
LAWRENCE PARK TOWNSHIP AND WESLEYVILLE BOROUGH

COMPREHENSIVE PLAN



August 2004

**PREPARED BY THE
LAWRENCE PARK TOWNSHIP AND
WESLEYVILLE BOROUGH PLANNING COMMISSION**

**ASSISTED BY
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Background Report

Lawrence Park Township
And
Wesleyville Borough

Regional Location



**LAWRENCE PARK TOWNSHIP AND
WESLEYVILLE BOROUGH
COMPREHENSIVE PLAN**

**Prepared by the
Lawrence Park Township and Wesleyville Borough Planning Commission**

August 2004

**Assisted by
Graney, Grossman, Colosimo and Associates, Inc.
Grove City, Pennsylvania**

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Background Report - Introduction

After World War II, Erie County and its constituent municipalities were poised for the impending economic boom that was looming. With demand for goods and services pent up since the beginning of the Great Depression, the manufacturing-based economy of the County of Erie, and the City in particular, was primed for rapid expansion and growth.

This optimism was prevalent throughout the County, especially in communities such as Lawrence Park Township and Wesleyville Borough. With an established population base, they were ready for good times to come to fruition



in the 1950s. General Electric, Hammermill Paper, and a number of other companies were ready to provide quality employment for local residents. At the same time, the workers in Erie County would provide



products to consumers from one end of the globe to the other. Many thought, not just here, but in similar communities throughout all of the industrial Midwest and Northeast that the good times would last forever.

Forever did not last long. The very companies that prospered so much in Erie County searched for other areas where they could repeat this model of success both in this country and other nations. Their competitors sought similar results. Soon, other areas were manufacturing the same products made in Erie County but in modern plants with good quality, more efficiently, and at less cost.

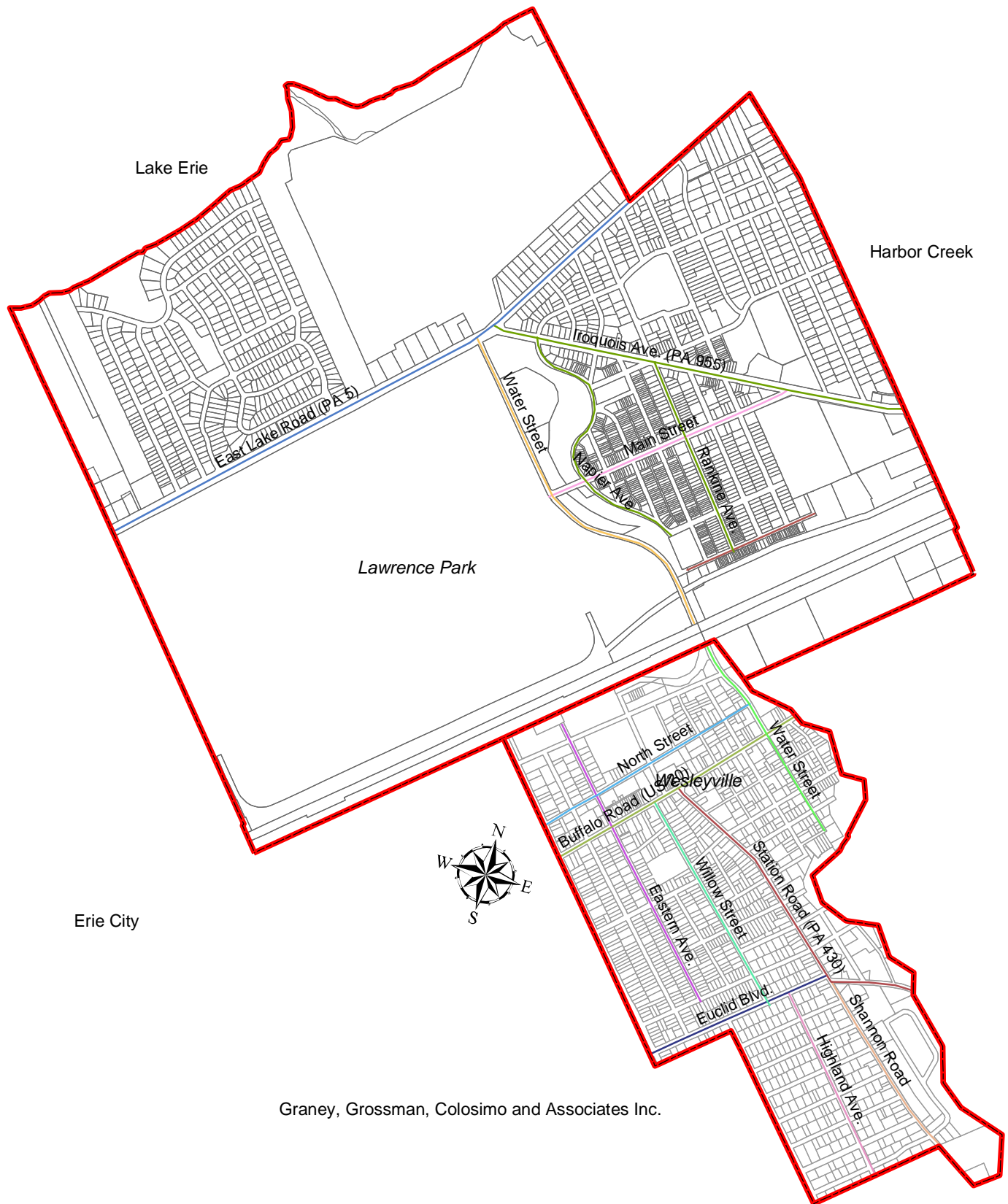
In roughly a quarter century, the manufacturing infrastructure in the Midwest and Northeast went from adequate to obsolete. The change was rapid and painful. To illustrate, in 1974, the unemployment rate in Erie County was just 4.5 percent. For 20 of the next 22 years, the annual unemployment rate would vary between 6.1% and 14.3 percent. The same industrial plants that held so much promise in the 1950s and 1960s became good times that no longer existed.

