family formation, childbearing, and home buying. This is the group that carries the community into the next generation (consists of three age cohorts).

Adults, Ages 35-64\*: If the prior group is critical for the future, this category is necessary for the present. Typically, it is the cohort group that owns homes, has the better jobs, and contributes most of the social and economic welfare of a community (consists of six age cohorts).

Older, Aged 65+: Usually, at age 65, persons begin to retire, incomes start to diminish, and housing requirements change. For some older citizens, health care needs increase and mobility could be impaired (consists of remaining age cohorts). However, this group is also an asset. Many have a reasonable income and continue to contribute to the overall welfare of the community.

\*Note: The "Baby-Boom" generations, those born between 1946 and 1964, are in these two segments. "Boomers" were aged 26 to 44 in 1990.

As a nine-municipal Region, the age characteristics between the various communities can vary significantly. Table P-3 shows the overall age breakdown for the total Region, its Townships, Boroughs, the City, and the State.

**TABLE P-3**

**1990 AGE CHARACTERISTICS  
THE REGION, THE TOWNSHIPS, THE BOROUGHS,  
THE CITY, AND PENNSYLVANIA**

<u>Group</u>	<u>Region</u>	<u>Townships</u>	<u>Boroughs</u>	<u>City</u>	<u>PA*</u>
0-4	1,011 (7.3%)	402 (7.3%)	138 (7.2%)	471 (7.3%)	6.7%
5-19	3,241 (23.4%)	1,267 (23.1%)	441 (23.0%)	1,533 (23.8%)	19.9%
20-34	2,784 (20.1%)	1,113 (20.3%)	413 (21.5%)	1,258 (19.6%)	23.4%
35-64	4,700 (33.9%)	2,026 (36.9%)	661 (34.4%)	2,013 (31.3%)	34.7%
65+	2,111 (15.2%)	684 (12.5%)	268 (14.0%)	1,159 (18.0%)	15.4%
<b>Total</b>	<b>13,847 100.0%</b>	<b>5,492 100.0%</b>	<b>1,921 100.0%</b>	<b>6,434 100.0%</b>	<b>100.0%</b>

\*Percentages only

Source: 1990 Census

The results of Table P-3 are somewhat surprising. Generally, it is assumed that the more urban areas will have fewer, younger residents. For the Oil Creek Region, the proportions of both the Preschoolers and the School Agers are quite similar for all. Combined, they comprise about 30 percent of the population. Conversely, at the State level, only 27 percent of the total population is of that age group. The Young Adult group is also quite homogeneous in the Region, averaging about 20 percent. Here, the State percentage is about 23 percent. In the Adult group, variations start to become more apparent. In Titusville, the percentage is 31.3 percent, while the Townships and Boroughs are two to five percentage points higher, as is the State. For the 65+ group, Titusville, as expected, had the greatest percentage, compared to both the total Oil Creek Region and the State.

In summary:

- The age makeup of the Oil Creek Region, overall, is roughly similar to that of Pennsylvania.
- The Townships have a greater proportion of their residents under age 65. The percentage of the 65+ group is relatively low.
- The Borough population characteristics are very similar to Regional and State figures.
- The City of Titusville is a bit of an anomaly. It has a surprisingly large percentage of its residents in the younger age groups, while it also has a large proportion in the older (65+) group. The Adult (35-64) segment is unexpectedly low, perhaps due to past economic dislocations.

Detail age breakdowns for each municipality can be found in the Appendix.

In summary, the Oil Region's current age mix indicates:

- The younger groups, which present education and recreation needs, are relatively large.
- The Young Adults are slightly above average, which is a positive indicator for the future.
- The Adult group is economically the most important to the Area. Its percentage is within the expected norm, except in Titusville. Remember that this is usually the most economically prosperous category.

- Older citizens are generally distributed as expected, except Titusville, which has a greater than average population.

See the section on Population Projections for future expectation of these age categories.

**Gender:** The Oil Creek Region has a relatively even division of gender. Generally, females live longer than men. Thus, they comprise a larger segment of the population. For the Region, males comprise 48.3 percent, females 51.8 percent of all persons. This varies between communities. In Titusville, females make up 54.5 percent of its population, while in Centerville, they only represent 48.6 percent. Overall, the characteristics of gender are within expected parameters.

**Race:** This Region is racially homogeneous, about 99.3 percent are white. Minority races total 97 and are comprised primarily of Asian/Pacific Islanders and Blacks. The Asian/Pacific Islanders' group represents about 50 percent of the total minority population. Hispanics are not a separate race but are considered a minority by Census enumerators. In 1990, there were 34 Hispanics listed, about 0.3 percent of the Region's total population.

**Households, Type and Size:** The need for utility and municipal services is usually generated by the household, not the individual. Therefore, the number and relative size of households is another important element of demographic study. Households in the Census include all persons who occupy a housing unit. One person can constitute a household. Families are households where one or more of the other persons living in the household are related to the "householder." A family must contain at least two persons.

As the Oil Creek Region is comprised of nine separate municipalities, Table P-4, dealing with households, is quite lengthy. Yet, this bulk is necessary, as it contains critical information.

**TABLE P-4**

**HOUSEHOLD CHARACTERISTICS - 1990  
OIL CREEK REGION, THE COUNTIES, THE STATE**

	<u>Total</u> <u>Households</u>	<u>Non-Family</u>	<u>Percent</u>	<u>Family</u>	<u>Percent</u>
Allegheny	107	26	(24.3%)	81	(75.7%)
Centerville	98	24	(24.5%)	74	(75.6%)
Cherrytree	558	98	(17.6%)	460	(82.5%)
Hydetown	257	66	(25.7%)	191	(74.4%)
Oil Creek (C)	750	150	(20.0%)	600	(80.0%)
Oil Creek (V)	335	65	(19.4%)	270	(80.6%)
Pleasantville	352	77	(21.9%)	275	(78.2%)
Titusville	2,537	903	(35.6%)	1,634	(64.4%)
Southwest	216	36	(16.7%)	180	(84.5%)
Total	5,210	1,445	(27.8%)	3,765	(72.3%)
Crawford	32,184	9,149	(28.4%)	23,036	(71.6%)
Venango	22,408	5,938	(26.5%)	16,470	(73.5%)
Warren	17,244	4,725	(27.4%)	12,519	(72.6%)
Pennsylvania	4,495,966	1,339,977	(29.8%)	3,155,985	(70.2%)

Source: 1990 Census, STF-1A

As can be observed from Table P-4, in 1990, there were 5,210 households in the Region. These are divided into family households, 3,765 (72.3%) and non-family households, 1,445 (27.8%). Such a division was expected and is similar to that found for the State and the three constituent Counties. However, within the Region, there are significant variations. In the Townships, the percentage of family households is high. For Cherrytree, Southwest, and both Oil Creeks, the percentage is 80 percent. In contrast, Titusville is 64.4 percent and it has the lowest proportion in the Region.

Such characteristics indicate:

- Stability, family households usually are less mobile than non-family households.
- The preferred housing is usually a traditional single-family dwelling (however, that preference may be affected by age characteristics).

There are other elements of household characteristics which are of interest. These focus on the fastest-growing household types in the Nation. They include:

- ▶ Single-Parent Households: These households are usually headed by a female. Nationally, such households are typically poorer, often below the poverty level. There were 674 single-parent households in the Region, according to the 1990 Census. They represented 13 percent of all households. Of these, 516 are headed by the mother and 158 by the father. The biggest concentration is in Titusville (416 such families), the smallest in Allegheny Township with only 4. The ratio of female to male single-parent household is typically 3 or 4 to 1, except in Southwest, where the numbers (11 females headed, 12 males headed) are nearly even.
- ▶ Single-Person Households: As the population ages and as lifestyles change, there are more single-person households. Be it the younger single professional or the surviving spouse, single-person households are becoming more common in America. For the Oil Creek Region, there were 1,294 single-person households, representing 1 in 4. Of these, over half (695) are comprised of householders 65 or over. Thus, over 1 in 10 of the households in the Oil Creek Region is headed by a senior citizen.

If the household is the basic unit of population that governments typically serve, then characteristics are important.

Over the past two decades, the persons per occupied dwelling (average household size) unit have been dropping. In Northwest Pennsylvania, this has averaged -5 to -8 percent per decade. In the three Counties (Crawford, Venango, and Warren), the drop in household size was -6.5 percent, -6.6 percent, and -8.3 percent from 1980 to 1990, an averages of -7.1 percent. How does the apparently arcane number affect planning? In 1980, for every 1,000 persons in the three Counties, some 361 housing units would have been needed. By 1990, that same 1,000 persons would have required 390 homes - an increase of nearly 30 units. For an area with the population of the Oil Creek Region, its housing needs grew by nearly 400 units, even with no population change.

The current household size by municipality is given by Table P-5.

**TABLE P-5****1990 - AVERAGE HOUSEHOLD SIZE\*  
OIL CREEK REGION**

Allegheny	2.63	Hydetown	2.65	Pleasantville	2.82
Centerville	2.54	Oil Creek (C)	2.76	Titusville	2.41
Cherrytree	2.87	Oil Creek (V)	2.73	Southwest	2.90
Crawford County	2.60	Venango County	2.58	Warren County	2.54

\*Persons per household

Source: 1990 Census, STF-1A

**Group Quarters:** Those persons not living in households are classified by the Census Bureau as living in group quarters. These are further divided into two categories, institutional facilities and noninstitutional group quarters. The former classification is familiar. They include correctional facilities, nursing homes, and juvenile institutions. Noninstitutional places include group homes, college dormitories, and most "shelters."

Typically, group quarters are found in urban areas where public utilities and other services are focused. This is certainly the case in the Oil Creek Region. According to Census statistics, group quarters were located only in Titusville. A total of 327 persons was listed in such facilities for 1990, as follows:

Nursing Homes	85
College Dormitories	225
Other Facilities	<u>17</u>
Total	327

In total, persons in group quarters make only a small portion (2.4%) of the Region's population. Of course, that percentage is more pronounced for Titusville, where the number totals 5.1 percent of all its residents. Overall, however, the number of such residents is not significant.

## POPULATION PROJECTIONS

One of the key functions of this Plan is to predict the number of residents in the Oil Creek Region in the future years. The usefulness of such information is obvious.

There are implications for future community services, evolving housing needs, as well as a measure of regional vitality. There are various options available to obtain future population figures. State agencies produce such numbers and there are even proprietary estimates available. For the Oil Creek Region Plan, it was decided to prepare a cohort survival population projection. This is a tedious, complex, undertaking. And, as is common with all such predictions, it can under or over estimate actual future populations. Obviously, a new major employee, or the loss of a large business would make a dramatic impact on population trends. But, of all of the demographic projection options available, this process has a few valuable characteristics:

- It uses local historic data.
- It is based upon the unique population characteristics of the Oil Creek Region.
- It yields future age profiles as well as total population figures.

To gather input for a cohort survival (adjusted for migration) mathematical model, certain basic information was needed. For the Oil Creek Region, they were as follows:

- **Age/Gender Cohort Data**, gathered from the 1990 Census, the base year of the projections series. Cohorts are 5-year groupings for males and females which begin with the 0-4 year olds and end with an 85+ group.
- **Survival Rates:** The incidence of deaths by cohort, per each 1,000 of population, is needed to estimate how many persons of an age group cohort are likely to survive the next 10 years. Fortunately, rather detailed data is available from the Pennsylvania Department of Health. Statewide figures were used to create survival rates.
- **Fertility Rates:** A population is replenished by births. Once again, the Pennsylvania Department of Health provided the data. Statewide rates were used and applied to the total number of females in the childbearing years (ages 15-44).
- **Migration Rates:** There are three elements used to compute future populations. Birth rates and survival figures can be derived from Statewide

tables. The third element is migration. Migration is heavily influenced by local events, such as plant closings, layoffs, and similar items. Because of this, it is best to use migration figures of the subject population if possible.

Unfortunately, for the Oil Creek Region, the detailed historic data necessary to determine individual migration rates was not available. However, it is possible to establish an overall rate based upon the figures derived from birth and death data.

Between 1970 and 1980, there was a natural increase of 702 in the Region. According to Census data, the growth in the Region was +343 or 359 less than the natural increase. This figure represents out-migration and was a modest -2.6 percent for that decade. Between 1980 and 1990, the natural increase was 609. The 1980 population was 14,401 and the 1990 figure was 13,847, making a real combined loss of 1,163 persons, for an overall out-migration rate of -8.1 percent. The two decades combined averaged -5.4 percent in out-migration.

Generally, most economists believe the economic disruption of the 1980s will not likely be repeated in the near future. Consequently, the average out-migration rate could be applied to future populations as a "worst-case" or low scenario.

Two population projections are presented in this report. The Low Series is based upon the prior paragraph and uses a uniform -5.4 percent out-migration factor for all age categories. The High Series assumes a growth pattern using natural increase figures. Consequently, it is somewhat optimistic.

**TABLE P-6**

**POPULATION PROJECTIONS  
OIL CREEK REGION - HIGH SERIES  
1990-2020**

	1990		2000		2010		2020	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
0-4	1,011	7.3%	877	6.2%	856	6.0%	825	5.8%
5-19	3,241	23.4%	2,914	20.6%	2,583	18.1%	2,552	18.0%
20-34	2,784	20.1%	3,022	21.4%	3,070	21.5%	2,688	19.0%
35-64	4,700	33.9%	5,069	35.8%	5,538	38.8%	5,709	40.3%
65+	<u>2,111</u>	<u>15.2%</u>	<u>2,262</u>	<u>16.0%</u>	<u>2,210</u>	<u>15.5%</u>	<u>2,404</u>	<u>17.0%</u>
Total	13,847	100.0%	14,144	100.0%	14,257	100.0%	14,178	100.0%

The "High Series" shows an increase of population until the year 2010. However, a slow, but steady, aging of the population is evident. By the year 2020, a modest decrease is seen, based primarily on a reduction of the number of people in the ages of family-forming and rearing.

**TABLE P-7**

**POPULATION PROJECTIONS  
OIL CREEK REGION - LOW SERIES  
1990-2020**

	1990		2000		2010		2020	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
0-4	1,011	7.3%	830	6.2%	766	6.0%	712	5.9%
5-19	3,241	23.4%	2,757	20.6%	2,316	18.1%	2,156	17.8%
20-34	2,784	20.1%	2,859	21.4%	2,747	21.5%	2,288	18.9%
35-64	4,700	33.9%	4,796	35.8%	4,956	38.8%	4,813	39.8%
65+	<u>2,111</u>	<u>15.2%</u>	<u>2,140</u>	<u>16.0%</u>	<u>1,977</u>	<u>15.5%</u>	<u>2,113</u>	<u>17.5%</u>
Total	13,847	100.0%	13,382	100.0%	12,763	100.0%	12,081	100.0%

For the Low Series, the average out-migration (1970-1990) factor was applied to the Region's population, and a steady decrease is evidenced. A loss of nearly 500 is predicted to the year 2000. Over the next decade, a drop of 600 is shown, and by 2020, another 700 would be lost. This scenario forecasts a population drop of 2,364 from 1990 to 2020, or a 17 percent population decline.

Regardless of the projections used, it shows a population which is maturing. In 1990, the age groups are approximately split evenly at age 35 (50.8% under, 49.2% over age 35). By 2020, only 43 percent is under age 35, while 57 percent is over that mark.

The demographics of the Region are cause for real concern. The projections contained in this section are of the greatest concern. Even the high series predicts a population loss by the year 2020. Of course, it is difficult to measure the accuracy of projections until the year 2000 Census results. However, the Census Bureau does issue inter-decennial population estimates. Their estimates for July 1, 1998 indicate a regional population of 13,906, a change of only +59 since the 1990 Census and a rate of only one quarter of that, which the High Series uses. If the Census Bureau estimates are validated by the upcoming Census count, it certainly presents a negative picture of the Oil Region's future.

**Future Households - Expected to Reside:** The preceding population information demonstrates a change in both total numbers and in age characteristics. These are indeed

important considerations. But, there is another consideration which is also significant — future households. In many ways, households are a critical figure. The housing market, utility sales, and a variety of municipal services are driven by household demand. Using the foregoing Population Projections, an estimation of future households was prepared.

According to 1990 Census data, the average size of a household in the Oil Creek Region was 2.6 persons. Historically, in Western Pennsylvania, household size has been declining over the past two to three decades. This decline has been driven by age and social changes. Indeed, a similar decline has occurred on a national level.

In 1996, the Census Bureau released a report which saw that trend slowing, or even stopping, on a national basis. Their suppositions were primarily driven by an increase in Black, Asian, and Hispanic populations, which tend to have larger families. However, these groups are not a significant part of the local population and consequently, a continued decline of household size can be expected in the Oil Creek Region. For the purpose of the estimates contained in this section, a drop of household size of -4 percent is expected between 1990 and 2000, -3 percent from 2000 to 2010, and -2 percent from 2010 to 2020. These are very conservative figures and yield realistic results.

To determine the actual projected number of households, a relatively simple formula is used. It can be expressed as follows:

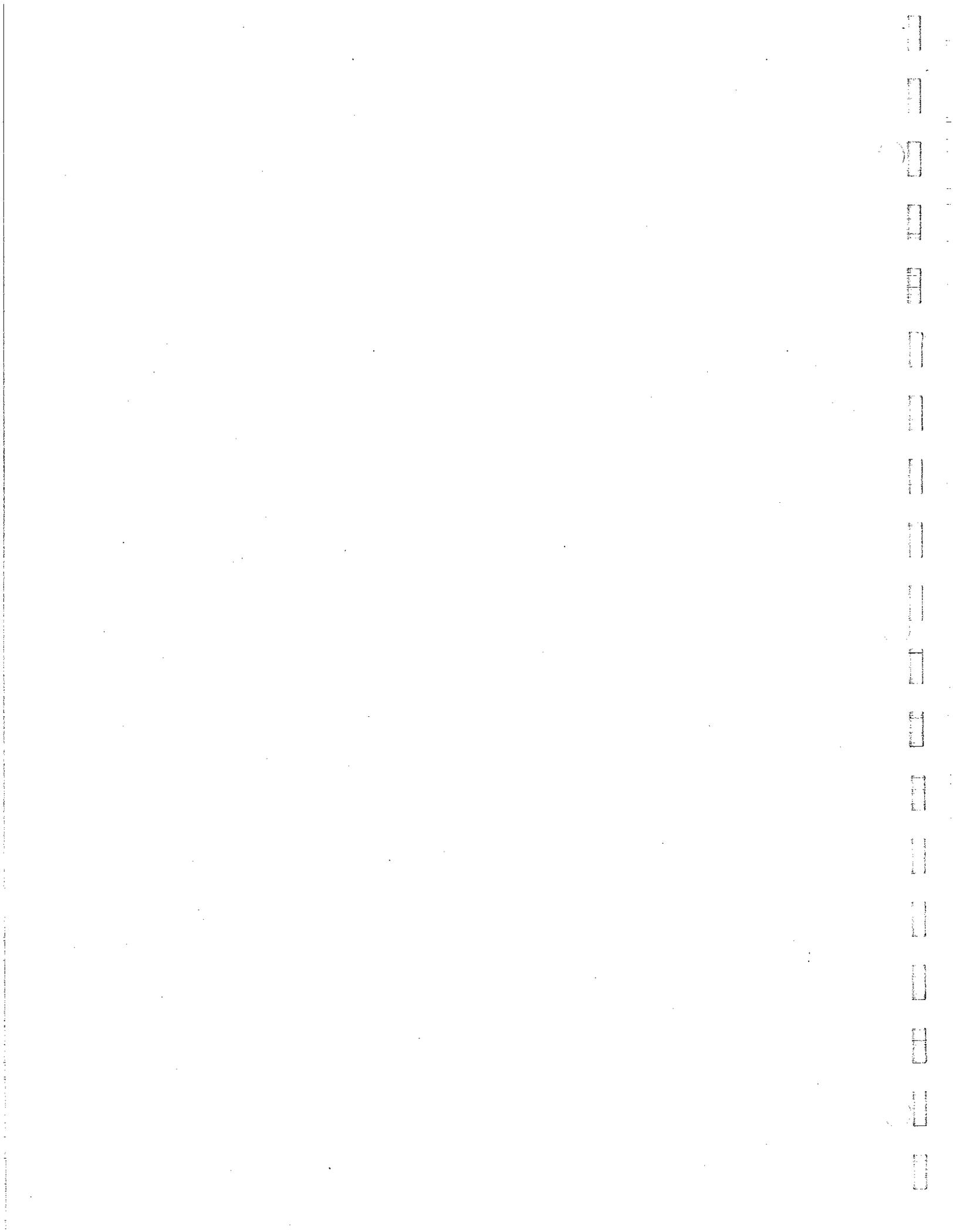
Total Population - Persons in Group Quarters divided by Average Household Size

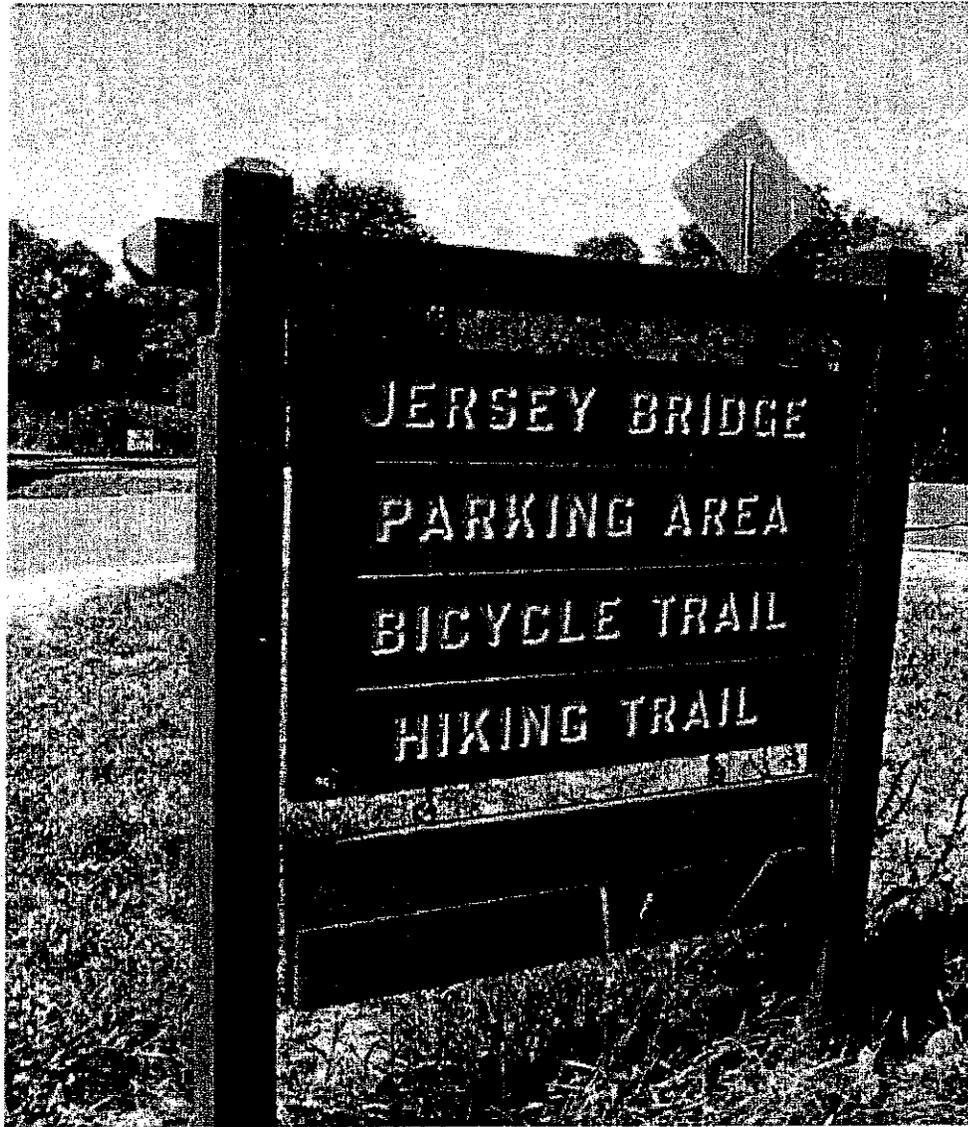
This computation yielded the following table.

<b>TABLE P-8</b>		<b>HOUSEHOLD ESTIMATE</b>			
	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	
High Series	5,210*	5,524	5,757	5,820	
Low Series	5,210*	5,224	5,140	4,940	
Average Household Size	2.6	2.5	2.42	2.38	
*1990 Census, balance - consultant calculations					

According to this table, under the High Series, a steady increase in households is expected. By 2020, 610 additional households are expected, a growth of about 12 percent over 30 years. The Low Series shows an initial increase, then a steady drop, to a final loss of 270, or -5 percent households, at the year 2020. On an annualized basis, this could translate to a total Regional growth of about 20 households per year (High Series) or (Low Series) a decline of 9 per year.

The most obvious effect of the changes will be on the demand for housing. However, one additional element must be considered. There is housing attrition. Housing units are converted to new uses, are abandoned, razed, or burned down. In an urban community, this attrition can be an important factor. However, in the Oil Creek Region, attrition is not expected to play an important element in future housing demand. This is due to two primary reasons. First, only Titusville has a building code. Consequently, losses due to structure abandonment and code-required razing are not expected to be significant. Certainly, a few units may be lost to fire — but not a significant number. The second reason is the number of seasonal dwellings. Typically, in rural areas, these seasonal homes are often converted to year-round use, as the need arises. Consequently, the “Household Estimate” table can also be viewed both as an “expected-to-reside” and as a “housing-demand” table.





# COMMUNITY FACILITIES



# COMMUNITY FACILITIES

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Community facilities and services are important elements of the Oil Creek Region. Fire protection, ambulances, and police certainly come to mind as critical community services. From another standpoint, water and sewer facilities are also key. However, just as important as these are educational and cultural resources. Schools, libraries, hospitals, and similar institutions are not merely luxuries — they are essential ingredients for a successful community.

In this portion of the Comprehensive Plan, the existing community facilities and services of the nine-municipality region will be inventoried and analyzed.



*Community Facilities  
and Services are  
important elements of  
the Oil Region.*

**Library:** The Benson Memorial Library is located at 213 North Franklin in the City of Titusville. Founded in 1902, this two-story masonry structure houses over 50,000 books and additional resources, such as maps, videos, periodicals, and similar items. Through the ACCESS Pennsylvania program, patrons can borrow books from other participating libraries in the Commonwealth. But, printed material and related “hard” media are not sufficient in the age of electronic information. Consequently, the Library has an aggressive online program with Internet facilities. In addition to its library function, the basement at Benson Memorial has two meeting rooms and ancillary facilities. These receive extensive use by community groups.

During its winter season, the Library is open six days a week (closed Sunday), with daily hours 10:00 a.m. to 8:00 p.m., except Friday and Saturday, when it closes at 5:00 p.m. In the summer season, Saturday hours are eliminated but other hours are uniform, 10:00 a.m. to 8:00 p.m., for the five weekdays. This facility is free to local residents of Crawford County as well as Pleasantville Borough and Oil Creek Township of Venango County.

The Benson Library operation is a unique one. The Library building is owned by the City of Titusville. However, it is maintained and operated by the Benson Library. The Library receives its funding from Crawford County, the State, and local support. The Borough of Pleasantville as well as Oil Creek (V) Township make annual contributions to obtain library service for their residents. Thus, free library services are available to all but two municipalities (Allegheny and Cherrytree Townships) in the Study Area. Individual residents of those municipalities can obtain library cards for a \$15.00 annual fee.

We learn of no plans for the physical expansion of this facility. However, services are continually being broadened and the collection updated. Special emphasis is placed upon the Internet, and new services associated with computer technology receive a high priority.

### Public Safety

**Police:** Of the nine communities which comprise the Oil Region, only the City of Titusville has a police department. The Titusville Police Department is housed in a modern masonry facility, along with the Fire Department at the corner of Franklin and Spruce a few blocks north of the City Hall.

This 14-person operation provides 24-hour, seven-days-a-week service. Four cruisers are used for patrol purposes. In a typical year, police may receive over 6,000 calls. Though much of it is typical police work, the force is also called in for a variety of other issues. These vary from animal control problems to social service circumstances. At times, they may even serve as backup to the State Police in life-threatening situations. The City Police have a two-cell lockup, used to temporarily house prisoners. After arraignment, prisoners are usually transported to the County Jail in Meadville. Some interest has been expressed regarding a regional police force, but no formal investigation of this option has been initiated.

Other communities within the area rely upon the State Police. Those in Crawford County would contact the station in Corry, those in Venango County fall under the Franklin Station, while Southwest Township would call the Warren barracks. Though these are the primary contact points, the State Police do assist each other as needed. Each of the State Police stations have sector patrols which provide periodic visits to the area, in addition to complaint response.



**Fire:** Titusville is also the only community with a paid fire department. The personnel consists of 6 full-time fire-fighters and 10 "minutemen." These minutemen are part-time employees (20-30 hours a week). The department shares a building with the Police Department.

The Fire Department equipment consists of four vehicles:

- Ladder Truck
- Pumper (new)
- Hose Truck
- Ambulance

The other communities in the area rely upon volunteer fire companies.

In Pleasantville Borough, as well as Allegheny, Oil Creek (V), and part of Oil Creek (C) Townships, fire and rescue service is provided by the Pleasantville Volunteer Fire Department. Their station is located on State Street, in the Borough, and is a relatively new structure. Currently, the Department has approximately 20 members. Its rolling stock consists of:

- Ford Rescue Truck
- Tanker Pumper - GMC/Volvo
- Tanker GMC/White (4,000 gallons)
- Tanker GMC (3,000 gallons)
- Ford Brush Truck
- Chevy Pickup
- Air Supply Trailer
- International Tanker (1,000 gallons)

Members relate the International Tanker is old and due to replacement within the next few years.

The Fire Department building has a large community room and a full kitchen used by its Auxiliary as well as for private wedding receptions, reunions, etc. The room has a capacity of approximately 300 persons.

The Cherrytree Fire Department shares quarters with the Township Building in a location on Cherrytree Road. There are just over 30 members of this squad. They have a pumper truck, tank truck, rescue vehicle, and brush truck. Reportedly, the brush truck and rescue vehicle may need replacement. Also, there may be a need of additional storage area for the Department. They provide service to Cherrytree in the Study Area.

The Centerville Volunteer Fire Department has approximately 12 active fire fighters. Their facility is along Route 8 in the Borough and is a modern metal building with a community meeting room as well as space for rolling stock. Sources report the following equipment:

- Pumper Truck - 1,500 GPM pump with 1,000 gallon tank
- Tank Truck - 1,500 gallon tank, 450 GPM pump
- Brush Truck - 250 gallon tank, 350 GPM pump
- ¼ Ambulance

The Hydetown Volunteer Fire Department reports 30 active fire fighters, 5 “EMTs,” and 6 fire police. They have 5 trucks:

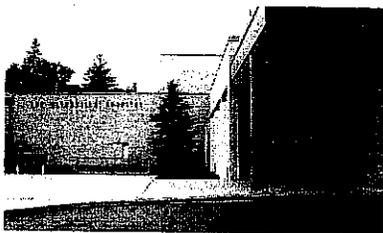
- Pumper - 1,000 gallon tank, 1,000 GPM pump
- Pumper/Tanker - 15,000 gallon tank, 1,500 GPM pump
- Brush Truck - 2,000 gallon tank, 350 GPM pump
- QRS Unit - Assists the Titusville Ambulance Service with EMS calls.

In addition to its rolling stock, Hydetown has an “Air Full Station” designed to fill air bottles used by fire fighters during fire fighting, and a 100 KW portable generator. The Department also has a water rescue service with a scuba diver. (See plate for service areas.)

Service for Southwest Township is provided by the Grand Valley Fire Department. This department is located outside of the Study Area in Grand Valley Village, Eldred Township (Warren County)

**Ambulance:** The Titusville Ambulance Service is associated with the Titusville Area Hospital. They have four modern ambulances. Local fire departments also have ambulances or rescue trucks. Often, both the Ambulance Service and a local fire department may be on an accident or injury scene together. Generally, the volunteer fire companies have QRSs (Qualified Response Service) and can extricate or rescue people as needed. They also have trained medical emergency personnel. However, if the case involves the need for advanced life support and/or transfer to the hospital, then the Ambulance Service is used.

### Hospital



The Titusville Area Hospital is located on West Oak Street in the City of Titusville. It is a 95-bed, nonprofit health center which employs approximately 300 persons and is one of the larger employers of the Area. Its staff includes specialists in 16 areas. It offers acute inpatient, surgery, emergency, maternity, diagnostic and therapeutic services. Home health care, outpatient services, and post-discharge planning services are also available. Through its Ambulance Service, emergency services are offered through a fleet of four state-of-the-art ambulances. These “emergency rooms on wheels” cooperate

with personnel from local fire departments to provide a comprehensive accident/emergency service to Oil Creek Region residents.

The newest addition to the Titusville Hospital is a birthing center. This 8,600-square foot addition is combined with 1,300 feet of renovated existing space for the new facility. The addition was prompted by an increasing number of deliveries at the hospital. Current levels of births are 350 annually, up dramatically over the past decade. The new facility will be able to accommodate 400 to 500 deliveries annually.

The hospital is still a local institution, in an era which has seen extensive consolidation in health care facilities. Furthermore, it has an important economic impact. As noted in the section on the economy, the health care service sector is one of the few growth elements of the Area's economy. Currently, there are some 327 persons on the hospital's payroll, and this does not include separate, private, activities attracted to Titusville, due to its presence.

### Recreation

The Oil Creek Region possesses a wide range of recreational opportunities for its residents. It has State and local facilities as well as an abundance of programs for persons of all ages.

#### **State Resources:**

**Oil Creek State Park:** The Oil Creek State Park contains some 7,096 acres and has 13.5 miles of stream frontage in the Oil Creek Gorge. Tradition has it that Oil Creek had traces of natural oil which early Indians used for medicine. Eventually, this phenomenon led to oil exploration in the Region. The park's official guide states that its primary purpose is to tell the story of the changing landscape. It shows how nature has reclaimed a valley that once was home to the oil industry. During oil boom years, much of the Oil Creek Valley was stripped of trees and vegetation to accommodate petroleum drilling and storage operations. Trees have now replaced the derricks and buildings of those years. Though now essentially in a natural state, this facility does offer a variety of recreational resources. There are numerous shelters, picnic tables, and barbecue grills for visitors. At its main entrance in Venango County, at Petroleum Center, a snack concession, restrooms, parking, and related facilities can be found. Petroleum Centre\* is a stop of the OC&T Railroad.

\*Special spelling for the OC&T stop.

One of the park's most notable attractions is the Oil Creek and a paved bike/hiking trail which parallels it. The trail is found along the west side of the Creek and is 9.7 miles in length. It starts at Petroleum Center, and its northern terminus is in a parking lot, actually

leased from the Drake Well Museum. Recently, the City of Titusville has continued the trail into Titusville proper, following Oil Creek to Route 8. The trail extension is still gravel. Beyond this paved trail, the park abounds in hiking trails, most notably the 37-mile Gerard Hiking Trail. In addition, overnight backpacking shelters are present. In the winter, cross-country skiing can be enjoyed. Oil Creek is also a popular canoeing and fishing destination. Generally, canoeing takes place from March to June.

Though not a formal part of the Park, a popular scenic railroad is also found here. On the east side of the creek, the Oil City and Titusville (OC&T) Railroad runs. At the northern end of the Park is found the Drake Well Museum.

As with many large resources, this facility's future plans focus on maintenance items. Recently, the northern half of the bike trail was paved and the southern half is scheduled for repaving in a few years. Also slated are new roofing for various shelters and picnic areas, improvements to the park office, and the provision of additional accessibility for handicapped persons.



**Drake Well Museum:** The Museum, a unique national and international attraction in Northwest Pennsylvania, is operated by the Pennsylvania Historical and Museum Commission (PHMC). This historic site commemorates Edwin Drake's successful drilling for oil in 1859 -- an event which gave birth to the world's oil industry that shaped modern history. It is also the crown jewel of the Oil Heritage Region project.

The Museum interprets oil history for visitors using artifacts, documents, videos, historic photographs, operating machinery, interactive exhibits, and period buildings. The site is also a research center with photographs, papers, and rare books about the oil era of 1860 through 1890, as well as some twentieth century material. Special collections include Mather photographs, Ida Tarbell manuscripts, and John D. Rockefeller's Standard Oil Company information. The Public Broadcasting System, CNBC, National Geographic Magazine, and the History Channel have all used the Museum's research resources.

A full-scale working replica of the Drake Well, a Central Power Pumping exhibit, a standard steel drilling rig, the Colonial Drake Steam Fire Engine, and the Sanderson Cyclone Drilling Rig are part of the tour. The Drake Well Museum complements neighboring Oil Creek State Park recreationally by offering picnic facilities, bike trails, and fishing along Oil Creek. It is also a regular stop on the Oil Creek & Titusville tourist railroad.

Drake Well Museum, located in Cherrytree Township, Venango County, oversees other resources related to the early oil industry. Pithole is one example. A vanished oil boom town with a peak population of 15,000 in 1865, it attracts approximately 1,300 visitors annually. It includes a visitor center which is open from the first Saturday in June through Labor Day. For the past two years, volunteers have extended operations through September and October weekends. Pithole is physically east and south of the Oil Creek Region, in Complanter Township.

Drake Well Museum also operates McClintock Well #1 in Rouseville, about 10 miles south of the Study Area on Route 8. McClintock is the world's oldest oil well in continuous production and has been pumped since 1861. It was owned and operated by Quaker State Oil Corporation from the 1950s and donated to the PHMC in 1998. It is managed by The Colonel, Inc., Drake Well Museum's membership organization. The well will continue to be pumped quarterly and sales of its souvenir oil will support improvements to the well.

Paid (almost 20,000 annually) and recreational (estimated at 30,000) visitations have increased at Drake Well over the past two years. With the reconstruction of the historic Jersey Bridge (its main link to Route 8) completed in May of 1999, Museum officials anticipate that visitation will continue to rise and will top 55,000 annually. Cooperative marketing strategies will also increase visitation.

Future plans for Drake Well Museum include the completion of the new Oil Transportation Exhibit (within the year) and the construction of a new maintenance building and sewerage treatment facilities. The maintenance structure will free space in the Museum building for changing exhibits, classrooms, and a consolidated library/research center.

**State Game Lands:** A portion of State Game Land 96 is found on the southern border of Cherrytree Township. This facility has approximately 960 acres in the Study Area. Its rolling terrain is wooded. The prevalent game species are grouse, rabbit, deer, and squirrel.

**Municipal Parks:** The Oil Creek Region is unique because of recreation. The story of this unusual effort started in 1951 when the City of Titusville and the School District embarked on a joint recreation program. This was formalized in January of 1968 by an agreement which officially established the Titusville Recreation Commission. It provided for joint participation with seven members from the Board, City Council, as well as members at large. Now fashioned as the Titusville Leisure Services Board, it has some 11 committees or groups associated with it. The individual committees normally focus on a particular activity (sic. tennis, soccer, etc.). This use of committees effectively brings approximately 350 volunteers from the entire School District into participation with the recreation system.

The recreation staff is employed by the Titusville Area School District. They provide a myriad of services at parks in the City as well as other sites in the Oil Creek Region. Typically, the local municipality selects the certified recreationist for their own park, though they are paid by the School District. There are other services. These include advice on available recreational grants and suggestions for physical improvements to municipal parks.

Operational funding is from a mixture of sources. As noted above, recreational workers are employees of the School District. In addition, the City provides a cash grant of about \$50,000 annually as well as in-kind services. These services primarily deal with park maintenance and repair of park facilities in the City. Other communities are, likewise, obliged to maintain their own facilities and keep them in good repair.

In 1997, the City of Titusville completed a Mini-Recreation Plan. That plan has much detail relative to Titusville's park inventory and will not be reproduced here. However, an overview is appropriate.

The Recreation Plan places recreation facilities in one of three categories, dependent upon their size. According to the City's recreational "mini" plan, there are 4 playgrounds in the City. Longeway, Sunset Heights, Roberts Grove, and Southside, which combined, contain 7.38 acres of land. Formal park status is ascribed to Burgess West, Burgess East, and Scheide. They contain a total of 22.63 acres. There are 5 public recreation areas (City and School District) comprising an additional 82.28 acres. A private area on Climax Street is also rated as recreation area; it has 2.7 acres. These facilities enjoy a wide variety of use.

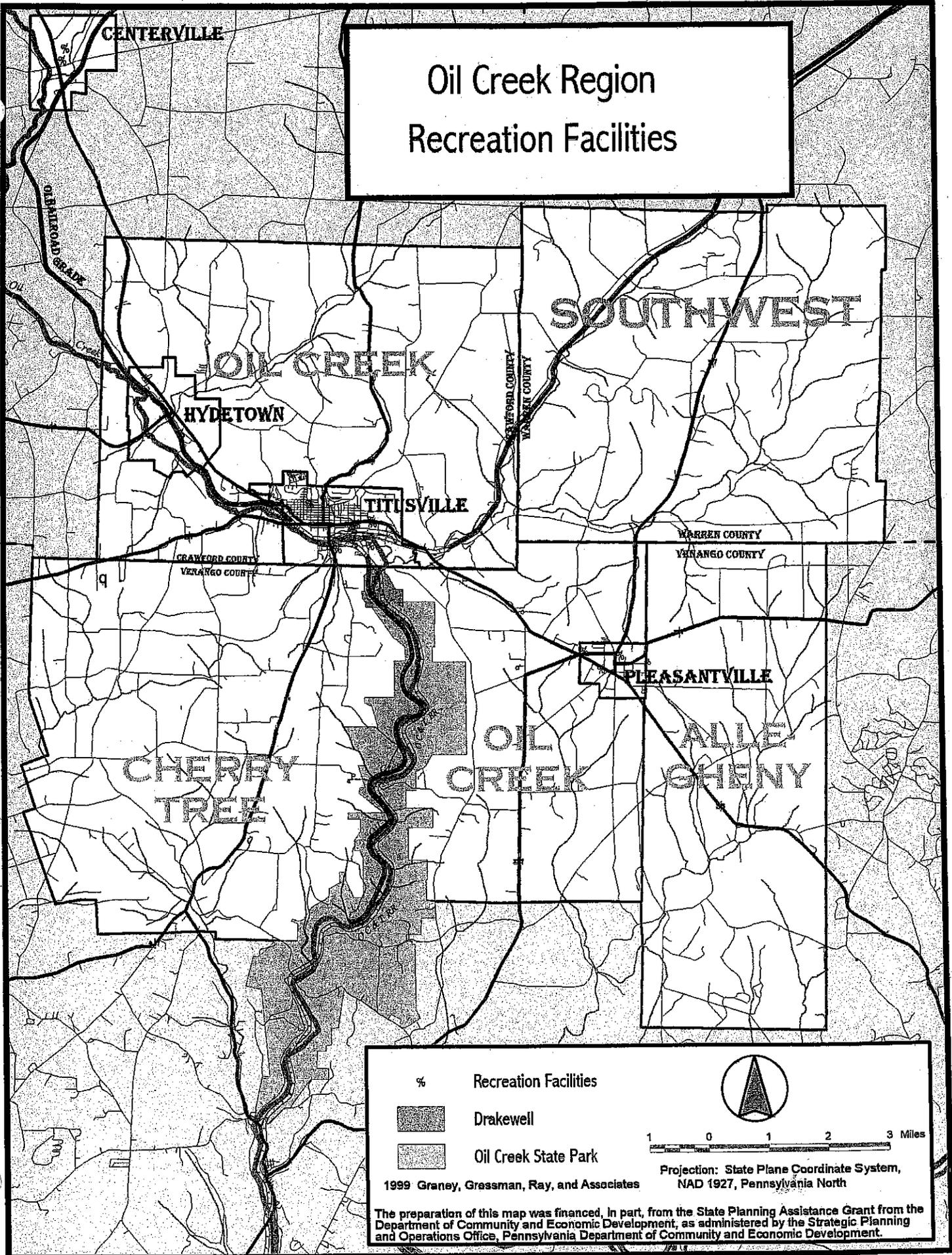
Table B).3). of the Mini-Recreation Plan contains a physical inventory of these parks, their facilities, and the condition of these resources. Some 15 separate facilities are covered by this table. As is common with such evaluations, most facilities received mixed marks. For example, the picnic tables at Roberts Grove were rated good, though the playground, band shelter, and basketball court received poor marks. The only facility graded overall as poor was the play area on Climax Street.

To publicize its varied programs, a variety of pamphlets and handouts are used, often seasonal in nature. From swimming to art, or baseball to ballroom dancing, committees under the Leisure Services Board are busy year-round. Table B). 2). of the Mini-Recreation Plan lists park programs and their services.

Finally, the Mini-Plan contains specific recommendations for improvements at:

Myer Recreation Complex  
Robert's Grove

# Oil Creek Region Recreation Facilities



% Recreation Facilities  
 Drakewell  
 Oil Creek State Park



1 0 1 2 3 Miles

Projection: State Plane Coordinate System,  
NAD 1927, Pennsylvania North

The preparation of this map was financed, in part, from the State Planning Assistance Grant from the Department of Community and Economic Development, as administered by the Strategic Planning and Operations Office, Pennsylvania Department of Community and Economic Development.

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Burgess Park  
O'Rourke Field

Of these, the Myer Recreation Complex and Robert's Grove were given the highest priority for improvement. Estimates of project cost were approximately \$1.5 million, and these improvements will soon be realized. The Commonwealth's Key 93 Program has awarded a \$495,000 grant for this program.

With School District, City, grant and private funds, \$1,150,000 of the needed \$1.5 million is now in place. And, the fund-raising process is ongoing. In the event the total budget cannot be realized, the program has deductive alternatives to scale back costs. Of the total budget, approximately \$100,000 is earmarked for Robert's Grove, the balance for the Myer's complex.

Because of wetland issues and historic reviews, work on the Myer complex had been delayed but, hopefully, can be completed soon. An overview of proposed improvements include:

▶ Myer's Recreation Complex

- Seven new ballfields - three fully developed and fenced.
- A new track and field facility
- Three new soccer fields
- Sand volleyball courts (three)
- Concession stand, locker rooms, first-aid facility, and public rest rooms
- Parking

The track and field facility as well as some of the ballfields will see double duty. They will be available to the general public as well as used by the Titusville Area High School.

▶ Robert's Grove

- New sidewalks (in place)
- Resurface basketball and tennis courts
- Relocate children's play area to First Street area
- New playground equipment
- New shelter

Recommendations for improvement at Burgess Park and O'Rourke Field were also contained in the report. For Burgess Park, these are rather extensive. These generally focus on the improvement or rehabilitation of the resources there (tennis court, picnic area, play areas,

parking, pool complex). The installation of new play apparatus and safety surfaces is also part of this vision. Finally, the rehabilitation of the Recreation Center building is included. For O'Rourke Field, a new entrance roadway is planned, along with the rehabilitation of the existing one. The ballfields are slated for rehabilitation, new restrooms, a trail, and landscaping are also planned. The budget for this work is not now known. There has been no priority placed on which facility would be started first, after the completion of the Myer and Robert Grove work.

It must be noted that in response to requests from local youngsters, a skating facility was opened on a City right-of-way in the Downtown area. This was jointly sponsored by the local Rotary Club. There are plans to move that facility to Burgess Park in the immediate future.

Finally, a nature park in the wetlands, found at the confluence of Pine Creek and Oil Creek, is planned. As now envisioned, this will be accessed via foot trails with some wooden walkways. It will be available to the public and accessible by the foot trails to the Middle School.

A copy of the City's park inventory, as derived from the City's plan, is available at the Recreation Center, 714 East Main Street in Titusville.

**Pleasantville:** The Borough owns two parks, Sparks Field and Mallory Field. In addition, the Volunteer Fire Department has a large picnic pavilion and there is a passive facility called Memory Acres along Route 36.

Sparks, also called the Merrick Street complex, is immediately behind the Borough Garage. It contains two ballfields with bleachers and a small playground (swings, merry-go-round).

Mallory Park is a much more complete facility. It, too, has a ballfield but also boasts other facilities. Immediately to the north of the ballfield is a concession stand with restrooms. Beyond that are two tennis courts in excellent condition. To the east of Mallory, the Lions Club has a series of picnic pavilions in a wooded area. To the west is the Pleasantville Elementary School's playground. These three facilities essentially function as a single unit.

**Cherrytree:** Next to the Fire Hall/Township Building is a pony ring used by the 4-H and some other organizations. Also, at the nearby Cherrytree Elementary School, a well-equipped playground is found.

**Centerville:** The Centerville Borough Park is accessed by a gravel road off Garland. The park contains playground equipment, a tennis court, half-court basketball, and a picnic

pavilion. A non-municipal facility, Elder Ball Park is just to the north and east of the municipal park, further along the same gravel road.

**Hydetown:** Hydetown Borough Park (Hasbrouck) is along Route 418 in the Borough. This is a large park featuring two ball parks, with playground and picnic facilities between the fields. The playground equipment includes slides, climbing apparatus, swings, and a merry-go-round. Hydetown has recently received a grant from the Pennsylvania Department of Conservation and Natural Resources to improve the kitchen facilities at this park, add a softball field, and improve wiring. This latter project is specifically designed to provide for electrical outlets needed during the Borough's annual festival.

