

How can Beaver County attain its vision?

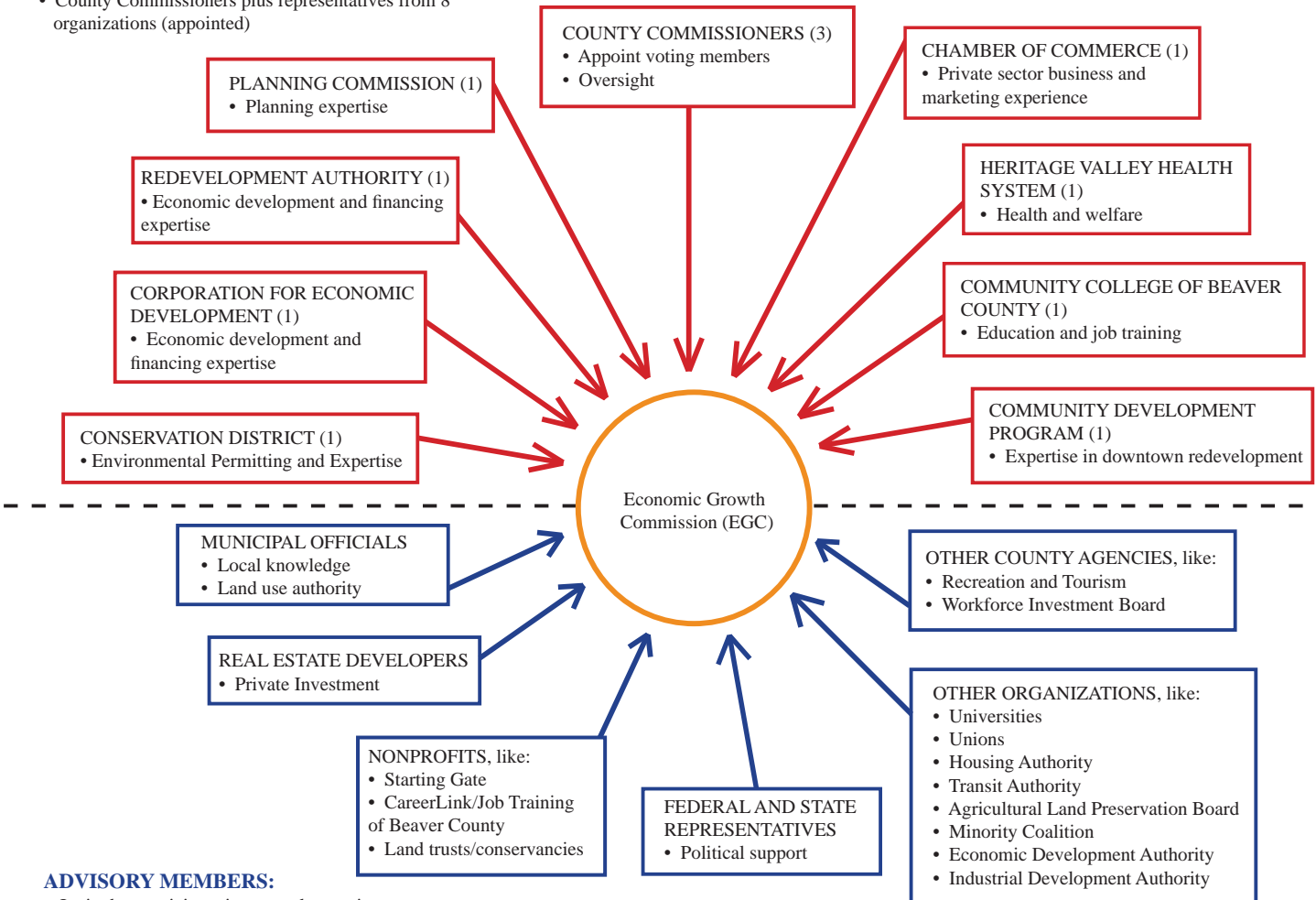
The Plan concludes with an Action Program that lists prioritized strategies. This section specifies the parties responsible for implementing the actions as well as potential funding sources.

A key recommendation proposes the formation of an Economic Growth Commission to serve as a forum for sharing information and prioritizing economic development projects of County-wide significance. By working together to advance projects, County agencies and municipalities will be better positioned to secure scarce grant funds.