Today, fifty years later, Lawrence Park and Wesleyville again stand looking to the future with anticipation. To help these municipalities ready for the future, they are preparing this Comprehensive Plan. The process starts with an examination of where the communities have been and where they are now currently. Then, based on this information, citizen goals and objectives can be stated. The final part of the discussion is an examination of how to implement these desires of the communities.

This first section of the Comprehensive Plan, the Background Report, is comprised of several sections, all which are descriptive of the conditions in Wesleyville and Lawrence Park. These sections are: demographics, economy, housing, land use, transportation and community facilities.

Demographics detail information dealing with the citizens of the two municipalities, such as population change, age, gender, racial and Hispanic origins, household characteristics, income and poverty. The economy will examine the financial health of the Lawrence Park and Wesleyville by examining occupation and industry data as well as available information from the economic census. Housing addresses issues such as housing values, costs, and conditions. Land use examines the current state of development in the communities and the ordinances that govern further growth. The section on transportation reviews the roads, streets, and highways in the area. Also examined will be other resources the Region has available, such as mass transit and rail, air and lake/sea transportation. Finally, community facilities investigate the infrastructure and services, including water, sanitary and storm sewers, recreational, educational, and governmental that is available both in the municipalities and also the local region.

Wesleyville and Lawrence Park Study Area



DEMOGRAPHICS



WESLEYVILLE BOROUGH-LAWRENCE PARK TOWNSHIP COMPREHENSIVE PLAN

Demographics is the science of the study of people. It examines people and their most basic interactions. From this information, one can see where a community has been, where it is today and predict where its future lies.

Fifty-Year Trends

In 1950, the baby boom was well underway in Erie County. Having gained nearly 40,000 residents between 1940 and 1950, the prosperity, heralding the end of the Great Depression, had truly arrived. By 1960, the county had gained another 30,000 residents. The 20-year population growth rate rivaled that of the nation and nearly tripled that of the Commonwealth. The 1960s and 1970s saw more modest growth occur in the county—an 11% increase, about one half the national rate, but still double that of Pennsylvania. By 1980, the county population was 100,000 persons greater than in 1940, 60,000 greater than 1950.