**Semi-Public:** Both the YMCA and YWCA have operations in Titusville. The YMCA at 201 West Spring Street has a gym, pool, and changing facilities. It contains approximately 21,000 square feet. The YWCA complex is near the library on North Franklin. They have a gymnasium and associated recreational resources in their main building. A converted residence on Central serves as an office and provides meeting rooms. The YWCA offers a variety of educational and cultural activities, in addition to their physical fitness programs. The YMCA focuses more on physical programs, centered on their pool, gym, and weight/aerobic facilities.

At this time, the YWCA has no expansion program in the offing. The YMCA, however, has formed a committee to explore the possibility of a new "Y" building or perhaps a more comprehensive community center. At this time, these plans remain in the formative stages.

**Private:** In addition to public and semi-public resources, there are several private recreation facilities in the Region. These are headed by golf courses, Cross Creek, Green Acres, and the Titusville Country Club. In addition to its golf course, Cross Creek has a popular restaurant and large meeting rooms. Consequently, it functions as a conference center as well as a recreation attraction. The presence of the Oil Creek Valley is a natural setting for campgrounds — most of which are found in Cherrytree Township.

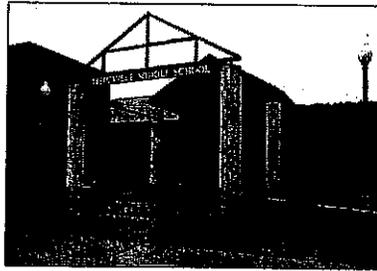
**Summary:** There is a wealth of recreation resources in the Oil Creek Region. Many are publicly owned. The Leisure Services Board has afforded an analysis method of combining the talents of about 350 volunteers, local municipal park/playground facilities, and School Board funding to provide a viable ongoing recreation program. These efforts are complemented by the State Game Lands, the Oil Creek State Park, Drake Well, and private facilities. Nearly all of these provide the opportunity for local residents to recreate.

Though rich in resources, there are local gaps. The lack of facilities for in-line adult skaters is noticeable. Also, though the Oil Creek State Park has a bike trail, the City's bike facility

is unpaved. Also, there are no bike lanes on City streets or along local highways. Finally, the old rail right-of-way from Titusville to Spartanburg has been designated as a bike trail, but its development is problematic.

Thus, though the Oil Creek Region is rich in recreational resources, needs still exist, and unrealized opportunities are present.

### Schools



The Titusville Area School District encompasses the entire Oil Creek Region Study Area as well as Rome Township. The current student population is 2,650 (K through 12th grade) Enrollment data presented below is for the 1997-1998 school year. Schools include:

Cherrytree Elementary: Constructed in 1955, this is a one-story masonry structure which appears to be in good condition. The building is home to approximately 123 students (grades 1 through 5) and provides them with a library as well as classroom facilities. Its 7 acres also allow room for outdoor recreation equipment and play fields.

Hydetown: Located in the Borough of Hydetown, this school is also an elementary facility (grades 1 through 5) built in 1955 of masonry. Similar to Cherrytree, it provides outdoor recreation. The school is rated to accommodate approximately 250 students. In the 1997-1998 year, there were 242 enrolled. It sits on a generous 17.7-acre campus. This school is slated for physical improvements as part of a two-school elementary project (the other school Main Street). The total budget for these two schools is \$4 million.

Main Street Elementary: Main Street Elementary is found in Titusville on a small 1.3-acre lot. An older urban school, it is a two-story masonry structure constructed in 1910. As with the other schools, both a library and outdoor recreation is furnished for students. Main Street can accommodate 325 full-time students and its enrollment

exceeds 300. It is reported in good condition. Together with the Hydetown facility, this school is scheduled for physical improvements, including an elevator.

Pleasantville Elementary: Found in the Borough of Pleasantville, this school was constructed in 1977. It is on 3.6 acres of ground and abuts a borough park. The latest available enrollment figure was 391. However, unlike the other elementary schools in this system, Pleasantville includes a sixth grade class. Next year, these students will attend the new Middle School.

Early Childhood Learning Center: This facility functions as a system-wide kindergarten. It also provides day care and a developmental kindergarten. A total of 386 children were enrolled in the 1997-1998 school year. The Center is a popular community resource. Its day care (140-150 children) is typically filled to capacity. This facility was constructed in 1992 and is on a 1.3-acre parcel.

Middle School: Up until 1998, the Middle School was associated with the High School and formed a Junior-Senior High. However, a new building was constructed on Water Street and is now in use. Located in Titusville, it is on a 4.5-acre campus. The school is a masonry two-story structure and includes grades 6 through 9. In the 1997-1998 school year, there were 791 students in these classes.

High School: Also found in Titusville, the High School now has only grades 9 through 12. The building was originally constructed in 1930 but was enlarged or updated in 1959, 1965, and 1980. Recent (1997-1998) data gives enrollment at 539 students. Now that the Middle School project is complete, the High School is slated for a major overhaul. The budget is \$10 million, with work scheduled to be completed by September of 2000.

Venango County Area Vocational Technical School: Located in nearby Oil City, this school is available for those students of the Titusville Area School District who wish vocational or technical training.

Overall, the School District had 2,650 students in the last reported school year. Their principal project of recent years was the construction of the new Middle School on Water Street. This controversial undertaking is now complete and in use. According to the District's plan, the purpose of the new construction was to provide a middle school site remote from the High School. Other objectives were to maintain the elementary schools as is — but renovate them as needed, and convert the Junior-Senior High School to a High School only. With the completion of the new Middle School, this last goal was also realized.

The scheduled work at the High School and elementary schools should prepare the District, physically, for the next generation.

Though continuing to provide traditional academic subjects, the District is looking to promote more technical training at its own facility. Training for future employment in the tool and die field is especially attractive, due to the need of such skills in this area.

To further this goal, the District has set up partnerships with Behrend College of Erie (part of the Pennsylvania State University) and the Butler Community College. Other liaisons with educational, technical training, and private industry have been formed to further this effort. School officials relate the recent addition of a CAD (Computer Assisted Drafting) course has been quite successful. Their efforts are separate from the traditional technical classes offered at the Venango Vo-Tech facility.

### **OTHER EDUCATIONAL RESOURCES**

In addition to the Titusville Area School District, the Oil Creek Region has other important educational resources located physically within its borders. These include the University of Pittsburgh - Titusville and the H. T. Kerr Adult Skills Center.

The University of Pittsburgh at Titusville has been in existence since 1963. Enrolling approximately 400 students, the campus is focused in a two-block area between Spruce and Main Street, from Brown to Petroleum Streets. There are about 30 full-time faculty, 45 to 50 on staff, and part-time employees. Residential facilities (up to 299 beds) for on-campus students are just a block away. They offer various programs for a variety of needs. As a campus of the University of Pittsburgh, they can provide the first two years toward a four-year bachelor's degree, with more than 140 programs. In addition, two-year associate degrees are available in business, natural science, or physical therapy. This school emphasizes the advantages of a nationally recognized university together with a small college atmosphere.

A third, and quite important, function is "to serve northwestern Pennsylvania as a resource, providing training, continuing education, cultural opportunities, and distance learning." Probably the best-known element of this last mission is the George J. Barco Center for Continuing Education. Much of the effort of the "Barco Center" is focused upon meeting the needs of businesses within the area for special training. The workshops and courses developed at Barco include TQM, 1S0900, SPC/SQC Programs and similar management courses. Its "Distance Learning" facility allows video conferencing with places remote from the Oil Creek Valley. The Pitt Campus sees no short-term prospect to become a four-year institution. In fact, it sees much of its growth with nontraditional students. Part-time and

nontraditional students comprise just under half of all the school's students. School officials also report enrollment is up significantly over the past few years. In fact, the present student level of 417 (equivalent full-time students) is a record. School officials are constantly monitoring their offerings. Currently, options in the hospitality and physical therapy sectors are under consideration.

The campus maintains close community ties. One of the areas their students look for are more college-type recreation (entertainment opportunities) in the area.

The H. T. Kerr Adult Skills Center is another adult education option within the Region. It, too, is located within Titusville, physically in the Titusville Industrial Park. Founded in 1981, it had functioned as an arm of the Northwest Pennsylvania Training Consortium, Inc. of Franklin. Its mission, to provide technical, job-related training. The Kerr Center offers industrial courses as Electromechanical Technician, Precision Machine Trades, Communications Technologies, along with practical skills such as residential wiring, industrial hydraulics, and CNC mill programming. More and more, the needs of industry shapes its curriculum. In a time that cries for technicians, the Kerr Center is producing them.

Due to changes in the laws governing employment training and services, the Kerr Center was split from the Northwest Consortium and has become a "standalone" licensed technical school. This change will allow the Center greater flexibility in meeting regional training needs.

### Water and Sewer Services

**Water:** The City of Titusville provides water for both itself, some suburban users, as well as selling bulk water to the Borough of Pleasantville. Use figures from 1998 are in Table CF-1.

**TABLE CF-1****CITY OF TITUSVILLE  
WATER USE - 1998**

Gallons Per Year - 594,632,000  
Average Gallons Per Day - 1,629,000

<u>Type of User</u>	<u>Number</u>	<u>Gallons Per Day</u>
Domestic	2,313	395,049
Commercial	207	140,232
Industrial	19	126,715
Institutional	58	161,663
Bulk	1	165,561
Total		1,044,453

Source: Annual Supply Water Report, 1998

The 1998 Report showed the vast majority of users in Titusville (2,234 customers), with 13 customers in Cherrytree and 70 in Oil Creek Township (Crawford). A 2-inch water line runs from the City line to along Route 8, to near the Hydetown border. However, the single largest user is Pleasantville Township, which purchases its water bulk from Titusville.

The City system has 10 wells that provide an excellent water supply. Located close to the water plant, near Oil Creek, the raw water this plant receives is excellent. The well field was drilled over 70 years ago, and all 10 wells are inter-connected. These are shallow wells, about 60 feet to water, and according to plant operators, they believe this well field could yield up to 20,000,000 GPD (gallons per day). Its water plant, along Oil Creek, is just south of the intersection of Route 8 and McKinney Street. Water plant pumping capacity is listed at 5 MGD. Raw water receives some chemical treatment (chlorination, etc.), but it is not filtered. Storage is provided by tanks at Petroleum Street (2,000,000 gallons) and Climax (1,000,000 effective gallons). System water meters are reported as new.

Historically, the loss of finished water had plagued this system. According to the City's 1980 Comprehensive Plan, much of the original water system was installed just after the turn of the century. Consequently, with such old piping, associated problems, such as water loss, can be expected. In the 1980 Plan, it was reported that 46 percent of the system's finished water was lost. A quick glance at 1996 figures indicated a loss of 60 percent of all finished water. Of course, there were unmetered uses by the fire department and such facilities as the

sewer plant. However, during the research period for this report, City personnel undertook an aggressive leak detection and remediation program.

The leak detection program and other system improvements have made a tremendous difference in the Titusville water system operation. Some of the highlights of these improvements can be summarized as follows:

- A new pump meter – properly calibrated – has demonstrated that the prior meter was reading about 30 percent above actual use. Consequently, the historically estimated water losses were less than reported.
- Through the leak detection and repair program water usage has dropped dramatically. In 1996, the average daily production of water was reported at 3,283,164 gallons. Assuming the “30 percent” over-reporting due to a poor meter, actual production was about 2.3 MGD (million gallons per day). Current use is 1.6 MGD. Consequently, through better equipment and system improvement, reported water use has dropped an astounding 60 percent!
- A new pump controller allows the speed of the pump to be matched to system demand, creating an energy savings of over about 40 percent in electrical costs.

All in all, this system is no longer a potential regional liability but a real asset. Certainly, problems remain, but they are solvable. The key consideration is its ability to provide abundant water to future potential users in the Oil Creek Region.

The Pleasantville system purchases finished water from Titusville. Water flows from the Titusville system to the Philmore Hill pump station, then it is pumped to the Phillips Drive pump station, where it is pumped into the Phillips Drive 200,000-gallon standpipe. From that source, it is then pumped to the Dunham Road 40,000-gallon elevated storage tank.

In 1998, Pleasantville had 556 water customers and used an average of 165,560 GPD. The usage pattern is shown in the following table.

**TABLE CF-2**

**PLEASANTVILLE WATER USE - 1998**

<u>Type of User</u>	<u>Number</u>	<u>Gallons Per Day</u>
Domestic	509	87,746
Commercial	38	8,276
Industrial	8	19,867
Institutional	1	1,655
Unaccounted		9,933
Other		<u>38,081</u>
Total		165,560

Source: Annual Water Supply Report, 1998

It is interesting to note that over 30 percent of Pleasantville's water users are in other municipalities. These are: Oil Creek (Crawford) 20, Oil Creek (Venango) 150 and Allegheny 10. There are 376 users in the Borough proper. Geographically, the Borough's system is extensive (see plate). It not only includes nearby development in the surrounding municipalities but also extends along Route 27 to the Titusville City line.

Distribution from the Phillips Drive and Dunham standpipes is by gravity through a system of water lines. Some water lines and fire hydrants are inadequate and do need to be replaced.

However, the principal problem of the Pleasantville system centers upon storage. Currently, the estimated useful storage capacity of the system is approximately 100,000 gallons. This consists of the upper one third of the Phillips Drive standpipe (70,000 gallons approximately) and about 30,000 gallons from the Dunham Road tank. The Dunham tank was built in 1909 and is in questionable condition. Most standards recommend that the Borough's storage capacity should be 220,000 to 250,000 gallons for fire protection and domestic use. This deficit in storage is especially worrisome in the event of a service interruption along the main from Titusville. The most critical concern is for fire flow. In fact, the Borough's Volunteer Fire Department has doubted the system's ability to provide water to fight a sustained fire, even if supplies from Titusville are not interrupted.

**Sewer:** The Pleasantville sewer treatment plant is a relatively new sequential batch reactor (SBR) system. It is designed to accept up to 1.5 MGD for a peak of short duration, but its permitted hydraulic capacity is 300,000 gallons per day. According to historic data, the average flow only exceeded that limit once in recent years, a 310,000-gallon average in

March of 1994. Its three-month averages are approximately 140,000 gallons per day, over a five-year period. The system operates within its organic permit.

Though the treatment plant is new, the collection system is quite old. Pleasantville's original collection and treatment system was constructed around 1912. Due to its age, the collection system has chronic infiltration and inflow (I&I) problems. Infiltration is caused by groundwater entering through loose joints, cracked pipes, or deteriorated manholes. Inflow results from connections from roof and basement drains to the sewer system.

Over the past several years, the Borough has pursued an aggressive I&I remediation program. This is primarily accomplished through regrouting leaking lines and enforcing the Borough Ordinance which limits inflow connections. These are ongoing efforts. Through these program, the Borough Engineer projects the existing system capacity should be sufficient for the foreseeable future.

Currently, the sewer system services only customers (estimated at 360) within the Borough proper. However, there are unserved areas within the Borough as well as in neighboring Oil Creek Township (Venango) which have been identified by the Borough's Act 537 Plan as needing sewer service. It is obvious that the I&I reduction program will eventually allow more users to be accommodated.

**Titusville:** The City's sewage plant was originally constructed in 1958 and then in 1988 was significantly reconstructed to accommodate the SBR reactors now used. The Titusville wastewater treatment plant consists of four SBR treatment reactors. The plant capacity is 4.0 MGD. Each is approximately 150' x 150', with side water depth of 14 feet. These reactors can hold up to 3.2 MG total at one time. The wastewater stream enters the treatment plant via the main interceptor, passes through grit removal and is pumped to the SBR units in a batch-processing arrangement (one tank filled at a time). Biological treatment in the reactors is aided by air dispersed through jet nozzles. The liquid is allowed to settle and then decanted. It takes about three hours to process one batch of wastewater.

Sludge is withdrawn via a pipe centered in a small sump (2 feet square, one foot deep) on the floor of the batch unit. The sludge is pumped to the primary aerobic digester. It is then transferred to the secondary digester. From the digester, supernate is returned to the treatment process and the sludge is transferred to a belt filter press for dewatering. The dewatered sludge is then hauled to licensed landfills for disposal. The current site is the Lakeview landfill in Erie County; though, as the service is periodically subject to bid, that could change.

Treatment effluent is taken from the SBRs to a chlorine contact tank, which has three compartments, designed to allow adequate treatment time prior to outfall.

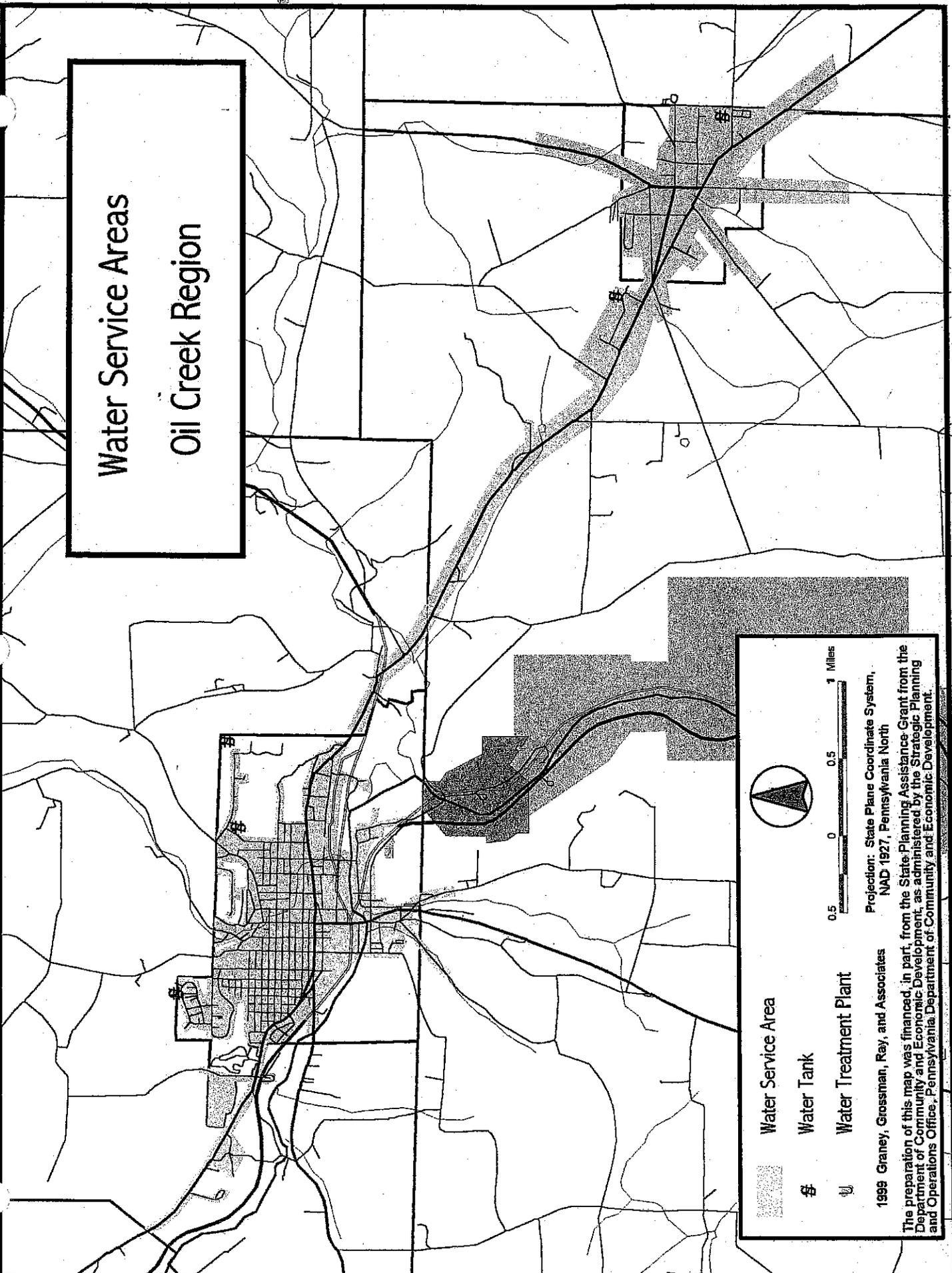
The City's sewage collection system dates back to the 1860s. At that time, there was no treatment and outfall was directly into Oil Creek. This accounts for the large percentage of combined (storm and sanitary) sewers within the system. It is estimated at least half of all sewers leading to the plant are combined. In addition, much of the collection system has cracked or broken pipes and loose joints, due to age. Finally, as was common years ago, both roof and, in some cases, not all foundation drains are connected to the system. Another major problem is Church Run, a stream which roughly bisects the east side of Titusville. Its flow is a minor contributor to Titusville's hydraulic overloads. The condition of the collection system allows excessive rain and groundwater to enter the system, causing hydraulic overloads in wet weather. According to the 1998 Act 537 Plan update, on an average, about 2 MG per day of I&I enter the Titusville sewer plant.

The sewage collection system also extends into nearby areas of Oil Creek Township (V). There are 96 customers along Route 27 west of the City, as well as users in the Route 8-Skyline Industrial Park area (see plate).

Because of I&I conditions, wet weather causes problems with the sanitary sewer system, primarily these primarily hydraulic overload episodes at the treatment plant and at the combined sewer overflows. These problems have placed the Titusville system out of compliance with DEP/EPA standards. Through meetings between the DEP Regional Office and City representatives, a "Consent Order and Agreement" has been reached which outlines remedial action. Under the terms of the agreement, the City system can only accept 25 new EDUs (equivalent dwelling units) annually — about 7,500 gallons per day. However, there is an understanding with DEP that the Department would work with Titusville relative to any economic development projects.

To bring the City into compliance, a multi-phased program has been devised. Phase I, is slated to be completed in the year 2000. There are two major elements of this effort. One is to construct approximately 25,000 lineal feet of storm drain facilities so a portion of the catch basins and similar drains can be eliminated from the combined collection system. This effort will focus on North Perry and North Washington Streets. About 80 percent of the funds will be used for this activity. A second element focuses on repairs/rehabilitation of the existing sanitary sewer network, encompassing approximately 2,300 lineal feet of sewer. New interceptors are planned for this heading. The cost estimate is \$3 to \$3½ million. Subsequent capital projects that are scheduled to achieve complete compliance with State and Federal environmental regulations and should cost an additional \$12 million.

# Water Service Areas Oil Creek Region



Water Service Area

Water Tank

Water Treatment Plant

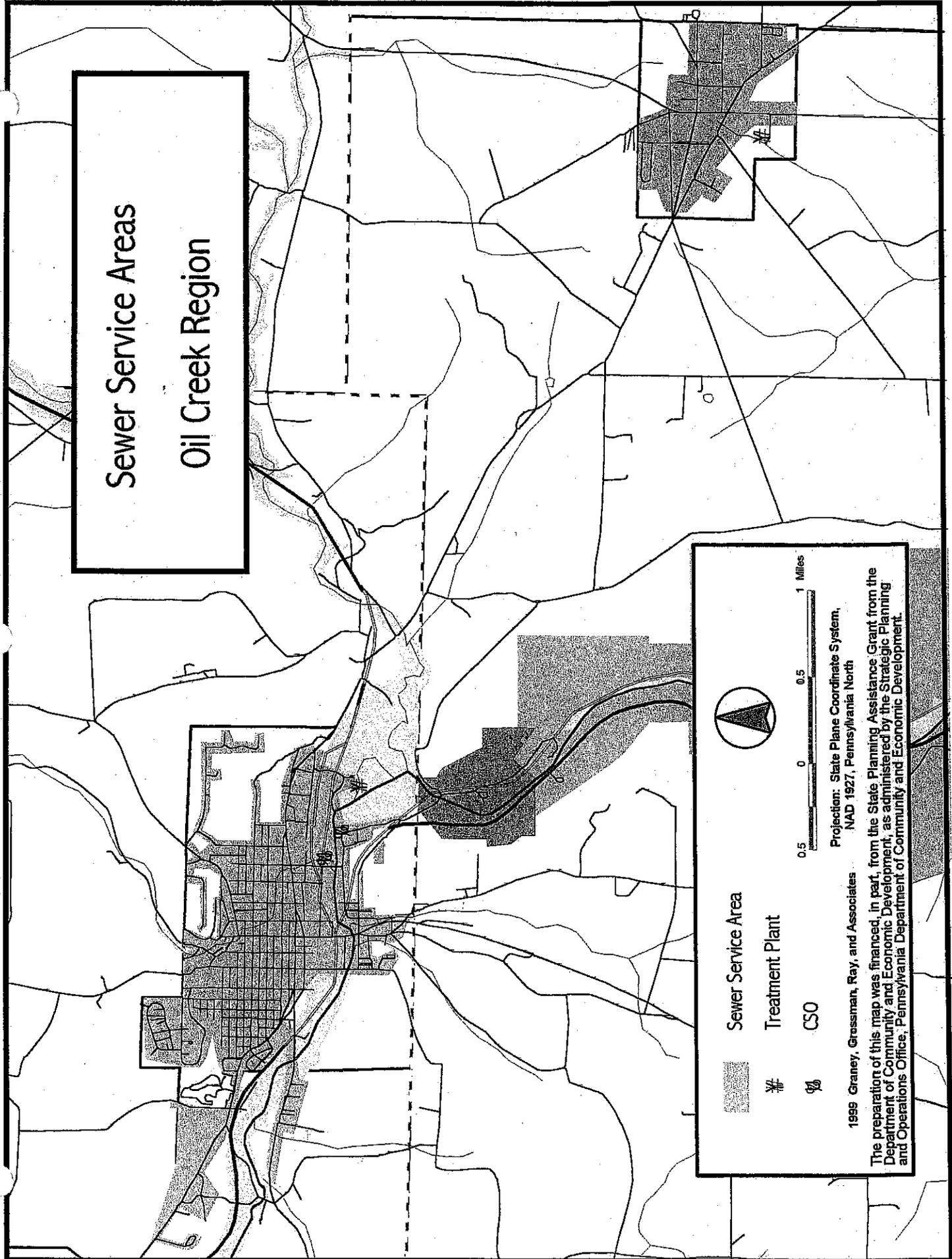
1999 Graney, Grossman, Ray, and Associates

Projection: State Plane Coordinate System,  
NAD 1927, Pennsylvania North

The preparation of this map was financed, in part, from the State Planning Assistance Grant from the Department of Community and Economic Development, as administered by the Strategic Planning and Operations Office, Pennsylvania Department of Community and Economic Development.

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# Sewer Service Areas Oil Creek Region





## **OTHER UTILITIES:**

**Cable:** Currently, cable television offerings are considered part of a community's infrastructure. Cablevision Communications services Titusville and the surrounding areas. They offer basic, extended basic, as well as a variety of premium channels. Monthly service costs could vary from \$14.18, for basic services, to "Total TV" at \$59.95. They do not offer Internet service at this time, nor are they wired for same.

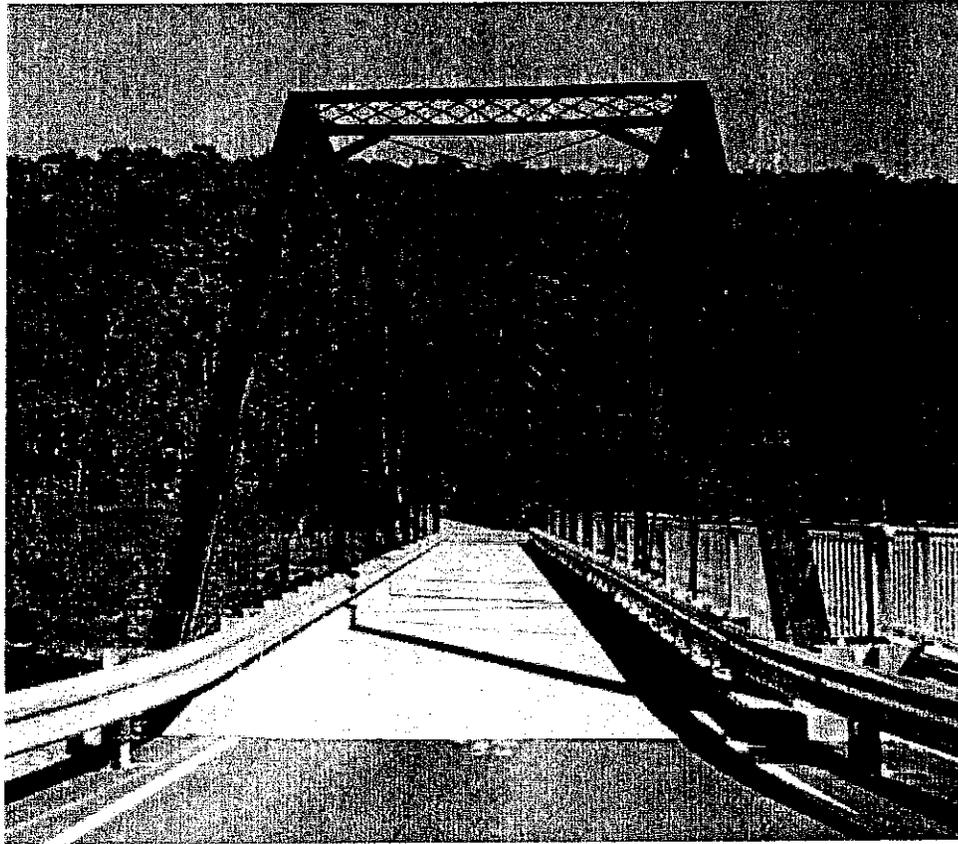
**Telephone:** GTE offers local telephone service in Titusville under GTE North Incorporated. They are in Rate Group IV, under the filed company tariff — the same rate as used in nearby Oil City and Franklin. The local call area includes Grand Valley, Oil City, Pleasantville, and Spartansburg.

**Gas:** Local gas service is provided by National Fuel Gas (NFG). Industrial leaders indicate that though NFG's line size is adequate, pressure is not for more intense users. Under Pennsylvania law, gas users can purchase supplies from other companies and have it delivered by the local supplier.

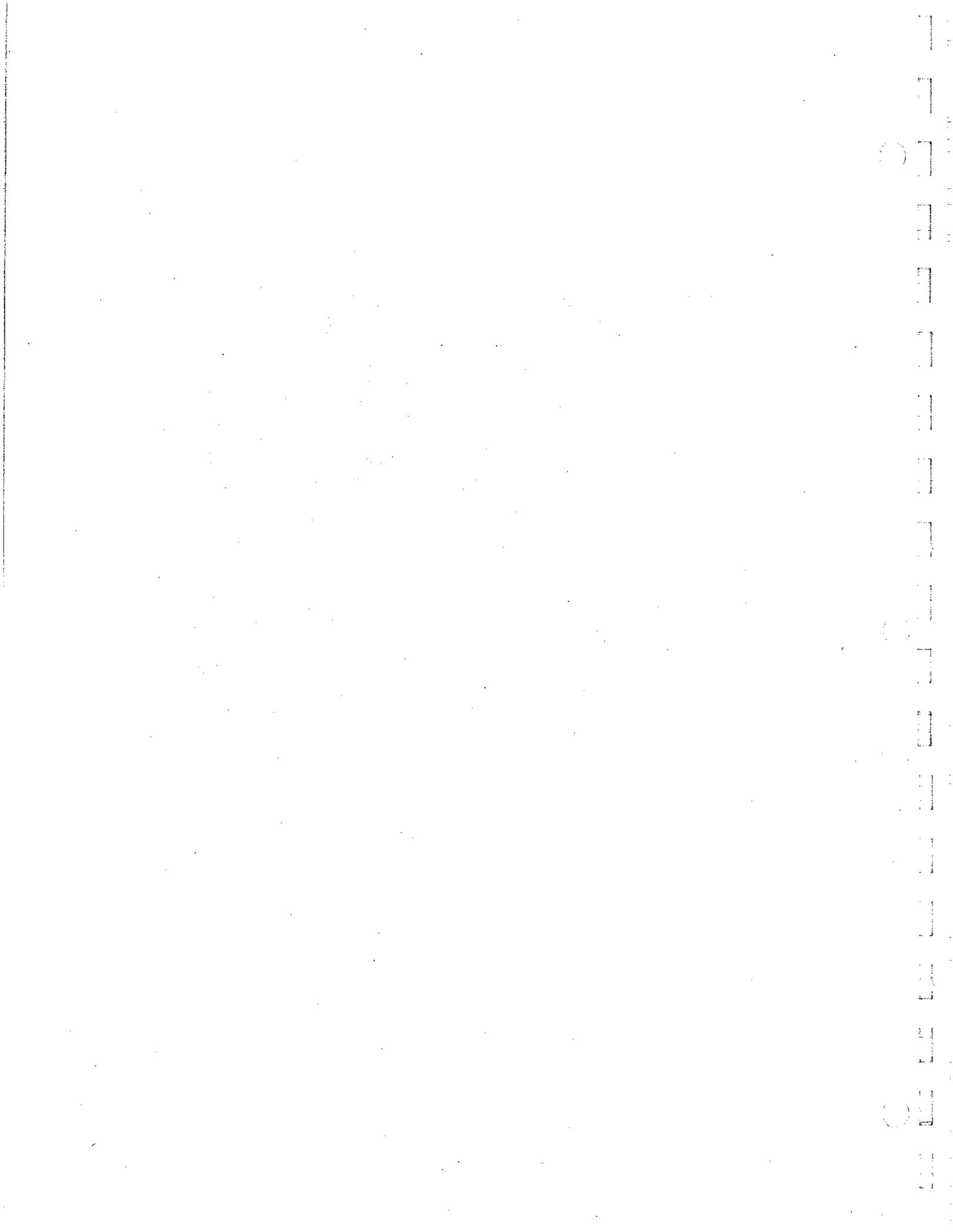
**Electric:** GPU Energy (formerly Penelec) provides electric energy service to the urbanized areas of the Oil Creek Region. According to a spokesman of this utility, Titusville is served with 34.5 kv, with ample capacity to serve the entire city and industrial park at Cytemp. Pleasantville has both 12 kv and 34.5 kv, with sufficient capacity for anticipated growth. Hydetown has 12 kv service deemed sufficient for its needs. Centerville also has 12 kv service. GPU notes that any new large user, especially in the Centerville-Hydetown areas would require a service upgrade. However, no such changes are now anticipated.

The rural areas of the Study Area are serviced by rural electrical cooperatives. Southwest Township is covered by the Warren Electric Cooperative, northern areas by the Northwestern Rural Electric Cooperative, and the Venango County rural area by Central Rural Electric Cooperative. Recent changes in the law allows consumers to purchase electric from other suppliers, and to be delivered by the local electric company.

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# TRANSPORTATION



# TRANSPORTATION

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Transportation facilities are expensive. Roads, bridges, railroads, and airports are all capital intensive. Local governments do not have the tax resources available to meet all transportation needs but, the State and Federal governments do. Funded primarily through taxes on gas, diesel, and aviation fuels, these agencies provide 80 to 90 percent of money for major transportation projects. In addition, the Commonwealth returns part of its taxes it collects on gas and diesel fuel to local municipalities. These are called liquid fuel funds and are distributed based upon a formula which accounts for both municipal population and the mileage of local roads.



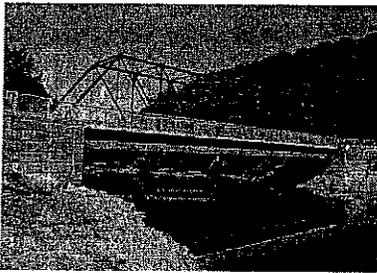
*The Oil Creek Region's transportation network is an important link, it provides a means for residents to travel to work, shop, and school.*

In Pennsylvania, transportation projects using both Federal and State funds are programmed by the Department of Transportation (PennDOT). Project programming is typically either short term, through the annual County Maintenance (Betterment) Program, or long term, using the Twelve Year Program. To assist in long-term planning efforts, the Commonwealth has instituted Rural Planning Organizations (RPOs). For the Study Area, the Northwest Pennsylvania Regional Planning and Development Commission (NWPRP&DC) serves in that capacity. Therefore, as this section describes the characteristics and problems of the Oil Creek Region transportation resources, the method of funding and programming must be kept in mind.

The Oil Creek Region's transportation network provides three separate functions.

1. It links the nine municipalities internally, providing a means for residents to travel to work, shop, school, and for leisure.
2. It links local business and industry with their suppliers and customers.

3. It is part of the transportation network which serves Western Pennsylvania.



There are four primary elements of transportation: road, rail, water, and air. This Plan will cover only three of these.

There is no water transportation within the Study Area. Though the Oil Creek Region does provide some recreational use, it does not function as an arm of transportation.

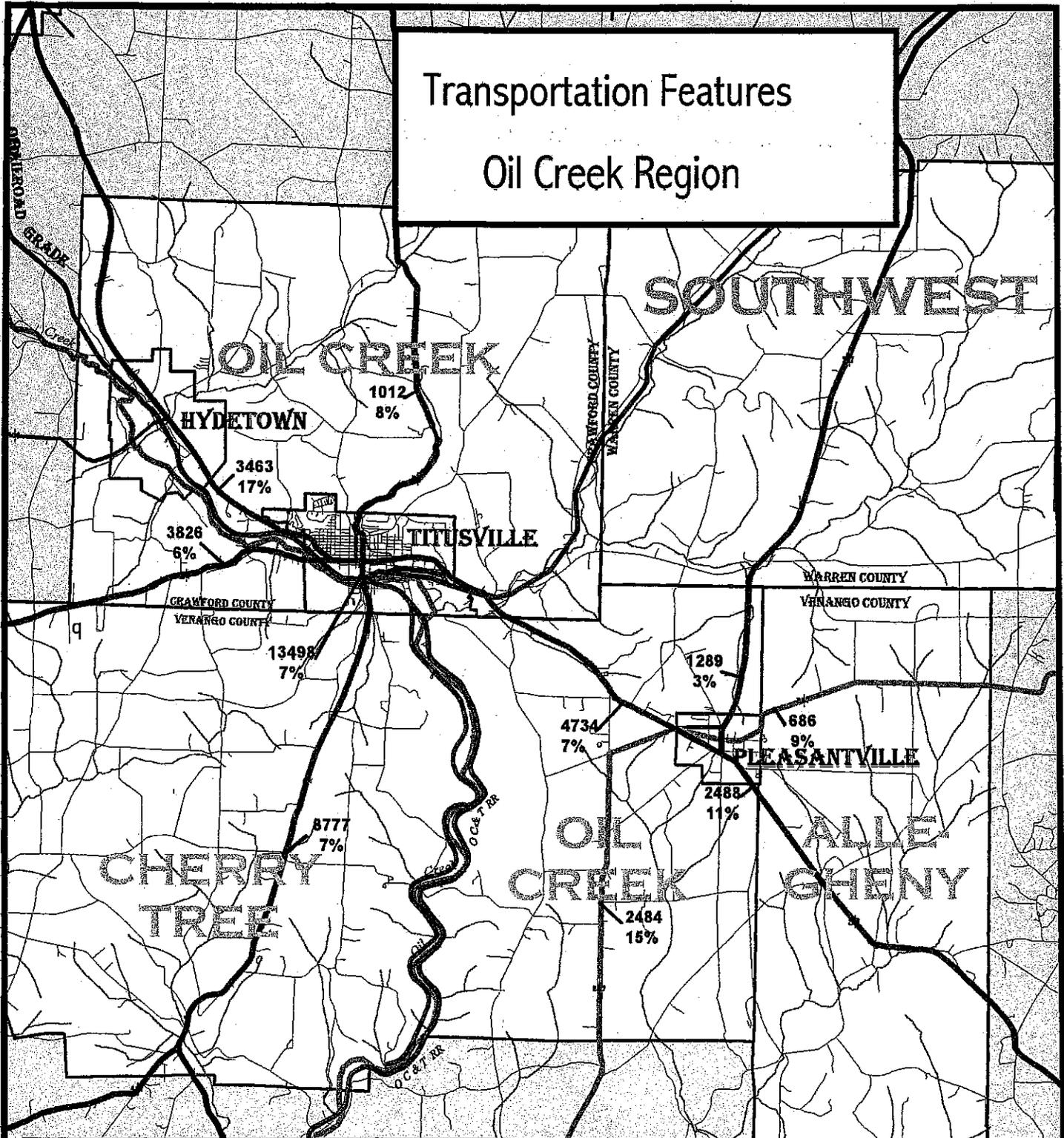
**Air:** The primary airport facility for the Region is the Titusville Airport which is located off Route 27 on the Crawford, Venango County line. The airport is physically in Cherrytree Township. Titusville Airport is classified as a public general-use airport. Its paved runway is 4,900 feet long and 75 feet wide. Both the runway and some taxiways were recently rehabilitated. The airport has a new terminal building and fuel-dispensing facilities. Also at the complex are several hanger buildings, equipment and maintenance facilities, along with plane tie downs. Generally, the airport is used by private flyers for recreational purposes, although it can also accommodate business use.

The hangers at this facility are all in use and additional hanger space could probably be utilized. Currently, about 24 planes are kept here. The City receives some income from its hangers and from fuel sales. According to City officials, the airport does pay for itself and may be a slight money maker. At this time, the City's future plans for this facility are to improve lighting and signals and eventually to upgrade the airport to allow an instrument landings rating.

**Rail:** Rail service to the Study Area is provided by the Oil Creek and Titusville (OC&T) Railroad. The genesis of the current operation is quite interesting. Over a decade ago, Conrail proposed to abandon rail service between the Oil City area (Rouseville) and Titusville. A local group, the Oil Creek Railway Historical Society, was formed to preserve the operation. The actual operator of the short line is contracted to the Oil Creek and Titusville Lines, headquartered in Gowanda, New York.

The Society's primary focus was for historic and tourism purposes and, in fact, the "OC&T" does today operate passenger service during good weather (June to October), between Rynd Farm (near Oil City) and the Perry Street Station in Titusville. Last year, this short line of roughly 14 miles carried approximately 23,000 passengers. There are regular stops at Rynd Farm (4 miles north of Oil City), the Drake Well Station (Drake Well Museum), and the Perry Street Station. An additional "flag stop" can also be made at Petroleum Center, in the Oil Creek State Park.

# Transportation Features Oil Creek Region

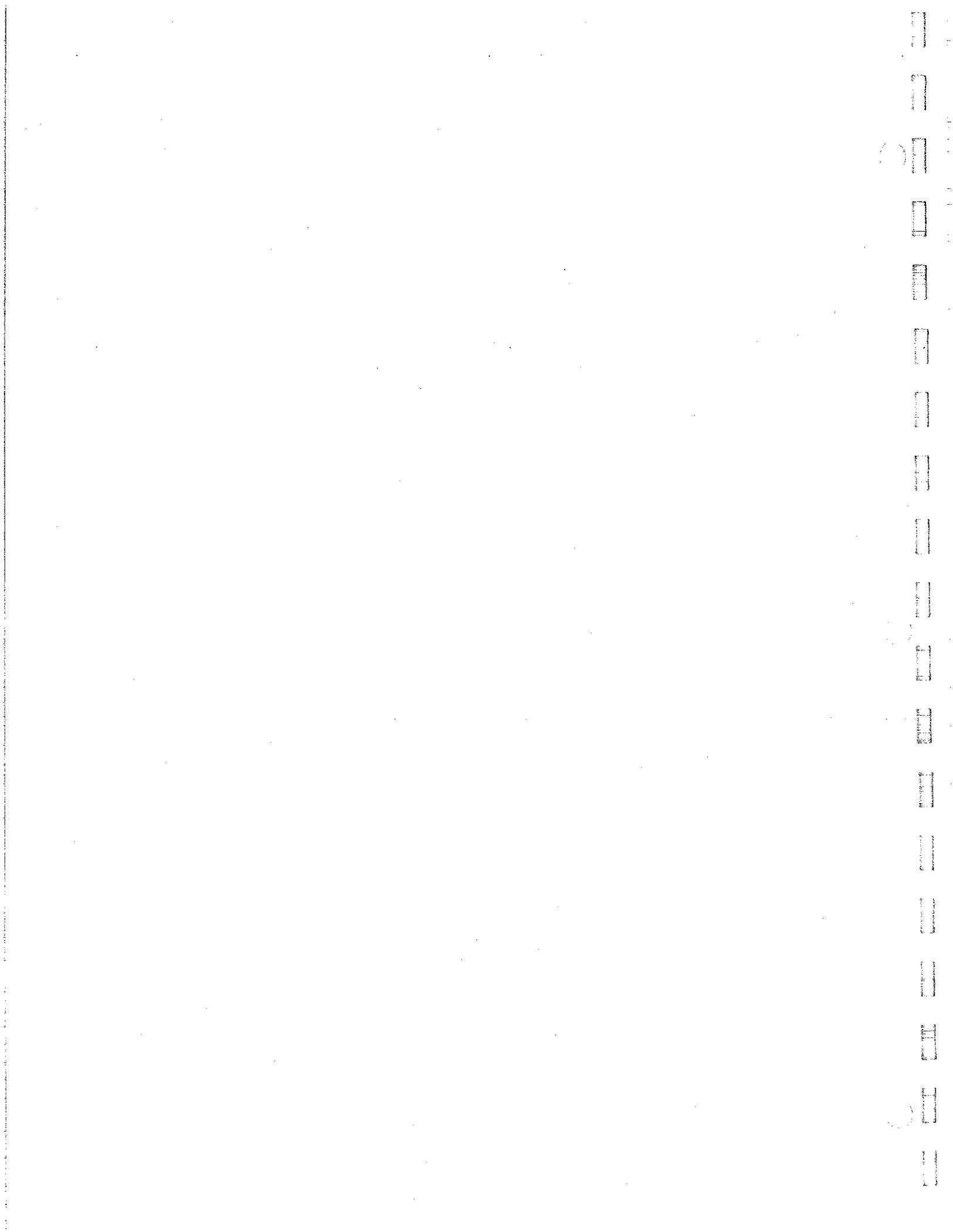


- Titusville Airport
- Arterial Roads
- Collector Roads
- Oil Creek and Titusville Railroad
- Old Railroad Grade

**PennDot Traffic Data**  
**3434 - AADT**  
**7% - Truck %**

**Projection: State Plane Coordinate System, NAD 1927, Pennsylvania North**  
**1999 Graney, Grossman, Ray, and Associates**

The preparation of this map was financed, in part, from the State Planning Assistance Grant from the Department of Community and Economic Development, as administered by the Strategic Planning and Operations Office, Pennsylvania Department of Community and Economic Development.



Ironically, though the impetus to save the line was based upon historic preservation considerations, it has enjoyed steady freight use. Currently, there are 10 online freight customers of the OC&T, 8 of which are rated as active. Annually, about 400 carloads are generated by the Titusville area. Prime commodities shipped are hardwood lumber, petroleum wax, plastic pellets, and steel. Some industries in the Titusville area have reported the rail line is essential for their continued successful operation.

Of course, the continued operation of the OC&T is dependent upon the branch line of Conrail, which runs from Oil City, through Franklin and Meadville, connecting to a main line in the Youngstown, Ohio area. Very recently, Conrail has been acquired by the Norfolk and Southern Railroad. They have indicated the branch will remain in operation. However, the announced closing of the Pennzoil operation in Rouseville must create cause for concern. They were one of that facility's largest users.

**Highway:** Though both air and rail are important, streets and highways make up the bulk of the transportation system for the Oil Creek Region. Generally, roads are classified as one of three kinds: arterial, collector, and local. These names help to identify the road function. Arterials are long-distance roads, connecting major places regionally and Statewide. Route 8 is a good example of such a road (See plate, Transportation Features). Collectors draw from abutting local streets and "collect" vehicles from local roads. The basic function of local roads is to provide access to individual properties.



The major roads within the area are covered below:

### Route 8

Route 8 traverses the Counties of Crawford and Venango through Cherrytree, Titusville, Oil Creek (C), Hydetown, and Centerville. This highway is classified, by PennDOT, as an arterial. Traffic volume measured as AADT (Annual Average Daily Traffic) varies. From south to north, volumes in Cherrytree are listed as light, 3,000 to 4,711. In Titusville, road use increases significantly, with highs of 12,999 to 14,591 daily. Leaving Titusville, volumes again drop and averages between 3,375 to 4,899 vehicles daily are reported as it travels through Oil Creek, Hydetown, and Centerville. Truck volume is estimated from 8 percent to 15 percent. This highway is also listed as part of the State Truck Network. It is generally a two-lane facility with cartway width listed at 22 feet to 24 feet. Route 8 is a major regional highway, connecting the Franklin-Oil City to the Oil Creek Region Study Area, and eventually to Erie.

### Route 27

Route 27 begins in the Meadville area, crosses the Study Area, generally in an east-to-west direction, until Pleasantville, it turns north into Warren County. Traffic volumes (west to east) begin at 2,516 in Oil Creek, increase to 3,383, then up to 15,895 in Titusville, and are at 8,028 at East Titusville. At Pleasantville, volumes vary, starting at 6,036, dropping to 4,318, then in Southwest Township, a continued drop of volume is reported with AADTs from 1,903 to 1,249. Estimated truck volumes vary from 4 percent to 18 percent. Route 27 is classified as an arterial. It is a two-lane facility, and cartway widths vary from 20 feet to 32 feet. Route 27 is on the State Truck Network, from Pleasantville, north through Southwest Township.

In 1996, Tri-Line Associates, Inc. prepared the East-West Corridor Study Assessment of Need; a study of the Meadville to Titusville highway corridor. As part of the study, AADTs were taken from the State 1993 Volume Map (PennDOT). Automatic counts were also taken at 22 different locations and on permanent locations. These counts varied from 1,728 to 5,498 vehicles daily on Route 27. Current level of service (i.e., how congested is the road) was considered adequate. However, based upon future (year 2017) projections of traffic, sections of Route 27 near Meadville and Titusville, drop to a "D" service level. Level "D" approaches a road-capacity situation where traffic flow is adequate but is approaching instability. Small increases in traffic can lead to unstable conditions.