STRUCTURE OF BEAVER COUNTY ECONOMIC GROWTH COMMISSION

VOTING MEMBERS (11):

- County Commissioners plus representatives from 8 organizations (appointed)



The Comprehensive Plan was made possible through support from the Beaver County Board of Commissioners:

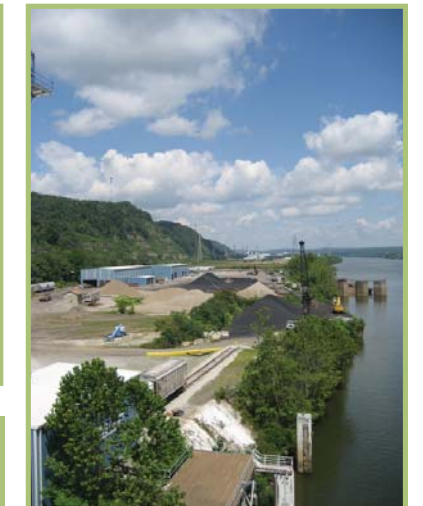
Tony Amadio, Chairman
Joe Spanik
Charles A. Camp

The preparation of this Plan was financed in part through a Land Use Planning and Technical Assistance Grant from the Department of Community and Economic Development and funding provided through a Community Development Block Grant administered by the Beaver County Community Development Program.

Beaver County Comprehensive Plan:

REBUILDING PROSPERITY THROUGH BALANCED GROWTH, REDEVELOPMENT, & CONSERVATION

Executive Summary



What qualities make Beaver County a good place to live, work and invest?
What issues keep the County from realizing its full potential?
What assets give Beaver County a special edge?
How can it capitalize on its strengths and overcome its challenges?

The Beaver County Comprehensive Plan answers these questions and provides the County with a framework for continued progress. It promotes strategies that are consistent with the Commonwealth's Keystone Principles, such as "Redevelop First," and "Restore and Enhance the Environment." The goal is to provide the County with realistic, achievable steps that build on past successes and create new paths to prosperity.

What is a Comprehensive Plan?

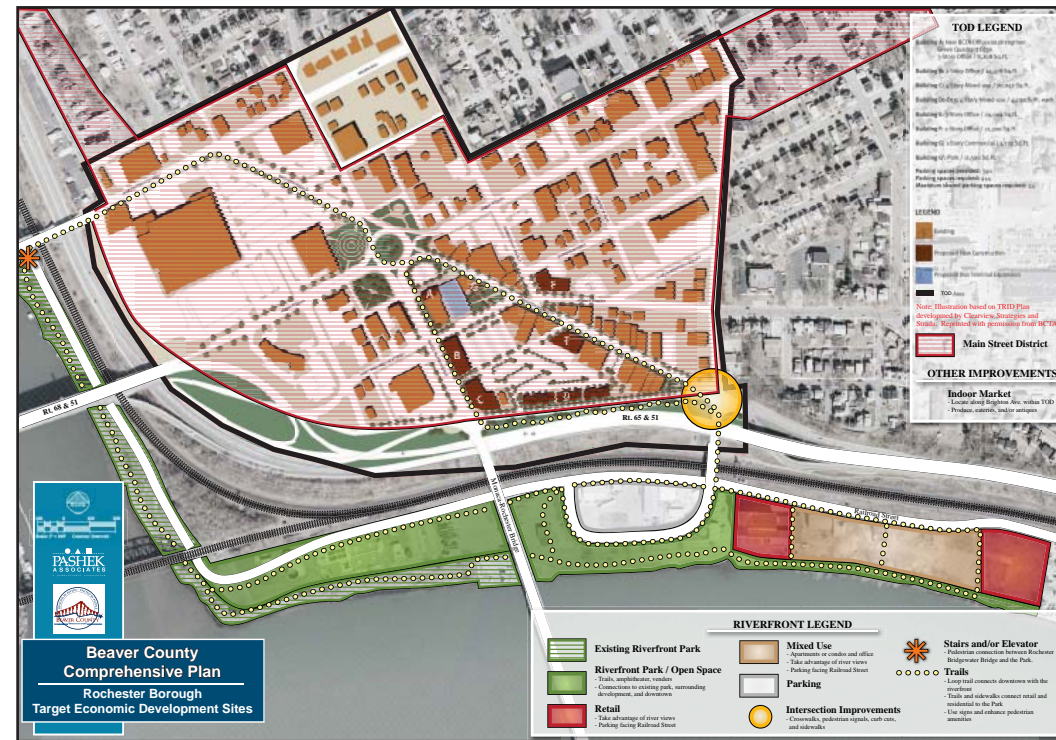
Section 301 of the Pennsylvania Municipalities Planning Code (MPC) requires that each County adopt a comprehensive plan with specific elements, such as plans for land use, housing, transportation, as well as plans for preservation of prime agricultural lands and historic sites. The MPC requires Counties to update their comprehensive plans every ten years (section 302). Once adopted, the Comprehensive Plan establishes a policy framework for the County and its municipalities. Municipal comprehensive plans must be "generally consistent" with the County Comprehensive Plan.