Table D-1: 50-Year Population
Pennsylvania, Erie County, Lawrence Park Township and Wesleyville Borough

	Pennsylvania		Erie County		Lawrence Park Township		Wesleyville Borough	
Year	Count	% Change	Count	% Change	Count	% Change	Count	% Change
1950	10,498,012	N.A.	219,388	N.A.	4,154	N.A.	3,411	N.A.
1960	11,319,366	7.8	250,772	14.3	4,403	6.0	3,534	3.6
1970	11,800,766	4.3	263,620	5.1	4,517	2.6	3,920	10.9
1980	11,864,720	0.5	279,780	6.1%	4,584	1.5	3,998	2.0
1990	11,881,646	0.1	275,573	-1.5	4,310	-6.0	3,655	-8.6
2000	12,281,054	3.4	280,843	1.9	4,048	-6.1	3,617	-1.0
Total Change	1,783,042	17.0	61,455	28.0	(106)	-2.6	206	6.0

Source: U. S. Census

It was at this heady time that for Erie County as well as the rest of western Pennsylvania that the bottom fell out. Long-time industry either left for a new location or ceased to exist all together. The national recession of 1981-1982 (climaxing in Erie County in 1983) was the most severe economic downturn since the Great Depression, arguably struck the local economy in 1975. As stated in the Introduction, unemployment climbed above 7% that year and essentially would not drop below that figure for years to come. At first, most local residents, and employers, deemed it to be one of the regular, cyclical downturns that plagued the

post-World War II economy. After a few quarters, the economy would pick up and the “good times” would be back. But that was not the case this time. Eventually, the unemployed, especially the youth of the Region, realized they would need to look elsewhere for jobs. Between 1980 and 1990, Erie County saw its first, and only, decennial population decline in the 20th century. It was a small drop, roughly 4,200 persons. But, after nearly tripling county population in a span of 80 years, the drop officially confirmed what everyone already knew; the good times were over.

In the 1990s, there was a slight population rebound in Erie County. The population as of the 2000 Census was just over 280,000 persons, effectively the same as it was in 1980. Although it was a modest increase, it still was an increase.

Understanding these trends for Erie County is important starting point for understanding what occurred in Lawrence Park and Wesleyville over the same time. The countywide trends set a framework for what occurred in the municipalities.

Both Lawrence Park and Wesleyville grew from 1950 until 1980, just as the rest of the county did. Lawrence Park gained 430 residents, or 10.5% over the 30-year span. Wesleyville saw a bit more robust growth, with a 587, or 17.2%, increase in the population. While both municipalities grew, it was not at the rate of the rest of the county. The question one would ask is why did these two communities lag behind, at least in terms of all of Erie County? The county, as a whole, saw growth of roughly 30% over this 30-year period. What was it that limited the rapid population increases that the rest of the county experienced?

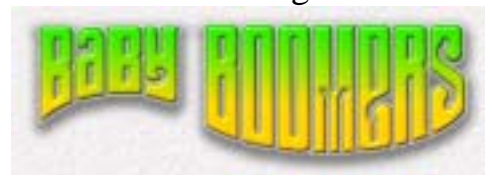
There were two primary factors that limited population growth in these municipalities. The first limiting factor to growth in the communities is their physical size. Lawrence Park is the smallest township in Erie County. Wattsburg is the only borough smaller than Wesleyville. The lack of land area in these two communities, along with little open, developed land, prevented then, as it does today, significant new development. Lawrence Park and Wesleyville were both mature, urban communities in 1950. While neither was an “old” community, significant development had already occurred in both municipalities by the end of World War II. The communities in Erie County that witnessed big growth since 1950, such as Millcreek and Harborcreek Townships, were rural in nature.

Between 1980 and 2000, the gains both municipalities realized in the previous 30 years evaporated. Lawrence Park lost its gain of 430 residents, plus an additional 106 residents. Wesleyville did not see quite the same population drop. It only lost 381 of the 587 residents it gained from 1950 to 1980. The result is that after 50 years, the two communities saw a combined population increase of 100 persons. It is true that this is not as large as the increases in other areas of Erie County. Still, this increase is more robust than what was seen in many other urban communities in western Pennsylvania.