### Route 36

Route 36 begins in the Pleasantville area and serves primarily as a connection to I-80 at Brookville. It is listed as an arterial road. It sees light traffic, with AADTs from 1,912 to 2,151. It travels through Pleasantville, Oil Creek, and Allegheny - all in Venango County. This road is on the State Truck Network.

### Route 89

Route 89 begins in Titusville and travels northerly to Erie County, where it eventually links Route 17 (the Southern Tier Expressway) and I-90. In the Study Area, it travels through Titusville and Oil Creek (Crawford). It is ranked as a collector. Volumes are rather high in Titusville, 5,190 to 6,651, but fall quickly from 998 to 1,040 AADT in Oil Creek. This is a two-lane road with road widths up to 36 feet (in Titusville) but much more restricted in rural areas. PennDOT lists the cartway at 16 feet to 20 feet. (Note: This road was repaved and widened within the past few years.) It is an important road for local timber and lumber interests.

### Route 227

Route 227 is a short regional highway that travels through Oil Creek, Pleasantville, and Allegheny in Venango County. It begins at Rouseville and ends at Route 127 near Tidioute. Traffic volumes are modest, from 2,000 AADT to under 800. It is classified as a collector and is partially on the State Truck Network (Rouseville to Pleasantville).

### Route 408

Route 408 begins outside the Study Area and generally is an east-to-west road, which ends at Route 8 in Hydetown. Traffic volumes in Oil Creek (Crawford) are listed at 2,127 and at Hydetown, 3,620. It is classified as a collector. Its two lanes are reported at 16 feet to 20 feet in width.

### Route 417

Only a short stretch of Route 417 is found in the Study Area, all in Cherrytree Township, Venango County. Route 417 is a convenient connector between the City of Franklin and Route 8 at the Village of Cherrytree. Volume is listed at 2,140, with truck use at 9 percent. It is listed as an arterial on the Traffic Vehicle Network.

**Transit:** There is no transit system headquartered in the Study Area. However, the Crawford Area Transportation Authority, the Venango County Transportation Program, and the Transit Authority of Warren County all provide some degree of service. Primarily, these services are classified as "demand-response" operations and primarily service on senior citizens. This is due to the fact that such transportation can be subsidized from the Pennsylvania State Lottery. The non-elderly can use this system but pay a much higher fee.

A "demand-response" system operates based upon a request from a rider for service. Typically, that request must be made at least 24 hours prior to the pickup. It is often a door-to-door service, and most users travel to a senior center, for medical services, or to shop. Sometimes, for general public riders, a reduced rate may be obtained by boarding the bus at a designated stop.

The Crawford Area Transit Authority (CATA) does station two buses at the Senior Center in Titusville. These are 20-passenger vehicles, one of which is wheelchair accessible. Though normally restricted to Crawford County, CATA will extend services to Pleasantville under certain circumstances.

In addition, its regular demand-response program, CATA, also provides route service between Meadville and Titusville, on Thursdays. This bus travels between Meadville to the Senior Center in Titusville, with various intermediate stops. It leaves Meadville at 7:30 a.m. and returns from Titusville at 9:30 to 10:00 a.m. The afternoon service leaves Meadville at 1:30 p.m. to Titusville. The cost of service varies, if patrons are picked up at a designated stop or at a non-designated stop. Senior citizens enjoy a greatly discounted fare, while others may pay up to \$11.00 for a one-way trip.

For Southwest Township, the demand-response system is provided by the Transit Authority of Warren County. Services are provided on Monday, Wednesday, Thursday, and Friday, again, with a 24-hour notice. Persons age 65 and over receive this service free, while others would pay a one-way fee of \$1.75 to \$2.00. These buses originate and return to the City of Warren.

In Venango County, a similar demand-response system is in place, through the Venango County Transportation Program. Once more, a 24-hour notice is required. Fares are computed using a grid map of the County, and Lottery funds pay 85 percent of those aged 65 and over.

**Accidents:** As part of the Transportation section, accident data was secured from PennDOT, Bureau of Safety and Traffic Engineering. They provide a printout of recorded accidents in the Study Area from January 1, 1992 to December 31, 1996. This five-year period should provide guidance relative to traffic safety in the area. The highlights of the results are shown by Table T-1.

**TABLE T-1**

**ACCIDENTS  
OIL CREEK REGION - 1992-1996**

<u>Community</u>	<u>Total</u>	<u>Fatal</u>	<u>Major</u>	<u>Moderate</u>	<u>Minor</u>	<u>PDO*</u>
Allegheny Township	27	0	4	3	6	13
Centerville	16	0	0	4	6	5
Cherrytree	133	5	6	15	56	47
Hydetown	38	2	1	3	17	14
Oil Creek (C)	152	3	9	20	64	50
Oil Creek (V)	51	1	1	5	26	18
Pleasantville	12	0	0	1	3	5
Southwest	55	2	3	6	16	27
Titusville	<u>327</u>	<u>4</u>	<u>4</u>	<u>31</u>	<u>164</u>	<u>104</u>
Total	811	17	28	88	358	283
Percent	100%	2%	3%	11%	44%	35%

\*Property damage only

Note: This table does not include the "unknown injury" category; consequently, figures may not add.

Source: PennDOT

As can be seen, a total of 811 accidents was recorded during that period, 40 percent of that total in Titusville, 19 percent in Oil Creek (C), and 16 percent in Cherrytree. Together, these three municipalities accounted for 75 percent of all accidents. This is due to both their population and the high traffic count along major roads, especially Route 8.

In examining the severity of accidents, PennDOT uses four separate categories from those involving fatalities to "PDO" (Property Damage Only). In 5 percent of all accidents, the severity of injury could not be ascertained, and these were excluded from the presented count.

The plate, Oil Creek Region Accidents, depicts the physical location of the most severe accidents, when they could be determined by the printout material with assistance from a PennDOT accident map. A definite pattern emerges. Of the 17 fatal accidents recorded, 6 were on Route 8, and 7 on Route 27. The remaining accidents were on local roads or less-traveled State Routes. The causes of these fatalities, as listed by accident reports, varied. Some fatalities had only one factor listed, others, two or more. In all, 10 separate factors were cited. However, three were the most numerous:

Driver Drinking - 6  
Speeding - Too Fast for Conditions - 4  
Driving on the Wrong Side of Road - 4

Thus, many of the accidents, especially those involving fatalities, were ascribed to driver behavior.

**Current Planning:** As previously noted, NWPRP&DC serves the overall transportation planning and programming function for the Study Area. Normally, projects are submitted to that group via individual counties. County submissions are often based upon input from municipalities or special groups which suggest or promote individual projects. There are two highway transportation planning initiatives that dominate the Study Area. For many years, the Route 8 Association has been focusing on the stretch of that highway between Titusville and Rouseville in Venango County. Although approximately one half of this highway is out of the Oil Creek Region, it remains its single most important transport link. As such, it deserves special attention. Table T-2 shows the nine corridor projects, which are currently listed for this facility. Their cost totals \$21,500,000. Five of these nine projects have been prioritized by the Route 8 Association. These are (in order of priority) Projects 7, 5, 4, 9, and 6, which total \$9,500,000. A map graphically depicts their location. As this Plan is being completed, PennDOT relates that Projects #4 and #5 are under design. They should be done within a few years. Project #7 should begin design within the FY 2000-2001. These projects total \$5.5 million. Projects #6 (hill into they Village of Cherrytree) and #9 (Bloss Street intersection) are scheduled for design next. It must be noted that there is a direct relationship between the accident rates of these proposed projects and their priority. It is also interesting to note that the "Smock Hill project, previously a high priority, had an accident rating less than one third of the Statewide average.

**TABLE T-2**

**ROUTE 8 VENANGO COUNTY  
CORRIDOR IMPROVEMENTS - ROUSEVILLE BOROUGH TO THE CITY OF TITUSVILLE**

<u>Project</u>	<u>Description</u>	<u>Cost</u>	<u>Level of Service</u> 1998      2018	<u>Average Daily Traffic</u> 1998      2018	<u>Accident Rate</u> <u>Statewide</u> <u>Average 1.44</u>	<u>Group Priority</u>
1	Intersection Improvements 8 and 227, Rouseville	\$1,500,000	C      C	8,200    10,100	NA	
2	Horizontal and Vertical Realignment Segment 0550/1189 Near Sportsman Tavern	1,500,000	B      B	3,000    3,700	0.84	
3	Horizontal and Vertical Realignment Segment 0560/1100 to 0590/1000 North of Kane Road	6,000,000	B      B	3,000    3,700	0.99	
4	Realignment Segment 0590/1000 to 0600/1417	1,500,000	B      C	3,000    3,700	1.51	
5	Intersection Improvement 8 and 417 Segment 0600/2031 to 0610/1290	2,000,000	C      C	5,200    6,300	2.96	
6	Realignment, Widening Truck Lane, Overlay Segment 0610/1065 to 0630/1290	3,500,000	C      C	5,200    6,300	0.84	
7	Realignment Intersection and Culvert Segment 0660/1065 to 0680/1600	2,000,000	C      D	8,400    10,200	1.64	
8	Widen, Truck Lane, Overlay, Segment 0700/2103 to 0730/2374 South of Titusville	3,000,000	C      D	8,400    10,200	0.41	
9	Intersection Improvement, Overlay Signalization Drake Well Road Segment 0010/0000 to 0010/1971, City of Titusville	500,000	C      D	8,400    10,200	1.43	
	<b>Total</b>	<b>\$21,500,000</b>				

Source: Northwest Pennsylvania Regional Planning and Development Commission, Region RPO

The second major road concern is the Meadville-Titusville Corridor. Primarily of interest to those in the Study Area, it was born from efforts to improve road travel from the Study Area to Meadville and I-79. A study completed in 1996 by Tri-Line Associates examined two primary links. One was Route 27 from Titusville to Meadville. The other started in Hydetown (Route 408), then used SR 1010, TR 77, and TR 198 for a connection to I-79 at the Saegertown Interchange. As an alternative, the SR 1010 link could be bypassed and a direct TR 408 to TR 77 link used, but this would add distance to the trip. No single "best" alignment between the two communities was recommended.

Based upon this study, some 88 potential projects were identified that would facilitate traffic between these the Titusville and Meadville/I-79 nodes. The price tag for these approached \$80 million in total. The road problems uncovered by this study consisted of numerous curves, offsets, and a lack of climbing lanes, making travel along these routes inconvenient.

Details from the study revealed that the traffic volumes along these corridors were modest. Mid-point traffic counts ranged from 1,200 to 1,700 vehicles per day. Origin and Destination (O&D) studies were conducted in 1994 and 1995 to determine the demand for through (Titusville to Meadville or Meadville to Titusville) trips. O&D studies are completed by stopping traffic at checkpoints along the routes being examined. A short series of questions are asked, the most important being, where did the motorist begin the trip (origin) and what is the destination? According to the Tri-Line Study, only 17 percent of all trips passed through the entire east-west corridor between Meadville and Titusville. Depending upon the alignment, this translated to 200 to 300 trips on an average day.

Given the low level of through trips and the high price tag for remediation to these routes, it is unlikely that massive State expenditures can be expected. However, this study has not been without benefits. One proposed project, the Route 27 and Route 8 intersection, has been built while others are programmed on the RPO's Transportation Plan. Currently, projects taken from the Corridor Study valued at \$3,075,000 are listed on the State's TIP (Transportation Improvement Program). The most critical one (to the Oil Creek Region) is likely the intersection of Route 8 and Route 408 in Hydetown, a location of serious accidents in the past.

From a broad perspective, major transportation issues facing the Oil Creek Region are:

- Lack of a quick connection to an Interstate
- The rail situation
- Route 8



# HOUSING

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## HOUSING

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To most residents of the Oil Creek Region, housing is the key element of a comprehensive plan. Though Article III of the Pennsylvania Municipalities Planning Code requires a housing plan, to families, the importance is obvious. Home is where you spend most of your life.

To a community, housing is just as important. The quality of housing, and its appearance, normally is a key element of how a community views itself. It also is the picture visitors see, whether their visit is casual or they are relocating. Housing simply is the single most important community-building block.

*Housing is simply  
the single most  
important  
community-building  
block.*

For the Oil Creek Region, housing data will be presented under four headings. First, Census information will be presented. Though it is dated, it remains the most consistent benchmark upon which housing in the Oil Creek Region can be measured and compared to other areas. Next will be the results of a field survey on housing conditions. This element presents a look at contemporary housing conditions in the Region. It is an excellent way to measure quality as well as to identify problems. After conditions is a brief overview of assisted housing. Also, we have local data. Finally, there is input from local realtors. These topics are then coalesced into a summary of the current status of the Region's housing stock, its strengths, and weaknesses.

**CENSUS:** There is a Census every decade. For housing, Census data is derived from two primary sources. Information which uses as its source the credit STF-1A is taken from Census questionnaires which are distributed universally. Conversely, STF-3A represents information which is gathered by sampling. Though the Census Bureau has a great deal of expertise in statistical sampling, such information is somewhat less reliable than that drawn from its 100 percent universal coverage.

**Housing Count:** According to the 1980 and 1990 Census Reports, the following table, H-1, shows housing counts for the nine communities comprising the Oil Creek Region.

<u>Municipality</u>	<u>1980</u>	<u>1990</u>	<u>Gain/Loss</u>	<u>Percent</u>
Centerville	99	102	3	3.0%
Hydetown	264	289	25	9.5%
Oil Creek (Crawford)	820	852	32	3.9%
Titusville	2,691	2,746	55	2.0%
Southwest	281	312	31	11.0%
Allegheny	158	158	0	0.0%
Cherrytree	606	639	33	5.4%
Oil Creek (Venango)	344	400	56	16.3%
Pleasantville	<u>394</u>	<u>371</u>	<u>(23)</u>	<u>-5.8%</u>
Total	5,657	5,869	212	3.7%

Source: U.S. Census Reports, 1990 STF-1

This table illustrates two points. One is, those housing units are found in direct proportion with population. The second is more interesting. That is, the housing unit count between 1980 and 1990 increased for each municipality, except Pleasantville. Of course, Pleasantville reported a population loss (-108) between 1980 and 1990. Yet, three other communities also had population losses, but actually increased their housing unit count. This is part of a national trend toward smaller households in the United States, which is also evident in the Study Area (see Demographics - Households). Primarily, the cause is increased numbers of single-person and single-parent households. Thus, even a smaller population may require more housing units.

Continued shifts in household characteristics may have implications for this Plan's policies. Obviously, two elements are apparent. First is that stable or even modestly declining populations may actually create a demand for more housing units. The second is the future housing market. Will the traditional single-family, detached home wane in popularity, while the demand for apartments, townhouses, and similar units increase?

**Tenure:** The issue of home ownership is an important one. Generally, a high rate of home ownership translates to a more stable community. Also, better home maintenance and

appearance are typical benefits of ownership. Such trends were found to be generally, but not universally, true in the Study Area (see Condition of Housing). High percentages of home ownership is more typical in rural areas; higher proportions of renters are found in more urban areas. Table H-2 shows tenure characteristics for Oil Creek Region municipalities.

**TABLE H-2**

**TENURE CHARACTERISTICS  
OIL CREEK REGION MUNICIPALITIES**

<u>Municipality</u>	<u>Total Occupied Units</u>	<u>Owner- Occupied</u>	<u>Rental- Occupied</u>	<u>Percent Owned</u>
Centerville	98	80	18	81.6%
Hydetown	257	201	56	78.2%
Oil Creek (Crawford)	750	655	95	87.3%
Titusville	2,537	1,454	1,083	57.3%
Allegheny	107	87	20	81.3%
Cherrytree	558	488	70	87.5%
Oil Creek (Venango)	335	294	41	87.8%
Pleasantville	352	279	73	79.3%
Southwest	216	194	22	89.8%
<b>Total</b>	<b>5,210</b>	<b>3,732</b>	<b>1,478</b>	<b>71.6%</b>

Source: U.S. Census, 1990 STF-1

Titusville has the highest proportion and number of rental units in the Region. In fact, 73 percent of all Regional rental units were found here in 1990. In the balance of the Region, boroughs and townships, alike, are dominated by owner-occupied units. Such a finding is to be expected. Rural areas have long been popular for those seeking a home with some land around it. This is particularly true for those families raising children.

1. Conversely, more urban areas, such as Titusville and Pleasantville, have the utilities which can support denser development. Apartments, townhouses, and even duplexes need these services and are found in such settings. More urban places also have clusters of shopping areas, medical facilities, cultural resources, and churches, making them attractive to many persons. Therefore, a greater proportion of rental units in such areas can be expected. Titusville's owner-renter proportion is similar to that found in the Cities of Warren and Erie.

**Vacancy:** Table H-3 sets forth the vacancy characteristics of the Study Area. Typically, this table is a key planning tool. The "Other Vacant" entry is often a strong indication that there is incipient housing problems.

**TABLE H-3**

**VACANCY CHARACTERISTICS  
OIL CREEK REGION**

<u>Municipality</u>	<u>Total Units</u>	<u>Vacant</u>	<u>Rent or Sale</u>	<u>Other Vacant</u>	<u>Percent Vacant</u>	<u>Other Vacant (%)</u>	<u>Seasonal</u>
Centerville	102	4	0	1	3.9%	1.0%	2
Hydetown	279	22	7	12	7.9%	4.3%	3
Oil Creek (C)	852	102	23	21	12.0%	2.5%	50
Titusville	2,746	209	111	72	7.6%	2.6%	14
Allegheny	158	51	0	37	32.3%	23.4%	11
Cherrytree	639	81	10	36	12.7%	5.6%	32
Oil Creek (V)	400	65	1	39	16.3%	9.8%	24
Pleasantville	371	19	7	6	5.1%	1.6%	2
Southwest	312	96	1	5	30.8%	1.6%	89
Total	5,859	649	160	229	11.1%	3.9%	227

Source: U.S. Census of 1990, STF-1A

For the Oil Creek Region, the results are not so straightforward. This table would indicate a high percentage of vacant units, with 35 percent of such dwellings classified as "other vacant." Traditionally, these are units whose marketability is questionable, and they may be candidates for abandonment. Yet, in the Study Area, there are numerous camps and seasonal dwellings. Thus, the warning sign of "other vacant" is not so apparent.

The overall vacancy rate of 11.1 percent is also a figure to be questioned. The number of seasonal units, as well as "other" vacant in this class are quite high. As the vacant units are found concentrated in rural areas where camps and cottages are more prevalent, it is logical to believe that the vacancy rates are a result of seasonal use more than a real estate market function. That supposition is supported by the reported vacancies in Allegheny, Oil Creek (Venango), and Southwest Township. All have heavy concentrations of seasonal homes. The true vacancy range in the Study Area for April of 1990 was likely 3 percent to 5 percent, rather than the 11.1 percent shown by Table H-3.

**Age of Housing:** A second figure pertinent to housing condition relates to housing age. Table H-4 contains this data for the Oil Creek Region. Though it is true, there are

The incidence of deterioration is greater in older homes.

many beautiful, older, homes lovingly cared for by their owners, the incidence of deterioration is greater in older homes. Typically, urbanized places have the oldest housing stock, and that paradigm holds true in the Study Area. Census data shows that Centerville, Hydetown, Pleasantville, and Titusville have the greatest proportion of older homes. Conventional wisdom also postulates that these communities should have the highest incidence of deteriorated-dilapidated homes; however, field surveys found otherwise (see Condition of Housing).

**TABLE H-4**

**AGE OF HOUSING  
OIL CREEK REGION**

<u>Municipality</u>	<u>Total Housing Units</u>	<u>Built Prior to 1940</u>	<u>%</u>
Allegheny	158	26	16.5%
Centerville	102	37	36.3%
Cherrytree	639	154	24.1%
Hydetown	279	108	38.7%
Oil Creek (Crawford)	852	201	23.6%
Oil Creek (Venango)	400	66	16.5%
Pleasantville	371	154	41.5%
Titusville	2,746	1,618	58.9%
Southeast	<u>312</u>	<u>100</u>	<u>32.1%</u>
Total	5,859	2,464	42.1%

Source: 1990 Census STF-3A

**Housing Type:** Another element of housing characteristics, which the Census counts, is housing by type. This allows a picture of a community by the number of units in a structure. As might be expected, single-family, detached units are the norm in rural areas, while multi-family units are more frequent in urban places. Table H-5 sets forth such characteristics for the Oil Creek Region.

**TABLE H-5****OIL CREEK REGION  
HOUSING UNITS BY TYPE\***

<u>Municipality</u>	<u>One Family</u>	<u>Duplex</u>	<u>3-9</u>	<u>10+</u>	<u>Mobile Home</u>
Allegheny	126	0	0	0	23
Centerville	78	9	0	0	12
Cherrytree	495	5	2	0	134
Hydetown	208	8	7	0	60
Oil Creek (Crawford)	646	13	9	0	164
Oil Creek (Venango)	303	0	4	0	100
Pleasantville	287	30	12	0	40
Titusville	1,780	329	371	251	0
Southwest	<u>240</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>66</u>
Total	4,163	394	405	251	599

\*Single-family, detached and attached are combined, dwelling units classified as "other" are not included.

Source: 1990 Census, STF-3A

The overwhelming home of choice is the traditional single-family home. It comprises 71 percent of all housing units. Mobile homes are next in popularity, 599 units, some 10 percent of the housing stock. These homes are located primarily in rural areas. Duplexes and multi-family units make up less than 20 percent of the Region's housing. Overall, the type of housing follows expected norms. Single units, stick or mobile, in rural areas; multi-family units, which rely upon urban utilities, focused in urban areas - particularly Titusville.

**Housing Values and Affordability:** Two of the more interesting tables which the Census gathers every ten years are on the value of homes and rental costs. The owner-occupants of the housing unit are asked to estimate the value of their home. Obviously, this value is a "best guess." If a unit has not been on the market for years, value estimates tend to be conservative. However, in other jurisdictions where reliable market data is available, there is a positive relationship between these Census estimates and the real estate market. Data on the monthly contract rent should be rather accurate, as renters are quite aware of that ongoing cost.

It must be remembered that these values are from 1990, and the housing market has been on a decided upswing over the past several years. According to the Housing Price Index, housing in Pennsylvania increased 37 percent in price, from 1990 to 1998. As of the last quarter of 1998, the national average sale price of existing homes was \$162,900. Consequently, values presented here must be viewed proportionately and not in absolute terms.

Table H-6 sets forth the estimated median value of owner-occupied homes and the median value of monthly rents within the nine-municipality Study Area. In addition, a weighted average for each was determined for the Area, as a whole.

**TABLE H-6**

**MEDIAN VALUE OF OWNER-OCCUPIED HOMES  
MEDIAN MONTHLY RENT**

	<u>Owner-Occupied</u>	<u>Median Monthly Rent</u>
Allegheny	\$51,000	\$194
Centerville	\$34,500	\$220
Cherrytree	\$45,700	\$230
Hydetown	\$42,300	\$217
Oil Creek (Crawford)	\$38,000	\$243
Oil Creek (Venango)	\$45,600	\$208
Pleasantville	\$43,800	\$227
Titusville	\$37,900	\$211
Southwest	\$33,200	\$175
<b>Average</b>	<b>\$40,210</b>	<b>\$214</b>

Source: 1990 Census, STF-1

As can be seen, there is a wide range in the estimated value of homes, from \$33,200 to \$51,000 - a variation of \$17,800. However, the Region's average of \$40,210 is in line with the three counties, Crawford - \$43,200, Venango - \$38,600, and Warren - \$43,900. However, all values are significantly under the Commonwealth. Its median is \$69,700. Such differences have been found to exist in many Census categories. These variations are often the case in Western Pennsylvania, as State figures are skewed upward, due to the prosperity of Southeast Pennsylvania.

The range of rents varies from \$175 (Southwest) to \$243 [Oil Creek (C)]. However, most rental units are in Titusville, and the Region's average median (\$214) is quite close to Titusville's \$211 value. The County median rents are: Crawford - \$210, Venango - \$209, and Warren - \$228. Thus, once more, the Region is quite close to its individual counties. Finally, as was the case with owner-occupied units, there is a significant difference in median monthly rents, \$322 for the State median and \$214 regionally.

Housing, both rental and purchase,  
is much more reasonably  
priced in the Study Area  
than it is Statewide.

It is obvious that housing, both rental and purchase, is much more reasonably priced in the Study Area than it is Statewide. Yet, it is also true that the median income locally (average median \$22,139) is lower than the State median of \$29,069. For local residents, the key issue is one of affordability.

To treat housing cost as an abstract idea is neither useful nor instructive. The real question is, how affordable is the median home to the median household in the Oil Creek Region? To answer this question, Table H-7 was constructed. It approaches the question using such a relative approach, comparing the Study Area with its constituent counties and the State.

**TABLE H-7**

**HOUSING AFFORDABILITY INDEX  
OIL CREEK REGION - CRAWFORD, VENANGO,  
AND FOREST COUNTIES - PENNSYLVANIA**

---

<u>Jurisdiction</u>	<u>Owner-Occupied Housing*</u>	<u>Rental Units *</u>
Pennsylvania	2.40	13.3%
Crawford County	1.87	11.0%
Venango County	1.71	11.1%
Warren County	1.67	10.4%
<b>Oil Creek Region</b>	<b>1.82</b>	<b>11.6%</b>

---

\*See text for an explanation of these ratios and percentages.

Source: 1990 Census, STF-1A and STF-3A, as well as consultant calculations

Table H-7 examines housing affordability in two fashions. First, it determines the ratio of median household income to the value of the median home. Put in another fashion, the table shows the "median" Pennsylvania resident would have to devote his or her entire income for 2.4 years to purchase a "median" home. Consequently, in the Oil Creek Region and its constituent municipalities, this figure is well below 2 years, or about 25 percent less than the State ratio.

A similar situation exists relative to rents, though that difference is only 12 percent. In the Study Area, about 11.6 percent of the median household's annual income would be expended for the "median" rent; at the State level, that proportion is 13.3 percent. Housing costs for the three constituent counties are very similar to Study Area results.

Housing in the  
Oil Creek Region is  
quite affordable.

The overall conclusion is that housing is quite affordable in the Oil Creek Region, when comparing it to both the State and as a function of local incomes.

**Condition of Housing:** The prior portions of this section were devoted to statistical information; for this element, field work was the basis. In 1997, various two-person teams visited every community in the Oil Creek Region. In eight of these municipalities, all public roads were visited and homes viewed and evaluated. The exception was Cherrytree Township. They had just completed a new plan the prior year, and it included a total housing survey. Rather than duplicate their efforts, a sampling approach was used. A prime concern was to compare the Cherrytree rating system to this Plan. About 20 percent of the Township was viewed, and the results were compared to those from their plan. The results proved to be nearly identical. Thus, the CHERRYTREE PLAN data could be incorporated into the results of this effort.

The survey used a windshield approach. That is, units were viewed by the team traveling by auto. The survey team rated the condition of housing, based upon a four-tier objective system, as described below:

**Sound:** A sound house is defined as one which has no visible defects or only those slight defects which are corrected during the course of regular maintenance. Under this approach, a house may have some peeling paint, minor cracks in wood or masonry, or broken gutters/drain spouts, and still be considered sound.

**Deteriorating:** Deteriorating housing is that which needs more repairs than would be provided through normal homeowner maintenance. The defects and problems are such that, if not addressed, the structure may no longer be considered adequate shelter. Elements of deterioration are holes or cracks in the foundation, exterior framing, walls or roofs, evidence of structural sag, cracked windows, or broken stair trends. Other elements considered were a combination of deferred maintenance aspects, which, singly, may not be a concern, but, in combination, create a problem unit. Deteriorated housing was divided in two categories: **Deteriorated-Minor** and **Deteriorated-Major**, the difference being the degree of problems for an individual structure.

**Dilapidated:** Dilapidated housing has deteriorated to the point that it may no longer be safe or adequate shelter. Its defects are so severe that it would require extensive repair or rebuilding. Open holes, missing material over roofs, floors, or siding; missing windows; and serious structural sags are all indications of dilapidation. Dilapidation also includes buildings occupied, but not intended for human habitation. Examples of those would include inadequately converted sheds, barns, or garages.

It must be noted that windshield surveys are completed from the outside, street side of the unit. Due to time, budget, and legal constraint, homes cannot be visited individually. Consequently, internal problems, or those hidden from ready view, could not be detected.

TABLE H-8

HOUSING SURVEY RESULTS  
OIL CREEK REGION - 1997

<u>Municipality</u>	<u>Units*</u>	<u>Deteriorated</u>		<u>Dilapidated</u>	<u>Total</u>	<u>Percent</u>
		<u>Minor</u>	<u>Major</u>			
Allegheny	147	10	1	1	12	8.2%
Centerville	100	4	7	0	11	11.0%
Cherrytree	657	135	41	0	176	26.8%
Hydetown	276	10	13	2	25	9.1%
Oil Creek (Crawford)	802	32	22	12	66	8.2%
Oil Creek (Venango)	376	37	18	2	57	15.2%
Pleasantville	369	21	14	1	36	9.8%
Titusville	2,732	50	65	5	120	4.4%
Southwest	<u>223</u>	<u>10</u>	<u>15</u>	<u>9</u>	<u>34</u>	<u>15.2%</u>
Total	5,682	309	196	32	537	9.5%

\*See text, excludes seasonal units.

Source: Housing survey, 1997

In all communities but Cherrytree, seasonal dwellings were excluded from the survey. The purpose of this exclusion was to focus attention on the year-round units. If housing conditions warrant remedial programs, such programs will focus on regular housing only.

The results of the survey were somewhat surprising. In rural areas, problem homes were scattered rather than confined to geographic pockets. The only exception to this generalization was a few of the mobile home parks. In some of these parks, there were clusters of deterioration. With traditional (stick built) housing, two primary patterns were observed. One group consisted of older homes, much used, and suffering from neglect. The second group was comprised of more contemporary structures that were in the process of modernization. Occasionally, a unit would exhibit both tendencies. A home that was old, and in poor condition, the rehabilitation was started but never finished. Examples of typical problems were unfinished siding, patchy roof jobs, and replacement windows where the surrounding siding had not been fully replaced.

Another surprising element was the overall distribution of problem homes. The Boroughs and Titusville comprise about 60 percent of all housing units in the Study Area, yet contain only about 36 percent of the substandard units.

Over the years, the consultant has completed several housing surveys in western and central Pennsylvania. At times, such surveys have encouraged follow-up rehabilitation programs. These have demonstrated that windshield surveys underestimate the number of truly deteriorated homes.

It can be conservatively estimated that such surveys underestimate the actual count of problem units by approximately 15 percent. Consequently, the Oil Creek Region has an estimated 620 problem units, about 11 percent of the housing stock. If contemporary "rehab" standards were followed, it would cost between six and ten million dollars to upgrade all these units.

But, this Plan should not dwell on negative elements only. Table H-8 does have some very good news. Namely, the vast majority of homes in the Oil Creek Region are sound and they are typically attractive. They need only routine maintenance and care to keep them that way.

**Housing Rehabilitation Programs:** Currently, there are four agencies that are administering assisted housing rehabilitation programs in the Study Area. These are aimed primarily at owner occupants of dwellings with incomes which match Federal/State program guidelines. Crawford County, Warren County, and Venango County all operate housing rehabilitation programs, as does the Titusville Redevelopment Authority. Generally, these organizations use the "HOMES" program for funds, though the Community Development Block Grant

(CDBG) program can also be used. Each program operates somewhat differently. In Venango County, there is an announcement of program availability. These announcements are directed to the local municipality. If there is formal interest expressed by the Township or Borough, their community is then considered for program inclusion. Due to funding limitations, responses may take some time. After a community is selected, the screening process for individual homeowners can begin. In Venango County, Pleasantville, Oil Creek, and Cherrytree have, or will have, units upgraded by the County program. Pleasantville, especially, has already benefitted from the program. In Warren, a priority system, established in their Comprehensive Plan, is followed. Southwest Township (Warren County) has not yet been a priority. For Crawford County, the approach is somewhat different. Here, potential applicant needs are screened primarily by the severity of the problem, though there is an informal effort for geographic dispersal.

In Titusville, the Titusville Redevelopment Authority administers the housing rehabilitation program for the City. Similar to the other programs, the HOME program is used, though CDBG funds are also included. The Authority reports it "rehab" about 20 homes per year in the City.

Except for the City of Titusville, and perhaps Pleasantville, the effect of these countywide programs is spotty. For example, from 1992 to the present, the Crawford program may have completed a hundred units countywide. Given that approach, only a few units could have been upgraded in the Study Area. Similarly, the Venango program in Cherrytree and Oil Creek (Venango) will have an impact, but not nearly reaching the 233 units identified as substandard in those two communities.

**Assisted Housing:** Most of the assisted housing in the Oil Creek Region is focused in the City of Titusville and is owned and operated or managed by the Titusville Housing Authority (THA). An inventory of their resources is listed on Table H-9.

**TABLE H-9**

**ASSISTED HOUSING  
TITUSVILLE HOUSING AUTHORITY  
1999**

<u>Development</u>	<u>Units</u>	<u>Elderly</u>	<u>Family</u>	<u>Accessible</u>
Billie Brown Building	64	54	7	3
Central Towers	96	89	0	7
East Spruce Apartments	26	0	26	0
Elm Street Apartment*	18	17	0	1
Jones Street Apartments	11	0	11	0
Schwartz Lane Apartments	<u>22</u>	<u>0</u>	<u>22</u>	<u>0</u>
Total	237	160	66	11

\*Owned by others, managed by THA.

Source: Titusville Housing Authority and PHFA  
Inventory of Assisted Housing, 1998

In addition, the Housing Authority has approximately 128 "Section 8" units within its inventory.

Beyond the inventory listed in Table H-9, there are two developments operated by other sponsors. These were funded by the Farmer's Home Administration (FMHA). The Briarwood Apartments contain 47 family units, while the Titusville Apartments have 30 family apartments. Overall, there are 442 assisted housing units in the Queen City. This means nearly four out of each ten rental units in Titusville is assisted.

The THA relates that its units are consistently rented up. Their current waiting list is at 55. They do not anticipate adding any "development" units. However, they may consider seeking additional Section 8 authorization.

From a property management standpoint, the Authority has a fully developed 5-Year Plan. Highlights include:

- Improve handicapped accessibility
- Landscaping
- Building maintenance

- Improved fire prevention systems
- Replacement of interior floors and ceilings

**Housing Market:** Though a comprehensive plan is not a vehicle for market research, a cursory examination of the Area's housing market displayed a strong relationship to the economic reverses of the past decade.

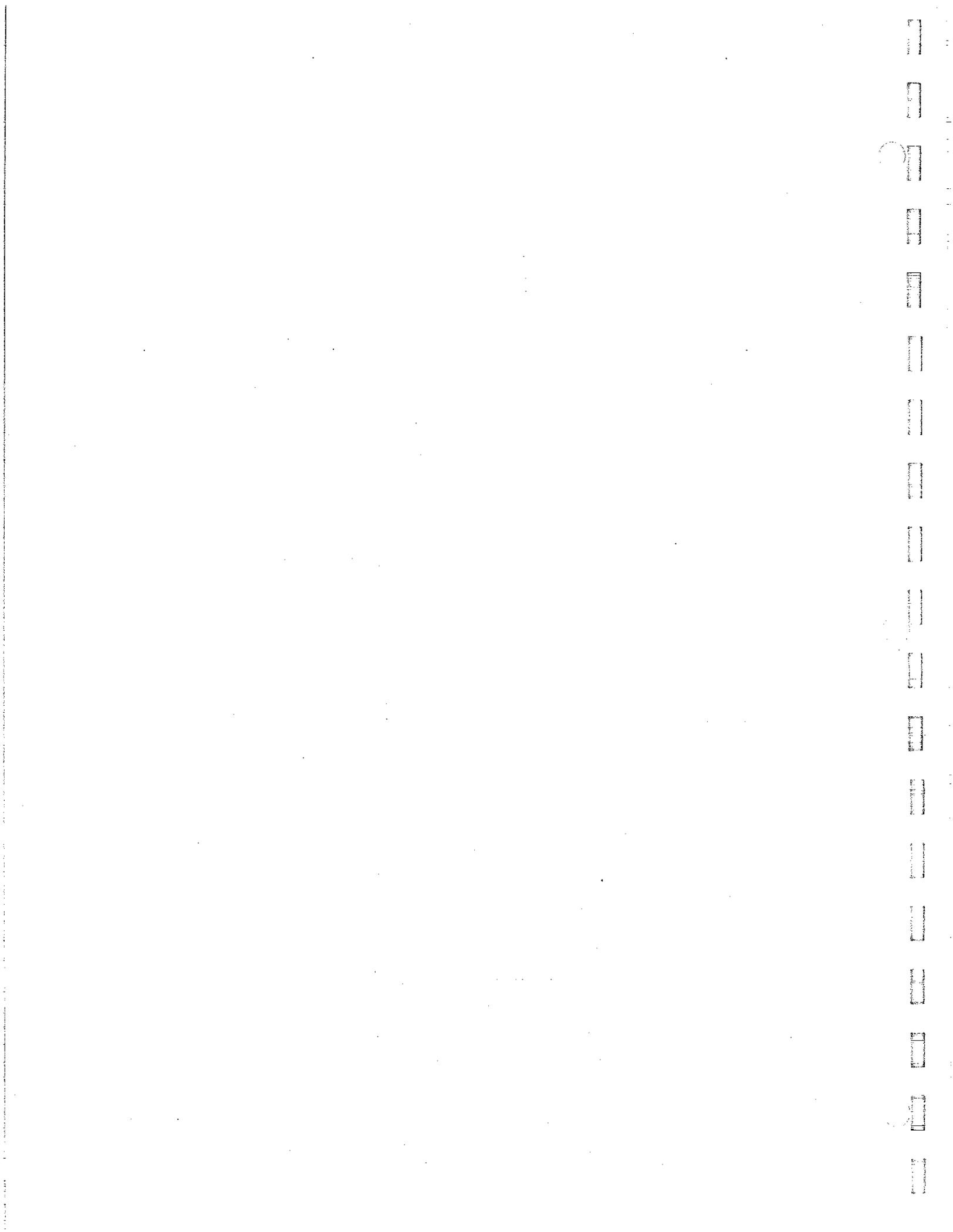
- Units under \$40,000 sell well, as the prospective owners often can qualify under some type of ownership assistance program. These houses also have appeal for those seeking income opportunities via rental housing, as some investors are looking for rental properties.
- Units from \$50,000 to \$80,000 sell, but move slowly.
- High-end homes, \$100,000 plus, move very slowly and often the price must be adjusted downward to sell.
- Low-end rentals move well.
- High-end rentals are sparse, as is demand.
- No "condos" are found.

Local real estate sources report, the closure of local offices, plants, and the relocation of many middle- and upper-management persons has had a really negative impact on the higher-priced home.

**Summary:** A summary of findings reveals:

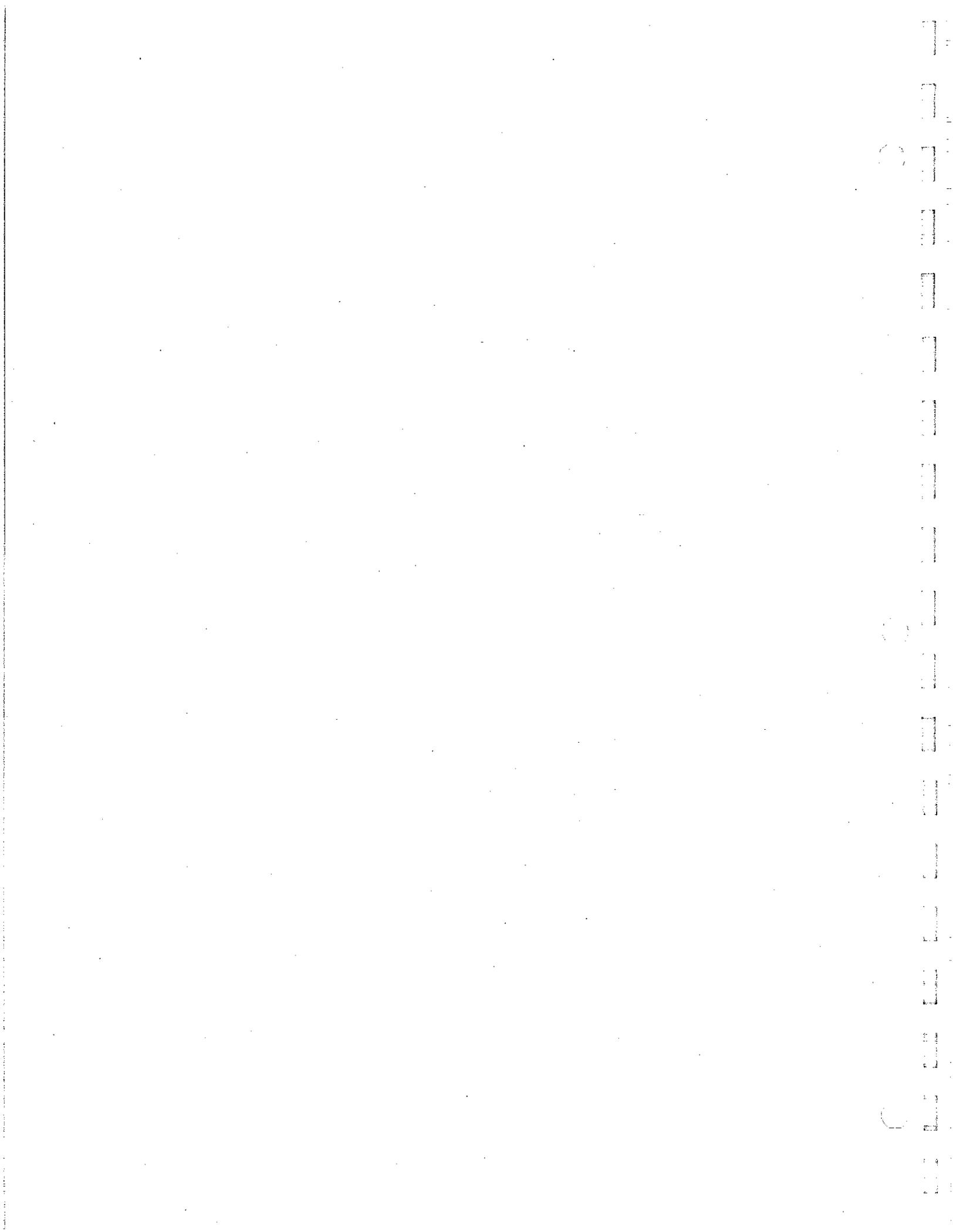
- ▶ The majority of both deteriorated and dilapidated units are in rural areas.
- ▶ Cherrytree, Oil Creek (Venango), Southwest, and Centerville all have problem housing units in excess of 10 percent.
- ▶ Numerically, most deteriorated units are found in Cherrytree, Titusville, Oil Creek (Crawford), and Oil Creek (Venango).
- ▶ Considerable economic resources would be needed to upgrade the Area's deteriorated housing.

- ▶ The housing stock has increased slowly from 1980 to 1990.
- ▶ About one half of all housing units is found in Titusville.
- ▶ About 42 percent of all units constructed prior to 1940 – the majority in Titusville, Hydetown, and Pleasantville.
- ▶ Ninety percent of all multi-family units are found in Titusville.
- ▶ Most mobile homes are in rural areas.
- ▶ Housing is quite affordable.
- ▶ Demand for “high-end” housing is very low.



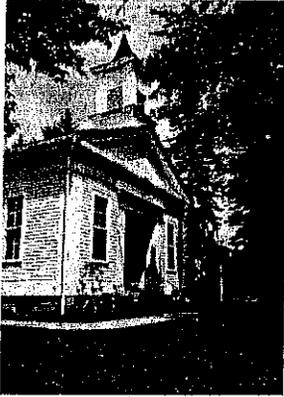


# HISTORIC RESOURCES



# HISTORIC RESOURCES

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*The Oil Creek  
Region has a unique  
worldwide historic  
importance because  
of the  
importance of oil*

The Oil Creek Region has a unique worldwide historic importance because of the discovery of oil by Colonel Edward L. Drake in 1859. From its discovery until nearly 1880, this was the heart of the oil industry. However, the settlement of this Area predated the discovery of oil. Settlers came in the 1790s, and development was evident in the early 1800s. Jonathan Titus and his father Peter Titus were two of these early settlers, hence the name Titusville. Small businesses, farms, and lumber were typical businesses in those early days. By the mid-1800s, many of the Oil Region communities were already established. Titusville became a borough in 1847 and a city in 1866. Centerville was incorporated in 1865. Hydetown was also founded in this era, originally known as Oil Creek Borough, but changing its name to Hydetown by 1882.

In this report, it is impossible to cover the rich history of the Oil Creek Region. Suffice it to say that from Revolutionary times to today, much has occurred here – and a good deal of these events was of great importance.

One way which communities mark their history is through the National Register of Historic Places. Using standards developed by the U.S. Department of the Interior, districts and individual properties can be nominated for inclusion on the National Register. This listing offers some protection against property demolition, if certain public money is used, and may afford tax credits in certain circumstances.

Currently, the only Historic District of the Area is located in the City of Titusville. It was added to the list in 1984.

As described in the request for designation as a Historic District:

*“Oil became a business in Titusville. Money poured into town, often beyond the wildest dreams of the individuals receiving it.”*

This application further noted that the sudden wealth allowed people to build prestigious homes and congregations to erect places of worship. However, the very quickness of the oil boom did not allow for the creation of professional designers and architects. Rather, they were constructed by local builders, based upon structures or patterns popular in that day. Often, original homes were enlarged and reworked as the owner's income allowed.

This sudden wealth concentrated much of the construction activity in the central portion of Titusville. Because development was rapid and intense, only a limited number of modern structures are found. The Historic District includes much of the developed area of Titusville as it existed in 1875. After that time, oil activity began to diminish.

The inventory of structures for the Historic District designation contained a list of 114 significant structures, 26 pages of "contributing sites," and only 37 buildings rated as intrusions.

This application was based, in part, on a Historic Site Survey completed for Crawford County in 1981.

In addition to the Historic District, there are individual structures of note on the Historic Register. These include:

Titusville City Hall, built as a residence in 1862, converted to a hotel in 1865, and sold to the City in 1872. It was added to the Register in 1975.

U.S. Post Office, built in 1918 in a neoclassical style, added to the Register in 1984.

Drake Oil Well (see Community Facilities)

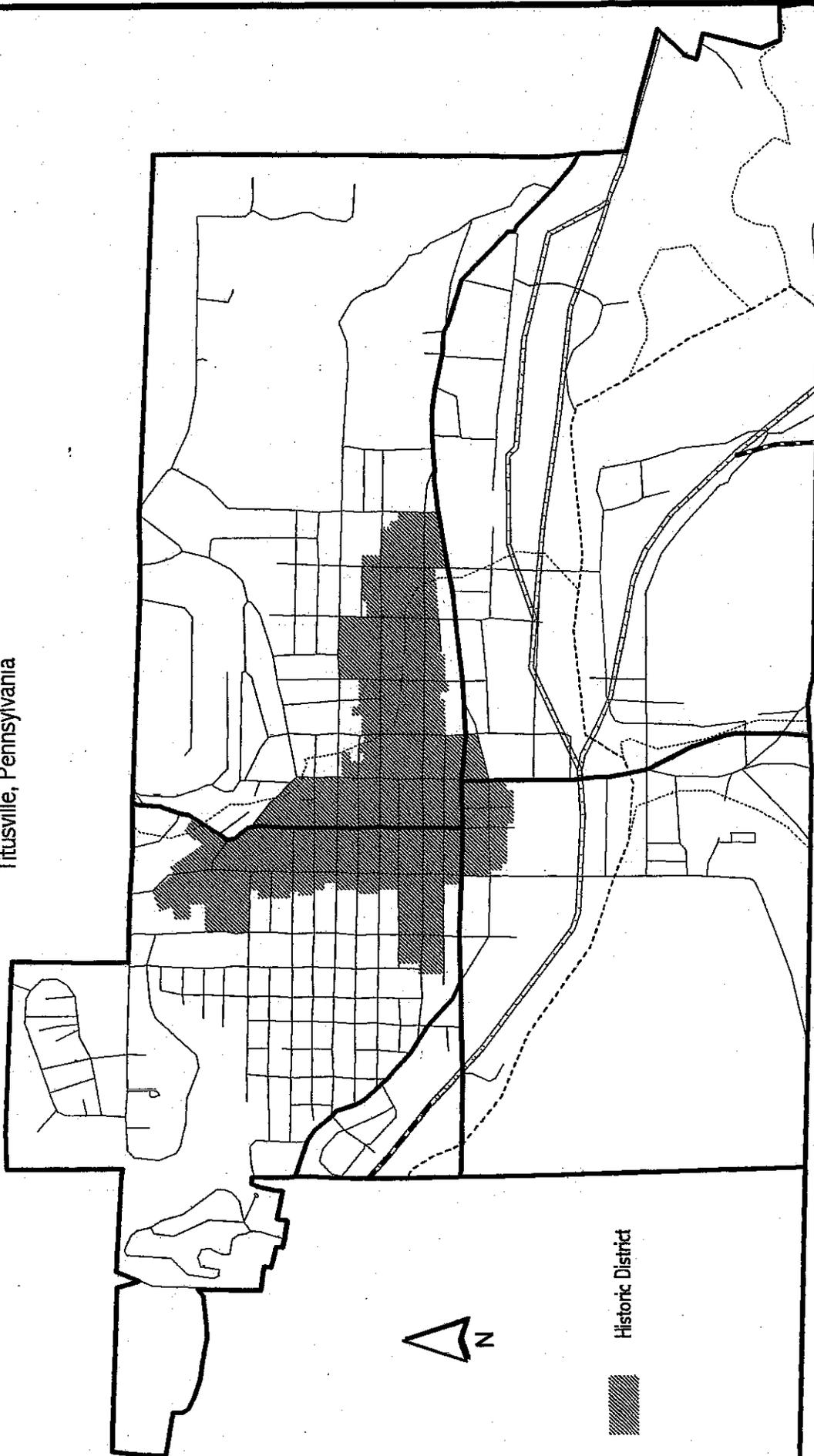
Pleasantville - the Allegheny Baptist Church (see photo) at the intersection of Main Street and Route 27. It was added to the Region in 1978.