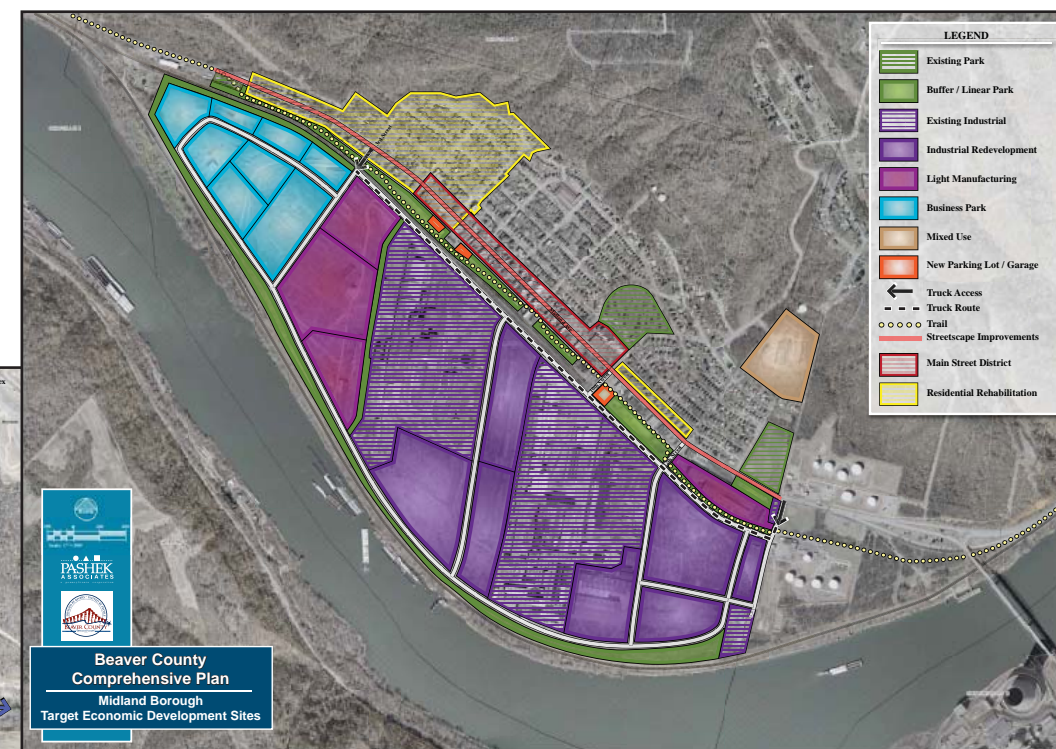
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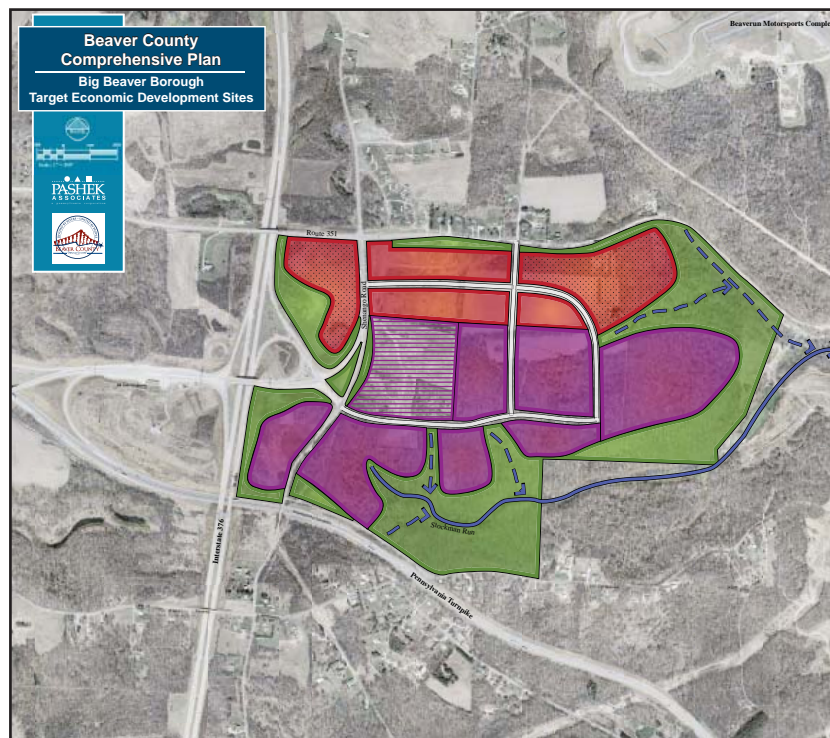
Center and Potter Townships Target Economic Development Site