Age Characteristics

With the basic understanding of what has occurred to the population numbers of Wesleyville and Lawrence Park over the past 50 years, it is now appropriate to investigate the age characteristics. The age statistics of a community provides substantial information for a planner. What types of facilities are needed, whether or not the community will look forward to population growth in the near future and how the community should market itself for new residents. There are two different statistical elements that will be examined here. The first is median age of the community. The second examines age characteristics in various groupings.

The median age of Pennsylvania in 2000 was 38.0 years, up from 35.0 years in 1990. The 2000 figure is substantially greater than the nationwide figure of 35.3



years. In fact, only West Virginia, Florida, and Maine have an older median age than Pennsylvania. There are several factors that have contributed to this fact, such as the early start to the baby boom in the Commonwealth, the out-migration of young adults that started in the 1980s, and the trend to a smaller family size. And while Pennsylvania is older than most states, the increase in age between 1990 and 2000 is a national trend. The baby boomers, persons born from 1946 to 1964, are now primarily on the high side of the median age figure. This size of this group will continue to exert a force on the median age for many decades to come.

For Erie County, the median age figure for 2000 is just 36.2 years. While older than the nation as a whole, the county is significantly younger than most of the State. There are several factors that play into this, but perhaps the most dominant is the City of Erie. With a median age of 34.1, the City is one of the few communities in western Pennsylvania that is younger than the nation as a whole.

The same is true of Wesleyville. It, too, has a median age of just 34.1 years. It has arrived at this number somewhat differently than the City of Erie did though. The City has two major educational institutions inside its borders: Gannon University and Mercyhurst College. Though many City residents attend these schools, they also attract a sizeable number of students who move to the area for their educational needs. Wesleyville Borough a similar situation exists. With the close proximity to Berhend College, the Borough is a community with student housing.

If Wesleyville is the atypical western Pennsylvania community in terms of age, then Lawrence Park is far more in keeping with the norm. It has a median age of 39.4 years, above the Statewide average by nearly 5 percent. It is only one of 9 municipalities in Erie County that has a median age above the State's figure. Many of these municipalities are similar, that is, the well-developed suburbs of the Erie Metro Area or urban communities.

What is the common characteristic that drives the age of these communities up? These municipalities are the much sought suburb enclaves of Erie County. As such, housing prices tend to be out of the reach of many new, young families. The very success of communities such as Lawrence Park in becoming an ideal location to live subsequently skews the population to an older mix.

Five-Year Age Cohorts and Age Groups

The median age statistics present some basic information needed to start drawing conclusions about a community. It is only a start. It is necessary to look at more detailed age data to truly understand what is occurring in that community. There are two useful ways to look at this detailed breakdown. The first is to examine the population divided into equal sized groupings, or cohorts. The second is to group the population into groups with similar social needs and characteristics.

There are numerous ways to break the population into cohorts. This discussion will focus on seventeen 5-year pairings, extending from 0 to 4 years to 80 to 84 years. The final cohort consists of the remainder of the population 85 years and older. Tables D-2 and D-3 present this data for comparison for the state and county as well as the study community. One will notice that the data is presented in both absolute and percentage terms. This eases the comparison of the different political units. It is difficult to meaningfully compare the 30 to 34 year cohort, in 1990, between Pennsylvania's 1,001,164 persons and Wesleyville's 331 persons.

However, it is very easy to see that this cohort in 1990 represented 8.4% of the Commonwealth's population and 9.9% of the Borough.