In addition to these buildings, two bridges, one in Oil Creek (Crawford) and one in Cherrytree, are on the Register.

A comprehensive list of all significant historic resources of the Area would take a volume in itself. The Ida Tarbell House, the Woodlawn Cemetery and its impressive statue, "the Driller," are but a few items worthy of note. Certainly, the Oil Creek Region has significant historic sites as witnesses to its rich and important past.

# Titusville Historic District

Titusville, Pennsylvania



Historic District



The preparation of this map was financed, in part, from the State Planning Assistance Grant from the Department of Community and Economic Development, as administered by the Strategic Planning and Operations Office, Pennsylvania Department of Community and Economic Development.

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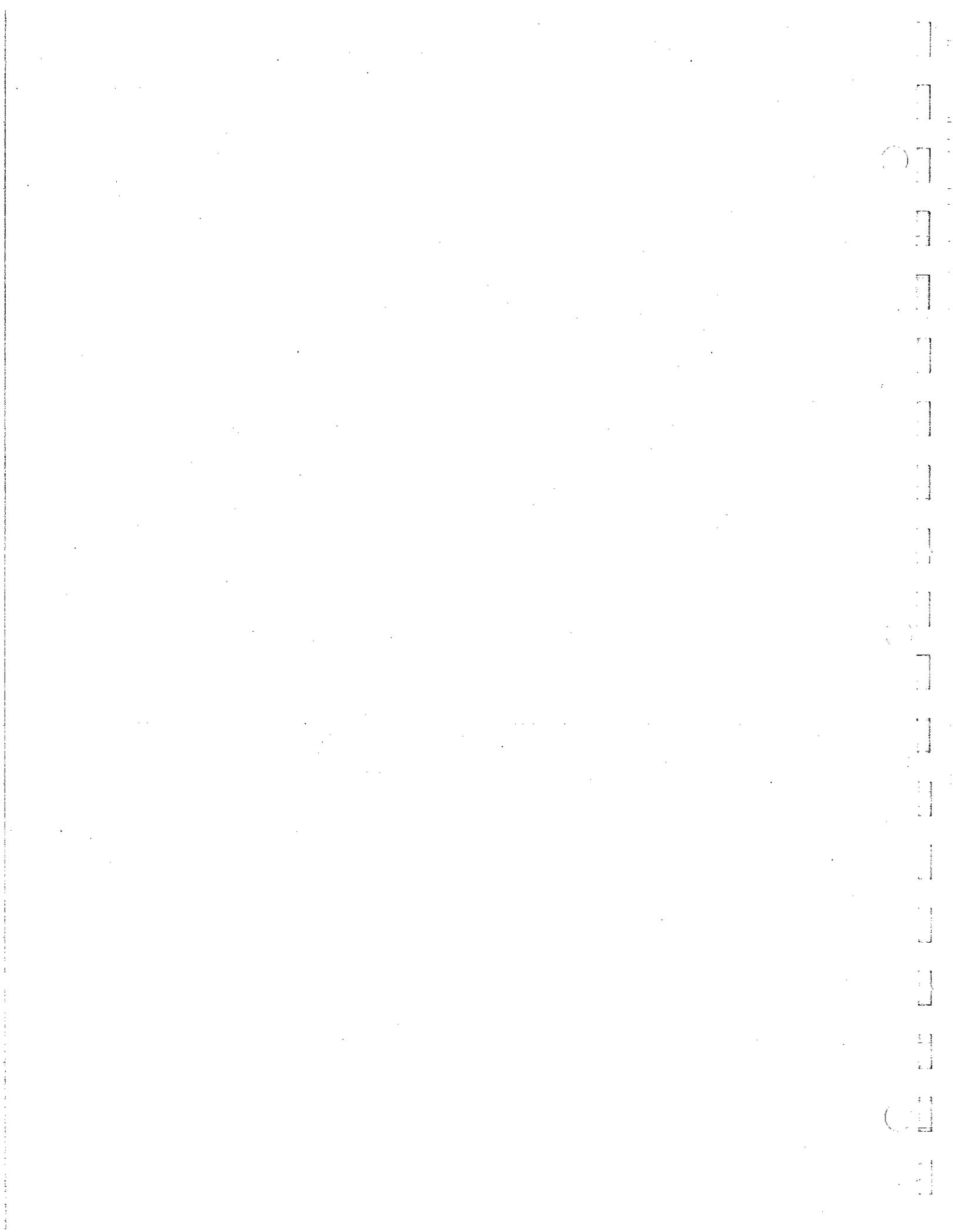
In Pennsylvania, there are additional tools to protect historic structures beyond the use of the Historic Register. These include the creation of Historic Districts under State law and the inclusion of an Historic Overlay Zone in a community's zoning ordinance. Historic preservation became an issue when the Colonel Drake Hotel was sold to a developer who razed the structure to construct a new drug store operation. There was an effort to create a local Historic District using State law at that time, but it failed.

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



# LAND USE





# LAND USE

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Land use is always a key element of any comprehensive plan. The reasons are quite simple. Current land use patterns represent a picture of a community's historic development. Open spaces must be evaluated for new development and, finally, development patterns also indicate where areas of possible land use conflict exist. Apart from its analytical aspects, there is another very important consideration. This is an area where government policies can be implemented. Land use is one category where the Commonwealth has granted local and county governments broad powers.

*One of the key elements of the Background section of this Comprehensive Plan is the current use of land.*

In this section, the issue of land use is divided into the following topics:

- Current Land Use
- Current Land Use Regulations
- Physical Characteristics and Resulting Development Restraints

Some final technical notes. The land use approach used by this report relies upon the TIGER file maps developed by the U.S. Census Bureau, along with ArcView, GIS software. GIS is an acronym for Geographic Information Systems. This software allows for the measurement of certain land features as part of a process linked to electronic maps of the area—rather than being a static drawing or drafting program. TIGER files were developed using USGS maps as their base. As these are the most widely used planning maps, they were selected for use in the Oil Creek Region. The land use information was drawn on this source.

According to official Census data, the total area contained in the nine-community Oil Creek Region is 159.12 square miles. The TIGER file, ArcView, GIS system computes its size at 158.87, a

difference of only 1/10 of a percent. Such a difference is nominal for planning purposes.

Land area information is presented in Table LU-1.

<u>Municipality</u>	<u>Area in Square Miles</u>
Allegheny	24.95
Centerville	1.78
Cherrytree	36.89
Hydetown	2.17
Oil Creek (C)	32.24
Oil Creek (V)	23.24
Pleasantville	0.96
Southwest	34.03
Titusville	2.91
Total	159.17

Source: U.S. Census data

**Current Land Use:** As the computer has become more accessible and ubiquitous, it has wrought a significant change to the preparation of land use plans. Historically, the existing land use was plotted on tax index maps. The various use areas were then measured using a device called a planimeter. It was a slow and tedious process. This technology was also subject to error. The large number of planimeter plots needed allowed for numerous opportunities of operator error.

Because of the effort it takes to develop this data, most plans stressed the physical areas of individual land use categories, historic changes, and the percentage of each category (residential, commercial, etc.).

Current practice has changed much. However, the field work has remained the same. For this effort, a team drove each of the public roads of all nine municipalities of the Oil Creek Region and coded the land use for individual parcels. Cherrytree Township was included even though they had completed their own comprehensive plan quite recently. This was done due to a difference in the land use coding systems.

These uses of land were recorded on paper maps of various types. They included tax parcel maps, zoning maps, and generic planimetric maps. However, rather than resultant land use data being then drawn on a project base map, they were "drawn" as polygons on electronic computer maps using the ArcView (GIS) system. This latter computer software is geographically sensitive. That is, it can translate the various land use polygons into specific geographic areas. This approach stores both maps and information electronically. And, although "hard copies" of maps in various scales can be produced, the electronic medium allows them to be easily updated, modified, as well as various themes highlighted. The results of this effort are shown on Table LU-2 and the plate, Current Land Use - Oil Creek Region.

For this Plan, the following land use classifications were used:

- Residential Low Density: Signified by a yellow shade, this is typically single-family residential areas, though occasional duplexes may be included.
- Residential Medium/High Density: This segment includes multiple housing choices, from duplexes to multi-family "towers." It is orange in color. In rural areas, mobile home parks were classified in this category.
- Commercial: All types of commercial uses from retail to office are in this class. Red is used for this land use.
- Industrial: Traditionally, purple has been used for this classification. In addition to industrial plants, such uses as sewer plants, surface mining, junkyards, and gravel pits are so coded.
- Public/Semi-Public: Green is the traditional color for these uses. A variety of uses include churches, public buildings, parks, and the Titusville Airport. For this Plan, a separate shade of green is used for State-owned land, parks, the Drake Well Museum, and Game Lands.
- Private Recreation: Green and red diagonals are used for larger private commercial recreation (i.e., golf courses and campgrounds).
- Open: Those areas which lack any coding are undeveloped. In the Study Area, such land primarily consists of wooded parcels, unused fields, and farm land.

The plate "Oil Creek Region Land Use" follows this page. In ensuing paragraphs, existing land use will be described more fully. It is interesting to compare this plate with that contained in the Oil Creek Valley Plan of 1972. Unfortunately, Allegheny, Centerville, and Southwest Township were not included in that effort. Yet, the remaining six municipalities were. Overall, no dramatic changes have occurred. The primary difference is an increase in low-density residential in the rural areas.

Land use areas are shown by Table LU-2, "Land Use - Oil Creek Region." As the 1972 Plan did not compute land areas, no historical area comparisons can be made.

<u>Land Use Category</u>	<u>Acres</u>	<u>% of Developed Area</u>
Residential, Low Density	769	40.8%
Residential, Medium Density	138	0.7%
Commercial	524	2.8%
Industrial	348	1.9%
Public/Semi-Public	874	4.6%
Recreation-Commercial	634	3.4%
State Land	<u>8,600</u>	<u>45.8%</u>
	Total Developed Area	18,797 100.00%
Open	<u>82,881</u>	
	Total Land Area	101,678

Source: Field survey, 1998 and 1999

The figures in Table LU-2 show that some 18,797 acres are classified as developed while the remaining 82,878 (82%) were classified as open. This technically is somewhat misleading. Included in the "Developed" figure are the areas of the Oil Creek State Park, the Drake Well Museum, State Game Land 96, as well as local parks and playgrounds. In all, these areas account for an estimated 9,000 acres, about half the developed land category. However, none of this land is available for development. Consequently, it would be inappropriate to classify them in the "Open" category.

Observations by land use category:

Residential, Low Density: Though noticeably clustered in Titusville, Pleasantville, and Centerville, this category is scattered throughout the Oil Region. All main roads and most local roads are marked by scattered low-density residential development.

Residential, Medium/High Density: The majority of this development can be found in Titusville. It is consistent of apartment complexes, the elderly high-rise, along with scattered duplexes, smaller apartment buildings, and even college dormitories. A few units are found in Pleasantville, and there are structures scattered elsewhere. The primary rural elements of this use are mobile home parks. The majority seem to be in Hydetown and Oil Creek Township (C).

Commercial Uses: Primarily, this land use category can be seen focused in the Titusville downtown area. In addition, nearly all of the major roads have commercial development. The pattern is most evident in Cherrytree Township along Route 8, Route 8 North in Centerville, Hydetown, and Oil Creek (C). Route 27 between Titusville and Pleasantville as well as Route 36 South also have commercial patches. This use is even found along rural roads, primarily as small family businesses or home occupations.

Industrial: Most of the developed industrial land is in Titusville. These are primarily the Cytemp, the Titusville Industrial Park, and the Skyline Industrial Park complexes. Another concentration is found just south of Titusville's downtown west of Franklin Street. Most industrial designations in rural areas are open pit mines, such as the Hasbrouck operation in Hydetown.

Public/Semi-Public: This category includes a variety of developed and open land uses. Municipal buildings, firehouses, the Benson Library, schools, and fire halls are examples of developed sites. Local parks, playgrounds, and cemeteries are essentially open. Open or developed, these uses are found principally in urban places with a more scattered occurrence in the Townships.

State Land: For the Oil Creek Region, this category includes the Drake Well Museum, Oil Creek State Park (that portion which is in the Study Area), and State Game Land 96. Normally, these uses would have been included under the public/semi-public heading but their size was so large it made sense to create a separate category.

Recreation-Commercial: This is a category specifically created for large open, privately held recreational facilities such as campgrounds and the Cross Creek Resort.

The most intense development patterns are found in and around the City of Titusville where residential, industrial, and commercial uses are focused. A secondary cluster can be found in Pleasantville and, to a lesser extent, in Hydetown and Centerville. In the townships, some commercial and industrial uses can be found along major highways/railroads, especially Route 8 and Route 27. However, a lack of widespread sewer and water facilities have constrained such development.

**Analysis:** The land use character of the Oil Creek Region can be classified as rural-small town. It can be summarized as having small city or village-type developments surrounded by low-density rural uses. Given the open space in the Oil Creek Region, there is still a distinct difference between town and country. It is the type of environment that many counties, townships, and boroughs in Southeast Pennsylvania are trying to recreate through various sophisticated land use controls.

**Current Land Use Regulations:** In Pennsylvania, there are two basic land use controls. The most extensive regulation is the subdivision and land development ordinances. Generally, these govern the development of raw land, but do not specify where various uses can occur. "Subregs" are primarily used to insure new parcels are "buildable," new streets are built to acceptable standards, and to insure provisions for basic sewer and water facilities. All municipalities, except Hydetown and Centerville, are under their own "subregs" or are subject to a county ordinance. Currently, the municipalities of Allegheny, Cherrytree, Oil Creek (C), Oil Creek (V), Pleasantville, Southwest, and Titusville are subject to such controls. Of these, Southwest falls under Warren County's purview. The four Venango municipalities fall under that county's jurisdiction. In Crawford County, there is no countywide control. Oil Creek Township and Titusville have their own municipal subdivision regulations.

While subdivision regulations are concerned about how land is developed, zoning is targeted to where land uses occur and their intensity. The physical locations of home, business, and industry are part of zoning. Where can multi-family units be constructed, the location of new businesses, and similar issues are zoning concerns. In the Region, there are five municipalities with zoning controls. Four are local and one (Southwest Township) is a county ordinance. All but one (Pleasantville) could use updating and revision.

The two plates following this page show the extent of land use regulations within the Oil Creek Region.

A brief analytical overview of existing land use regulations and growth patterns by municipality follows:

**Allegheny Township:** Located in Venango County, this Township is subject to the County's Subdivision Ordinance. There is no zoning. Though Allegheny Township is experiencing proportional growth, it still has a small population base.

**Centerville:** Located in Crawford County, this community has minimal development pressure with a change of only 11 persons from 1960 to 1990. It has neither zoning nor subdivision regulations.

**Cherrytree Township:** Located in Venango County, this community is subject to Venango's Subdivision and Land Development Ordinance. Even though the Census has recorded little population change in Cherrytree over the past 30 years, it does have the potential for growth, both as suburban residential developments and along Route 8. Zoning has been considered here in the past, but never adopted.

**Hydetown:** Hydetown Borough is located in Crawford County and has seen virtually no change in population between 1960 and 1990. Hydetown does have a zoning ordinance; but, there are no subdivision regulations.

**Oil Creek (Crawford):** Oil Creek has seen some growth over the past 30 years and does have its own zoning and subdivision ordinances. These have been reviewed and recommendations made (see next section). Like Cherrytree Township, this area has a potential for growth.

**Oil Creek (Venango):** In the 1990 Census, Oil Creek had a population of just under 1,000 persons. It has experienced some growth over the past few decades. Oil Creek is subject to the Venango County Subdivision and Land Development Ordinance, but has no zoning regulation.

**Pleasantville:** The Borough Pleasantville also has a population of just under 1,000. The Borough has a zoning ordinance and has made periodic updates to same. Pleasantville is subject to Venango County's Subdivision Ordinance.

**Southwest:** Southwest Township is subject to both Warren County's Subdivision and Zoning Regulations. It has a population under 700 persons.

**Titusville:** Even though Titusville's population has dropped over the past 30 years, the City remains the most densely developed area within the Oil Creek Region. Both the City's zoning and subdivision ordinances are dated.

## Review of Existing Land Use Regulations

**Subdivision Regulations:** This section contains a more detailed review of existing land use regulations in the Oil Creek Region.

Titusville's subdivision regulations were originally adopted in May of 1958. In general, much of this regulation appears quite standard for its time. However, due to its age, there are many inconsistencies with the current Planning Code and modern subdivision practice. Items of particular concern are:

- Definitions
- Penalties
- Processing
- Referral to the Crawford County Planning Commission
- Unexplained construction standards
- Public site areas
- Technical details (Plan preparation, etc.)
- Zoning-type standards (lot sizes)

The Oil Creek (C) Subdivision and Land Development Ordinance was adopted in 1983. As such, it is in general agreement with the current Planning Code of Pennsylvania, Act 247 of 1968. The only exceptions to its compliance are due to the re-enactment of the Code in 1988, which changed some of the review times and the penalty provisions. Other areas of concern are improvement guarantees and renaming the section on mobile homes appropriately. Finally, the reference to cluster subdivisions should be moved to the Township's Zoning Ordinance as a PRD provision.

Allegheny, Cherrytree, Oil Creek (V), and Pleasantville are all included under the Venango County Subdivision Ordinance. This ordinance has been updated to keep abreast of Code changes. It appears to be a standard ordinance. The County Planning staff provides professional administration. Allegheny and Oil Creek (V) have a local Building Code which specifies lot area and setbacks.

Warren County's subdivision regulations have also been updated to incorporate the most recent Planning Code changes. In general, these regulations appear adequate for Southwest Township's need. They, too, have the advantage of professional administration. The County indicates they will be further updating their regulations over the next few years.

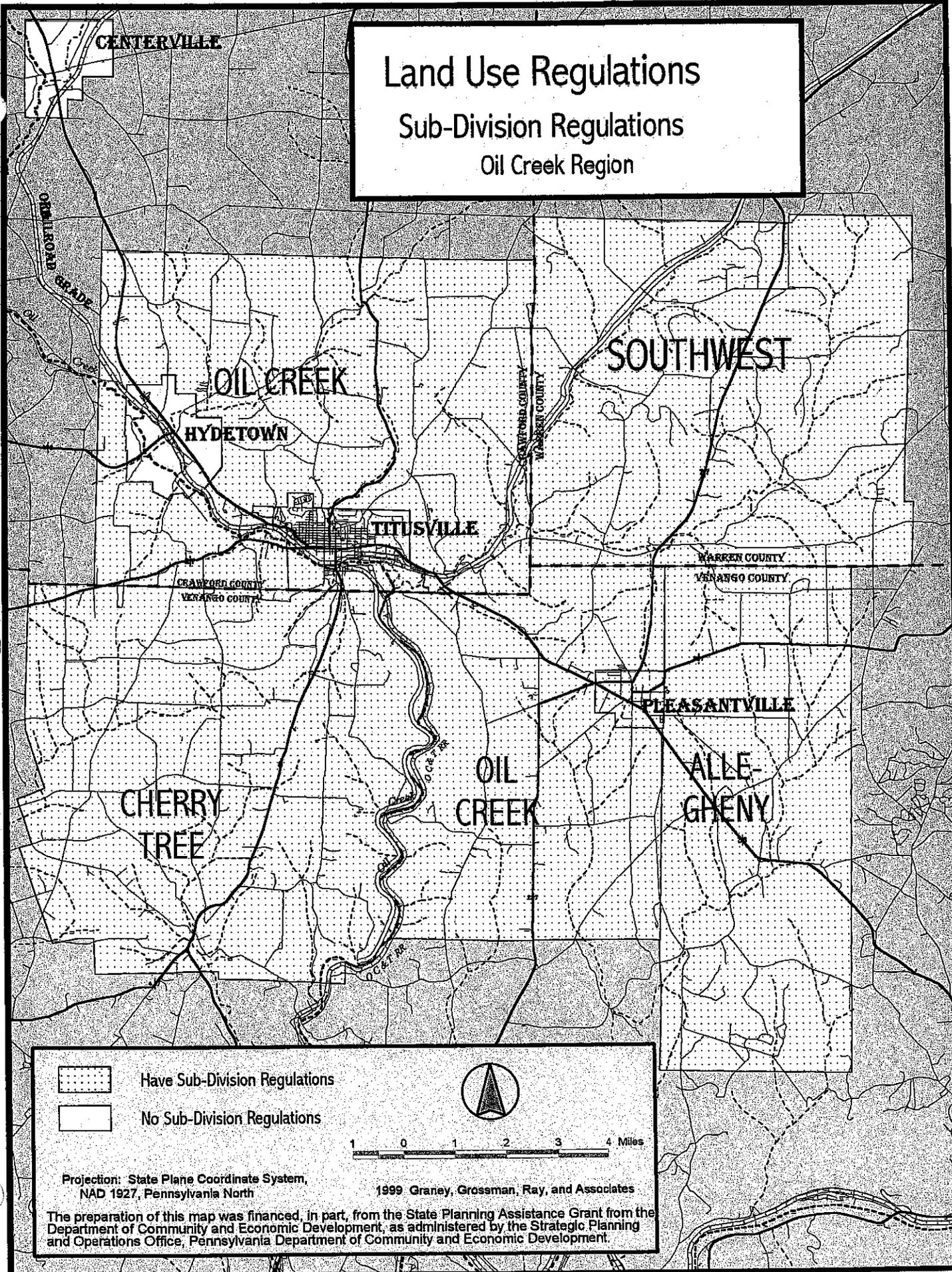
## Zoning

This section addresses current zoning regulations in the Study Area.

# Land Use Regulations

## Sub-Division Regulations

### Oil Creek Region



-  Have Sub-Division Regulations
-  No Sub-Division Regulations



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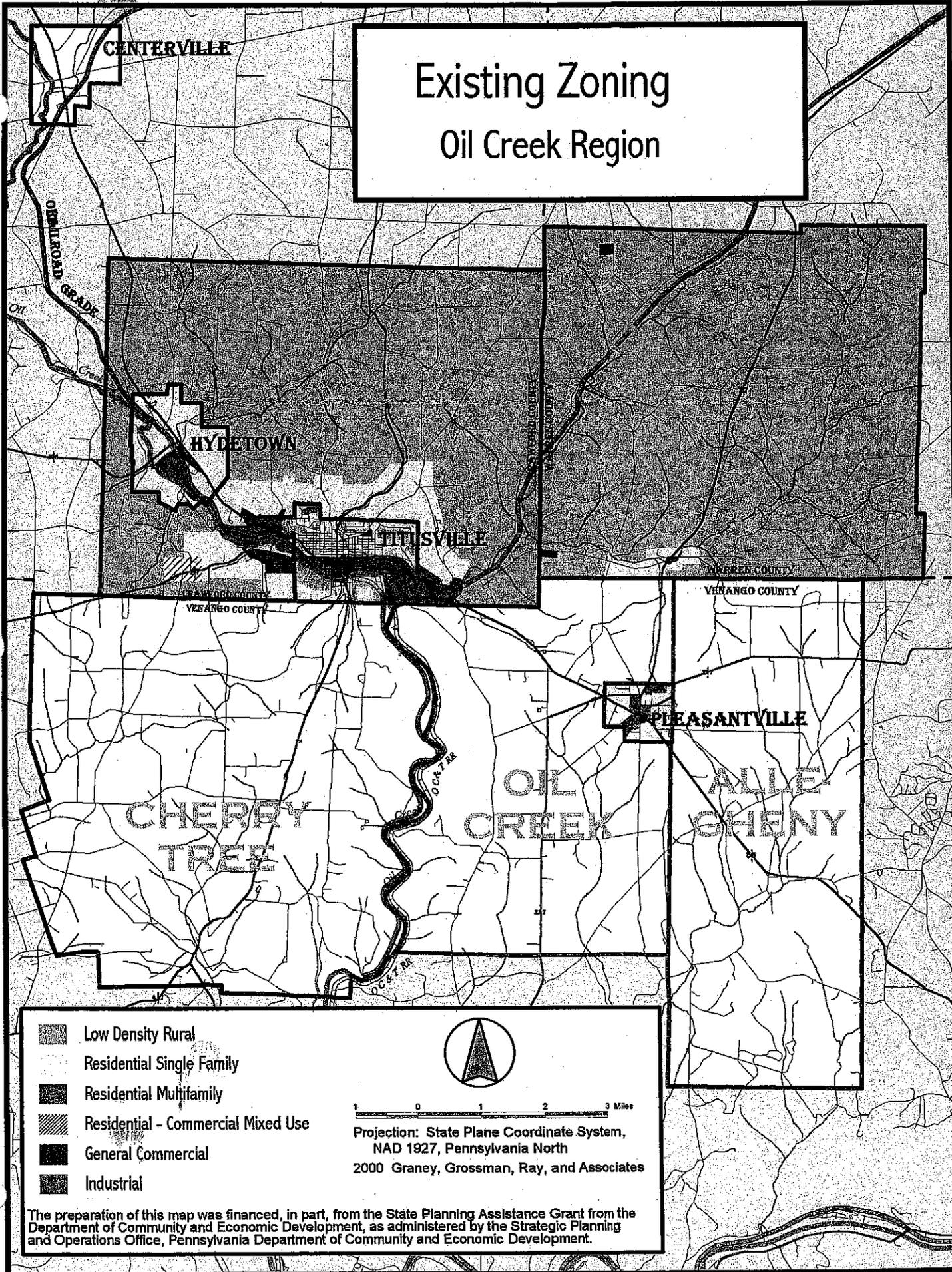
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# Existing Zoning Oil Creek Region



-  Low Density Rural
-  Residential Single Family
-  Residential Multifamily
-  Residential - Commercial Mixed Use
-  General Commercial
-  Industrial



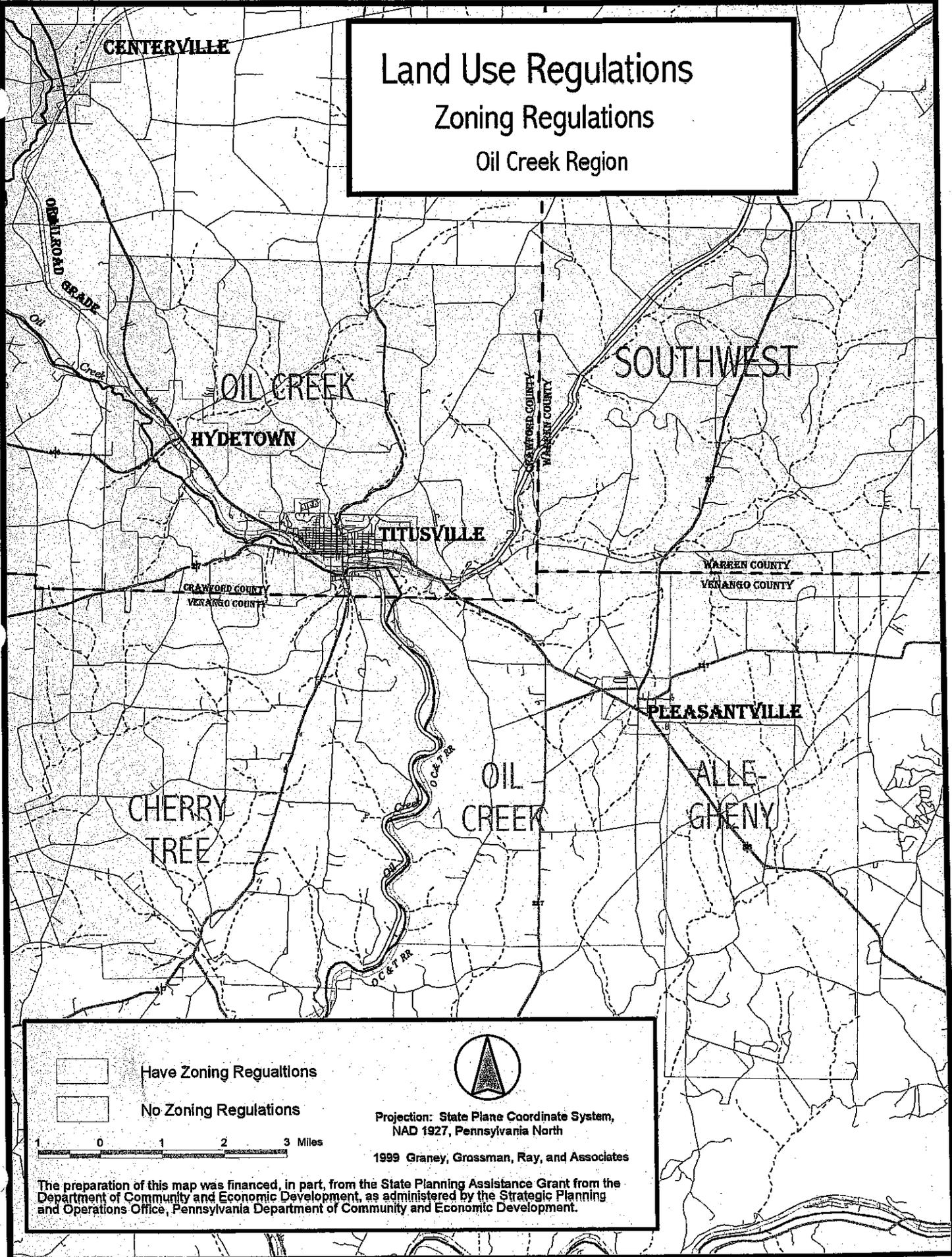
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# Land Use Regulations Zoning Regulations Oil Creek Region



-  Have Zoning Regulations
-  No Zoning Regulations

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**Oil Creek (C)** adopted its current zoning ordinance on May 9, 1984. This ordinance, similar to the Township's subdivision ordinance, is not in full compliance with the 1988 re-enactment of the Planning Code. In particular, the section on amendments, some definitions, and related technical elements should be adjusted. The ordinance itself is a modern model, i.e., permissive rather than a pyramidal one. However, with eleven separate use districts, this ordinance may, in fact, be more complicated than the Township requires. It must be noted that, due to a 17 percent population growth between 1970 and 1980, a significant increase was expected in Oil Creek in the 1990s. This, however, did not occur. Thus, the sophisticated regulations that were then developed are not now appropriate.

**Titusville:** The Titusville Zoning Ordinance was enacted in 1967, prior to the adoption of the current State Planning Code. However, a 1976 amendment did update much of this document. Yet, once more, administrative and technical changes relative to the 1988 Code re-enactment have not been made. The ordinance has eight districts with provisions for both permitted uses and special exceptions. Much of the ordinance appears logical and well thought out. However, there are sections which are at odds with current zoning practice. Overall, this document could use a thorough review and modernization.

**Southwest Township:** This municipality has chosen to be covered by the Warren County Zoning Ordinance. This is highly unusual in Pennsylvania where county zoning is not widely used. This ordinance is scheduled for a comprehensive update by the Warren County Planning Commission in the next few years. The Warren County ordinance has seven zoning districts. Of these, four are used in Southwest Township; the primary district is "ACR," Agriculture-Conservation- Recreation, a low-density rural zone. Most of the denser-zoned areas of Southwest are in the Village of Enterprise.

**Pleasantville:** The Borough has had a zoning ordinance for many years, with the original regulation adopted in 1969. An update was prepared in 1991 as part of a comprehensive planning program. There are four districts in this ordinance. This zoning regulation should meet Pleasantville's needs for some years.

**Physical Characteristics and Development Constraints:** The Oil Creek Region is part of the Allegheny Plateaus. This area of Pennsylvania is characterized by an irregular landscape, dominated by the branching characteristics of streams. Most of the Region has been glaciated, either by the Wisconsin or Illinoian glaciers. Their action and glacial sediment deposits muted the rough relief typical of some of the Allegheny Plateaus. The Study Area is along a division between the glaciated Northwest and High Plateaus subregions of the Allegheny Plateaus. According to maps produced by the Commonwealth, all but the

southeastern portion of Allegheny Township and a very extreme south tip of Oil Creek (V) Township have glacial deposits.

**Soils:** Each of the counties comprising the Oil Creek Region have soil surveys in place. The general soil associations for the Region, by county, are:

Crawford:

Holly-Red Hook-Chenango Association - This association follows the Oil Creek Valley and is found in Titusville, Oil Creek Township, and Centerville.

Volois-Cambridge Association - Only the northwest tip of Oil Creek Township has this soil type.

Hanover-Alvira Association - This association dominates most of Oil Creek Township and portions of Titusville.

All of these soil associations are highly influenced by glacial remnants.

Venango County:

Hanover-Alvira Association - This soil association dominates Cherrytree, Oil Creek, and Allegheny Townships as well as the Borough of Pleasantville.

Hazelton-Gilpin Association - This association is found exclusively in the Oil Creek Valley in both Cherrytree and Oil Creek Townships.

Cookport-Hazelton-Gilpin Association - These soils are in Allegheny Township.

Hazelton-Gilpin Association - This association is also found only in Allegheny Township.

The Hanover-Alvira group shows influence by glacial till. The Hazelton-Gilpin group is a valley, steep slope association, while the last group has both steep slope and upland characteristics.

Warren County:

Hanover-Alvira-Shelmadine Association - This association covers more than 90 percent of Southwest Township.

Cookport-Hazelton-Ernest Association - Covers the southeast tip of Southwest Township.

Most of the soils in the Warren County portion of the Oil Creek Region were formed in pre-Wisconsin glacial till. The balance is from materials weathered by acid, sandstone, and shale.

Details on soil types and their characteristics can be found in the separate soil surveys, which have been published for each county.

**Mineral Resources:** Due to its geological past, there is aggregate available in the Study Area. Some sites are closed but others are open. The Hasbrouck sand and gravel operation in Hydetown is the largest such operation in the Oil Creek Region.

Far more prevalent are oil and gas resources. As the home of the oil industry, the Oil Creek Region has been the site of oil and gas extraction for more than one hundred years. To a large extent, this activity is now relatively quiet. However, much of the Area is still classified as in the oil and gas fields by the Commonwealth (see the plate on the next page). In the past calendar year, four "rig" permits were issued by DEP within the Study Area. But, with the rise of energy prices, there is renewed interest for new wells. DEP reports an increase of rig permit applications in the Titusville area, primarily for deep gas wells and principally in Venango County.

**Steep Slopes:** The following plate, "Steep Slopes," sets forth land areas in the Oil Creek Region which have slopes in excess of 25 percent. Generally, such land cannot be economically developed. The slope areas are generally seen along stream valleys. Coldwell Creek, Pine Creek, Thompson Creek, Church Run, and Henderson Run display such characteristics. However, the dominating slope features are associated with the Oil Creek itself, and are especially noticeable in the Oil Creek Park area.

If land areas in excess of 15 percent were shown, the slope areas would increase dramatically. However, this land can be developed – at least with care.

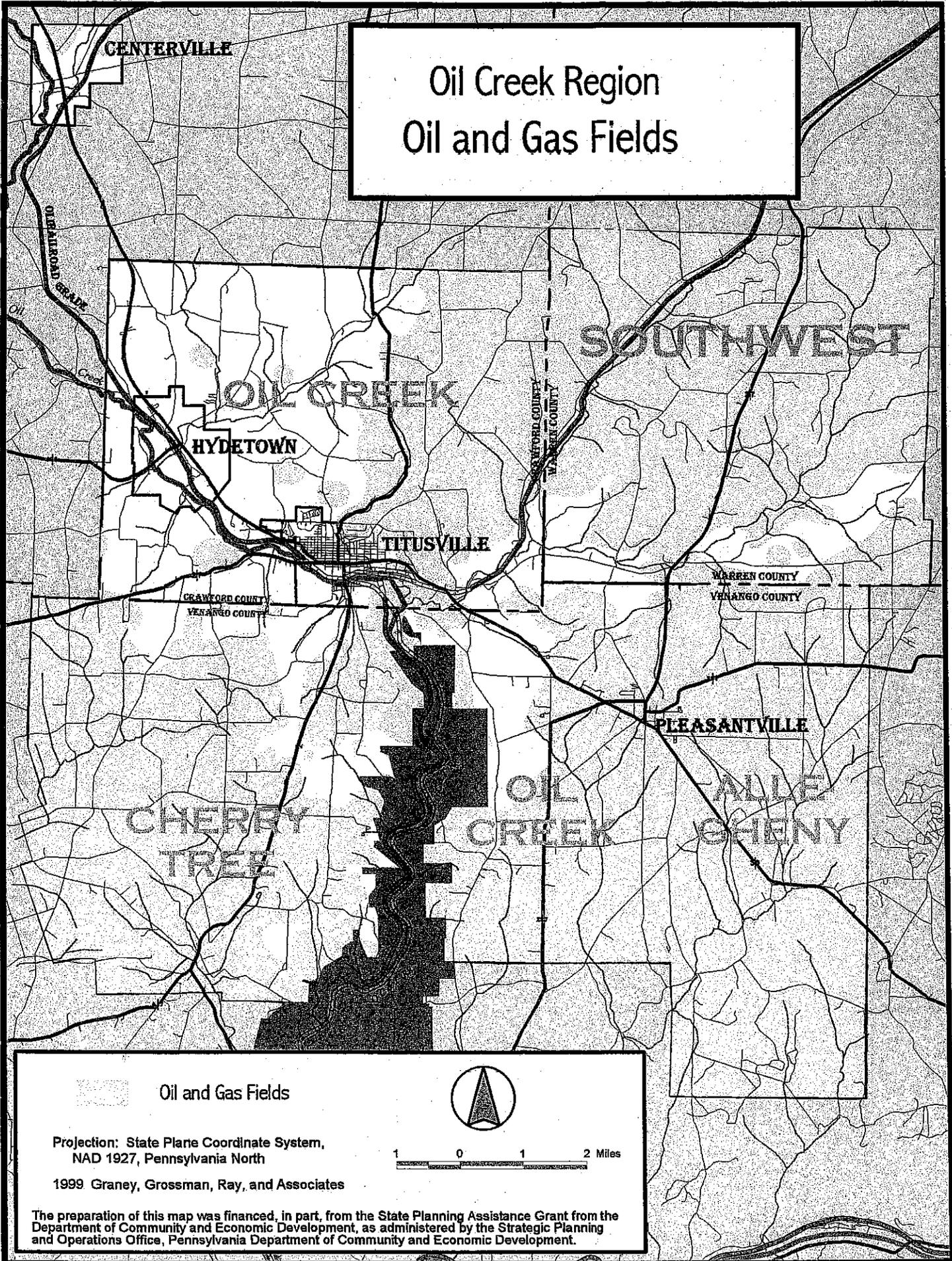
**Floodplains and Wetlands:** The floodplain data of this plate was taken from data supplied by PASDA (Pennsylvania Spatial Data Access). Historically, floodplain data had been

supplied by hard-copy maps. When the Pennsylvania Department of Environmental Protection was faced with permitting environmentally sensitive uses, the location of floodplains was critical. They found the reliance on hard-copy maps became very cumbersome. Consequently, this information was digitized on electronic maps for their purposes. It also provided a good resource for this report.

Wetland maps were prepared by the U.S. Department of Interior, Fish and Wildlife Service. These maps use the USGS 7.5 minute quadrangle topographic maps as a base. Wetlands were then drawn onto such maps and classified as to type. The Palustrine systems are the predominate wetlands mapped in the Study Area. However, the designations are not based upon field work but on "stereoscopic analysis of high-altitude aerial photographs." Wetlands were identified on the photographs based on vegetation, visible hydrology, and geography (see Special Note on Wetland Map Series). Such information should be treated as such. In practice, the actual, detailed designation of wetlands is field based. Even considering the limitation of some data, the information is valuable overall.

The plate, "Development Constraints," is a combination of steep slopes, wetlands, and floodplains. It shows areas that development should avoid. However, it still leaves considerable land available for new construction.

# Oil Creek Region Oil and Gas Fields



Oil and Gas Fields

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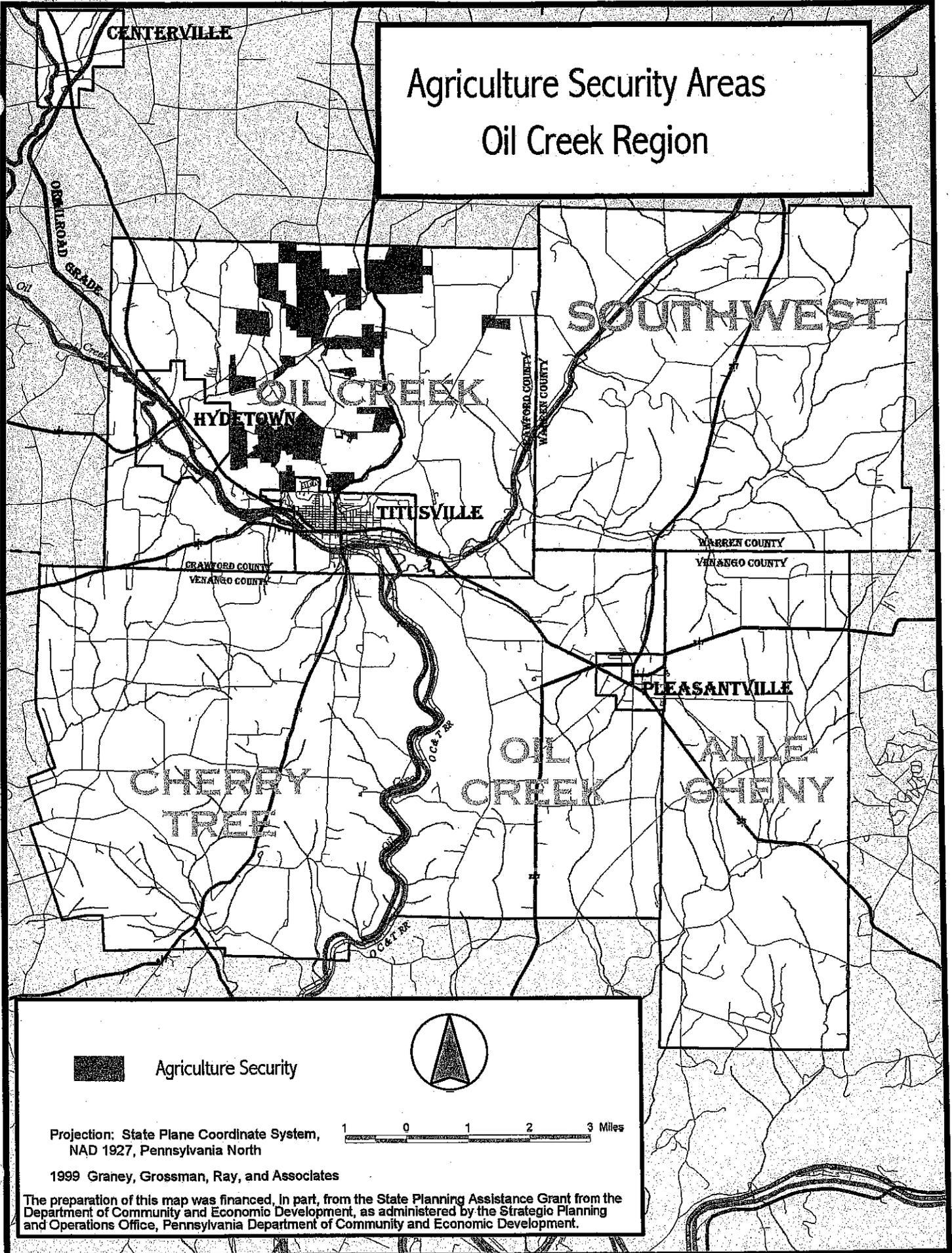


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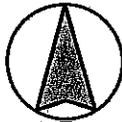
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# Agriculture Security Areas Oil Creek Region



Agriculture Security



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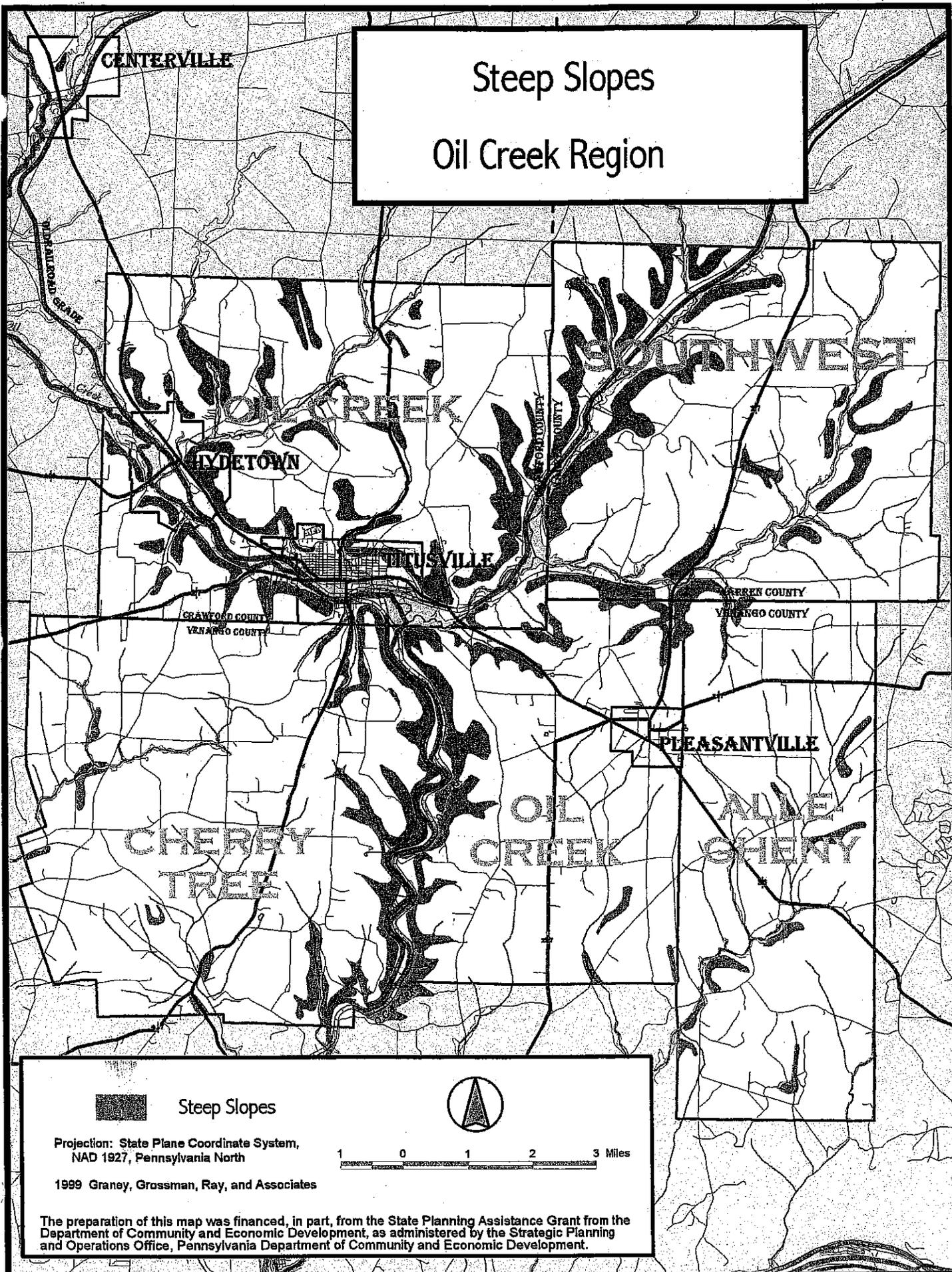
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# Steep Slopes Oil Creek Region