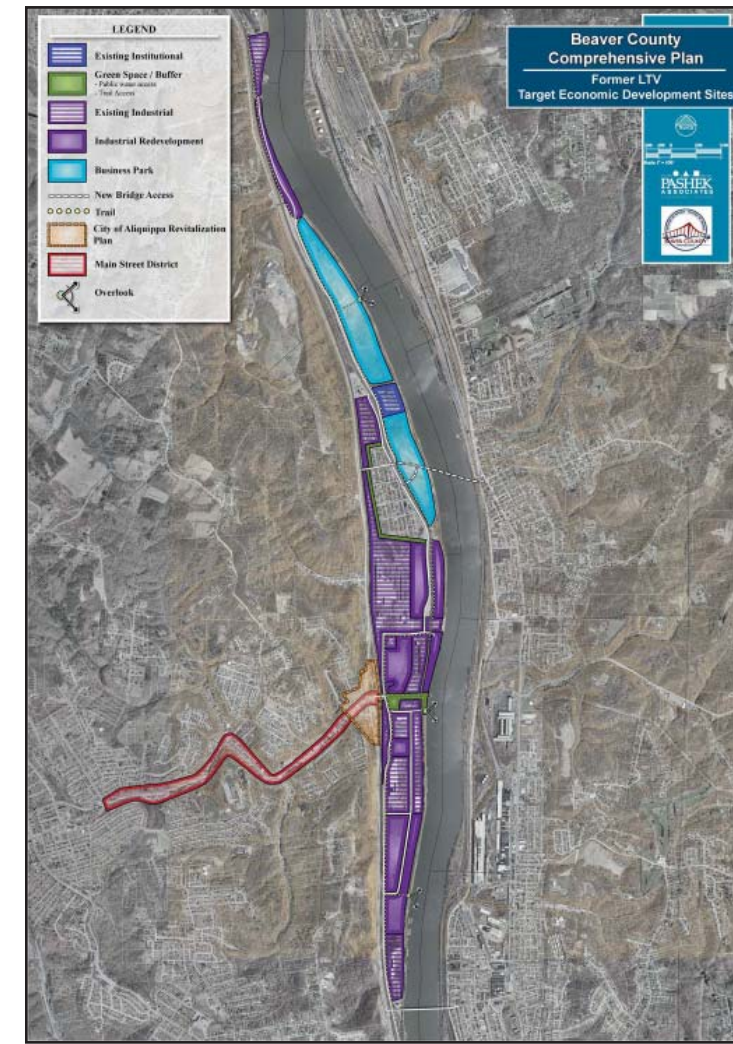
Rochester Borough Target Economic Development Site



Midland Borough Target Economic Development Site



Big Beaver Borough Target Economic Development Site



Former LTV Target Economic Development Site

The purpose of this plan is to guide future growth and economic development and to establish a coordinated strategy for meeting our residents' economic and social needs in a way that balances new development, redevelopment of existing places and preservation of natural, cultural and historic assets in a manner that protects, preserves and enhances the quality of life for all County residents.

- The average age of the County's population was the highest in the region in 2006 (43.3 years).
- Residents believe affordable housing is one of the County's best assets and should be better marketed.
- New housing was built at a rapid rate between 1990 and 2006 despite steady population loss. Most new units were in suburban and rural areas.
- There has been progress in redeveloping abandoned industrial sites and attracting new businesses, but economic development activities are not overseen by a central coordinating body.
- Residents strongly support efforts to share and consolidate services among municipalities and school districts.

The Background Assessment culminates in a summary of the County's strengths, weaknesses, opportunities and challenges.

Who developed the Plan?

- A 15-member Steering Committee met regularly to discuss information and guide the planning process. Members represented organizations with expertise in areas such as "brownfield" redevelopment, housing programs, downtown revitalization, and agricultural land preservation.
- County residents provided important insights through public meetings, interviews and a survey.
- The Beaver County Planning Commission managed the project with assistance from Pashek Associates.

What did we learn?

The plan's Background Assessment assesses existing conditions in the County. A few of the many findings include:

What does Beaver County want to be?

Building on the background assessment and public input, the plan then establishes a vision for the County's future. A Future Land Use Map depicts where to target development and redevelopment as well as what type and scale of development is desired. The map also identifies areas where agricultural and natural resources should be protected.

A unique feature of the plan is the inclusion of detailed concept plans for five (5) target economic development sites. These sites represent varied locations and types of development, including downtown revitalization in Midland and Rochester; "brownfield" redevelopment at the former LTV and Crucible sites along the Ohio River; and new development in Big Beaver Borough and Center and Potter Townships.