**Table D-2: Population Characteristics
5-Year Cohorts – 1990**

	Pennsylvania		Erie County		Lawrence Park Township		Wesleyville Borough	
Age	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
0-4 years	796,473	6.7	19,973	7.2	278	6.5	243	6.6
5-9 years	783,912	6.6	20,393	7.4	331	7.7	232	6.3
10-14 years	758,282	6.4	19,449	7.1	306	7.1	278	7.6
15-19 years	817,958	6.9	22,507	8.2	288	6.7	287	7.9
20-24 years	852,086	7.2	22,126	8.0	267	6.2	298	8.2
25-29 years	917,004	7.7	20,242	7.3	303	7.0	264	7.2
30-34 years	1,001,164	8.4	22,349	8.1	330	7.7	331	9.1
35-39 years	917,717	7.7	21,598	7.8	316	7.3	249	6.8
40-44 years	821,495	6.9	18,093	6.6	252	5.8	258	7.1
45-49 years	661,520	5.6	14,451	5.2	196	4.5	194	5.3
50-54 years	563,347	4.7	11,878	4.3	196	4.5	182	5.0
55-59 years	552,732	4.7	11,486	4.2	196	4.5	181	5.0
60-64 years	608,242	5.1	13,002	4.7	263	6.1	187	5.1
65-69 years	592,604	5.0	12,733	4.6	259	6.0	167	4.6
70-74 years	483,663	4.1	10,301	3.7	214	5.0	140	3.8
75-79 years	361,594	3.0	7,291	2.6	135	3.1	93	2.5
80-84 years	223,814	1.9	4,380	1.6	91	2.1	49	1.3
85+ years	168,039	1.4	3,320	1.2	89	2.1	22	0.6
	11,881,646	100.0	275,572	100.0	4,310	100.0	3,655	100.0

Source: U. S. Census

**Table D-3: Population Characteristics
5-Year Cohorts – 2000**

	Pennsylvania		Erie County		Lawrence Park Township		Wesleyville Borough	
Age	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
0-4 years	727,804	5.9	17,440	6.2	227	5.6	228	6.3
5-9 years	827,945	6.7	19,997	7.1	287	7.1	240	6.6
10-14 years	863,849	7.0	20,251	7.2	288	7.1	252	7.0
15-19 years	850,986	6.9	22,404	8.0	325	8.0	278	7.7
20-24 years	746,086	6.1	20,419	7.3	172	4.2	371	10.3
25-29 years	732,701	6.0	17,078	6.1	216	5.3	255	7.1
30-34 years	827,785	6.7	18,147	6.5	252	6.2	223	6.2
35-39 years	951,400	7.7	20,283	7.2	300	7.4	265	7.3
40-44 years	996,676	8.1	22,224	7.9	322	8.0	278	7.7
45-49 years	908,650	7.4	21,003	7.5	304	7.5	233	6.4
50-54 years	796,382	6.5	17,185	6.1	223	5.5	210	5.8
55-59 years	619,969	5.0	13,454	4.8	178	4.4	167	4.6
60-64 years	511,656	4.2	10,702	3.8	174	4.3	152	4.2
65-69 years	480,656	3.9	9,702	3.5	148	3.7	119	3.3
70-74 years	488,616	4.0	10,266	3.7	201	5.0	134	3.7
75-79 years	422,311	3.4	9,163	3.3	196	4.8	101	2.8
80-84 years	290,015	2.4	6,233	2.2	134	3.3	75	2.1
85+ years	237,567	1.9	4,892	1.7	101	2.5	36	1.0
	12,281,054	100.0	280,843	100.0	4,048	100.0	3,617	100.0

Source: U. S. Census

It is interesting to note the changes in Census data between 1990 and 2000 for Lawrence Park and Wesleyville. For example, between the two Census, in Wesleyville, as the 1990 10 to 14 year cohort aged to become the 20 to 24 year cohort, it gained 93 persons, or roughly 33 percent. For the same group in Lawrence Park, it lost 134 members.

Here, the influence of student housing for Behrend College is apparent. In fact, several of Wesleyville's younger cohorts, particularly the 0 to 4, 5 to 9, and 10 to 14 year cohorts, saw growth during the 1990s. For the first two cohorts, the majority of this growth occurred because of an in-migration of persons between 20 years and 44 years of age in 1990. These children were of an age that they are living with their parents in the year 2000. Because of this increase in the children of the community, one would expect, to some extent, an increase in the cohorts in 2000 between 30 years and 54 years. Yet, this did not happen. In only one five-year cohort of this grouping, that from 35 to 39 years, was the 2000 population



greater than its 1990 counterpart, and that by just one person. So between 1990 and 2000 in Wesleyville, there was a very fluid movement of residents in and out of the community. Many young families moved into the Borough while an even larger group of younger adults, singles, and couples, left the community.