Steep Slopes



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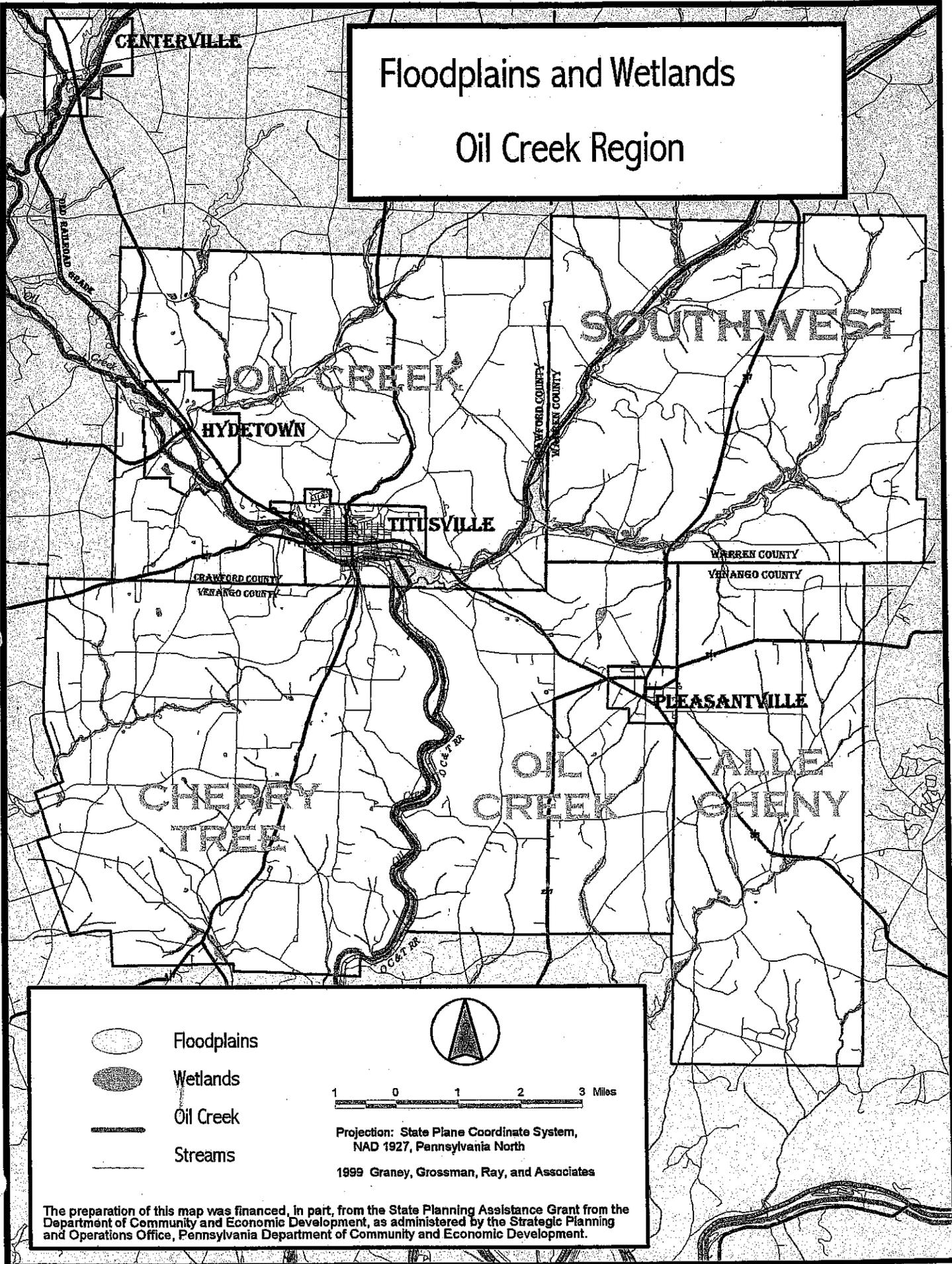
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# Floodplains and Wetlands

## Oil Creek Region



	Floodplains	 
	Wetlands	
	Oil Creek	
	Streams	

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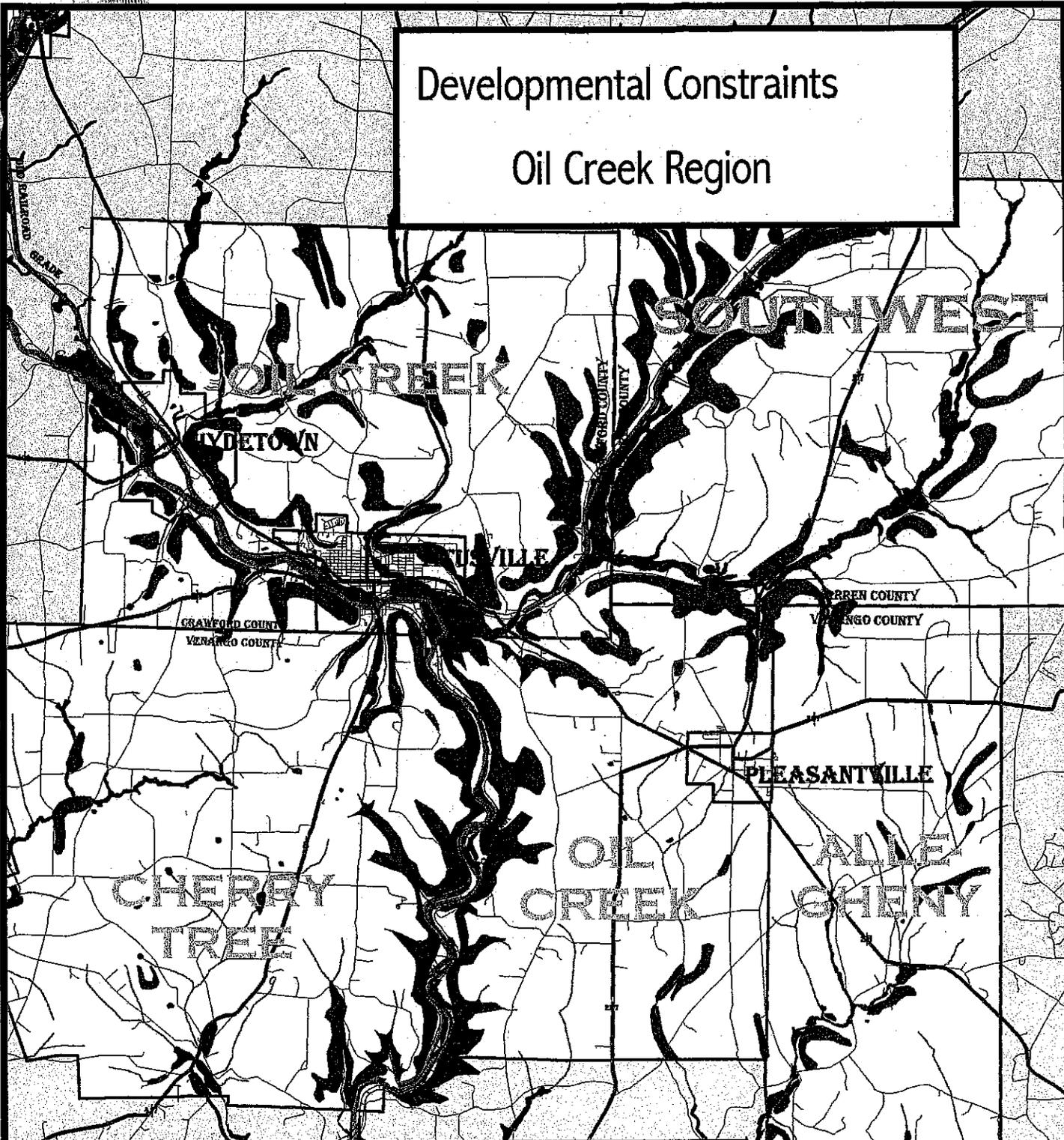
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# Developmental Constraints

## Oil Creek Region



Constraints to Development:

- Wetlands
- Floodplains
- Steep Slopes



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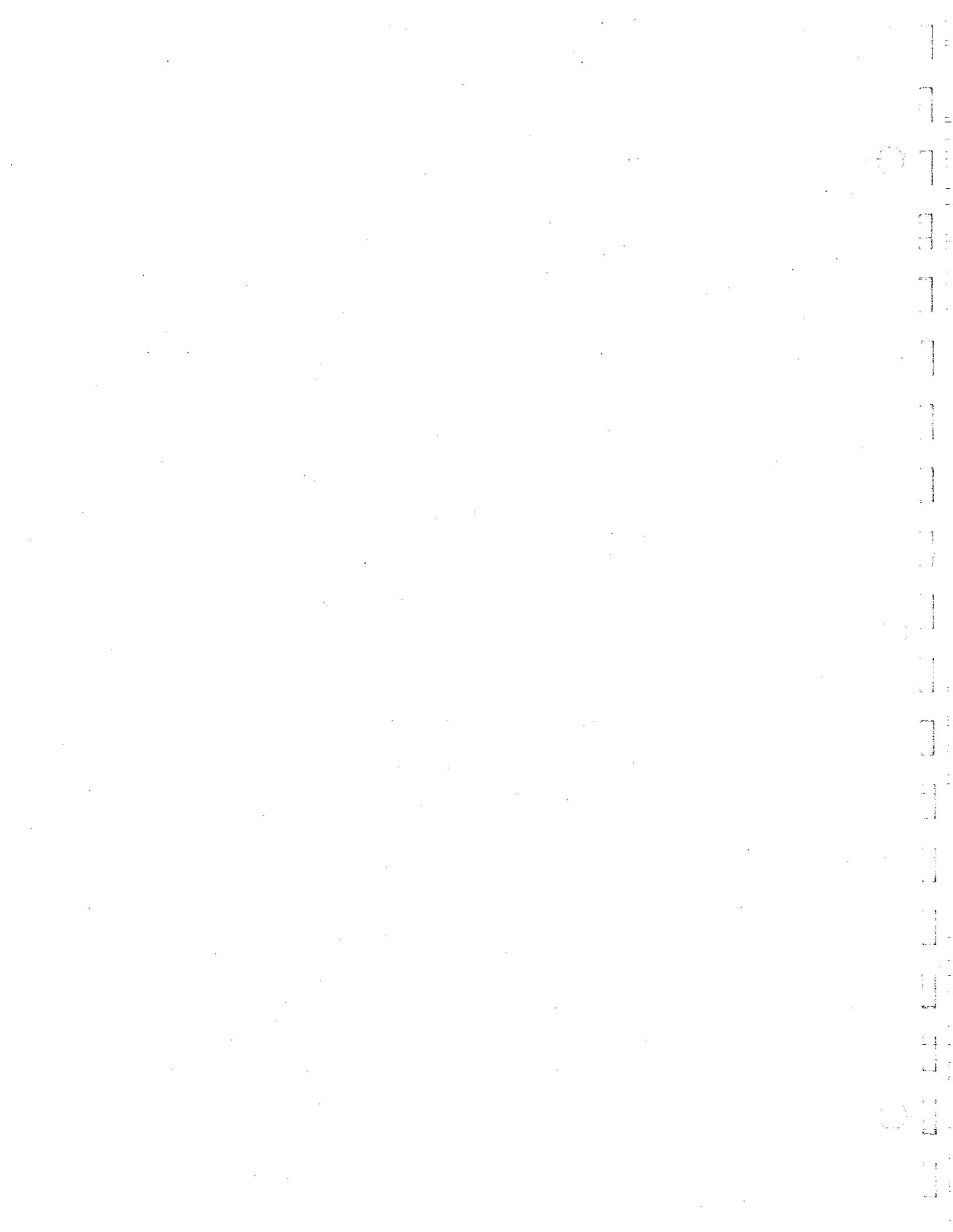
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# THE PLAN

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# THE PLAN

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**AN OVERVIEW:** The nine municipalities which comprise the Oil Region have one great asset. They enjoy a rural small-town way of life that many other Pennsylvanians envy. In fact, Lancaster County went through a lengthy complex and contentious planning process to try to recapture this very lifestyle.

There is more to the Area than a desirable lifestyle. Several other assets come immediately to mind:

- ▶ Nearly 14,000 residents
- ▶ The University of Pittsburgh Branch Campus
- ▶ The Benson Memorial Library
- ▶ The Titusville Area Hospital
- ▶ The Drake Well Museum
- ▶ Oil Creek State Park
- ▶ A functioning local park system
- ▶ A comprehensive transportation system
- ▶ Basic sewer and water systems
- ▶ Well-preserved historic resources
- ▶ A skilled workforce that is underemployed
- ▶ A good school system

Certainly, the Area also has its problems:

- ▶ Economic difficulties are a key element. The closure of Cytemp and the loss of other good employees has had very profound local impacts:
  - A restricted job market
  - A generally low wage and salary scale
  - Limited local tax resources
  - Indirectly, the lack of economic opportunities has fueled the out-migration of young persons looking for better-paying jobs.

- ▶ Poor access to the Interstate Highway System
- ▶ Titusville's sewer system, the principal regional resource, has chronic problems, limiting its expansion limitation.
- ▶ Tourism, though important, has not reached the impact level envisioned by the original Oil Heritage Region Plan.
- ▶ There is no local "big-box" retailer.
- ▶ Local retail outlets persist but often must struggle.
- ▶ There is no clear operational/or policy mechanism for the Region.
- ▶ As part of three counties, the Region views itself as a "stepchild."

**The Comprehensive Plan:** Pennsylvania communities have had the power to prepare comprehensive plans for decades. In 1968, this authority to plan for the future was formalized in the Pennsylvania Municipalities Planning Code. Though it has been since extensively amended, especially by Acts 67 and 68 (year 2000) the "Planning Code" remains the fundamental law for the Commonwealth.

Article III of the Code specifies the elements which a plan must contain:

- ▶ A Statement of Objectives
- ▶ A Land Use Plan
- ▶ A Housing Plan
- ▶ A Transportation Plan
- ▶ A Community Facilities and Services Plan
- ▶ A Statement of Plan Interrelationships
- ▶ Implementation Strategies
- ▶ Relationship to Contiguous Municipalities and to County Plans
- ▶ Plan for Protection of Natural and Historic Resources

The Plan itself is not a regulatory document, although recent changes to the Planning Code have certainly enhanced its importance. The relationship of the Plan to the zoning ordinance, utility extensions, and other public actions has been clarified as well as strengthened. In addition, State agencies are now more conscious of local planning relative to their programs. Applicants for grants or loans are now being asked if an activity is consistent with the local Comprehensive Plan. More important than the question of legal status is the plan's

importance as a clear statement of goals—programs and policy. The planning process allows a community—or in this instance— a group of communities to set forth a clear set of goals, policies, and actions for its future.

No one should underestimate the power of comprehensive plans. They do have the power to excite people to achieve goals. By combining dreams, policies, and actions, the tools are in place.

This particular Plan was primarily forged through a series of meetings with a dedicated cadre of elected officials as well as Planning Commission members. However, these participants realized that public input was needed and a citizen survey process was introduced (see Section “Citizen Survey”).

How can this Plan be implemented?

After the needed reviews and public input are completed, the next step is for the participating municipalities to adopt the Plan. To enjoy the full impact of the Plan, each of the nine participating municipalities should follow Section 302 of the Planning Code in their adoption process.

Once the Plan is adopted, the next goal must be implementation. For implementation, both an overall policy group is needed as well as agencies for specific task realization. The following processes are recommended by this Plan:

**Step #1 - Formalize the Oil Creek Regional Planning Commission.** This will involve examining membership, powers, and duties. In addition to the nine “charter” members, memberships could be offered to Rome Township. Also, it would be advisable to offer full or “ex-officio” membership to:

- The Titusville Area School District
- The Titusville Redevelopment Authority
- University of Pittsburgh-Titusville Campus
- Crawford County Planning Commission
- Venango County Planning Commission
- Warren County Planning Commission
- Titusville Chamber of Commerce
- Northwest Pennsylvania Region Planning Commission
- Governor’s Office (Erie Branch)

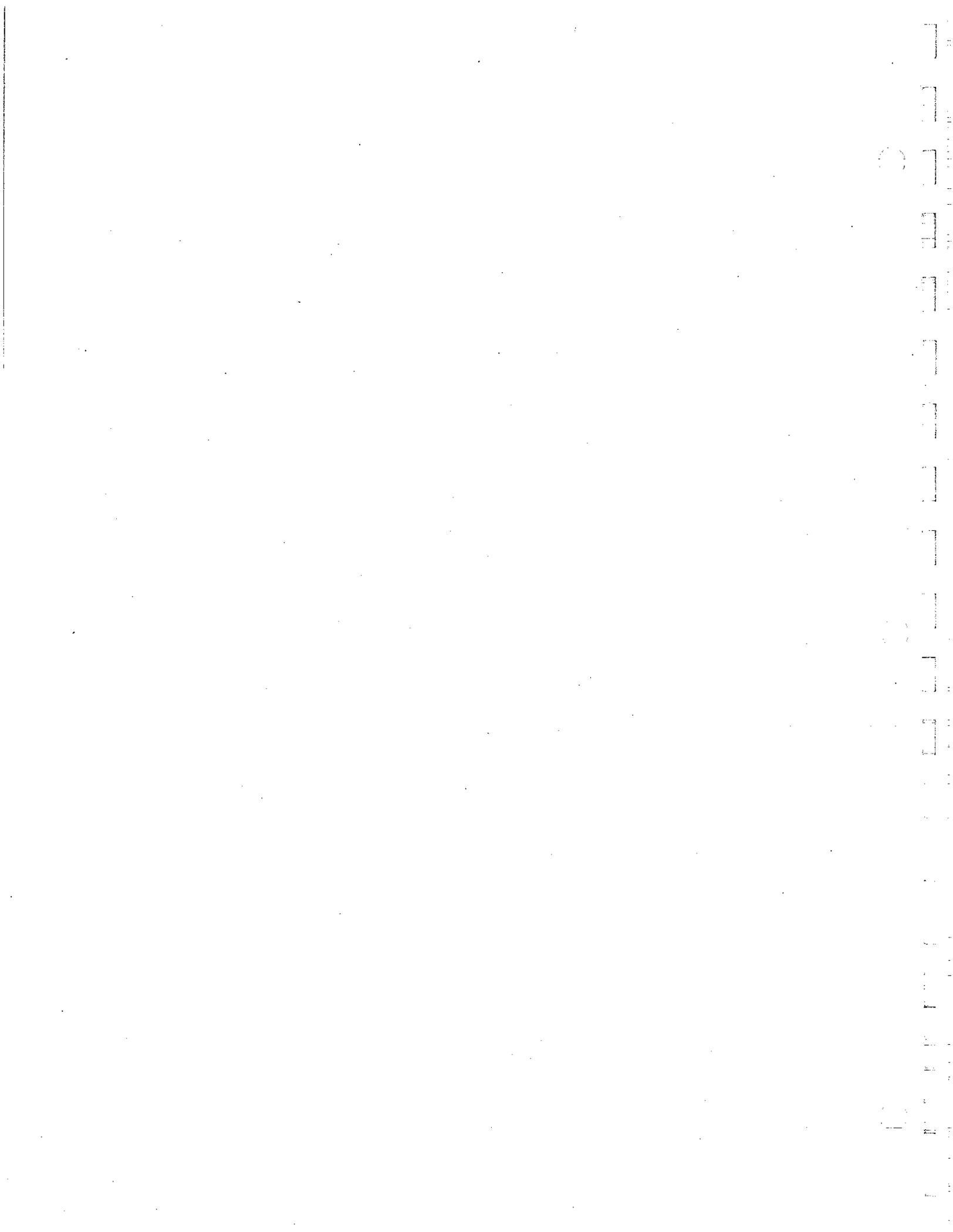
**Step #2** - Devise an agreement, or agreements to formalize the Oil Creek Region Planning Commission role and its interrelationships.

**Step #3** - Develop formal, or informal partnerships with implementation agencies, such as the Oil Creek Area Council of Governments, the Titusville Redevelopment Authority, among other organizations.

Some will argue against entering into new organizations and new relationships. Why do it? They will argue. Or, perhaps the reasoning will be – not now, later. Of course, history is the answer. Under the disorganized everyone “do your own thing” philosophy, the Oil Creek Region has seen a steady and increasing loss of population. Only group action has a chance to reverse this very disturbing trend.

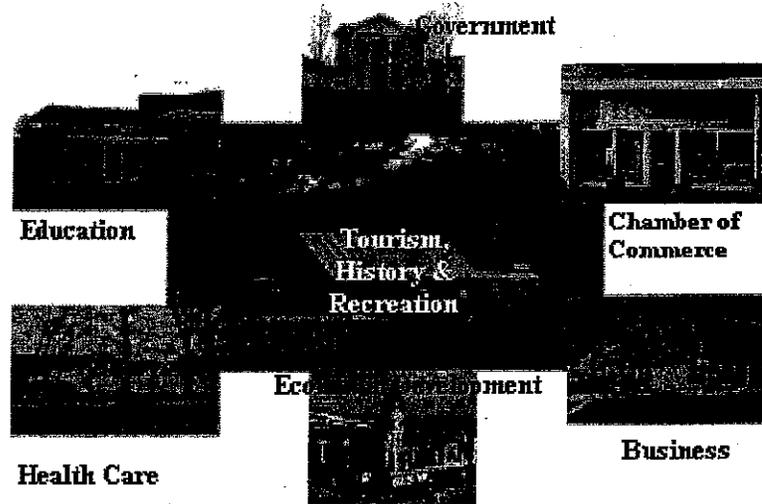
# THE COMPREHENSIVE PLAN

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# OIL CREEK REGION

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**I**ntroduction: In 1997, nine municipalities, located in three separated counties, joined together in a common effort. The Boroughs of Centerville, Hydetown, and Pleasantville, the City of Titusville, the Townships of Allegheny, Cherrytree, Oil Creek (Crawford), Oil Creek (Venango), and Southwest made up this group. Together, they constituted the Oil Creek Region. They were brought together by a common concern – a concern which centered upon the loss of major employers and a steady drop in population. There was little doubt that if these patterns prevailed, the Region’s future would indeed be grim.

For a number of reasons, the final edition of this Plan was delayed. As the final edit was literally being completed, the year 2000 Census figures were released. The importance of these figures cannot be overstated. If any of the participants of the Oil Creek Region had any questions of the importance of unified cooperative action, the following Table (CP-1) should completely eliminate them. From 1980 to 1990, the Region lost 554 residents, about 4 percent of its population. From 1990 to 2000, it dropped 894 persons, a -6.5 percent. And, that loss extended to every municipality but Allegheny (no change) and Centerville (+2). It is obvious **now** is the time for **action**.

**TABLE CP-1**

**OIL CREEK REGION  
2000 POPULATION AND CHANGE FROM 1990**

	<u>1990 Population</u>	<u>2000 Population</u>	<u>Change From 1990</u>	<u>Percent</u>
Allegheny	281	281	0	0.0%
Centerville	249	247	+2	+0.8%
Cherrytree	1,601	1,543	-58	-3.6%
Hydetown	681	605	-76	-11.6%
Oil Creek (C)	2,069	1,880	-189	-9.1%
Oil Creek (V)	915	840	-75	-8.2%
Pleasantville	991	850	-141	-16.6%
Southwest	626	561	+65	-22.5%
Titusville	<u>6,434</u>	<u>6,146</u>	<u>-288</u>	<u>-4.5%</u>
Total	13,847	12,953	-894	-6.5%

Source: 1990 and 2000 Census Reports

But, what to do?

As a first step, the communities decided to prepare a Regional Comprehensive Plan. They realized that the Plan alone would not solve their problems. But, it could be used to set an agenda, for a renaissance in the “Valley that Changed the World.”

This Plan is an opportunity to reverse past trends and past attitudes. BUT, no plan is self-actuating. It takes more than words on paper. In truth, the Plan is only the first step on the process of revitalization – the easy one. Implementation will take commitment, resources, and cooperation. Of these, cooperation is perhaps the most important quality. To achieve Plan goals, all communities must act together. This Valley must return to the spirit that made it great – a spirit where big dreams are realized, prosperity is shared, and a truly unique, quality lifestyle can be enjoyed.

Article III of the Pennsylvania Municipalities Planning Code sets forth the elements of a comprehensive plan. The requirements are set forth in the prior section. The required Plan elements are set forth in this document.

The potential power of an adopted comprehensive plan is greater than most persons realize. In an age where the quality of life is becoming more and more important, the role of planning documents is also more critical. Furthermore, by law and policy, the Commonwealth now places more emphasis on the Comprehensive Plan than it ever has before. This Plan is a tool the Oil Creek Region can use to prepare for a better future!

## COMMUNITY DEVELOPMENT OBJECTIVES

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**Preface:** The Oil Creek Region is not a single community but is a confederation of nine sovereign communities who have joined together for their mutual benefit and that of its residents. These Community Development Objectives are a statement of the general policies which comprise the rationale of this confederation.

**Objective One - Cooperative Action:** The municipalities of the Oil Creek Region recognize that it is in their mutual best interest to support and work cooperatively with one another. In their actions in implementing this Plan, they pledge to continue this cooperative action and put the welfare of the entire Area as their primary goal.

**Objective Two - Quality of Life:** The Oil Creek Region is blessed with a high quality of life. It has natural resources, recreational opportunities, and a rural small-town lifestyle which other communities strive to emulate. The nine members of the Oil Creek Regional Plan pledge to take those actions that are necessary to preserve and protect this quality of life.

**Objective Three:** Out-migration and job loss have plagued the Oil Creek Region, so the third priority of Community Objectives is to support long-term economic programs to reverse this trend, stabilize population, keep and bring in job opportunities for the citizens of this Area.

**Objective Four:** Route 8 is the transportation lifeline of the Oil Creek Region. The completion of vital projects between Titusville and Oil Creek will remain the Region's first priority. Other important objectives are good connections to Route 17 and I-90 to the north, I-79 to the west, and the maintenance of full rail service to the Area.

**Objective Five:** If the communities within the Region are to prosper, reasonable extensions of water and sewer services are necessary. Extensions should be made in concert with the Land Use Plan and the proposed Water and Sewer Plans which are set forth in this Plan.

**Objective Six:** The Oil Creek Region is blessed with recreational resources and recreational programs, unique in Western Pennsylvania. It will remain a top objective to maintain this high quality of recreation service to its residents.

**Objective Seven:** Cultural and educational resources are essential for a good quality of life as well as to sustain economic prosperity. The community will support efforts to maintain and improve these vital assets.

**Objective Eight - Housing:** The maintenance of existing housing and improvement of deteriorated homes are a prime objective of this Plan.

# ECONOMIC PLAN

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The economy of the Oil Creek Region is no longer driven by a single employer. Rather, it is a mixture of manufacturing, service industries, and retail. A generation ago, Cyclops Steel – then Cytemp – was the Area’s dominant employer. Now that distinction is likely in the service sector. The Titusville Area Hospital, the Titusville School District, and the Pitt-Titusville campus are all major employers. It is appropriate, therefore, that the Economic Plan also has a wider base. If this Region is to regain its fair share of economic prosperity, it must do so by a series of initiatives. The day of a monolithic approach is gone.

**Industrial:** Of all private economic sectors in Pennsylvania, manufacturing still ranks the highest, relative to average annual wages. Furthermore, this is an economic activity that has historically been strong locally. And, given the history of closures, layoffs, and downsizing, it is quite likely there are underutilized qualified shop workers in the Oil Creek Region. In an economy which lacks trained workers, these people are an exceptional resource. Given this combination, it makes a great deal of sense to choose manufacturing as a foundation piece for local economic development efforts.

Following prudent economic development practice, there are four sets of activities which this Plan recommends:

- Preserve and expand the employment of current enterprises.
- Reuse existing brownfield sites, in particular, the Cytemp complex, to provide space for local firms to expand or for new businesses to use.
- Acquire greenfield sites, to also provide space for existing or new employers.
- Make an array of economic programs available to local employers.

Fortunately, the Titusville Redevelopment Authority (TRA) has already embarked upon the first program. As part of Team Pennsylvania, they call regularly on local businesses to offer assistance and identify needs. This allows the TRA team to act as a conduit or to provide liaison between employers and the wealth of State government programs which range from worker training to below-market business loans. For a specific area in Titusville City and Oil Creek Township (Crawford), this effort is further enhanced by the local presence of a Pennsylvania Enterprise Zone (EZ). Though other agencies can, and do, support business retention efforts (Barco Center, Kerr Center, etc.), the TRA must be regarded as the lead agency in the Oil Creek Region for this particular effort.

The second endeavor is also under the wing of the TRA, or one of its allied corporations. The 190-acre Cytemp site is now under their ownership. In addition, the site has passed through an environmental remediation process and, finally, it is part of the new Keystone Opportunity Zone Program. That program effectively eliminates most local and Commonwealth taxes for the next decade. Using a combination of programs, TRA can refurbish and offer this key complex for industrial reuse. In fact, the effort has already started. The first project, "Building 63," has received funding from Federal and State sources, is complete, and functioning as an industrial-multi-tenant facility.

However, there are over 40 buildings and more than 180 acres remaining in the complex. Most of the structures have not been used in years, some are too dilapidated for rehabilitation, and the balance all need some type of restorative work. Consequently, the ultimate reclamation of this property for economic purposes will take a long time and be quite expensive. Typically, governmental grant programs must be accessed to rehabilitate such buildings as found in the Cytemp complex. The availability of such funds varies from year to year and is often predicated upon the presence of a private-sector firm willing to project the space to create new jobs. Because of these restraints, it will take years to bring the Cytemp property back into full comprehensive use. **Continued support and patience** will be needed if this key element of the Oil Creek Region's economic strategy is to be a success!

The third element relates to the provision of green space for new business. Once more, this is intended for manufacturing and is considered as much an accommodation for the expansion of, or "spin off" from, local firms as well as a resource to entice new enterprises. In the Background section of this report (see Page E-8), a prior study analysis of some six potential sites is reported. None of these were found to be ideal.

An ideal site would have at least 60 acres in a flat terrain, be reasonably close to public water and sewer facilities, and situated along an arterial highway. Sites along Route 8, Route 27, Route 36, or even Route 408 could be considered. To fund a new industrial park, the following cost scenario must be considered typical:

	<u>Cost</u>
Purchase 60 Acres @ \$5,000	\$300,000
Roads LS*	150,000
Sewer and Water LS*	200,000
Site Preparation and Miscellaneous Costs	<u>50,000</u>
	\$700,000
Engineering and Contingency	<u>140,000</u>
Total	\$840,000

\*LS=Lump Sum

Assuming a grant of \$300,000, a local cash balance of \$540,000 would remain. If one can assume there would be 50 net acres, after road and utility easements are deleted, available for sale, the per acre, "break-even," price would be \$10,800. However, it is very unlikely that all 50 acres would sell immediately. Assuming a steady market absorption rate of 5 acres per year, it would take 10 years to fill such a park. Also assuming that some type of financing cost would be associated with this project, the "break-even" price would likely range between \$12,000 to \$15,000 per acre.

The thorny issue presented here is one of cost and priorities. Local opinion is nearly universal in its belief that the economy recovery of the Cytemp property must take precedence over other capital projects. As already noted, this will be a long and lengthy process. The development of a new greenfield industrial park would also be costly, with a price tag of \$750,000 to \$1,000,000 (see prior scenario). And, 100 percent grant funding is an unrealistic expectation, leaving a local debt of \$500,000±. The question is – can local economic development efforts afford such an undertaking at the same time the Cytemp project is demanding cash and personnel efforts?

It possibly could be if local funds were raised to defray local costs. One alternative would be some type of population-based assessment. If each municipality would agree to this approach, they could collectively contribute the "local share." Assuming a \$40 per person figure, the following cost-sharing could be used:

Allegheny	\$11,240
Centerville	9,960
Cherrytree	64,040
Hydetown	27,240
Oil Creek (C)	82,760
Oil Creek (V)	36,600
Pleasantville	39,640
Southwest	25,040
Titusville	<u>257,360</u>
Total	\$553,880

Such a scenario is highly unlikely. Of course, there are alternative approaches. In lieu of donating funds, the pledge of taxes against a regional bond issue is another possibility. However, if land sales were slow, the individual municipalities would be forced to make up any payment shortfalls in cash. There may be other options, but they too require cash.

A lower-cost alternative to another industrial park could be a land bank program. Under the land bank program, the lead economic agency, the TRA, would shop for individual parcels, some 2 to 5 acres in size, that have the characteristics already mentioned (on main roads, water and sewer reasonably available). Through the land bank approach, as few as two parcels totaling 4 to 10 acres would be sufficient. The acquisition costs would be modest (\$20,000 to \$50,000) and no further investment needed until a manufacturing user was found. If current State programs remain in place, infrastructure funds should be available to finance infrastructure to the site.

Although the land bank approach is not glamorous, it has been quite successful in other communities, where the acquisition and development of an industrial park was not practical. The Oil Creek Region should consider this as a viable "greenfield" alternative.

Finally, the full menu of governmental economic incentive programs must be available to local employers in today's competitive economic market. This includes the following:

- Tax Abatements
- Below-Market Loans and "Gap Financing"
- Tax Credits
- Training Assistance
- Technical Aid

Once more, the Oil Creek Region is fortunate. All of these resources are available. The City of Titusville has a real estate tax abatement program available (LERTA), which covers most economic sites in its boundaries. The Cytemp property is also covered by the Commonwealth's newest economic package, the Keystone Opportunity Zone. Finally, the Area participates in both the Team Pennsylvania Program and the Enterprise Zone Program. Through the State and its special programs, a myriad of loan, tax credit, and training resources are available. The physical proximity of both the Barco Center and the Kerr Center further enhances the training.

The State is now limiting Enterprise Zone activity, and some older zones are being dropped from the program. Before this happens locally, every effort to extend the EZ along Route 27 toward Pleasantville should be examined. Other contiguous locations should also be considered, as good business opportunities are presented.

**Wood Center:** The Oil Creek Region is one of Pennsylvania's premier hardwood centers. Major and smaller firms cut, shape, and produce a variety of wood products. This process is fed by nearby hardwood stands, a number of saw mills, and adequate kiln capacity. And, the Region's marketplace is a global one. This suggests two initiatives:

- ▶ The formation of a “Wood Center” similar to the Plastics Center at Behrend College in Erie. Its function would be to make technical and marketing information available to the growing number of wood firms in the area.
- ▶ The creation of a wood-transfer center so local producers could more easily ship by freight car or container. Such options are critical to reach West Coast and overseas markets.

The Oil Creek Region is now the center of four or five major hardwood firms. It makes sense to take advantage of that key industrial cluster.

**Tourism:** As the birthplace to the world’s oil industry, this Oil Creek Region has many significant attractions. In an effort to enhance this fact, the Commonwealth recognized the Oil Heritage Region, which includes significant portions of the Study Area. The Drake Well Museum, the OC&T Railroad, as well as Oil Creek State Park are all important elements of the Oil Heritage Region’s attraction.



With an office located in nearby Oil City, the Region’s mission is to tell the story of “the Valley that Changed the World.” As that story is told, it is expected tourism in the area will increase. State funding has supported this effort and is expected to continue for some time. Some of these funds are devoted to physical facilities such as enhancements to the OC&T stations at Perry Street in Titusville, at the Drake Well Museum, and Petroleum Centre. Other dollars are devoted to promotional and educational activities.

The Oil Heritage Region is a nonprofit entity with a 30-member board. Representatives from the Titusville-Oil Creek Region are not in the majority but must present the Region’s needs in a forceful manner. Among the most worthy local capital projects are:

- Further development at the Perry Street Station as a visitor’s center
- Drake Well enhancements
- The completion of the Chase and Stewart Building
- Completion of the Mather Museum
- Extension of local bike trails

While it is not likely tourism will replace heavy industry as a major source of income, it represents an excellent supplement. Any increase in tourism should also help to stabilize the

Area's retail economy. With its name attractions, along with the rich historic fabric of the Region, tourism should be viewed as an important partner in the Region's economic recovery.

**Retail:** In the Background section, the approximate trade area for the Oil Creek Region is visually shown using Titusville as its epicenter. With few exceptions, it includes all of the Oil Creek Region and portions of nearby municipalities. In all, the total trade area population is likely 15,000 to 17,000 persons.

In spite of this size, the Region's retail base appears to be continuously struggling. Between 1985 and 1994, three large retail establishments closed in Titusville: G. C. Murphy Company, McCrory, and Fisher Big Wheel, Inc. This last closure (Fisher) was especially unfortunate, as the local store was doing well, but the chain went into bankruptcy. For a time, the Renaissance program aided Downtown merchants, but that effort could not keep its staff on board. Now the Renaissance effort depends upon some part-time assistance by the TRA and volunteers. One major reason for its current status was lack of funding by the City. Given Titusville's recent budget problems, it is unlikely this situation will change in the foreseeable future.

Coupled with the Area's retail malaise is a clear frustration evidenced by the citizen survey that the Area does not have at least one major "big-box" retailer. Though the location of a K-Mart or Wal-Mart could adversely affect current area merchants, there is little doubt Area residents are now shopping elsewhere. The Oil Creek Region's retail "leakage" is estimated at \$1,250 per person per year.

In spite of its problems, the retail sector is an important component of the Area's economic engine. Successful tourism needs a complementary retail element, as shopping is often a vital part of the tourist experience.

Wages in this sector have historically been low. In Pennsylvania, the average annual salary (1997) in the retail sector was \$14,311 per year, versus an average wage of \$28,369 per year for all sectors combined.

These facts suggest three strategies:

- ▶ Continued support of the local retail sector, via the Renaissance program, as resources permit.
- ▶ Attempts to attract a new retailer should focus on more modest-sized stores, not just retail giants.\*

- ▶ Greater efforts to capitalize on the tourist trade potential.

\*It is often difficult to recruit a retailer, though it is possible. However, if any of the larger chains detect a need for a store in the Titusville trade area, they will come asked or not. If they open a "superstore" (100,000 to 130,000 square feet), the need for the Renaissance effort to support smaller merchants will be even more acute than it is today. Obviously, a Super K-Mart or Wal-Mart could have a drastic effect on traditional downtown merchants. Only a concerted, cooperative effort could help local merchants cope.

**Services:** The Background Report notes that health services are important to the Oil Creek Region, with a 52 percent increase in activity from 1987 to 1992. More recent data indicate that the Titusville Area Hospital is one of the Oil Creek Region's principal employers, with a complement of 327 persons on staff. Educational services are also important. Pitt-Titusville has nearly 100 on its staff-faculty, while the Titusville Area School District is also a major employer.

#### The strategies

- ▶ Support an independent viable Titusville Area Hospital.
- ▶ Support the continued growth and utilization of the Pitt-Titusville campus, both as a collegiate endeavor and as a total community resource.
- ▶ Recognize services are a key element of the local economy.

# HOUSING PLAN

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**H**ousing is one of the most critical sections of a comprehensive plan. There is little doubt that the type, quality, and availability of housing influences the entire community. Much of the dynamics of this element is in the realm of the private sector. It is centered around those who build, buy, sell, and rent housing. Yet, certain public actions can, and do, make a significant impact.

In the Oil Creek Region, this arena for public action is somewhat complicated by the number of local and county jurisdictions involved. Consequently, possible actions must be suggested so they could be completed either on an overall cooperative basis or, if need be, by smaller groups or even individual municipalities.

A review of the highlights from the Background section is appropriate:

- Between 1980 and 1990, the Oil Creek Region saw only a modest increase in housing units – about 20 per year. Given downward population trends, much of this growth can be attributed to smaller household size.
- There is a high rate of home ownership in the Area – 72 percent.
- About one half of all housing units and 90 percent of all multi-family housing is in Titusville.
- Census data indicates that rental and owner-occupied housing is more affordable locally than it is Statewide. Affordability indices, however, are generally comparable to other municipalities in Western Pennsylvania.
- The current housing market is limited. Lower-priced homes move well, but upper-income units have a restricted market.
- Some 9.5 percent of the Region's housing units are estimated to be in a deteriorated or dilapidated condition.

Perhaps the first question to resolve relative to housing is one of future need. Under the Population section, a series of "Expected to Reside" calculations were made. "Expected to Reside" is a forecast of future households, their number, and size. These forecasts used the

High and Low Series Population Projections as a base with estimates on future household size. For convenience, the result of these forecasts is reproduced via Table CP-2.

<b>HOUSEHOLD COUNT ESTIMATES</b>				
<b>OIL CREEK REGION</b>				
	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>
High Series	5,210*	5,524	5,757	5,820
Low Series	5,210*	5,224	5,140	4,940
Average Household Size	2.6	2.5	2.42	2.38

\*1990 Census, balance - consultant calculations

Using these calculations, the High Series projects an increased need of housing units of 314 from 1990 to 2000, some 233 from 2000 to 2010 and only 63 from 2010 to 2020. Under the Low Series, housing demand is essentially flat for two decades and then experiences a modest 200-unit drop from 2010 to 2020. If these values are translated into housing unit demand per year, the High Series is about +20 homes annually, while the Low Series represents a decrease of about 9 units per annum.

In addition to the influence of household demand, there is also an attrition factor which must be considered. Changes in use, abandonment, and fire all account for losses in the housing stock. National attrition figures run as high as ½ to 1 percent annually. However, this includes many jurisdictions with aggressive code enforcement programs. For the Oil Creek Region, a very conservative annual attrition rate of 0.20 percent annually was selected for this factor. Over a 30-year period, just under 300 housing units would be lost to attrition. This translates to about 10 units annually lost among the nine municipalities for a variety of reasons.

Certainly, these calculations can be influenced by any number of other events. An increase of those in group quarters (i.e., nursing homes) would drop traditional housing demand, as would an increase in out-migration. However, based upon the history of the Oil Creek Region over the past few decades, the suppositions for these forecasts appear sound. If we summarize these figures, a range of future housing needs can be estimated.

High Population Series - 20 to 30 Units Annually  
Low Population Series - A Static Market

However, any demand will not be constant. Most of the demand for new homes, if any, will be experienced prior to the year 2010. After 2010, if local population growth cannot be stimulated, the Oil Creek Region's housing market will have a severe setback.

From a planning viewpoint, careful attention must be paid to the vigor of the housing market. Currently, it is described as flat in all categories, except for modestly priced units. Some of these will be "starter" homes for young families; for others, they represent "investment" units for rentals. A real housing crisis can be expected if the low population series is experienced. An increase of unsold homes will flood the market. Except for the few younger households seeking their first home, housing will be viewed as a poor investment in the Region. That attitude will lead to deferred investment and an increase in housing stock deterioration.

Regardless of the exact trends experienced in the Oil Creek Region, there are certain basic actions that can, and should, be taken to assure a good housing stock:

- The remediation of poor housing conditions can often be addressed through the adoption and enforcement of codes. Normally, a housing or building maintenance code is used. Building codes themselves typically deal with new, not existing, structures.

Currently, only Titusville has a full set of the BOCA Building Code series. None of the other communities have such regulations. At a minimum, a copy of the BOCA National Property Maintenance Code should be secured and appropriately edited for local adoption. This is a nationally recognized code containing appropriate due process sections, thus, able to be sustained against legal challenges. This approach is not a comprehensive panacea. It will be most effective against truly dilapidated structures that represent a public safety hazard. It will not be as effective to encourage the repair or rehabilitation of homes. Preferably, code enforcement should be administered by a trained professional. However, this basic property maintenance ordinance could be enforced by local officials if the need arose.

Another option – especially to rid the Area of vacant, dilapidated structures – is to consider a voluntary housing demolition program. In this approach, the owners of such units are contacted and allow the units to be demolished with a minimum of legal action. Typically, a waiver or similar release is required of the owner. At times, such demolition can be funded by government grants.

At other times, local volunteer fire companies will burn the vacant homes. If neither of the no-cost, low-cost approaches is an option, demolition programs represent out-of-pocket local government expense to be offset by a lien against the demolished property.

A more advanced approach is to adopt a housing code. These codes are more complex and can help alleviate deterioration rather than only address the most severe problems. However, a trained inspector will be needed to administer a housing code.

All of these activities lend themselves to cooperative action – in preference to individual efforts (see comments under Implementation).

- Zoning protection can be used. One pattern often experienced, especially in urban places, is the conversion of single-family homes into duplexes or apartments. Usually, this process is driven by economic necessity. The grand, large, old homes of yesteryears are just too expensive to heat and maintain for one family. Consequently, market forces encourage their conversion to multi-family units. Some owners do so with excellent results. The original design of the building is respected and density is appropriate to the lot size. Other times, the developer simply converted the home to as many units as possible. Both good zoning regulations (especially regulating density by lot size per family) and modern building codes can help to control the worst excesses of these practices.
- Housing Rehabilitation - This is so important to all communities; it is treated under a separate heading.
- Home-Buyer Assistance - Given the depressed economic picture of the Area and the population age structure (especially in the urban areas), two characteristics can be expected. First, a steady supply of housing from older retired residents will come on the market. Second, the number of families who have the financial capacity to purchase homes via the traditional mortgage market will be limited. Consequently, “home-buyer” programs are suggested.

These activities can enable many families to buy homes and help to stabilize the Region’s housing market. Once more, due to the importance of this topic, a separate detailed writeup is provided.

**Housing Rehabilitation Program:** The Background Study clearly documents the need for a housing rehabilitation program in the Oil Creek Region (see pages H-9, H-10, and H-11). The study concluded that there were 620 problem units. Prior experience in Western Pennsylvania allows an estimate that about 450 of these homes will be occupied by “income-eligible” households. Estimates of cost to upgrade these units range from \$6 to \$10 million. Realistically, however, at least \$8 million will be needed.

The Region has various options for housing rehabilitation activities. Each of the three counties have programs, but generally, their impact has been marginal in the Study Area. The Titusville Redevelopment Authority has a long history of such activities in the City of Titusville – and has completed similar programs for other communities on a contract basis. Thus far, they have “rehabbed” over 600 homes in the Area. For an impact project, an Oil Creek Region approach is suggested, using the TRA for its administration and implementation.

The current State Administration has enthusiastically promoted regional approaches to problems. Consequently, this approach should receive support. However, because of the large overall need within the Region, it may be necessary to prioritize activities.

A three-element weighting system was devised to achieve a regional priority. It is based upon need. One element ranks each of the nine communities by the actual number of deteriorated/dilapidated structures found. The next ranking is by the percentage of incidences of these units. The final element uses LMI statistics by municipality. LMI is an acronym for low-moderate household income, a measure used in key Federal and State housing rehabilitation grant programs. Most HUD-based programs use the percentage of “LMI” households in a project area as a measure of need. To qualify for housing rehabilitation funds, the family must meet these LMI income standards. Consequently, the higher the municipal LMI figure is, the greater the portion of its households that will be eligible for such assistance.

In each category, municipalities were ranked using one to designate the municipality with the smallest value. In this manner, those municipalities with the most severe problems, or with the greatest number of LMI families, had the highest rank number. Their individual ranking was then added for a total. The priority table was developed as follows:

**TABLE CP-3**

**OIL CREEK REGION  
HOUSING REHABILITATION PROGRAM  
PRIORITY ELEMENTS**

<u>Municipality</u>	<u>Number of Deteriorated/ Dilapidated Units (Rank)</u>		<u>Percent (Rank)</u>		<u>LMI Percentage (Rank)</u>	<u>Overall Score</u>
Allegheny	12	(2)	8.2%	(2)	34.87%	(5) 9
Centerville	11	(1)	11.0%	(5)	46.96%	(8) 14
Cherrytree	176	(9)	26.8%	(7)	32.51%	(4) 20
Hydetown	25	(3)	9.1%	(3)	31.75%	(2) 8
Oil Creek (C)	66	(7)	8.2%	(2)	37.16%	(6) 15*
Oil Creek (V)	57	(6)	15.2%	(6)	32.55%	(3) 15*
Pleasantville	36	(5)	9.8%	(4)	24.58%	(1) 10
Titusville	120	(8)	4.4%	(1)	46.81%	(7) 16
Southwest	34	(4)	15.2%	(6)	48.01%	(9) 19
<b>Region</b>	<b>537</b>		<b>9.5%</b>			

\* Tie

Source: Field surveys and HUD/DCED LMI data (7/21/93)

Based upon this process, the following priority ranking was obtained:

- |                              |                              |
|------------------------------|------------------------------|
| 1. Cherrytree - 20 points    | 6. Centerville - 14 points   |
| 2. Southwest - 19 points     | 7. Pleasantville - 10 points |
| 3. Titusville - 16 points    | 8. Allegheny - 9 points      |
| 4. Oil Creek (V) - 15 points | 9. Hydetown - 8 points       |
| 5. Oil Creek (C) - 15 points |                              |

Often, the State is hesitant to award large amounts of funds to one recipient. Thus, it may be necessary to phase a regional rehabilitation program. This priority method is one rational way to create an objective ranking and be more competitive for State funds. However, as a matter of policy, it must be clearly stated that the Oil Creek Region does not favor a prioritization approach. Given the limited size of the Region and the modest number of housing units, an area-wide housing rehabilitation program is preferred.

**Assisted Housing:** The Titusville Housing Authority (THA) has expressed the following plans for the upcoming years.

- Maintenance and upgrading of its physical resources.
- Possible request for additional Section 8 units to accommodate very low-income persons.
- Introduction of greater services to its clientele. Day care is one element it believes essential.

All of these goals are in concert with the overall Oil Creek Region Housing Plan. In addition, the THA personnel are knowledgeable about the Area's housing market. This knowledge makes them logical candidates to be the "public" link for First-Time Home Buyer's Programs. Their housing market experience, coupled with their governmental experience, is a combination needed for such an endeavor.

**First-Time Home Buyer's Programs:** Most studies equate a high rate of home ownership with long-term community stability and underlying prosperity. Furthermore, home ownership is part of the American culture.

But to buy a home, the buyer needs ready money. For example, a conventional mortgage on a \$60,000 home would require approximately \$14,000 in cash at closing (the bank required 20 percent down payment and closing costs). Most private mortgage lenders have a rule that their loan will not exceed 80 percent of the home's market value.

Recognizing this problem, banks, savings and loans, as well as mortgage companies have long used PMI (private mortgage insurance). By using PMI, a borrower can purchase a home for as little as a 5 percent down payment. The insurance is there to protect the bank against the loss of the missing down payment. Of course, the borrower pays for this insurance with a rate based upon the portion of the down payment insured. For example, someone with a 15 percent down payment pays a smaller premium than those with the minimum 5 percent down level. Typically, this insurance premium is only paid until the 20 percent down payment is reached. By using PMI, a prospective homeowner, of the example above, would reduce the cash needed to \$4,000 to \$6,000 at closing.