For Lawrence Park, a very different demographic dynamic was observed. As stated before, the 1990 10 to 14 year cohort experienced a sizeable population loss. By the time of the 2000 Census, the 134-person drop presented a 43.8% decrease in this group. Some of it can be attributed to college. However, the much smaller (6 person) ten year drop in the 1990 5 to 9 years cohort as it aged indicates that post secondary education is probably not the prime factor. If so, the 2000 15 to 19 years cohort would have experienced a far greater decline. As stated before, it is as likely that the new young adults of Lawrence Park are looking for a place to live that they could afford.

So what of older cohorts in Lawrence Park, those between 20 years and 44 years in 1990? For the most part, they remained stable. Several of them showed net changes that are indicative of either no net migration (a natural decrease due to death), or just a slight out-migration. And, when looking at the percentages of the population these cohorts represent, most were actually as large or larger in 2000 than they were in 1990.

It is also useful to directly examine cohorts between the two Censuses, especially when looking at public and municipal services a community may need. This is especially helpful in planning the needs for specialized services such as schools or elderly care. In looking at the cohorts for children in the two Censuses, those aged 0 years to 19 years, one finds in both communities a noticeable drop in the preschool-aged children, but a relatively steady level of those who are school-aged. The policy influence is that the needs of the education system should remain steady for the next 5 to 10 years. After that, a bit of a drop of in facility needs is likely.

As one can see from the foregoing discussion, even with the five-year cohorts, it is often easier to group the cohorts together to create classes of similar needs. The individual age-group sizes vary from one cohort to six, or five to thirty years. The breakdowns are:

Preschoolers - Age 0-4 Years: This group is indicative of family growth and is also a measure of service needs such as day care and health/medical. Only the 0-to-4-year cohort is used.

School Age - Age 5-19 Years: In many ways, this is a critical age group, which requires heavy public expenditures. Schools, recreation, and public safety are just a few of the areas, which this group heavily influences. The school-age group is the basis for the next group, the young adults. The 5-to-9 year, 10-to-14-year, and 15-to-19-year cohorts comprise this group.

Young Adults - Age 20 to 34 Years: Young adults are vital to the health and future of any region for a multitude of reasons. These people are the college students, young married couples, family formers, and persons entering the workforce. At this time in their life, people tend to be highly mobile and single young adults can relocate freely. Many young families frequently move within a region, seeking the best schools and recreation facilities for their children, while also living in the safest possible community. Additionally, all Young Adults are prime consumers of “big ticket” items, such as cars, homes, furniture, and appliances. This group is made up of the 20-to-24-year, 25-to-29 year, and the 30-to-34-year cohorts.

Adults - Age 35 to 64 Years: This group represents the “backbone” of any community. It is populated with a high percentage of homeowners. People in this age group are reaching the apex of their earning power. Additionally, this group has fewer demands on municipal and social services than perhaps any of the other groups. There are six age cohorts ranging from 35 to 39 years to 60 to 64 years, inclusive, which populate the age group.

Mature - Age 65 Years and Older: Once very homogeneous, this age group has, in recent years, become more diverse in its economic and social conditions. Household size and housing needs change often in this group. Income tends to fall with some as the members retire. However, the average age of retirement is increasing as the average person lives longer. Additionally, larger obligations, such as the household mortgage, are usually paid off by this time of life. Therefore, while income is frequently down in mature households, discretionary spending is often up. Conversely, extended care and other health/medical issues increase, especially for the older members of this age group. This group is made up of the last five oldest cohorts, starting with the 65-to-69-year group.