However, sometimes even these reduced front-end costs still stop an otherwise qualified family. It is this gap the "first-time" home-buyer programs address. To understand the various assistance programs for ownership, the traditional approaches were examined. These examinations have come to the following conclusions:

1. Many renters could make mortgage payments.
2. The actual mortgage interest rate is often of a secondary importance for home buyers; the monthly payment is more critical.
3. The largest single impediment to buying a home is the cash needed at closing.

How important is such an endeavor to the Oil Creek Region? It is essential. According to the 1990 Census, there were 3,732 owner-occupied homes in the Region. Of these, 45 percent were owned by a homeowner aged 55 or older. As these owners retire, opt for a "high rise," or die, their homes will come onto the market. An excess of homes for sale with few buyers can have a devastating effect on real estate values. Given the current real estate market – and the economic characteristic of the Region – a "home-buyer" program must be a priority consideration.

These programs have been very effective in other areas of Western Pennsylvania, and the Oil Creek Region appears to have all the requisite characteristics: moderately priced homes, and modest household incomes. In fact, private and public efforts are already underway in the Oil Creek Region. But, they need to be strengthened in comprehensive ways. There is a need for intense administration and for counseling. Without both of these elements, this endeavor will never be more than sporadic.

Home-buyer programs are excellent, BUT require an extensive amount of administrative support.

Because of its importance to the entire Oil Creek Region and because of its extensive administrative requirement, the Housing Plan will need and require extensive resources in the implementation phase of this Plan.

# HISTORIC RESOURCES PLAN

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There are considerable historic assets in the Oil Creek Region. Indeed, the Drake Well Museum is an internationally recognized resource. The Titusville Historic District and many individual structures on the National Register are further evidence of this fact. Numerous other historic structures and homes are not listed on any "Register," yet have special merit, round out the Region's historic attributes. Some are clustered in Centerville, Hydetown, Titusville, and Pleasantville. Others are scattered in rural areas. Several of these have obviously been carefully and lovingly restored. Unfortunately, others show the ravishes of time. This leads to the question on how to protect such resources from destructive change or even from demolition.

Obviously, the Drake Well holdings are protected by their public ownership. And, as noted in the Background section, the National Register designation affords some limited protection. But, what else can be done? In its publications, the Pennsylvania Historic and Museum Commission suggests two possible historic preservation actions by local municipalities. These are:

Option 1 - Creation of a Historic District and a Historic Architectural Review Board (HARB) under the Historic District Act (Act 167 of 1961). This type of district includes extensive controls relative to the exterior building shell and is much more restrictive than the designation through the Federal Register process.

Option 2 - Creation of a Historic Overlay District in individual Zoning Ordinances. Under the Pennsylvania Municipalities Planning Code [Section 604(1) and Section 605(2)(VI)]. In the Oil Creek Region, only five of its nine municipalities have zoning regulations.

But, before either option is seriously considered, the more basic concern must be the level of public support for historic preservation. The recent events surrounding the Colonel Drake Hotel illustrate two additional, very important, lessons:

First: To be effective, historic preservation must be an established policy, not a last-minute reaction.

Second: The designation of, and creation of, local historic districts must be supported by those who live in, or own property in such areas. A "top-down" regulation is nearly always doomed to failure.

Given the Area's existing historic attractions and the high hopes that the Oil Creek Heritage program will bring in tourism, one of the two options listed earlier makes a great deal of sense. However, much "spade work" needs to be done first. Historic preservation must first be an important concern of the citizens.

Historic preservation must first be an important concern of the citizens.

To accomplish such a goal, a local organization must bring interested parties together, explain options, clearly describe the possible regulations, and help define potentially local historic districts. The educational and early technical work can be a group phase. Ideally, local historic organizations and interested citizens can spearhead this effort. Normally, the Pennsylvania Historic and Museum Commission can offer booklets, telephone assistance, or perhaps a site visit during this time. Schools and colleges also are a possible resource. However, such actions must be driven by citizens and not by agency professionals. Any such initiative must recognize that it will likely take two or more years to realize tangible results from their efforts. But, to be effective, historic preservation must be driven by the very persons whose homes are involved!

Ideally, if the concept is embraced, the owners of historic properties will propose appropriate actions to their individual municipality. Of the two options offered, each approach has its own advantages. The creation of historic districts under the law of 1961 is a stand-alone effort which requires no additional legislation. However, it does require a special review committee called a HARB, composed of individuals with specified talents. Conversely, the second option is only available where the municipality already has a zoning ordinance. But, it has the advantage of allowing for the adoption of regulations without first designating a particular historic zone. Through a process called overlay zones, the actual historic area can be designated in a process much like a zoning map amendment. In that scenario, all of the legal work can be done ahead of time and then be used when requested by the residents of a particular neighborhood.

Historic districts are controversial. The consideration of such legislation can lead to heated discussions. That is why education is important. That is why it is critical that this option is the choice of owners/occupants within the proposed district – not some control imposed by outside forces. If residents of the Oil Creek Region are truly interested in preserving the past, these options must be considered. To do nothing will mean irreplaceable buildings will be lost to demolition or will be so altered as to lose their historic character.

The choice is a simple one – but certainly, it is not an easy one.

# LAND USE PLAN

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The issue of land use is a fundamental to the comprehensive planning process. Indeed, the Land Use Plan is typically the Plan's centerpiece. Certainly, in Pennsylvania, land use has become a central topic. Governor Ridge has made this issue a priority of his second administration. From the public feedback given in meetings and surveys, the residents of the Oil Creek Region share this concern about land use, along with other residents across Pennsylvania. They want a good quality of life. The small town-rural atmosphere of the Oil Creek Region is a characteristic that local citizens want to preserve. The purpose of the Land Use Plan is to help provide such protection

And, it is thus fitting that land use also becomes a centerpiece in this Plan. Yet, there are certain elements of the Oil Creek Region which make this Plan unique. The number of municipalities, the fact they are in three counties, and the actual physical characteristics of the communities create unusual situations. Although it is not difficult to address the physical elements of the Area, it is more of a challenge to resolve the problems of political geography.

The purpose of this Plan is to provide Oil Creek Region officials and citizens with sound land use policies and suggest the actions which can realize them.

To accomplish this task, the Land Use Plan is divided into subsections. The first is a physical appraisal and analysis of current land use and constraints. The second looks at the inventory of local land use controls and makes recommendations relative to them. The third proposes a regional comprehensive land use policy, both written and graphic. It then takes that policy and spells out specific actions that are given final detail in the Implementation section.

**Existing Conditions:** Various factors will affect the Future Land Use Plan. Steep slopes, wetlands, and floodplains are geographic areas where development should not be encouraged. Public holdings, such as the Oil Creek State Park, Drake Well Museum, Game Lands, parks, and similar properties, essentially freeze land in its current use. These are places where a land use plan normally will not recommend changes.

These limitations are shown in the Background Report by various plates. Information about wetlands, floodplains and steep slopes were consolidated into a single plate entitled "Development Constraints." The "Land Use" plate shows areas of public ownership and, in some instances, indicates the facility's name.

What do these graphics indicate?

- Significant areas associated with Oil Creek, Pine Creek, Caldwell Creek, Church Run, and Thompson Creek often have both steep slopes and floodplains. As such, they do not lend themselves to intense development.
- In Cherrytree and Oil Creek (V) Townships, the Drake Well Museum, Oil Creek State Park, and State Game Land 96 are dominate land uses.
- In Centerville, Oil Creek and its East Branch, along with associated floodplains, prevent development in much of the Borough.
- In Titusville, most of the developable land already has structures upon it. Furthermore, there is a great deal of public and semi-public land which also limits future options.

Yet, even given these restrictions, there are many acres of land in the Oil Creek Region which are not so constrained and are reasonably available for development.

Beyond the issue of physical limitation and public/semi-public-ownership is the consideration of current use. In the Oil Creek Region, the patterns of existing land use are mixed. However, that mix is more than one of the actual uses of land, i.e., residential, commercial, or industrial. There are also issues of quality to consider. Two examples spring to mind immediately.

The Route 8 corridor between Titusville and Hydetown is a mixed-use area. The Skyline Industrial Park, major auto dealers, other commercial uses, as well as housing are found here. Because of the presence of Route 8, one might expect a wholesale recommendation to place the entire corridor into a commercial use category. Yet, many of the homes in this area, especially near the Titusville Country Club, are of high quality. Should they be sacrificed?

Route 8 south in Cherrytree Township is another quandary. Physically, the initial steep grade from the City makes intense development difficult. Then, from the top of the grade to Cross Creek Resort is found a mixture of uses, with many viable commercial enterprises. However, further south of Cross Creek, there is evidence that commercial endeavors have not fared as well. Closed business and secondary uses are very evident. The lesson is quite plain. That is, land use recommendations must be made with attention to both the existing use pattern of the developmental quality and the potential for new uses to succeed.

Another fact must be recognized for the Land Use Plan. Four municipalities do not have the basic land use control ordinance – zoning. Without zoning it is near impossible to implement the recommendations of any land use plan.

In summary then, land use recommendations must consider the following issues:

- What is the current use pattern?
- How intense is it?
- Is the current use stable, or is it in transition?
- Do the current land uses need protection.
- What has been the historic growth pattern of the Area? What is the projected future growth?
- What land use regulations are now in place?
- Are there any critical environmental issues that need to be addressed?
- Are there any critical historic issues that need to be addressed?

To better assess some of these elements, a Land Use Matrix was developed for the nine municipalities of the Oil Creek Region. This is merely an attempt to set down some of the key influences this document has been discussing.

**A LAND USE MATRIX FOR THE OIL CREEK REGION**

Municipality	Density*	Development Pressure**	Current Regulations***
Allegheny	1/17	Low-Medium	CSR
Centerville	1/5	Low	None
Cherrytree	1/15	Low-Medium	CSR
Hydetown	1/2	Low	LZ
Oil Creek (C)	1/10	Low-Medium	LZ, LSR
Oil Creek (V)	1/16	Medium	CSR
Pleasantville	1/0.6	Low	CSR; LZ
Southwest	1/35	Low-Medium	CSR; CZ
Titusville	1/0.3	Low	LSR; LZ

\*Density in persons per acre, or portion thereof.

\*\*Development pressure based upon 1980-1990 population change.

\*\*\*Key, CSR= county subdivision regulations, CZ=county zoning, LZ=local zoning, LSR=local subdivision regulations.

This brief analysis of this Matrix illustrates a few very critical points. Under the density heading, it is obvious that settlement over most of the Region is quite sparse. Only Titusville and Pleasantville have a population density greater than one person per acre. Allegheny, Cherrytree, Oil Creek (C), Oil Creek (V), and Southwest all have densities of less than 1 person per each 10 acres of population. The next column indicates that development pressure is minimal throughout the entire area. Even Oil Creek's (V) medium rating was based upon modest numbers of a 42-person, 10-year increase, equating to a 4.6 percent population growth. The last heading deals with current land use regulations in place.

These results present a mixed message. The relatively low densities and low development pressures in the Oil Creek Region do not indicate that land use actions are needed on a crisis basis. However, this is an excellent time to enact, modify, or improve such regulations now while clear thinking is possible.

### **Municipal Profiles**

In this section of the Land Use Plan, a brief analysis of each municipality is presented with recommendations relative to land use controls:

- **Allegheny Township:** This township has a small population base and a low density. It is covered by the Venango County subdivision regulations. Its population is primarily scattered along its principal roads – Route 36 and Route 227. Local officials desire to keep a road frontage-based, residential growth pattern in the future. There was a population gain from 1980 to 1990, but as yet, development pressures are not great.

Recommendations: The current reliance on the Venango County subdivision regulations is appropriate – a land development element would be helpful. Growth patterns do not indicate a current need of local zoning and given this municipality's small size, it would not be practical.

- **Centerville:** The Borough of Centerville has the smallest population of any community in the Oil Creek Region and, physically, it is the second smallest. The Borough's development is found along Route 8 and a few of its side roads. A major floodplain (East Branch Oil Creek) traverses Centerville in a diagonal fashion, north to south. Another floodplain traverses its western border (Oil Creek). The community has no land use regulations nor is it subject to any.

Recommendations: Zoning, the basic land use control, requires local commitment. An ordinance must be devised, a zoning officer selected, and a zoning hearing board

appointed. Centerville will need professional assistance in its efforts to prepare an ordinance, possibly from the County. They also should consider hiring a professional code officer to enforce their ordinance – a fee-based system could pay that expense. The area would also benefit from a subdivision/land development regulation – preferably administered by Crawford County.

- **Cherrytree:** In terms of land use, Cherrytree is one of the most unique municipalities in the Oil Creek Region. It is physically the largest and ranks the third in terms of population. Its current land use is quite mixed. Route 8 presents a potpourri of residential, commercial, and a few industrial parcels. Some areas, like those near the Cherrytree Elementary School and Cross Creek Resort, are suburban in nature. Extensive public holdings such as Oil Creek Park, the Drake Well Museum, and Game Land 96 are all found here, as well as the Titusville Airport. Farms and scattered residential developments are common along its western and southern borders. A few unique uses are also present, including Tune Town and a nearby club. And, the quality of development is mixed. Cherrytree has the highest number and percentage of deteriorated housing in the Region but also is the location of solid and upscale homes. Similarly, commercial development is mixed. On Route 8, from the Old Route 8 intersection south to Cross Creek, the commercial uses, though mixed, appear stable. However, much of the retail property south of Cross Creek, to the Village of Cherrytree, is marginal or vacant. Industrial uses are few and scattered, except for the two wood operations on Route 8.

Currently, the community is governed by Venango County subdivision regulations.

Recommendations: Because of their historic growth patterns, Cherrytree is interested in developing their own subdivision regulations. Actually, they have two options. They could devise their own regulations, or they could adopt the County regulations. In this second scenario, it may be possible for the County to provide administrative services while actual approval remains with the Township. If that cannot be arranged, the Township should retain an engineering firm to assist them. In any event, close liaison with the County is recommended. Zoning is another issue. In fact, zoning has been an issue in the Township, off and on, for well over 30 years. There is little doubt that most of Route 8, and some of the suburban growth, would benefit from zoning protection. Likewise, the area near Oil Creek State Park deserves attention. However, there are extensive areas in south and west portions of Cherrytree where the need of zoning control is not as pressing. Conversely, if “Windy Hill” and the area around the Titusville Airport is to develop, some type of guidelines for such is recommended. Finally, the issue of farm land protection needs to be considered.

- **Hydetown:** Physically, Hydetown is only slightly smaller than Titusville, though its population is only about 10 percent of the City's count. Due to a combination of topography and floodplains (Oil Creek), much of the Borough is not easily developable. A combination of urban uses occurs here. Residential single homes, mobile home parks, commercial, public, and industrial, and even farms are found. The Borough is covered by an older, but standard, zoning ordinance. However, there are no subdivision regulations.

Recommendations: It has been some time since Hydetown adopted its zoning ordinance, and it needs updated. Technically, its content should also be re-examined. Is it still meeting the community's goals? There is also a need for Hydetown to be covered by a modern subdivision/land development ordinance. It is recommended that a county (Crawford) ordinance be used rather than a municipal one.

- **Oil Creek - Crawford County:** This municipality contains over 30 square miles, surrounds Titusville on three sides, and Hydetown is completely inside its borders. These facts influence its land use patterns as do transportation corridors. Route 8 and Route 27 (east) are heavily developed, while Route 89 (north) is sparsely settled. Residential areas in Oil Creek are found along these major highways as well as scattered along the Township's secondary roads. There are two pockets of major industrial development, in East Titusville and along Route 8, at the Skyline Industrial Park. Commercial properties are more limited – primarily consisting of some car dealers and a bowling alley along Route 8, with more traditional highway-oriented commercial along Route 27 east. The Township has agricultural security areas in place. Between 1970 and 1980, Oil Creek had quite a spate of growth. However, between 1980 and 1990, there was hardly any change to the population. The community has its own zoning and subdivision regulations.

Recommendations: The Township's subdivision regulations are quite standard, though they do need some technical updates. Its zoning ordinance is quite sophisticated because of the anticipated dramatic population growth – that did not occur. It should be revisited. Its numerous zones needed to be reduced, its provisions edited, and its policies reviewed.

Oil Creek has two major transportation corridors within its boundaries – Route 8 and Route 27. Because of the reasonable availability of water and sewer facilities, these areas have great potential for growth. Such growth could be industrial or large-scale commercial. Yet, at the same time, existing residential areas must be protected. To provide for such development, key areas in the Township have been designated as

“Mixed Use.” That use denotes land available for intense industrial or commercial use, but carefully regulated to mitigate adverse influences on nearby residential areas.

- **Oil Creek - Venango County:** This township is rural in its makeup. Development is primarily found along major roads – Route 27 and Route 227 in a ribbon configuration. Its western border is Oil Creek and both the Drake Well Museum as well as Oil Creek State Park are found there. The former GTE complex is a dominating land use along Route 27, while the Route 27/Route 227 intersection has another cluster where commercial and industrial uses are focused. Development is quite sparse in the southern part of the Township. There is no zoning. The Township falls under the Venango County subdivision ordinance.

Recommendations: The Township should continue under Venango County’s subdivision regulations. Once more, the addition of a land development article is suggested. Zoning is something that should be considered for this municipality. Given its size, about 1,000 persons, a regional approach is preferable.

- **Pleasantville:** The Borough of Pleasantville is physically the smallest of the nine municipalities which comprise the Oil Creek Region. Its population dropped sharply between 1980 and 1990, though close to 1,000 persons still call it home. The Borough currently has a small downtown, industrial uses, and parks. With sewer and water facilities, intense development is possible. One of Pleasantville’s unique assets is the number and quality of its historic housing. Pleasantville has local zoning and is under the Venango County subdivision regulations.

Recommendations: This community’s land use regulations are modern and in place. No change is suggested. However, their historic structures represent a unique resource which does merit protection.

- **Southwest:** The only municipality in Warren County, Southwest Township is large and sparsely settled. Though its population was just 626 in 1990, it has experienced modest growth. Most development is found bordering Route 27 or along Enterprise Road. A small commercial node is found in the Village of Enterprise. This municipality is under Warren County’s zoning and subdivision regulations.

Recommendations: The Warren County land use ordinances are old and in need of revision. The County has indicated that the update will begin within a year. As such, no local land use actions are recommended.

- **Titusville:** The City of Titusville is only 2 percent of the Oil Creek Region's land mass, but is home to nearly one half its population. The City is quite intensely developed. There is a full downtown, an industrial area along Oil Creek, and a variety of residential uses. Similar to Pleasantville, Titusville has a number of historic structures, and a Federally designated historic district. Finally, there are a number of public and semi-public uses in the City. These include school buildings, parks, and the Titusville campus of the University of Pittsburgh. Titusville has both sewer and water services, though the sewer service is now restricted, due to hydraulic overloads.

Recommendations: Due to their age, both the zoning and subdivision ordinances of Titusville need full reviews and revisions. A second need is to better rationalize between existing land use, traffic patterns, and the City's zoning ordinance. One of those areas needing thoughtful attention is Route 8, north of the Downtown. This area has been designated as "Transitional." That connotation is for a district of residential and non-retail commercial. Such a district would not generate the traffic problems a retail designation would entail, yet still allow for a range of non-residential uses which would be more compatible with the existing homes along the corridor. Another element to be considered is possible reuse of Titusville's beautiful Victorian homes.

**Overall Recommendations - Land Use Controls:** Perhaps the most pervasive need in the Oil Creek Area is for a universal application of subdivision and land use development controls. Centerville and Hydetown are at the greatest risk currently, as they have no such protection. Given their small size, a county or regional approach is preferred, as such controls do require some expertise for their administration. In addition, the land development element of a modern subdivision ordinance is also needed. These provisions allow for the review of larger developments and can provide for reasonable design standards. Although these controls do not govern where a use will be located, they can stipulate reasonable development standards.

Zoning is another issue. In an ideal world, a joint, nine-municipal, zoning ordinance would provide protection for that quality of life that the Oil Creek Region residents wish to preserve. If a nine-community option is not practical, smaller regional zoning does make sense. Allegheny, Cherrytree, and Oil Creek (V) make a particularly good fit. Also, the options of County zoning might be examined in Crawford County and Venango County. The resources needed to administer a modern ordinance are more easily accessible at the county level.

**The Land Use Plan:** The Land Use Plan (see plate) is one for the entire Region and not intended to micro manage individual municipal decisions. It is based upon the following:

- To the extent possible, development should relate to existing land use patterns and trends.
- Intense development requires public sewer and water facilities.
- Only modest growth is expected in the Region.
- The quality of life is important.
- Adequate land for economic activity is needed.
- Special development opportunities/corridors must be recognized.

The land use coding for the Plan is simplified, following the concept contained in the lead paragraph. Uses include:

- Conservation - Low Density\*
- Suburban Residential\*
- Urban Residential\*
- Commercial\*
- Private Recreation\*
- Industrial\*
- Public-Semi-Public\*
- Transitional: Transitional use areas are mixed residential and non-retail commercial uses located along major transportation corridors.
- Mixed Use: In the context of this Plan, the mixed-use designation denotes land which can be used for either intensive industrial or commercial activities.

\* These land use designations are self-explanatory (see also the Land Use definitions on Pages LU-4 and LU-5).

Most changes between the Existing Land Use plate and the Land Use Plan represent extensions of current settlement patterns, especially where these do not create problems relative to development constraints.

Development corridors were assessed as follows:

## **Route 8:**

Route 8 in Cherrytree Township has long been recognized as having development potential. And, it does have commercial uses scattered along its borders. However, this area lacks sewer and water services, and the first mile  $\pm$  of Route 8 immediately south of the City Titusville is faced with steep slopes – unsuitable for intense use. Consequently, to support any type of significant development, sewer and water facilities would need to be extended. The cost would exceed \$1.5 million. The “Windy Hill” area does hold the potential to be the location to large-scale developments.

Route 8 in Oil Creek Township: This road must be divided into two segments. From Titusville to Hydetown, there is near total water service with sewer extended to the Skyline complex. Any intense development would require an upgrade for much of the water line (now 2 inches in diameter) and a significant sewer line extension. However, costs should be under \$500,000 for such extensions-upgrading, and this area is a good candidate for growth. Conversely, the area of Route 8 north of Hydetown lacks any utilities and is best retained for low-density development for the foreseeable future. Hydetown itself has some potential for additional growth if utilities were extended.

Route 8 Centerville Borough: Centerville lacks central water and sewer. Consequently, the primary attraction for new uses in this area would be for low-intensity activities which benefit from road access. There are some areas in the southern portion of the Borough which would be suitable for such activity.

**Route 27:** From Titusville to Pleasantville, this road presents some interesting possibilities for development. In fact, nodules of commercial/industrial uses exist here. Starting with East Titusville, the former GTE complex, and the well supply company, this corridor already has evidence of its potential. There are topographical constraints, and the presence of residential development limits options. However, the corridor is well served by water, with sewer potential (as available) from two servers: Titusville and Pleasantville. North from Pleasantville, topography, a lack of utilities, and existing patterns limit its Route 27 potential. Route 27 East leaves Titusville and travels through Oil Creek Township to exit the Region just west of the Titusville Airport. Currently, the area has some sewer service (extending west about three-fourths of a mile from the City line) but not water. Furthermore, much of the road near Titusville already is intensively developed. There has been some speculation relative to an industrial park near the Titusville Airport. Like the Windy Hill site, the

land is topographically suited, but the cost of utility extension would likely be in excess of \$2 million.

**Route 36:** The road starts in Pleasantville and connects to I-80 in Brookville. It is now a lightly traveled rural highway with scattered development. A small area has water service but there is no public sewers. Beyond these areas, in close proximity to Pleasantville, its development potential is limited.

**Route 89 North** follows Church Run. It is scenic but topography limits its development potential beyond suburban residential use.

The balance of development sites are extensions along secondary roads following historic development patterns.

## PLAN FOR THE PROTECTION OF NATURAL RESOURCES

In the year 2000, Act 68 required a comprehensive plan to provide for the protection of natural resources. Such a requirement is very appropriate for the Oil Creek Region – its residents are very conscious of their natural environment and prize it greatly. The purpose of this element of the Plan is to set forth a strategy to assist the Region's constituent municipalities in the preservation of these treasured assets.

**Wetlands:** The preservation of wetlands is important; these resources have many important functions:

- They limit sediment and runoff entering a stream as well as filtering contamination.
- Provide habitat for plants and animals.
- Limit erosion.
- Reduce flooding impacts.
- Provide breeding areas.
- Provide recreational opportunities

Because of this, a two-part strategy is part of this Plan. As the basic management laws/regulations in wetlands are Federal and State, citizens or local officials who are aware of potential intrusions should contact the Commonwealth of Pennsylvania (DEP and/or DCNR) as well as the United States Army Corps of Engineers (Pittsburgh, Pennsylvania).

**Water Supply:** This Plan notes that the lawful extraction of minerals may impact water supplies. However, there are State laws governing such activities which specify water supply replacement and restoration standards, if needed. It also notes that commercial-agricultural production may impact water supply sources. However, the level of agricultural activities in the Oil Creek Region is generally on the family farm level with little evidence of the type of intense uses which could lead to significant pollution (see PaMPC 3012).

**Aquifer Recharge Areas:** To date, a study identifying aquifer recharge areas for the Study Area has not been completed. However, some studies identifying wellhead protection areas have been finished for Titusville. To fully implement these, wellhead protection ordinances need to be prepared and adopted. Typically, these are included in zoning ordinances.

A second element is to include wetland protection in either the local zoning or land development regulations. Buffer areas around wetlands should be 50 feet to 150 feet in size (technical information is available from the State for proper sizing).

**Woodlands:** Within the Oil Creek Region, significant forested areas are already afforded protection because of ownership. The Commonwealth has large holdings via the Oil Creek State Park, the Drake Well Museum, and State Game Land 96. In all, about 8,600 acres are under State protection. Various modes of protecting privately held woodlands are possible (conservation easements, acquisition of land etc.). However, a forest stand delineation would be needed as well as implementation dollars. Until needed funds are available, woodland protection must be a low priority in the Regional Plan.

**Steep Slopes:** Those communities with either zoning or some type of land development controls can protect steep slopes by way of regulations. The unwise development of such lands can lead at the least to erosion and, at the worst, to earth slides with property loss. In the Study Area, the low pressure for development and the increase cost of developing on steep slopes have combined to minimize this issue. If individual municipalities find this to be a problem, regulations for lands with 16 percent slopes or greater can be devised. Usually such regulations combine design criteria with increases in required lot sizes. Reference material is widely available (for example, see *Planning for Hillside Development*, 1996 American Planning Association).

**Prime Agricultural Lands:** One of the most popular techniques for preserving agricultural land is via the creation of Agricultural Security Areas. In fact, this approach is already used in Oil Creek Township (Crawford). Other municipalities, in concert with local farmers, can initiate similar programs to provide such protection.

**Floodplains:** All of the municipalities in the Study Area have applied floodplain regulations. No further action is suggested at this time.

**Unique Natural Areas:** The premier natural area of the Oil Creek Region is along the Oil Creek Valley. Much of that land is part of either the Oil Creek State Park or the Drake Well Museum holdings. No other unique natural resources have been identified.

# COMMUNITY FACILITIES PLAN

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**T**his section must take a unique perspective. Typically, the Community Facilities section is framed from the prospect of a single municipality and has a narrow focus. In the Oil Creek Region, the consideration has to have a wider scope.

**Recreation:** Is important for a local quality of life, yet, it is also an essential aspect of a growing tourist economy; a sector becoming more important to the Region. Local recreation also is one of the strong assets of the Region.

**Education:** Typically, municipal plans do not dwell on this topic extensively, as the State has provided a separate planning mechanism for schools. However, the Region has a variety of educational resources all keenly aware of their role in the economy. This fact influences the Plan view of education.

**Cultural Resources:** Such facilities as the Library are critical to keep the Oil Creek Region attractive to its current residents and inviting to newcomers. And, the retention of current and recruitment of new residents is important to the Oil Creek Region.

**Sewer and Water:** In the past, these facilities have had physical limitations which restricted local growth potential. These problems are being resolved. But, they have also been a source of inter-municipal contention. Such problems must also be resolved if the Region is to reestablish its vitality.

**Services:** Health is a basic human need. It is also a key underpinning of the local economy. Safety services have various needs. These include the current situation and future trends. Should local police services be extended? Will the volunteer fire system be viable in the 21<sup>st</sup> century? Should there be a place for county governments in the Region?

**Communications:** In this day of "e-commerce," the capacity of local communication lines is of paramount importance. T-1, T-2, DSL, and Sonet Rings are merely words to most of us, but to some businesses and industries, these services are as essential as an Interstate highway.

These few observations demonstrate that for the Oil Creek Region, community facilities take on a more holistic characteristic than is typically found in local comprehensive planning.

They are a critical part of the total community fabric. They serve multiple purposes, purposes that are very important to the very viability of this Region.

## **RECREATION:**

**Local:** Recreation is a common need and has been long recognized by local, State, and Federal government as an activity worthy of support. The Oil Creek Region can boast of both recreation facilities and of active programs. This is somewhat unusual in an era of tight municipal budgets. It is also unique that the viability of the recreation program is due to a joint municipal-school district effort, which is more than a generation old.

In 1997, a Mini-Recreation Plan was completed for the City of Titusville and in 1991, a comprehensive plan for Pleasantville Borough. Both of these documents contain specific recreational recommendations. Given these studies, which covered over one half of the Region's population, additional formal studies are not warranted.

Using a "cookbook" approach, an analysis of the Oil Creek Region's recreation facilities was completed.

This was accomplished in a very general fashion – concentrating primarily upon numbers rather than on service areas. Typically, recreational facilities are measured by a combination of population numbers and service area coverage. This approach is appropriate in urban places but is not as useful in sparsely settled rural places. For the Oil Creek Region, only the population yardstick was used for this analysis.

It is apparent from this analysis that the Region has a sufficient number of recreational facilities in all categories and an apparent excess in others. The number of ballfields and park/playgrounds appears especially high, but that characteristic is in line with other Western Pennsylvania communities. Ballfields are especially popular with the proliferation of Little League, American Legion, and school leagues.

If there are recreational deficiencies within the Region, they are locational. The southern portions of Cherrytree, Oil Creek (V), and all of Allegheny are all removed from traditional municipal recreational facilities as is most of Southwest and the northeast portions of Oil Creek. However, these areas are all very rural, with very low populations. Furthermore, these municipalities have limited resources to buy, build, and maintain parks.

Beyond the resources which are in place, recent and programmed improvements must be considered. Hydetown has proposed improvements to Hasbrouck Park. Titusville has instituted a multi-phased program, beginning with work on Robert's Grove and the Myer

Recreation complex. This \$1.5 million undertaking is underway. Most of this effort is focused on the Myer Recreation complex (see page CF-9 for details).

**TABLE CP-4**

**ANALYSIS OF RECREATIONAL FACILITIES  
OIL CREEK REGION**

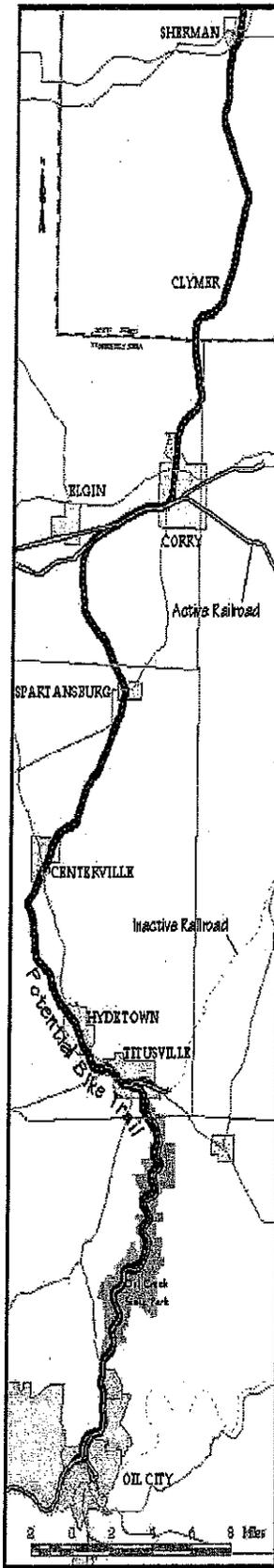
<u>Facilities</u>	<u>Suggested No.**</u>	<u>Available*</u>
Basketball Courts	3	5
Tennis Courts	7	9
Volleyball	3	3
Regular and Little League Baseball	6	17
Football	1	1
Golf Course	1	3
Soccer	1-2	3
Track	1	2
Trails	1	1
Swimming Pools	1	2
Park/Playground	3	10
Community Park	1	1

\*Except for private golf courses and the VFW ballfield, this is an inventory of publicly owned facilities. It includes the projected improvements at the Myer's complex.

\*\*See Recreation, Park and Open Space Standards and Guidelines published by the National Recreation and Park Association.

Subsequent work is planned for O'Rourke Field and Burgess Park.

Though not mentioned extensively in the Mini-Plan, the issue of the Oil Creek Bike Trail extension in Titusville should be considered. Currently, a gravel extension of that trail has been constructed. It skirts the Myer Recreation complex, stops at Allen and Bank Streets, and then continues near the new Middle School (Brown Street), ending before it reaches Route 8. Beyond this facility, the trail should be surfaced so it can be better used for hiking, jogging, and walking. In addition to its lineal extension along Oil Creek, the Myer's Complex plan introduced the idea of a trail loop around Myer's using the existing extensions along with additional perimeter facilities. This idea makes a great deal of sense. (See also Bike Trail below.)



There are no immediate plans for Pleasantville, although a center passive park and walking trail were recommended in its Comprehensive Plan. In Centerville, the community has discussed the potential of a small passive park/gazebo near the center of town.

At this time, no recommendations for additional local recreation facilities will be made by this Plan. In fact, the strong recommendation is that the Region 6 first priority must be to upgrade and maintain existing facilities before any new ones are built. Furthermore, these efforts should have the guidance of recreational professionals as the City Mini-Plan did. This Plan does not suggest additional studies of that detail are warranted at this time. Yet, it must be recognized that the demographics of the Region are changing and new recreation trends may emerge. In-line staking, deck hockey, and snow boarding were rarely heard of a decade ago. Today, they are quite popular. Also, activity for mature and older recreationists must be considered. Consequently, future physical planning merit professional input. This need not be a formal contracted study, rather than a few hours of advice from a seasoned recreationist is suggested. Historically, the lead recreationist of the Leisure Services Board filled that role. That tradition should continue.

**Recreation Programs:** Beyond concern about parks, playgrounds, and fields, the real strength of the Oil Creek Region's recreation is its marriage of municipal and school district resources, supplemented with a cadre of over 300 active volunteers. The preservation of this asset is the absolute top priority of the Plan. The physical facilities are of no use if they are not used.

**Bike Trail:** In the City's Mini-Plan, the improvement of the bike trail along Oil Creek, using an old railroad right-of-way, is discussed. This includes not only the Myer complex, but also improvements as far as O'Rourke Field. However, a link from the trail's current terminus (just east of Route 8) to that section needs to be addressed. Then a connection from the City line to Hydettown must be considered.

Why? The Clear Lake Authority owns the approximate 17 miles of rail right-of-way, from the Spartansburg area to Hydettown. Their ownership ends near the elementary school. Currently, the Authority has plans for a two-phase bike trail plan. Phase I, from the

Spartansburg area to Centerville, will be the subject of a grant application in 2000 to DCNR. Phase II, from Centerville to Hydetown, will follow.

Realistically, it may be some years before the entire Clear Lake projects are constructed. However, their overall plan is to connect to a proposed trail in Erie County which would then lead to an existing facility in Chautauqua County, New York. There is a potential of a bike trail that would start in the Oil Heritage Region and extend to the shores of Lake Erie. What an attraction!

Though this might be considered a long-term possibility, it deserves a local sponsor to move the links in Titusville and Oil Creek Township (C) toward completion.

### **Other Resources:**

There are other elements to this topic. As noted in other sections of this Plan, recreation in the Oil Creek Region has an economic side. Because of this fact, support of proposed improvements to Oil Creek State Park is essential.

Finally, the role of the private sector in recreation must be appreciated. The Cross Creek Resort, Casey's Caboose, campgrounds, and local golf courses are all an essential part of the Oil Creek Region's recreational attraction, especially to tourists. This Plan offers no special program for these private elements but suggest a positive relationships be fostered.

Most of these latter initiatives will involve political support in lieu of cash outlays. However, they will be important for the overall economy of the Area!

### **EDUCATIONAL RESOURCES:**

**Public Schools:** According to the plans of the Titusville Area School District, the only major new construction project, the new Middle School, is accomplished. The remaining physical elements involve the upgrading of existing facilities in place. This includes extensive refurbishing of the high school and two elementary schools. It is likely the remaining elementary facilities will need upgrading in the future.

However, in a broader sense, the District is seeking to play a greater role in technical education, i.e., tool and die making. As human resources will likely be the key economic development asset of the future, such a policy deserves strong community support. However, it is suggested that this initiative be accomplished in concert with other regional and local training agencies. Education and technical training is needed but can be very expensive. A team-effort approach will pay the greatest dividends for the Area.

**Other Institutions:** The Kerr Center and the Titusville "Pitt" campus are also local educational resources which merit continued support. From an economic standpoint, both are important elements of the Region's future prosperity. The Oil Creek Region's niche as a small, but viable, manufacturing center is dependent upon the training of its future workers.

In addition, the Pitt campus is important as a current resource. The staff, faculty, and students all contribute to an economy which has had too many reserves over the past decades.

To maintain a positive relationship between "town and gown," an ongoing dialog is a must. Changes in enrollment or residence policy by the University could have potentially adverse effects on the Titusville Area. Usually, any such problems can be avoided, at least mitigated by early cooperative action.

**New Initiative:** Titusville is an important center in Pennsylvania for the wood industry. Local educational and wood industry leaders should explore the potential of an educational/training/research center to directly support that existing strength. Such a move must be made with the knowledge that wages in this sector (SIC 24) are not as high as those in other manufacturing endeavors. In 1997, the average annual industrial wage in Pennsylvania was \$36,945, while those in the wood sector were only \$24,615. However, it is still much higher than retail (\$14,311) and not too different than the average in services (\$26,926). The critical mass of wood resources and wood product manufacturers does warrant positive attention. At a minimum, a steering committee of local wood interests, along with academic/technical institutions, should explore this option.

#### **CULTURAL RESOURCES:**

**Library Services:** The Oil Creek Region is fortunate to have a good library facility. Although they have expressed no needs for physical expansion, their building will need periodic maintenance and rehabilitation. The Benson Library must be considered as a Regional resource, not as a sole asset of Titusville City. To better realize this goal, Allegheny Township and Cherrytree should seriously consider officially joining the Benson family.

One problem issue that has plagued the library is the cost of Internet service from GTE telephone services. New options, partnerships, and services may alleviate this situation, if not public and political support is appropriate.

**Historic Resources:** The Drake Well Museum must be regarded as the centerpiece of the Region's drive for a greater piece of the tourist dollar. The Museum has a strategy for its improvement. The Oil Creek Region should endorse and support their plans. As the

Museum grows in resources and becomes more attractive, all will benefit. That support must include efforts in Harrisburg and at the Oil Heritage Region.

A second, but yet unrealized, historic asset is the proposed Mather Museum. With its connection to the Oil Boom era and the existing inventory of Mather's photographic plates (at the Drake Well Museum), an excellent potential is present. Added to this is the fact that Mather's studio is in public ownership and physically has not changed significantly in more than 100 years. Here is a chance for a true historic restoration! But, as always, resources of money and personnel will be needed. A viable lead agency is sorely needed for the Mather project. And, once restored, the problem of operation, service, and personnel must be addressed. It appears that a partnership with the Drake Well Museum is in order.

### **WATER AND SEWER SERVICES:**

There is little doubt that any intense future, new, development will be driven by the availability of community water and sewer facilities. Conversely, local residents must also realize that such development is driven primarily by the marketplace and the presence of these key utilities merely facilitates same, but is not the sole reason.

Over the past few years, there has been a diversity of opinion regarding the expansion of water and sewer services, primarily in the Titusville area. In addition, there have been physical problems in both Titusville and Pleasantville which have complicated the situation. Perhaps these can be summarized as follows:

#### Water:

- Loss of finished water (Titusville)
- Disputes relative to current service to Cherrytree
- Lack of storage (Pleasantville)
- New line extensions (both systems)

#### Sewer:

- I&I, hydraulic overload (both systems)
- DEP compliance (Titusville)
- New line extensions (both systems)
- All systems
- Cost of services
- Expansion policies

These problems can be divided into two categories. One element is physical. Due to operating necessity or governmental regulations, certain physical improvements are needed. Such improvements must be funded by system revenues. The second problems are those of policy and perception. What are services worth? Who should pay what? Where should new lines be built?

If anything can be learned by the experience of other communities which have had similar situations, solutions can take many years, cause great bitterness, and potentially be quite expensive. Perhaps the classic example of this situation is the Erie County experience with water. Erie City owned the County's largest water system and the nearby suburbs wanted water. When negotiations failed, long, and costly, litigation in front of the Pennsylvania Public Utility Commission ensued. Then just as the PUC and courts were resolving the situation, the water system was sold to an authority. In an instant, the situation changed. The authority's aim was simple, to sell water. All those years of argument and litigation were both futile and wasted.

The Oil Creek Region can learn by such experiences – or, it can repeat them!

Given the performance of the economy over the past years, a pattern of dispute and contention would prove costly to the Region.

Generically, there appears four options that interested municipal officials might pursue:

- Open negotiations by individual municipalities
- Group negotiations
- Group negotiations with an outside arbitrator
- Creation of a Region Sewer and Water Authority

These options are further discussed in the Implementation section.

**Water:** The following actions are recommended for water service in the Region:

- Titusville continue the water line improvement program
- Develop a separate, backup water source
- Continue line replacement and system improvement (Titusville and Pleasantville)
- Improve line on Route 8 north (from 2" to 6" service)

3  
4

- Other extensions - suggested water service area (see map)
- Extend service to Hydetown - Water and sewer services for Hydetown are listed as "long-term" needs. That is, over the 10-Year Plan horizon. It is possible this could become a more immediate need if current conditions change, due to environmental changes to regulatory pressures.
- Possible water line extension

Windy Hill  
Titusville Airport

**Sewer:** The following actions are recommended for sewer service in the Area:

- Resolve the DEP consent order and agreement - Titusville (estimate one to five years)
- Continue I&I program - both Titusville and Pleasantville
- Extend service along Route 27 (east)
  - East Titusville (Titusville)
  - Pleasantville (GTE) (Pleasantville)
- Extensions (see map)
- Extend service to Route 8 north to Hydetown - Water and sewer services for Hydetown are listed as "long-term" needs. That is, over the 10-Year Plan horizon. It is possible this could become a more immediate need if current conditions change, due to environmental changes to regulatory pressures.
- Possible service extensions
  - Route 27 west, Titusville Airport
  - Route 8 south to Windy Hill

## **PUBLIC SAFETY:**

**Police:** There has been some interest expressed in extending Titusville police services into Pleasantville. Also, less formal expressions of interest have been expressed by Hydetown Borough and Oil Creek (C) Township. Over the past few years, the Governor has made various proposals to charge some municipalities for State Police services. Thus far, these initiatives have been unsuccessful. However, this policy may be revisited by the State. Consequently, a Regional police service may be of wider interest and use than to just these municipalities.

To fully explore this issue, these municipalities should sponsor a Regional police study. Normally, there are two options for such a study, contracted police services or consolidated police services.

All parties must recognize this is a thorny issue. As the 1996 DCED booklet "Regional Police Services in Pennsylvania" observes:

*"Intergovernmental cooperation in municipal policing is probably more difficult to achieve than in any other area of municipal services." (Page 2)*

That booklet sets forth ideas on how a feasibility study for a Regional police force might be undertaken. If the concept is to move beyond casual discussion to serious study, such a feasibility study is certainly needed.

**Fire:** There is no immediate recommendations for either rolling stock acquisitions or changes to current coverage protocols. However, local volunteer departments are facing the same gnawing, incremental problem which is affecting other such organizations in Pennsylvania. Namely, there is a steady drop in volunteer firefighters. Some blame this on new lifestyles, some on the ever-increasing training requirements, others on never-ending fund raising, regardless of the reason it is a fact.

What does the future hold? Will the fire siren sound and no one answer?

Certainly, the fire departments in the Region and the municipalities must begin now to make contingency plans against such unthinkable future possibilities.

However, the problems of fire service are not limited to volunteer fire departments only. Titusville, with the only paid fire company in the Region, finds this service an expensive one. Indeed, a recent study quotes the average wage of a fire fighter in Pennsylvania (including benefits) is \$55,000 annually.

Obviously, the problems of the volunteer and paid systems may be different, but the need for fire services is universal. It makes sense that the City and the surrounding municipalities jointly discuss future service options and needs. In another decade, the current mode of fire service in the Oil Creek Region may need to be changed, and changed dramatically.

**Hospital:** Perhaps there is little that municipal government, either singly or jointly, can do to enhance the operation of the Titusville Area Hospital. Yet, it is an important health care asset as well as an economic force, and is a key part of the Area's identity. As such, this institution does deserve whatever support that can be offered.

**Governmental Services:** The Oil Creek Area is at a distance from each of the three County seats. It would be impossible to create three full service mini-courthouses locally. However, in this age of instance electronic communication, it may be possible to offer some basic services, such as tax payments, filing assessment appeals, voter registration, dog licensing, etc. locally. A physical location should be found and that option presented to Crawford, Venango, and Warren Counties.

At the same time, it may be advantageous to provide a site for a COG and or other multi-municipal operations. Given the size of some municipalities, the option of shared services could also be explored.

**Communication:**

At the outset of this study, there was near universal condemnation of local internet services, their slow speed and high cost. Most of this criticism was directed at GTE. However, recent evaluations are more positive.

There are local options to GTE's hard-wire telephone lines and an Oil Creek Regional Internet Communications Corporation could be formed. Such a corporation could then provide high-quality services via wireless links. There would be costs involved and no assurance it would be recovered for service users.

However, in such a rapidly changing technology, this Plan can make no recommendations. Local business and educational leaders must resolve the issues.

# TRANSPORTATION PLAN

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**T**ransportation improvements are expensive, competitive, and often take years to realize. One of the reasons for this trait is the transportation planning process. The Oil Creek Region's unique locational characteristics add to this dilemma. Today, transportation projects are primarily recommended by counties. Of course, they can represent municipal as well as county ideas. They then pass to the Regional Planning Organization (Northwest Pennsylvania Regional Planning and Development Commission). For the Oil Creek Region, the fact three counties are involved in the process can obviously complicate the issue.

Historically, the PennDOT planning process was based on the State's 12-Year (Transportation) Plan. This was divided into three four-year segments, with the first four years as the action plan. Though the bulk of the non-PennDOT project recommendations were generated by County Planning Commissions under the 12-year scheme, the State Transportation Commission held multiple hearings which allowed direct input by local municipalities. With the new Federal laws, that ability for direct local input has been truncated, and the State's Transportation Commission's role in the TEA-21 scenario appears to be weakened.

Currently, PennDOT is following the most recent transportation law, known as TEA-21, in its planning process. In TEA-21, the planning process for the rural areas of Pennsylvania centers upon Rural Planning Organizations (RPOs). For the Study Area, that role is taken by the Northwest Pennsylvania Regional Planning and Development Commission (NWPRP&DC). After consultation with constituent counties of the RPO then negotiates with PennDOT to arrive at a mutually acceptable Transportation Improvement Program (TIP). The TIP essentially functions as an action plan. The process also creates a long-term, 20-year, transportation plan.

Because of these facts, this Plan suggests no quick solutions to local needs. Nor does it believe a lengthy list of projects will be productive. Rather, it suggests setting priorities and policies for each of the transportation modes. Then focusing the Oil Creek Region's efforts on this more limited menu of initiatives.

**Roads and Highways:** This Plan will focus on general highway policies and priorities and not attempt to complete detailed project lists – more applicable to a municipal plan.

**Priority One - Route 8:** For the best part of a generation, Route 8, between Oil City and Titusville, has been a local top priority. The very creation of the Route 8 Association is witness to this fact. Now, for the first time, all the needed improvements to that highway are programmed. It is essential to take advantage of this opportunity.

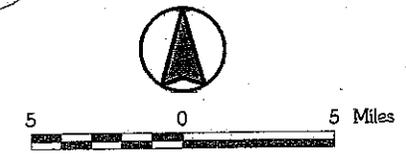
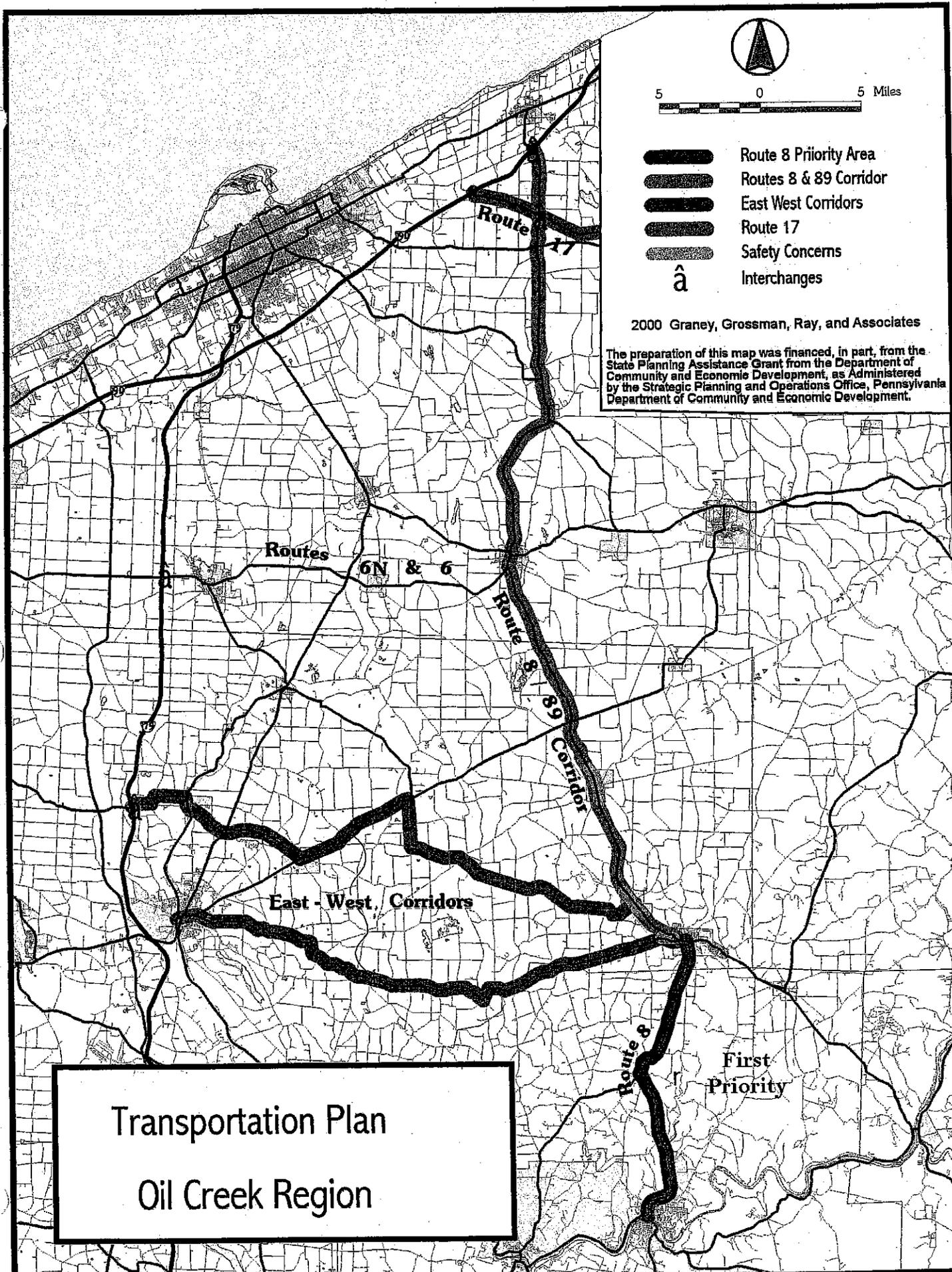
Projects - Table T-2 of the Background Report lists the "Route 8" projects from Rouseville to Titusville. The current priorities (see map on next page) are as follows:

- Under Design - Projects #4 and #5 which include the Route 417 and Route 8 intersection in Cherrytree (#5) and a short stretch of Route 8 to the immediate south of the intersection (#4). It is estimated they will be under construction in two years.
- Project #7 - A stretch of Route 8 near Cross Creek Resort and extending north. Due to start design soon.
- Project #9 - The Bloss Street area in Titusville.
- Project #6 - The Route 8 hill north of Cherrytree Village.

The remaining Projects, #3 and #8, do not have funding assigned and are at least four years off. Project #2 has been completed. Project #1 is the intersection of Route 8 and Route 227 in Rouseville. Due to cost, it is on hold. The number of projects already scheduled for Route 8 (Titusville to Oil City) and their cost is one of the reasons this Plan suggests limiting transportation goals. For the first time in years, the entire Route 8 corridor has the potential of a comprehensive upgrade. And, it is critical to keep the Oil Creek Region focused on this fact!

A non-project priority for Route 8 is to push for the formation of a multi-county Route 8 Corridor group. Its purpose would be to identify and support improvements to Route 8, and Route 89 from the Oil City/Franklin area in Venango County to Erie County in order to create good links to I-79 (Routes 6 and 6N from Union City to Edinboro), I-17 (the Southern Tier Expressway), and I-90. To be truly effective, this will best be a three-county partnership effort, with full support by NWPRP&DC.

To date, there has been some support for such an initiative in Erie and Venango Counties. The Oil Creek Region could be the catalyst to mobilize current interest to more active advocacy.



-  Route 8 Priority Area
-  Routes 8 & 89 Corridor
-  East West Corridors
-  Route 17
-  Safety Concerns
-  Interchanges

2000 Graney, Grossman, Ray, and Associates

The preparation of this map was financed, in part, from the State Planning Assistance Grant from the Department of Community and Economic Development, as Administered by the Strategic Planning and Operations Office, Pennsylvania Department of Community and Economic Development.

**Transportation Plan**  
**Oil Creek Region**

First Priority

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**Priority Two - The East-West Corridor:** As noted in the Background Report, the 1996 Tri-Line Study identified numerous needed improvement projects between the Meadville/I-79 area and Hydetown-Titusville. Two corridor options were studied, once using Route 27 and the other Routes 408, 77, and 198. The total cost of the suggested improvements were estimated at \$80+ million. Given the traffic volume of the roads in these corridors and their extensive needs, a more restrained advocacy is suggested. Already four projects are under design resulting from the study, two on Route 27 and one each on Route 408 and Route 77. Another project on Route 77 will become a "Betterment" (maintenance) project. This constant drive toward improving that access is important, but always should be after Route 8 in Regional priority. However, much can be accomplished by steady and persistent action.

**Priority Three - Safety:** The plate "Accidents," in the Background section, shows that major and fatal accidents are scattered throughout the Oil Creek Region. As could be expected, most are found on primary high traffic roads. However, the overall accident patterns suggest the following road segments might benefit from special PennDOT studies:

- Route 8 in Hydetown (2 intersection fatalities)
- Route 27 west of Titusville
- Route 27, Titusville-East Titusville, especially the Enterprise Road intersection
- Route 8 and the Route 8/SR 1022 intersection in Centerville

These areas are marked on the Transportation Plan and presented as Required Safety Concerns to PennDOT.

**Route 89 Realignment:** Route 89 begins in Titusville and ends in Erie County at Route 5. The stretch from Titusville to Shelmadine Springs is narrow and filled with curves. A realignment using SR 1013 and starting at Hydetown is worth consideration. SR 1013 would need upgrading to accomplish this (bridge replacement), but there would be benefits. Primarily, they would include better alignments and removal of truck traffic in residential areas of Titusville.

This Plan does not intend that the Oil Creek Region should ignore Route 27 north, Route 36 south, or Route 227. All of these roads are important and must receive attention as warranted. However, Route 8 should remain the overall priority for the Oil Creek Region.

**Rail:** Rail transportation must be a top priority of this Plan. Although most people view the OC&T as a "tourist" line, it is quite important to local industry. Eight local shippers and is vital to at least four. The OC&T interconnects with Norfolk Southern (NS) (formerly Conrail) in Oil City and then travels via Franklin and Meadville before connecting to the NS

main lines in Ohio. Traditionally, this branch has relied upon the shipments generated by Pennzoil for much of its volume. Pennzoil is to close.

Two rail actions are suggested:

- Formation of a rail user group, including rail-dependent industries, together with economic development and transportation specialists located along the OC&T and NS trackage. The user group's mission would be to monitor the use of this track and keep it operating. The Titusville Redevelopment Authority (TRA) could spearhead this effort.
- Item #1 is a short-term activity, aimed at preserving a vital transportation mode. Item #2 is to capitalize and expand the use of that resource. The Titusville area is a "de facto" wood center. Wood products are an important export commodity of this entire Region – a renewable resource. In the Enterprise Zone Plan for Oil Creek/Titusville, a recommendation for a multi-user wood transfer (truck to rail – eventually to ocean vessel) center was set forth. A sponsor must be found to do an objective needs/cost analysis of this concept, and if feasible, move it to realization. Previous research indicated such a transportation center has the potential of over 1,000 rail cars per year. (TEA-21 funds should be available to study the feasibility of such a facility.) By supporting rail car volumes not only on the OC&T, but on the entire branch line to Ohio, the Oil Creek Region should be able to maintain a rail interconnect with Norfolk-Southern (NS).

However, there must be contingency planning, especially if volumes over the NS branch line drop. If NS proposes to abandon service to the main branch line, then what? Already, a feasibility study has been suggested to consider a short-line operation – possibly under the Northwest Pennsylvania Rail Authority. If that group would eventually operate the branch line, should the OC&T consider a new operating option?

**Air:** The Titusville Airport is the only air facility in the Study Area. Over the past few years, the Airport has completed several important improvement projects – a new terminal, a maintenance facility, fuel-dispensing equipment, and runway improvements have been installed. Other proposals such as better lighting and instrument approach capacity, have been suggested. However, this Airport does not have a published master plan – or even a publicized "mini" plan which clearly identifies its future needs and the benefits from needed improvements. That written plan, formal or merely a policy-project statement, is essential to rationalize future airport improvements and to solicit full Regional support.

**Transit:** Given the reality of funding limits and potential ridership, no suggestion for any major changes to the current "demand-response," rural transit system is suggested. However, it would be logical to request both the Venango and Warren County operations use the community center in Titusville as a terminal point. This would allow a logical interconnect between the three services. But, more important, it would make the Regional senior center more accessible to the senior residents of those counties.

## IMPLEMENTATION

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**T**he purpose of this section of the Plan is to identify the activities for Plan implementation, the organization best suited to undertake that activity, and its timing. All activities must be joined to an agency or organization if they are to be realized. This list of ongoing immediate, short- and long-term activities has an organization attached to each item. As time passes, these initial connections may need to change. The primary issue is to create a link between an activity and a responsible agency.

What is the **absolute first priority for the Oil Creek Region**? It must be to formalize the organization as required under Article XI of the Pennsylvania Municipalities Planning Code. The following steps are suggested (Note: it is suggested that the Center for Local Government Service be contacted for assistance):

**Step 1 - The participant be clearly identified.** This should include the nine members of the current Oil Creek Region Planning Commissions with the Counties of Crawford, Venango, and Warren serving in an advisory capacity (Section 1104 PaMPC). Organizational meetings are suggested at a one vote per municipality basis.

**Step 2 - Invite key agencies and other governments to participate** [i.e., the Titusville Redevelopment Authority, the Titusville Housing Authority, Rome Township, the Oil Creek Area Council of Governments, and the Titusville Area School District, the agencies such as the Northwest Pennsylvania Regional Planning and Development Commission, the Governor's Office (Erie), County Transit agencies, and similar organizations].

**Step 3 - Devise an intergovernmental cooperative agreement.** This agreement should consider the elements contained in Section 1104(b) of the PaMPC.

**Step 4 - Ratification of the agreement by participating entities.**

**Step 5 - Initiate activities, directly or through other agencies** sic, the Oil Creek Area COG, TRA, etc.

For the Oil Creek Region Plan, the following priority code is used:

- O = Ongoing activities
- A = Immediate action
- B = Two to three years
- C = Three to five years
- D = Over five years
- L = Long term - 10 years or more

On the following pages, there are literally dozens of activities, some easy, some complicated. One of the first tasks of the new organization will be select two or three items from this list and make it the annual priority. By focusing organizations' attention on a few specific activities, attention on a few specific tasks can be accomplished. Accomplishment means success.

Finally, it must be stressed that this Plan is written at a single point in time. Times change, needs change. Unforeseen problems arise – unforeseen opportunities are presented. Even the best comprehensive plan cannot foretell all future events!

The problems within the Oil Creek Region did not arrive in a day, a week, or even a year. They took better than a generation to realize. It will take time and patience to resolve them! It will take teamwork to create the new attitudes and alliances that are necessary to accomplish the work needed. To ignore these problems, to fail to form alliances will doom the Oil Creek Region to a steady, and inevitable, slide downward.

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**Organizational key:**

- LM = Local municipality , individual names used if needed
- CC = Crawford County
- VC = Venango County
- WC = Warren County
- THA = Titusville Housing Authority
- TRA = Titusville Redevelopment Authority
- AA = Area Associations of various composition

### ECONOMIC PLAN

Activity	Priority	Agency
Preserve and Expand Existing Employment	O	TRA
Reclaim Cytemp	A	TRA
Landbank	B	TRA
Industrial Park	C	TRA
Wood Center	B	(1)
Wood Transfer	B	(2)
Drake Well	O	AA
Chase & Stewart Completion	A	TRA
Mather Museum	B	TRA
Renaissance	A	(3)

### HOUSING PLAN

Activity	Priority	Agency
Joint Building Code Administration	O	AA
Regional Housing Rehabilitation	A	TRA
First-Time Home Buyer's Program	A	THA

### HISTORIC RESOURCES

Activity	Priority	Agency
Historic Preservation Action	C	4

## LAND USE

Activity	Priority	Agency
Regional Zoning Ordinance	B	AA
Crawford County Subdivision and Land Development Ordinance	A	CC
Upgrade Venango County Land Development Ordinance	A	VC
Upgrade Warren County Zoning and Subdivision Ordinance	A	WC
Upgrade Zoning and Subdivision Ordinances	A	Oil Creek Township (C), CC
Upgrade Zoning and Subdivision Ordinances	A	City of Titusville, CC
Upgrade Zoning Ordinance	A	Borough of Hydetown
Examine Subdivision Regulation and Zoning	A and B	Cherrytree Township, VC

## COMMUNITY FACILITIES

Activity	Priority	Agency
Continued Support - Leisure Service Board	O	AA
Pave Titusville Bike Trail	B	City of Titusville
Extend Bike Trail to O'Rourke Field	C	City of Titusville
Support Regional Bike Trail	B	Clear Lake Authority
Continue System Upgrade - Water and Sewer	O	Titusville, Pleasantville
Extend Sewer System to Hydetown	L	Hydetown, Oil Creek (C), Titusville
Extend Water System to Hydetown	L	Hydetown, Oil Creek (C), Titusville
Extend Titusville Water and Sewer to Windy Hill/Airport	C	Titusville Cherrytree
Extend Pleasantville Sewer to GTE Plant Area	B	Pleasantville, Oil Creek (C)

Activity	Priority	Agency
Form a Regional Water and Sewer Authority	B	Titusville, Oil Creek (C), Oil Creek (V) Cherrytree, Hydetown
Conduct a Regional Police Study	B	Titusville, Pleasantville, Oil Creek (C)

### TRANSPORTATION

Activity	Priority	Agency
Complete currently programmed Route 8 projects	A	AA
Establish the Route 8 Corridor Group	B	All (5)
Support continued rail service	A	TRA, VC
Support Titusville Airport Improvements	B	AA

### NATURAL RESOURCES

Activity	Priority	Agency
Protect Wetlands	O	AA
Aquifer Recharge Areas	A	City of Titusville Oil Creek (C)
Woodlands Protection	L	AA
Steep Slopes	C	VC, CC, WC
Prime Agricultural Land Protection	B	AA
Floodplain Protection	D	AA
Unique Natural Areas Protection	L	AA

- (1) The Wood Center needs an economic and academic sponsor. It is suggested the Pitt-Bradford, TRA, and the Northwest Pennsylvania Regional Planning Development Commission form a partnership to explore this option.
- (2) The Wood Transfer Station will need a local sponsor, TRA, or County sponsor, CC, and the support of the RPO (NWPRP&DC).
- (3) The Chamber of Commerce, City of Titusville, and TRA can all help in this effort.
- (4) Historic preservation is best left to the Historic Society and interested citizens.
- (5) Venango and Crawford County should spearhead this effort, but they do need the active participation of Erie County and RPO.

## PLAN INTERRELATIONSHIPS AND IMPACTS ON CONTIGUOUS MUNICIPALITIES

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**B**ecause of the nature of the Oil Creek Region – i.e., nine separate municipalities and three counties – the primary interrelationship must be between the participating members. That positive, cooperative relationship is the first and primary need. Without that quality, all other relationships are irrelevant.

– Economic Plan, Community Facilities, Transportation Plans – These three Plan elements are heavily dependent upon one another. The overall economic prosperity of the Region is dependent upon the Cytemp reclamation project, but also needs significant improvements to Route 8 as well as the extension of water and sewer facilities. These are the key elements which need coordinated actions in this triad.

Similarly, there are close links between elements of the Land Use Plan, Community Facilities and Natural Resources. Specific elements include the updating/modernization of land use controls, the inclusion of wellhead protection for appropriate zoning ordinances as well as the protection of steep slopes.

Finally, there are relationships between the Economic Plan and Community Facilities. For the Oil Creek Region, there is a clear connection between recreation, cultural resources (such as the Drake Well Museum), and the economic welfare of the area. In fact, there are many cultural activities included as elements of the Economic Plan due to potential tourist benefit. Also, though not highlighted as a discrete plan activity, the Kerr Center, Titusville Memorial Hospital, and the Titusville campus all play an important role in the Area's economy.

**Impact on Contiguous Municipalities:** The Plan for the Oil Creek Region does not propose the extension of key utilities (water and sewer) beyond the Region's boundaries. Furthermore, land use along the Region boundaries is either "open," light intensity rural farm and residential use, or reflects current land use patterns. Consequently, the Plan finds there is no need to recommend special buffering or similar actions to protect contiguous land.

Page 1 of 100

Page 2 of 100

Page 3 of 100

Page 4 of 100

Page 5 of 100

Page 6 of 100

Page 7 of 100

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Page 10 of 100

Page 11 of 100

Page 12 of 100

Page 13 of 100

Page 14 of 100

Page 15 of 100

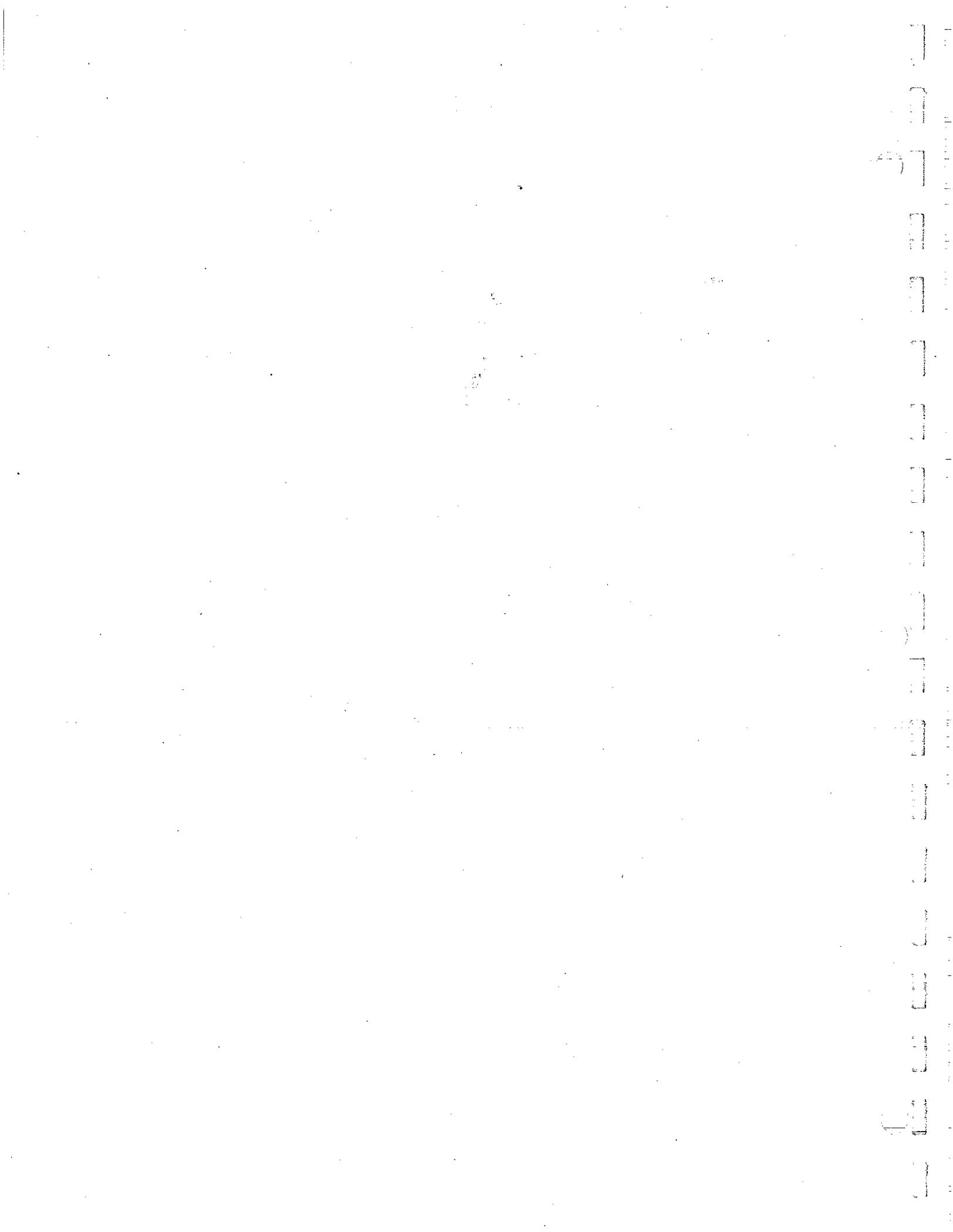
Page 16 of 100

Page 17 of 100

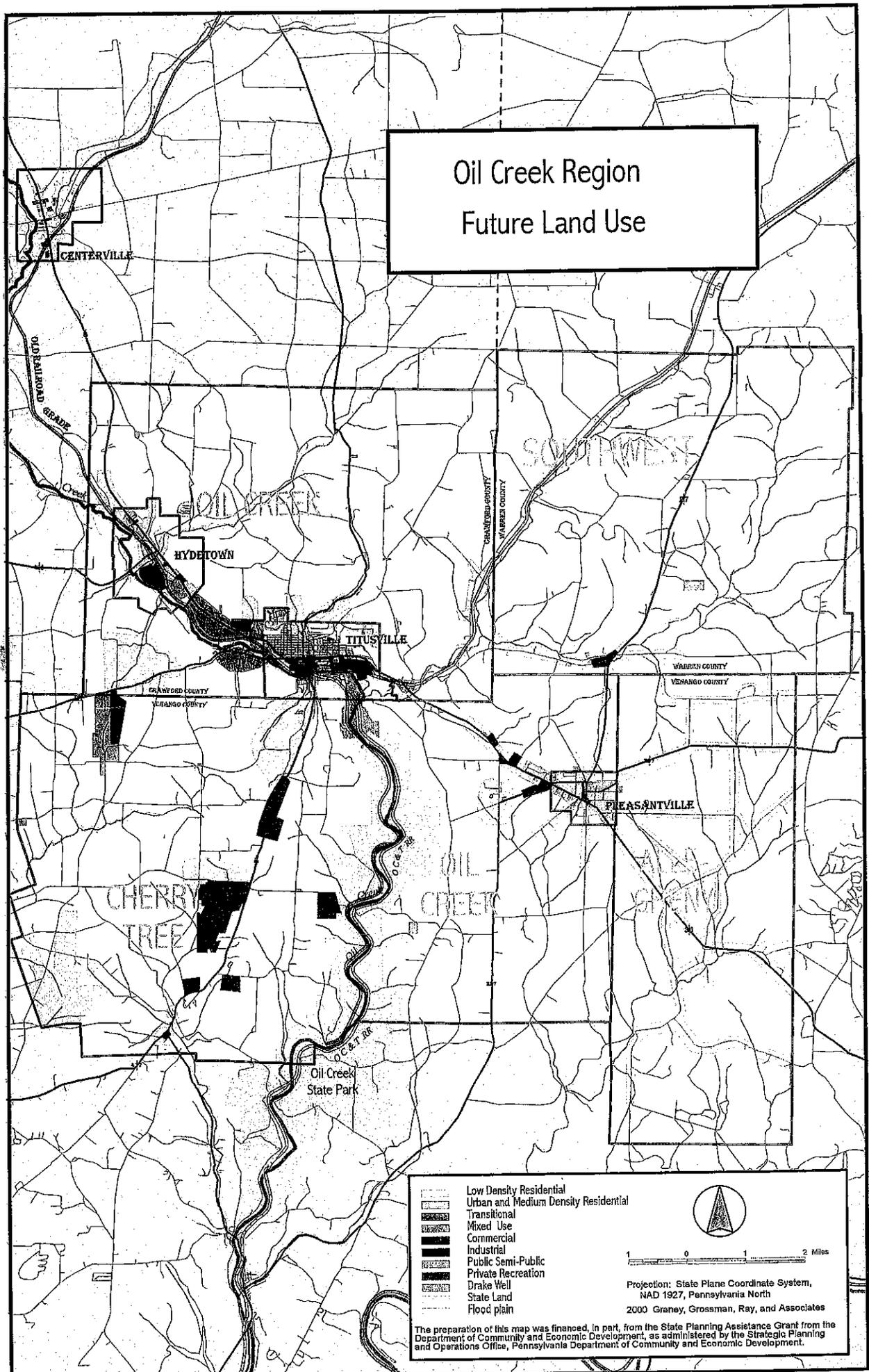
Page 18 of 100

Page 19 of 100

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



# Oil Creek Region Future Land Use



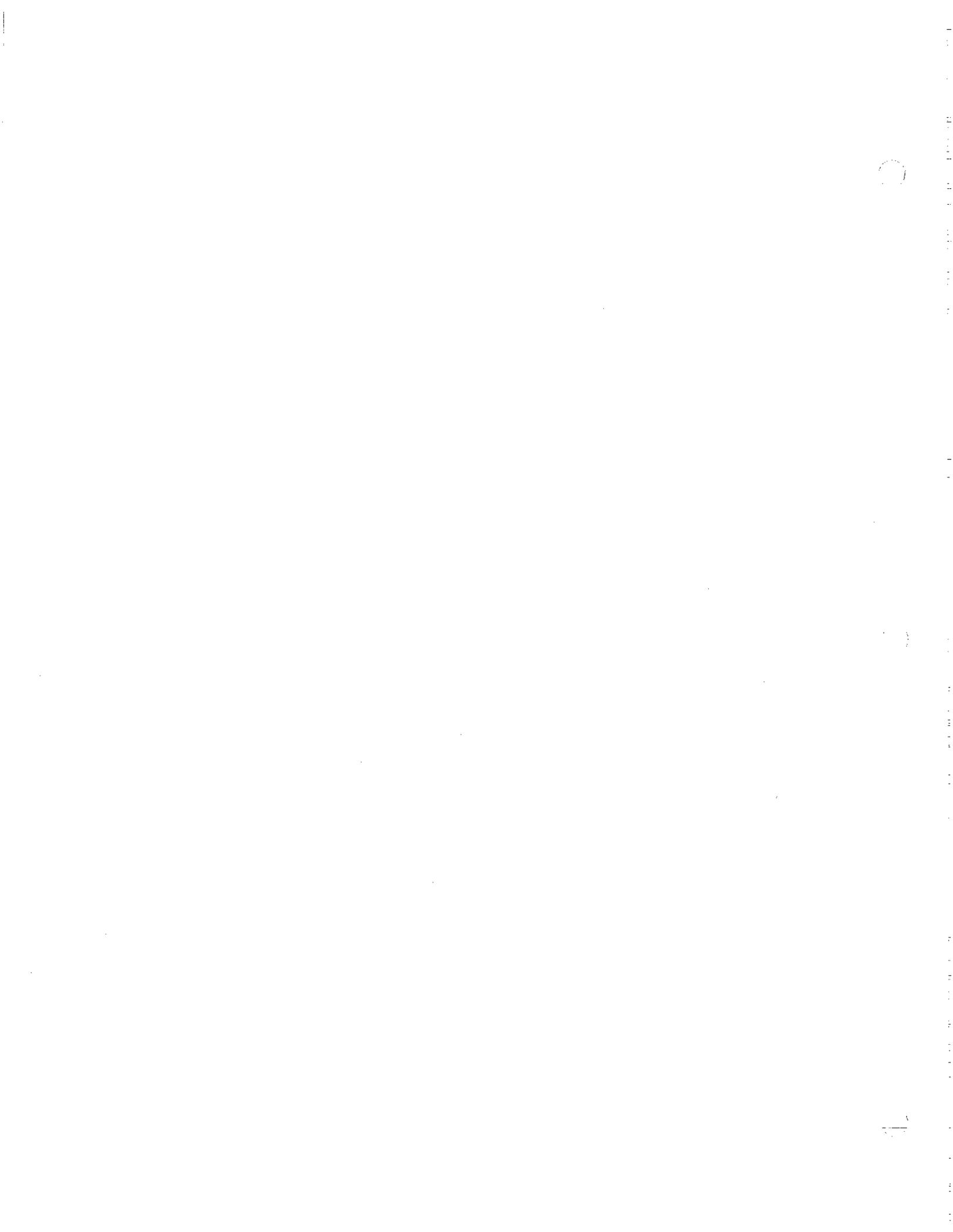
- Low Density Residential
- Urban and Medium Density Residential
- Transitional
- Mixed Use
- Commercial
- Industrial
- Public Semi-Public
- Private Recreation
- Drake Well
- State Land
- Flood plain



1 0 1 2 Miles

Projection: State Plane Coordinate System,  
NAD 1927, Pennsylvania North  
2000 Graney, Grossman, Ray, and Associates

The preparation of this map was financed, in part, from the State Planning Assistance Grant from the Department of Community and Economic Development, as administered by the Strategic Planning and Operations Office, Pennsylvania Department of Community and Economic Development.



Proposed Water Service Areas  
Oil Creek Region

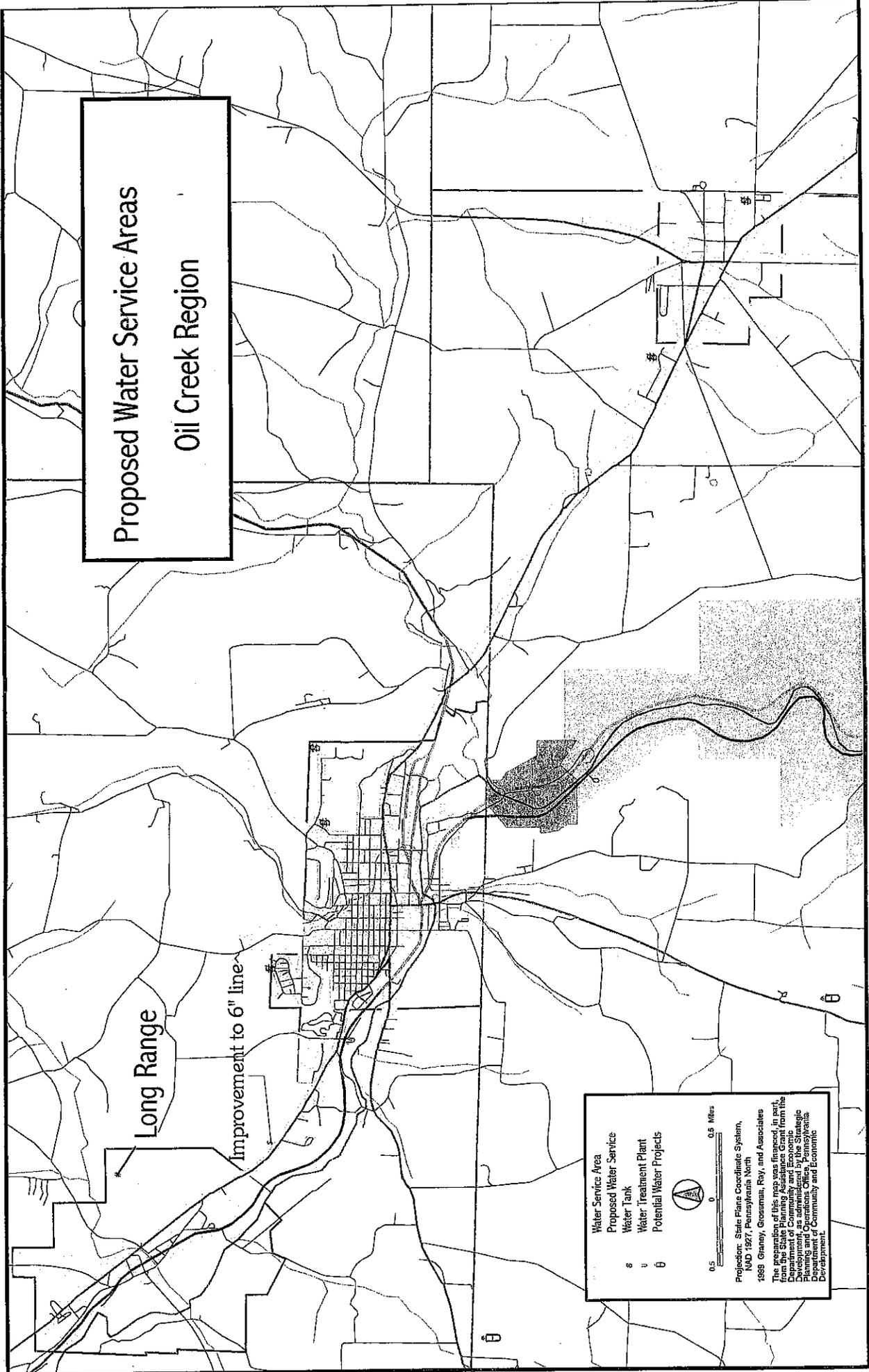
Long Range

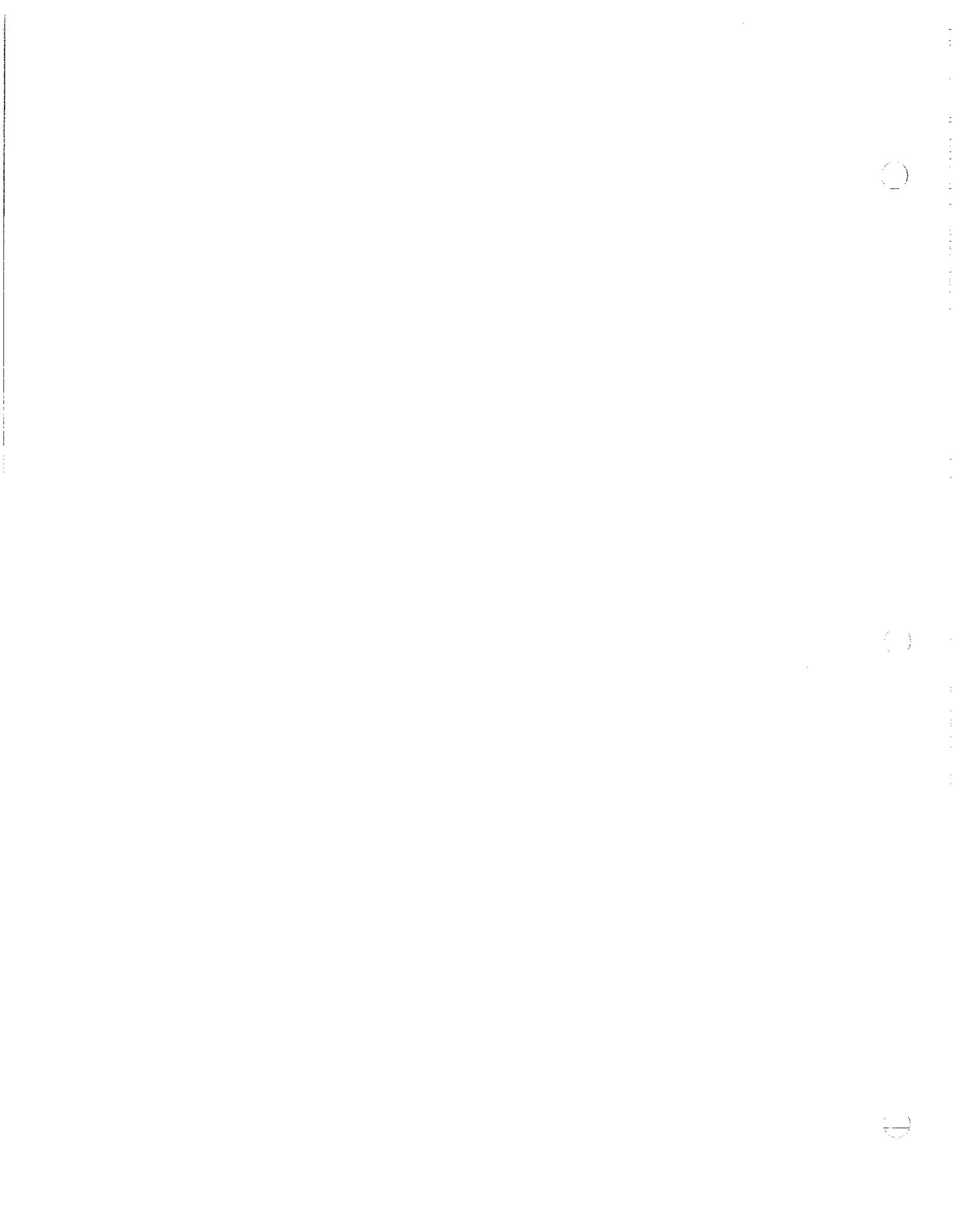
Improvement to 6" line

Water Service Area  
 Proposed Water Service  
 Water Tank  
 Water Treatment Plant  
 Potential Water Projects

0.5 0 0.5 Miles

Projection: State Plane Coordinate System,  
 NAD 1987, Pennsylvania North  
 1989 Graney, Grossman, Roy, and Associates  
 from the State Planning Assistance Grant from the  
 Department of Community and Economic  
 Development, Harrisburg, Pennsylvania  
 Planning and Operations Office, Pennsylvania  
 Department of Community and Economic  
 Development





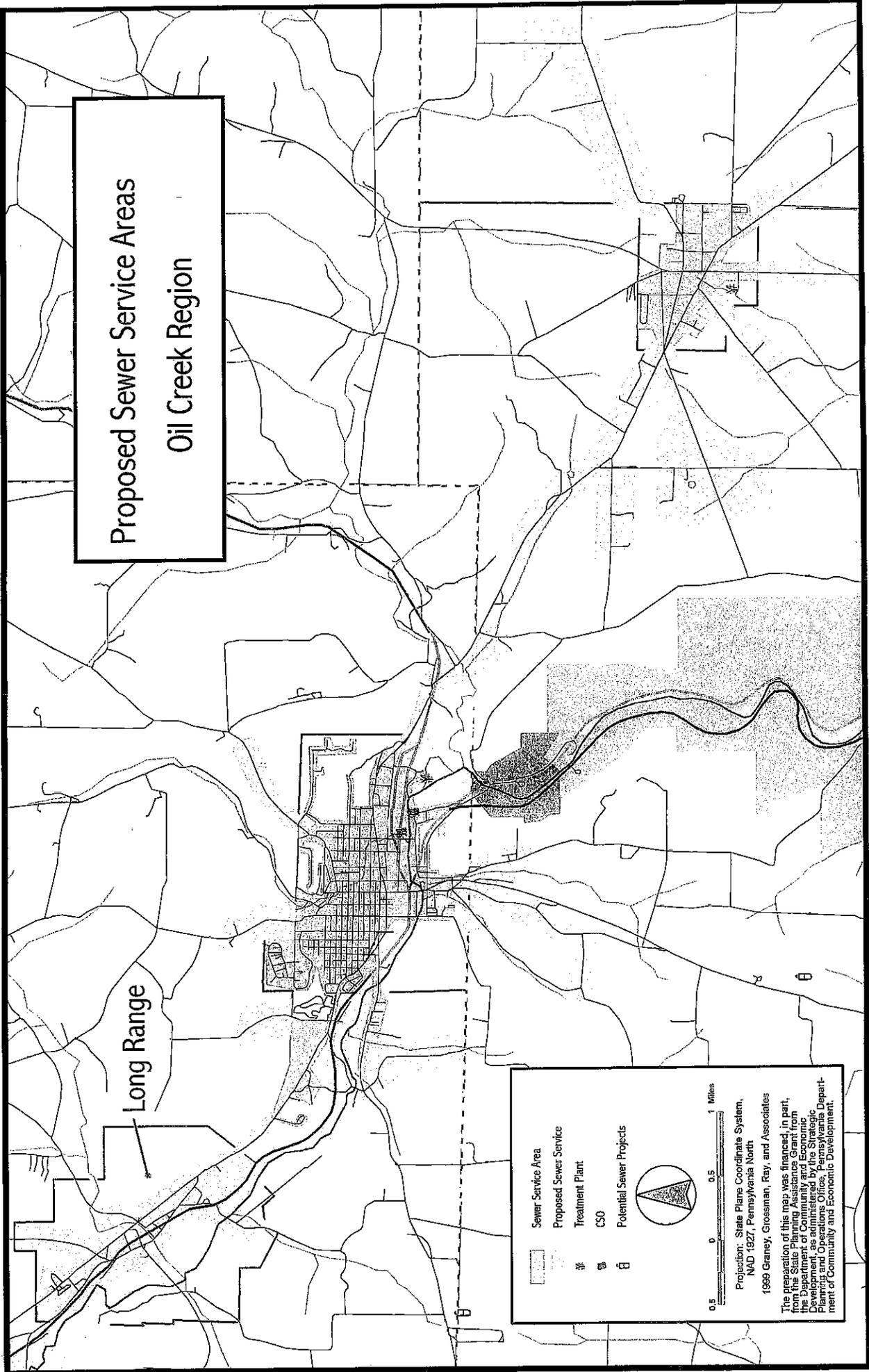
# Proposed Sewer Service Areas Oil Creek Region

Long Range

Sewer Service Area  
 Proposed Sewer Service Treatment Plant  
 CSO  
 Potential Sewer Projects

0 0.5 1 Miles

Projection: State Plane Coordinate System, NAD 1927, Pennsylvania North  
 1999 Gramey, Grossman, Ray, and Associates  
 The preparation of this map was financed, in part, from the State Planning Assistance Grant from the Department of Community and Economic Development, as administered by the Strategic Planning and Operations Office, Pennsylvania Department of Community and Economic Development.

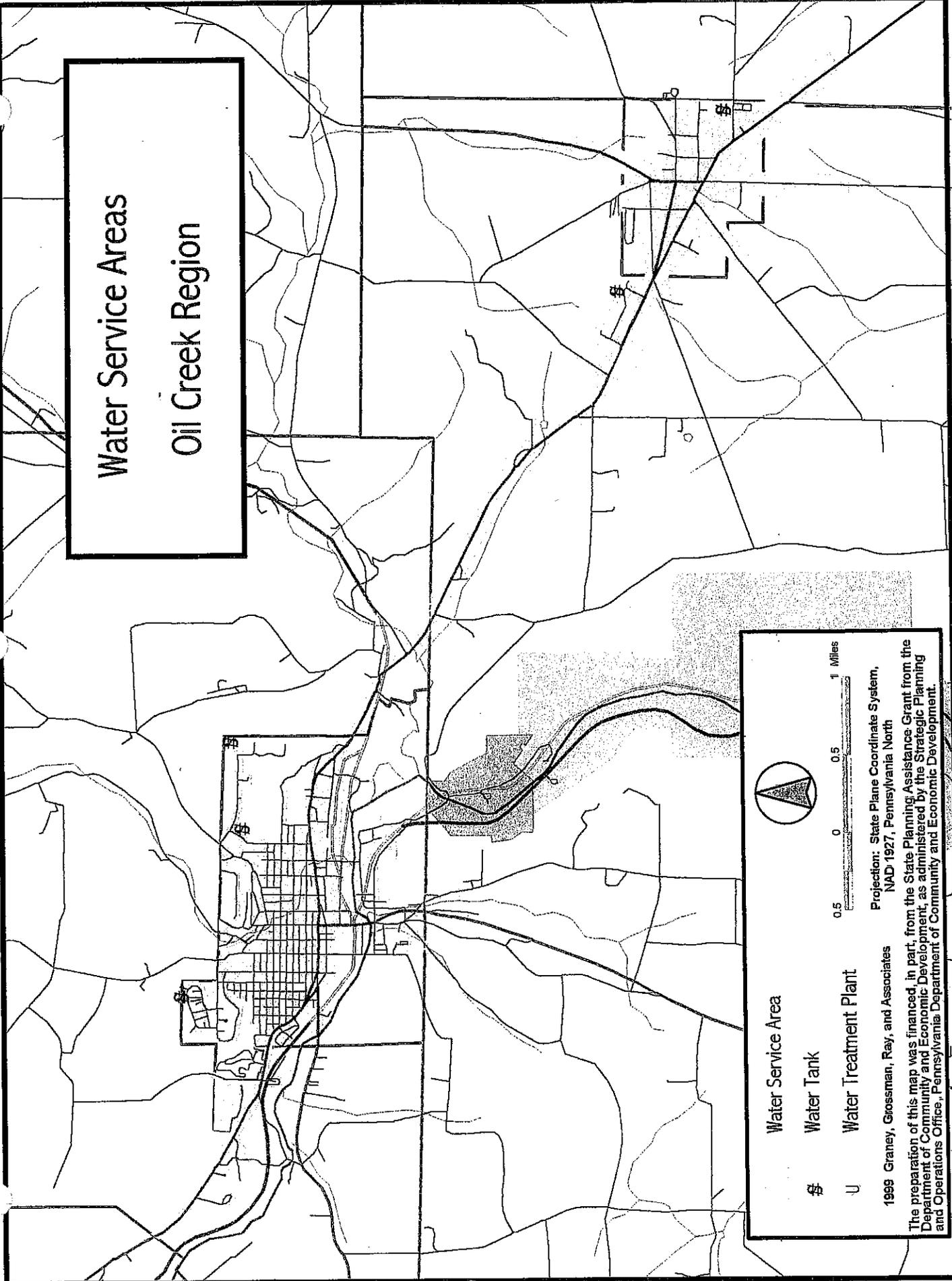


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Water Service Areas  
Oil Creek Region



Water Service Area

Water Tank

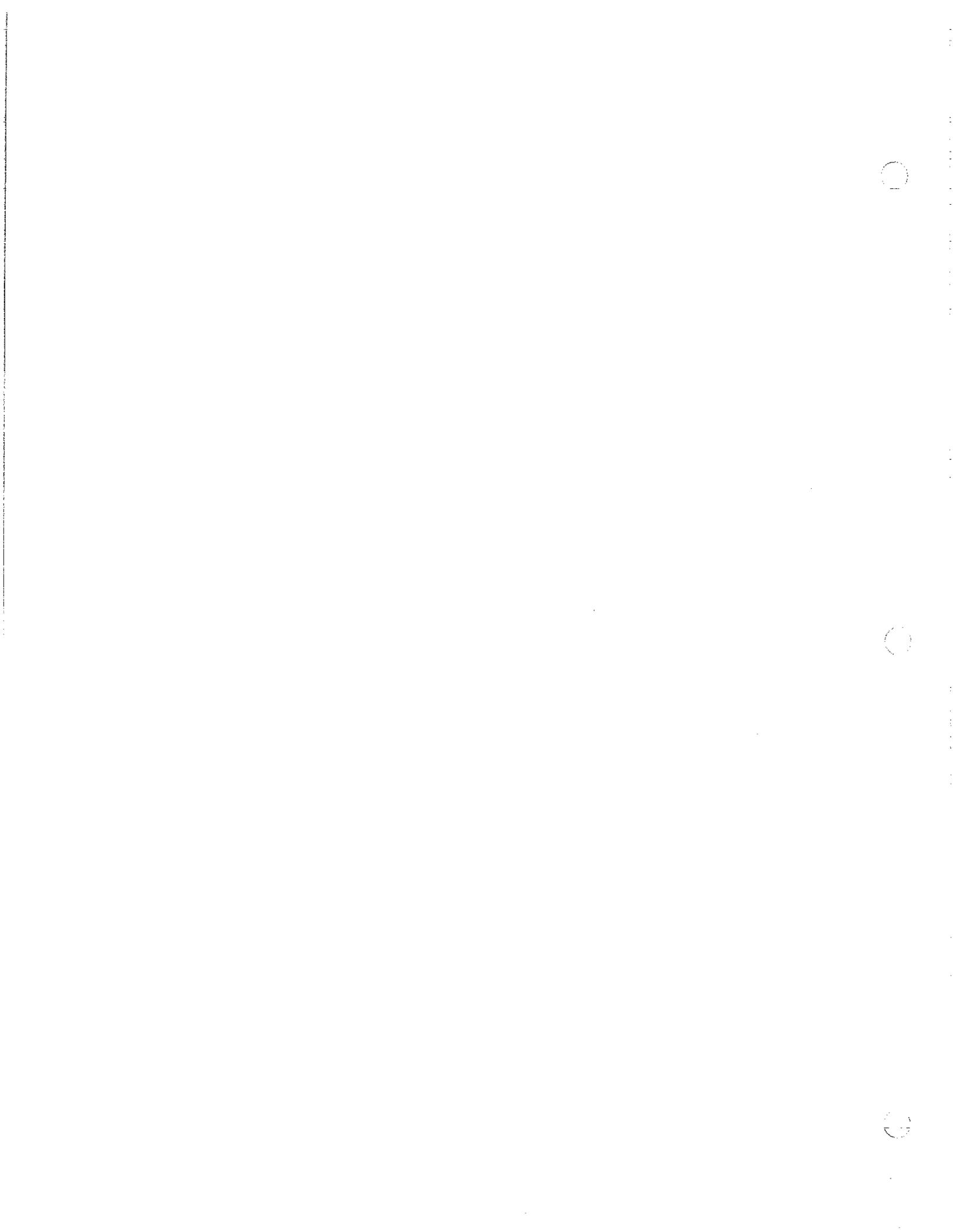
Water Treatment Plant

0.5 0 0.5 1 Miles

Projection: State Plane Coordinate System,  
NAD 1927, Pennsylvania North

1999 Graney, Grossman, Ray, and Associates

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# Sewer Service Areas Oil Creek Region

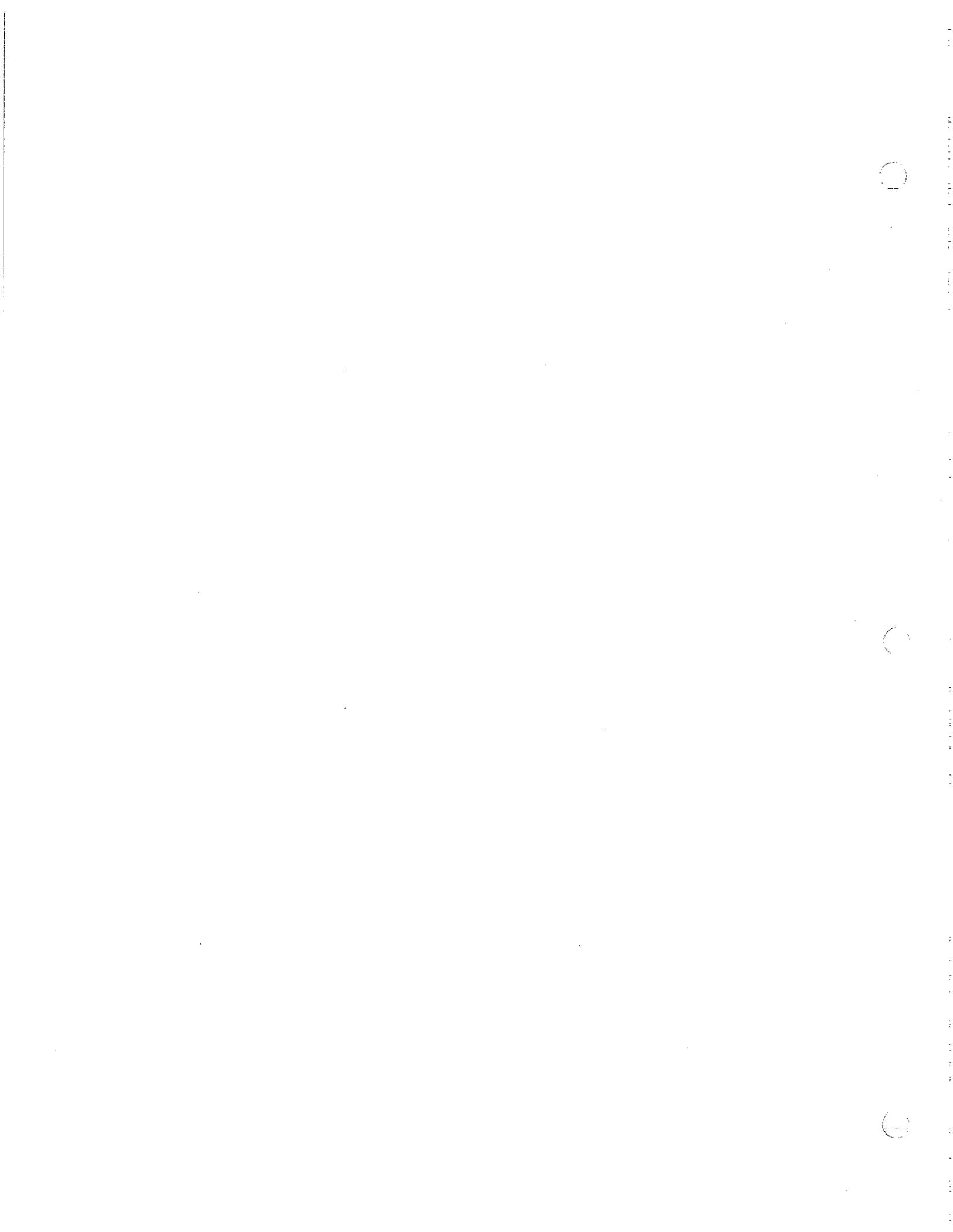
**Sewer Service Area**  
Treatment Plant  
CSO

0.5 0 0.5 1 Miles

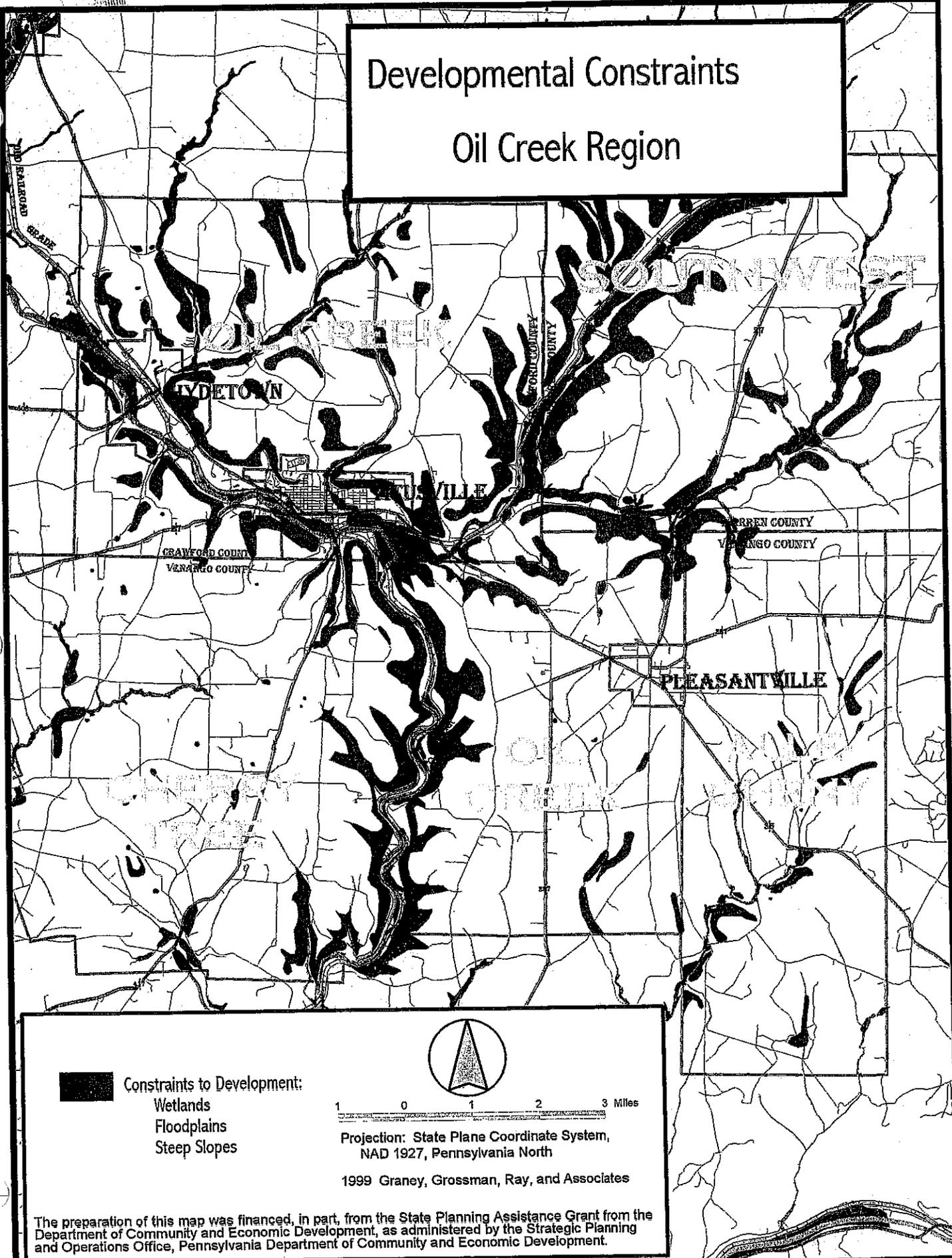
Projection: State Plane Coordinate System,  
NAD 1927, Pennsylvania North

1999 Gransy, Grossman, Ray, and Associates

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# Developmental Constraints Oil Creek Region



Constraints to Development:

- Wetlands
- Floodplains
- Steep Slopes



1 0 1 2 3 Miles

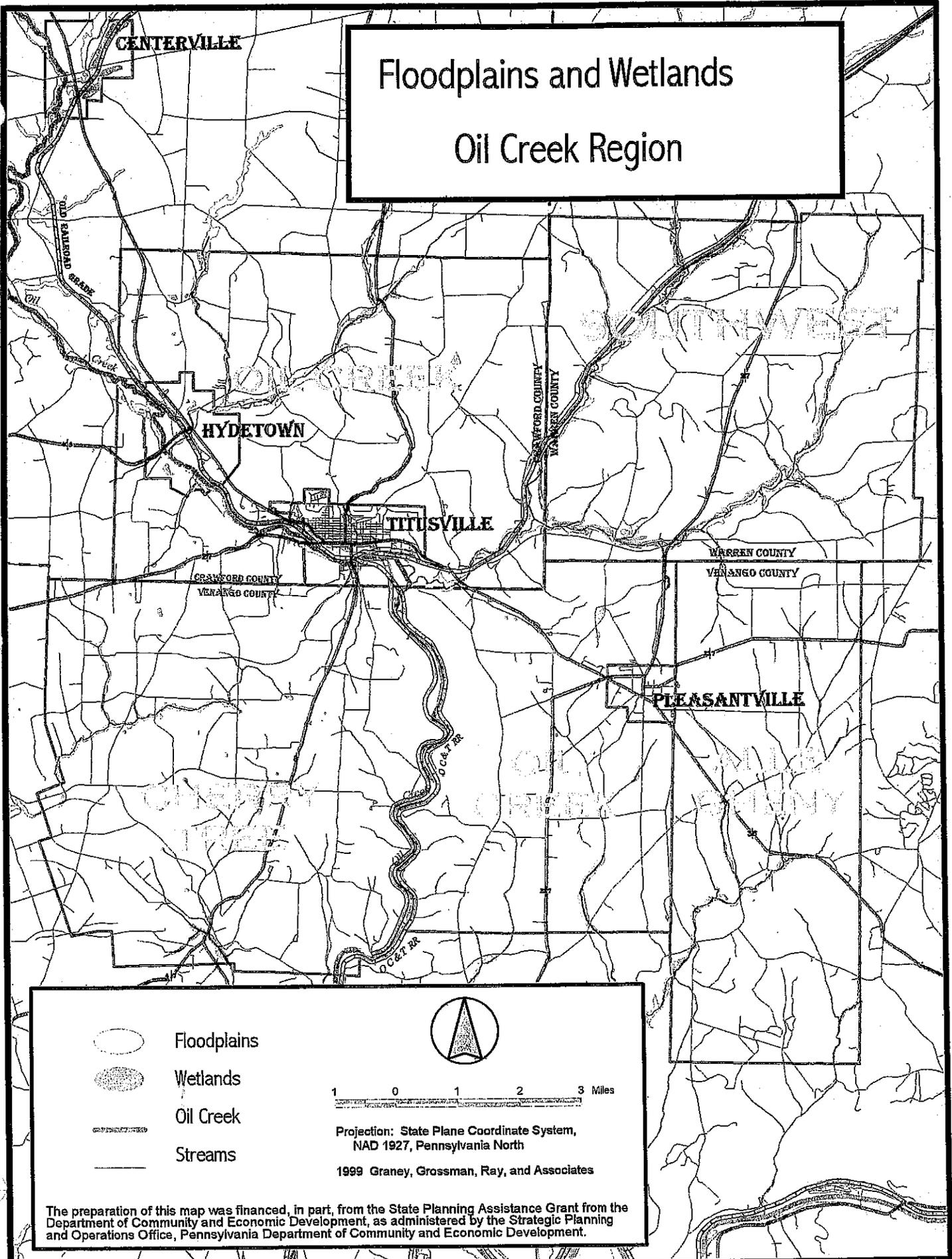
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NAD 1927, Pennsylvania North

1999 Graney, Grossman, Ray, and Associates

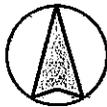
The preparation of this map was financed, in part, from the State Planning Assistance Grant from the Department of Community and Economic Development, as administered by the Strategic Planning and Operations Office, Pennsylvania Department of Community and Economic Development.



# Floodplains and Wetlands Oil Creek Region



-  Floodplains
-  Wetlands
-  Oil Creek
-  Streams



1 0 1 2 3 Miles

Projection: State Plane Coordinate System,  
NAD 1927, Pennsylvania North

1999 Graney, Grossman, Ray, and Associates

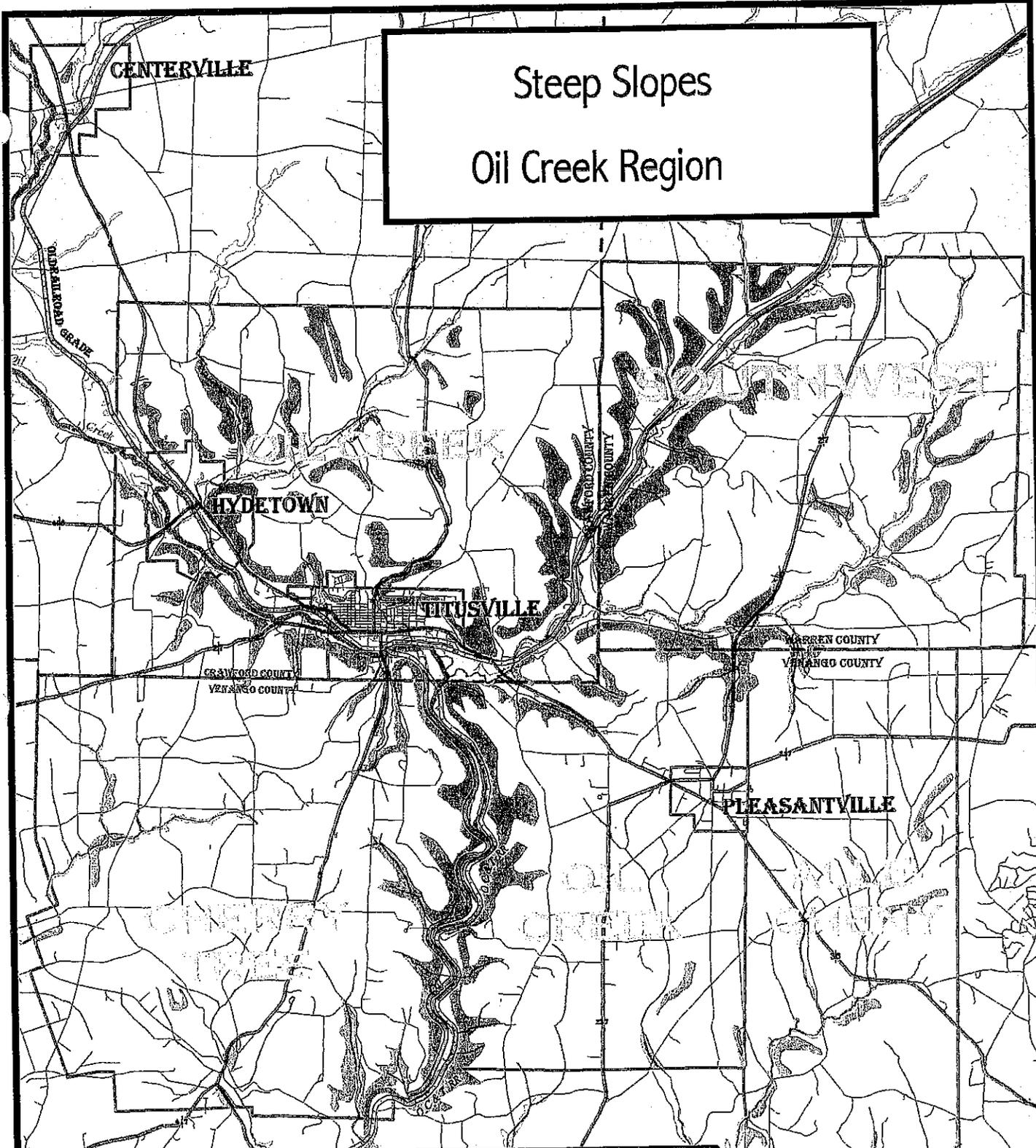
The preparation of this map was financed, in part, from the State Planning Assistance Grant from the Department of Community and Economic Development, as administered by the Strategic Planning and Operations Office, Pennsylvania Department of Community and Economic Development.

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# Steep Slopes Oil Creek Region



Steep Slopes

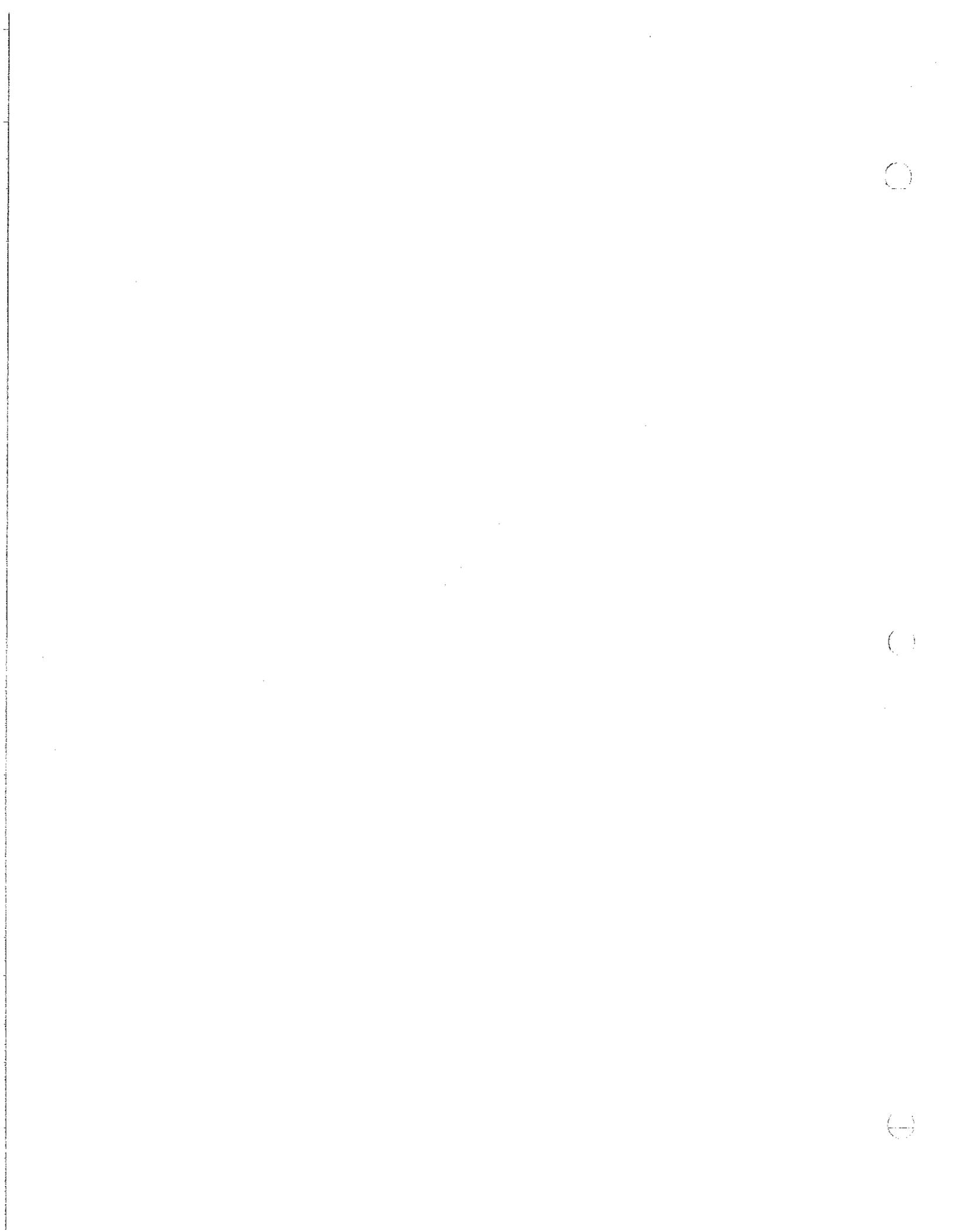


Projection: State Plane Coordinate System,  
NAD 1927, Pennsylvania North



1999 Graney, Grossman, Ray, and Associates

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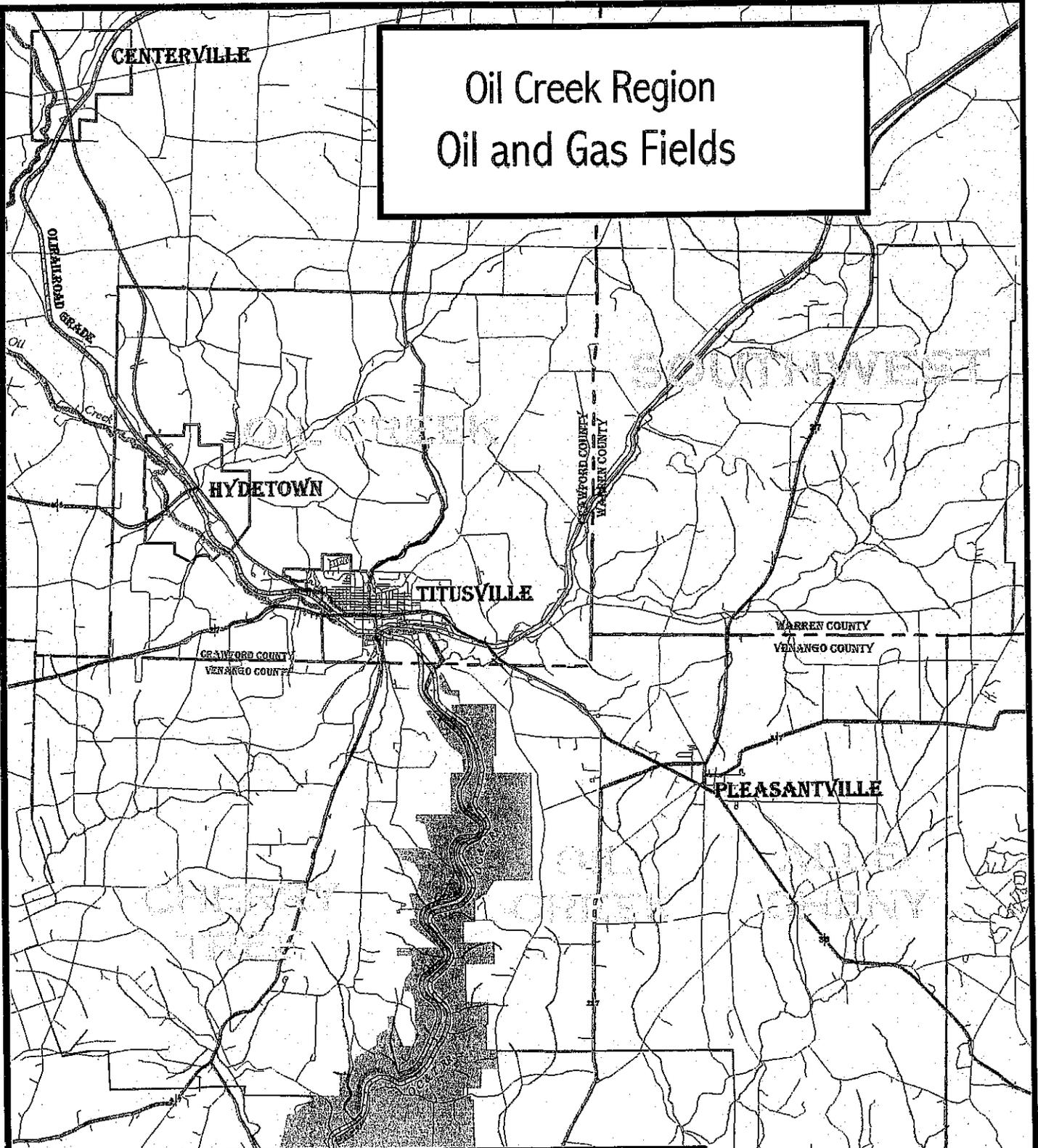


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# Oil Creek Region Oil and Gas Fields



**Oil and Gas Fields**

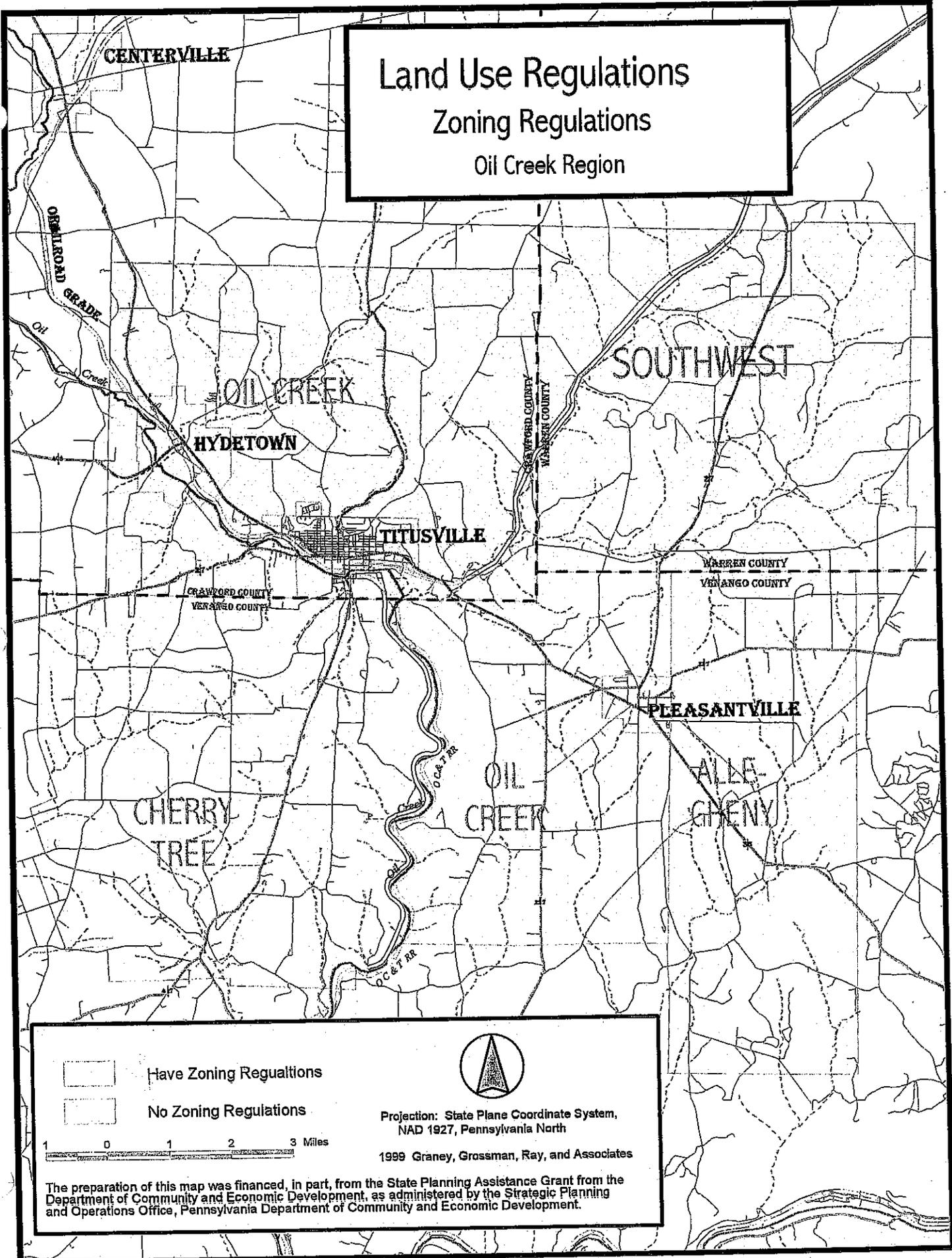
Projection: State Plane Coordinate System,  
NAD 1927, Pennsylvania North

1999 Graney, Grossman, Ray, and Associates

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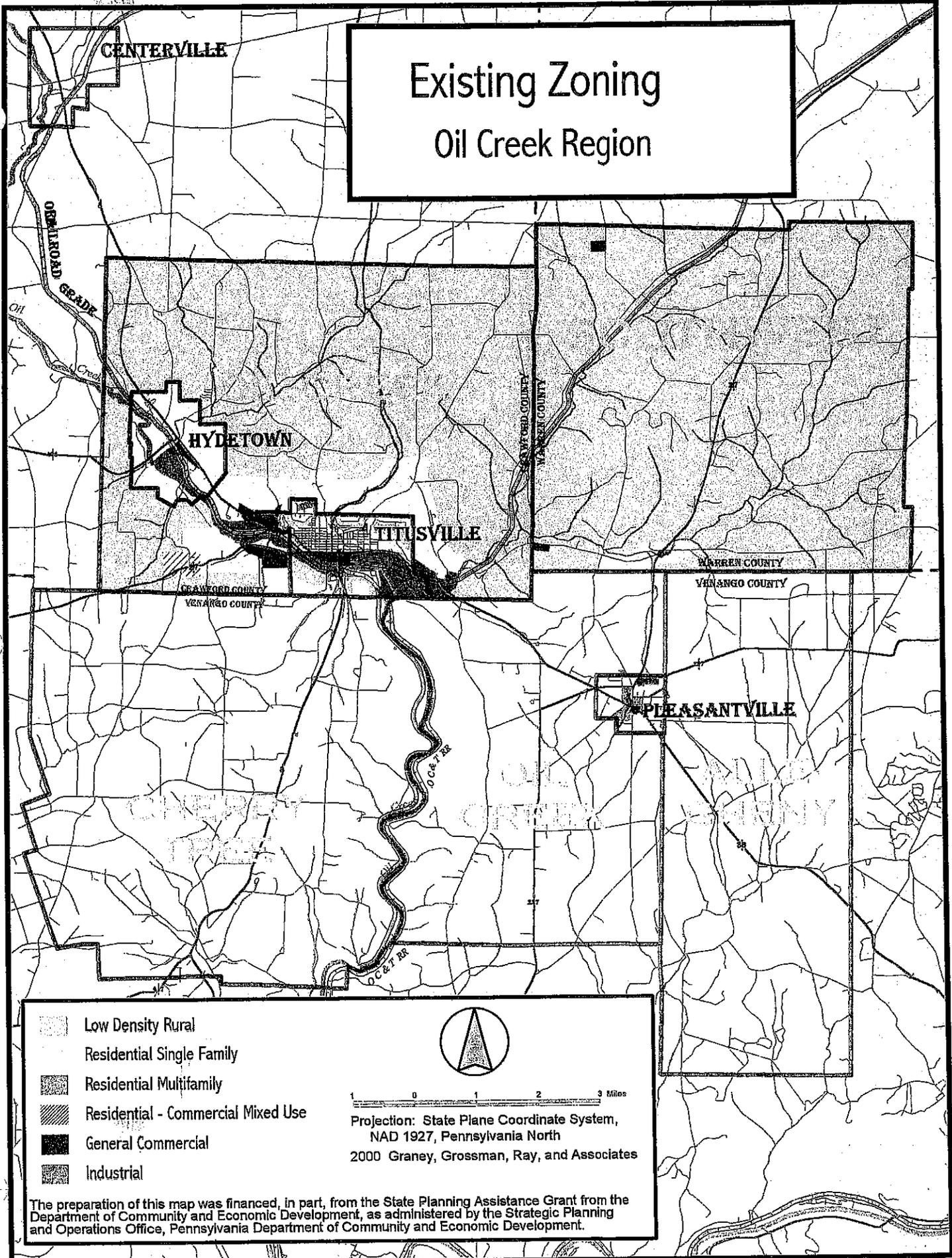
# Land Use Regulations Zoning Regulations Oil Creek Region



	Have Zoning Regulations	 Projection: State Plane Coordinate System, NAD 1927, Pennsylvania North 1999 Graney, Grossman, Ray, and Associates
	No Zoning Regulations	
		
<p>The preparation of this map was financed, in part, from the State Planning Assistance Grant from the Department of Community and Economic Development, as administered by the Strategic Planning and Operations Office, Pennsylvania Department of Community and Economic Development.</p>		



# Existing Zoning Oil Creek Region



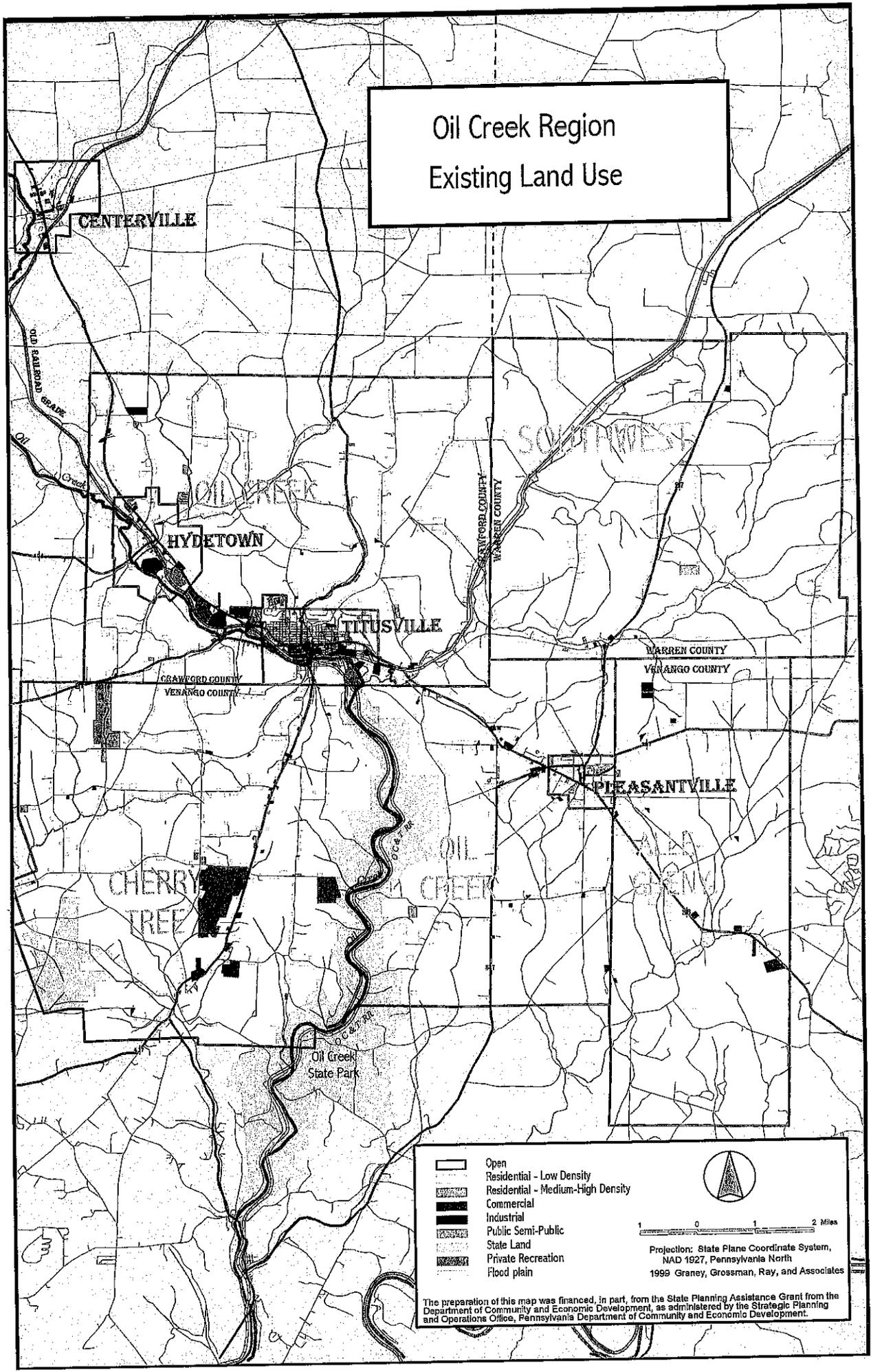
The preparation of this map was financed, in part, from the State Planning Assistance Grant from the Department of Community and Economic Development, as administered by the Strategic Planning and Operations Office, Pennsylvania Department of Community and Economic Development.

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# Oil Creek Region Existing Land Use



- Open
- Residential - Low Density
- Residential - Medium-High Density
- Commercial
- Industrial
- Public Semi-Public
- State Land
- Private Recreation
- Flood plain



1 0 1 2 Miles

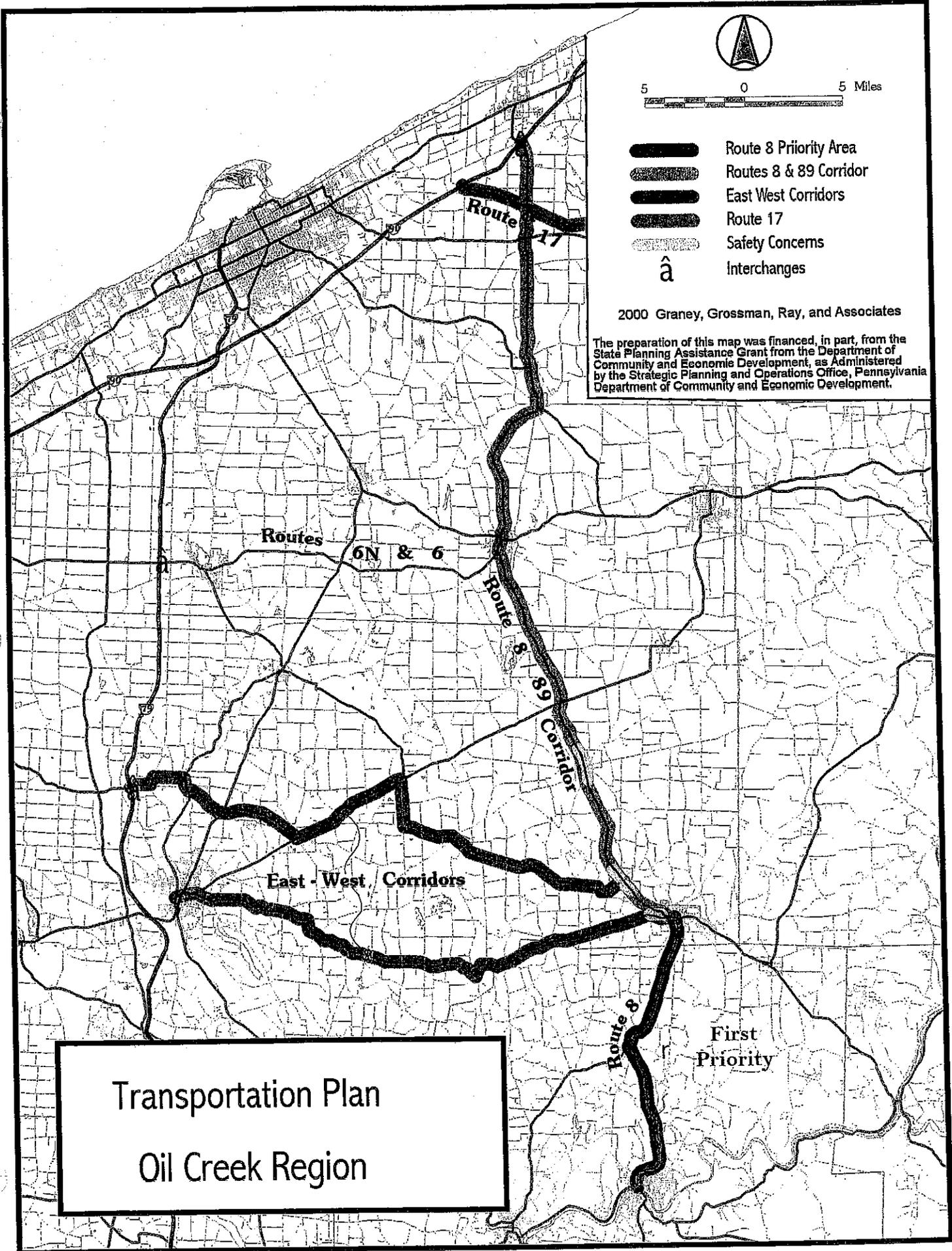
Projection: State Plane Coordinate System,  
NAD 1927, Pennsylvania North  
1999 Graney, Grossman, Ray, and Associates

The preparation of this map was financed, in part, from the State Planning Assistance Grant from the Department of Community and Economic Development, as administered by the Strategic Planning and Operations Office, Pennsylvania Department of Community and Economic Development.

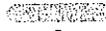
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5 0 5 Miles

-  Route 8 Priority Area
-  Routes 8 & 89 Corridor
-  East West Corridors
-  Route 17
-  Safety Concerns
-  Interchanges

2000 Graney, Grossman, Ray, and Associates

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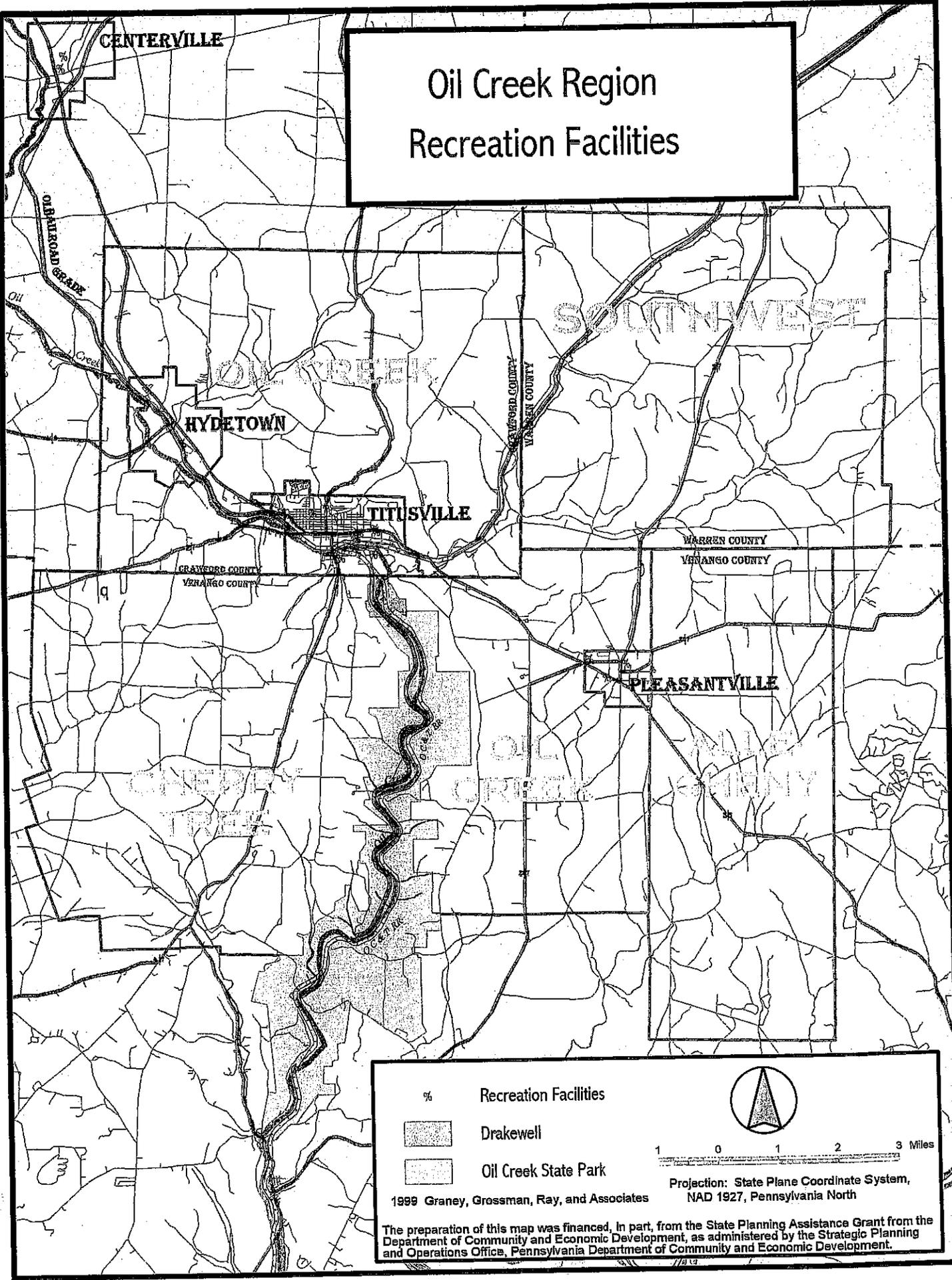
Transportation Plan  
Oil Creek Region

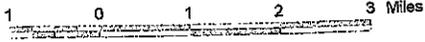
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# Oil Creek Region Recreation Facilities



%	Recreation Facilities	  1 0 1 2 3 Miles
	Drakewell	
	Oil Creek State Park	

1999 Graney, Grossman, Ray, and Associates  
 Projection: State Plane Coordinate System, NAD 1927, Pennsylvania North

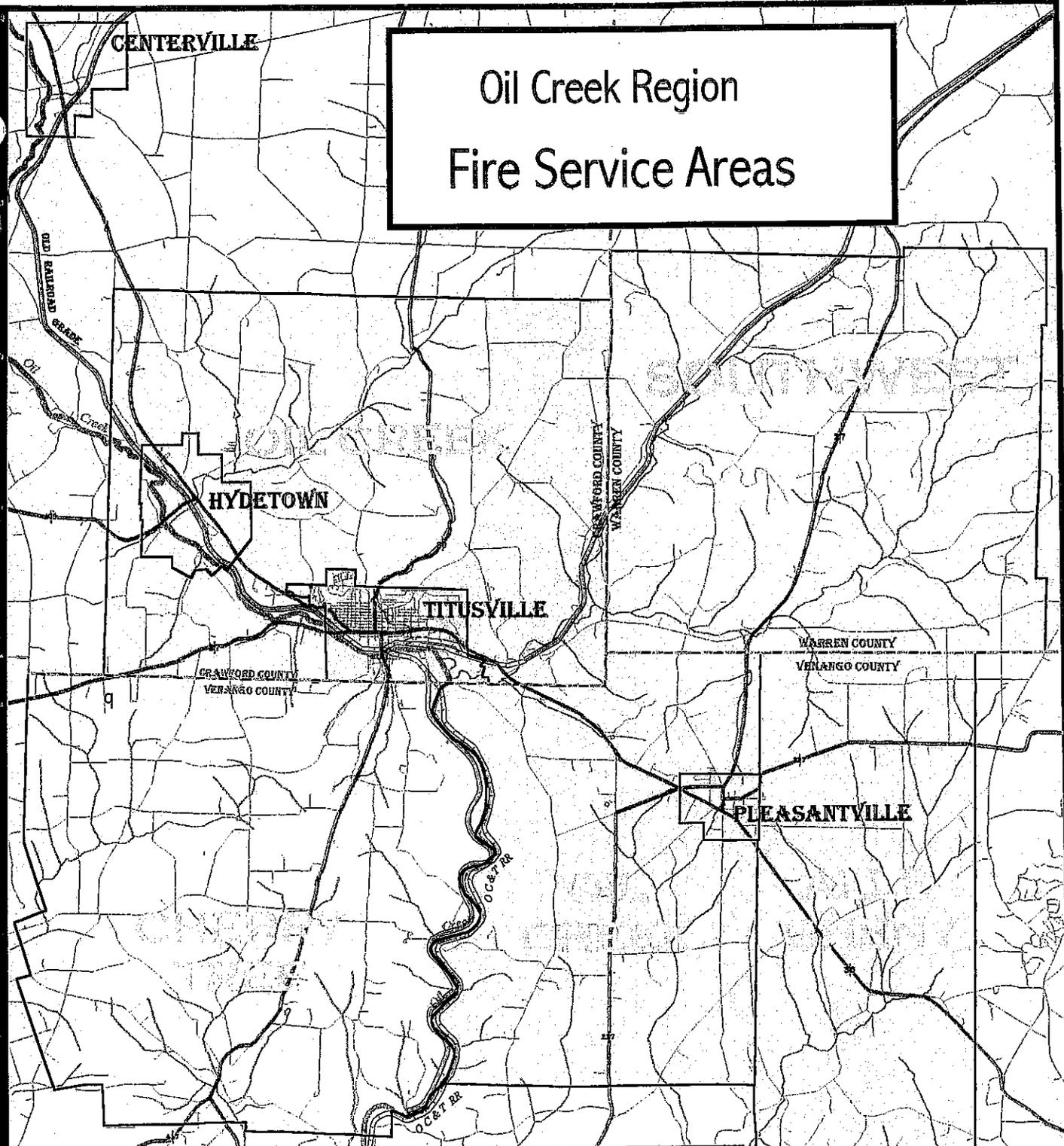
The preparation of this map was financed, in part, from the State Planning Assistance Grant from the Department of Community and Economic Development, as administered by the Strategic Planning and Operations Office, Pennsylvania Department of Community and Economic Development.

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# Oil Creek Region Fire Service Areas



- Cherry Tree Volunteer Fire Dept.
- Grand Valley Volunteer Fire Dept.
- Hydetown Volunteer Fire Dept.
- Pleasantville Volunteer Fire Dept.
- Centerville Volunteer Fire Dept.
- Titusville Fire Department



1 0 1 2 3 Miles

Projection: State Plane Coordinate System,  
NAD 1927, Pennsylvania North  
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