Table D-4: Age Groups 1990-2000								
1990								
	Pennsylvania		Erie County		Lawrence Park Township		Wesleyville Borough	
Age	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
0-4 years	796,473	6.7	19,973	7.2	278	6.5	243	6.6
5-19 years	2,360,152	19.9	62,349	22.6	925	21.5	797	21.8
20-34 years	2,770,254	23.3	64,717	23.5	900	20.9	893	24.4
35-64 years	4,125,053	34.7	90,508	32.8	1,419	32.9	1,251	34.2
65+ years	1,829,714	15.4	38,025	13.8	788	18.3	471	12.9
	11,881,646	100.0	275,572	100.0	4,310	100.0	3,655	100.0
2000								
0-4 years	727,804	5.9	17,440	6.2	227	5.6	228	6.3
5-19 years	2,542,780	20.7	62,652	22.3	900	22.2	770	21.3
20-34 years	2,306,572	18.8	55,644	19.8	640	15.8	849	23.5
35-64 years	4,784,733	39.0	104,851	37.3	1,501	37.1	1,305	36.1
65+ years	1,919,165	15.6	40,256	14.3	780	19.3	465	12.9
	11,881,646	100.0	275,572	100.0	4,310	100.0	3,617	100.0
Source: U. S. Census								

Tables D-2 and D-3 present these age breakdowns. It is in the age group breakdowns that one can compare the local community to the state and county. For example, in Lawrence Park, the size of the mature population in 2000 was significantly larger than in either the Commonwealth or Erie County. However, this “bulge” of the mature adults often comes at the expense of another group. In Lawrence Park, it is the young adults; the family builders comprise that notably smaller group than Pennsylvania or the county. Interestingly enough, this small group of young adults has produced a large amount of pre- and school-aged children. The 29.8% of the population that these two groups represent trails the County of Erie’s proportion very slightly. However, this figure leads both the State and Wesleyville Borough, which both have much younger overall populations.

Wesleyville has a very small percentage of mature adults living in the municipality. At the same time, it has a very large population of young adults, which represent one in four residents in the Borough. While in many ways positive, this category can represent a challenge to the community. Typically, the young adults have a relatively limited amount of disposable income. They have yet to reach their prime earning power. As such, young adults are often looking for bargains in the housing market. They also do not typically have the resources to initiate major renovations to the homes they occupy. As a result, typically, the home values are less in communities with sizable young adult populations. There then exists the possibility of more modest tax revenues for the municipality.

Race and Hispanic Origin

For both Lawrence Park and Wesleyville, the population is predominately White (see Table D-5). In Lawrence Park, the percentages remained relatively the same between 1990 and 2000. In 2000, 98.7% of the population was White. The presence of African-American/Black residents in the community more than doubled between 1990 and 2000, from 10 to 21 residents. However, this still represents roughly just 0.5% of the Township's population. The racial group that is now the largest in Lawrence Park is "Other," with 23 persons, primarily because this racial category now includes persons of two or more races.

**Table D-5: Race and Hispanic Origin
1990 and 2000**

	Pennsylvania		Erie County		Lawrence Park Township		Wesleyville Borough	
	1990	2000	1990	2000	1990	2000	1990	2000
	11,881,643	12,281,054	275,572	280,843	4,310	4,048	3,655	3,617
White	10,520,201	10,484,203	257,879	255,282	4,268	3,994	3,606	3,498
%White	88.5%	85.4%	93.6%	90.9%	99.0%	98.7%	98.7%	96.7%
African American	1,089,795	1,224,612	14,304	17,202	10	21	28	39
%African American	9.2%	10.0%	5.2%	6.1%	0.2%	0.5%	0.8%	1.1%
Native American	14,733	18,348	438	464	8	1	7	10
%Native American	0.1%	0.1%	0.2%	0.2%	0.2%	0.0%	0.2%	0.3%
Asian	137,438	223,230	1,411	1,929	19	9	3	8
%Asian	1.2%	1.8%	0.5%	0.7%	0.4%	0.2%	0.1%	0.2%
Other Race(s)	119,476	330,661	1,540	5,966	5	23	11	62
%Other Race(s)	1.0%	2.7%	0.6%	2.1%	0.1%	0.6%	0.3%	1.7%
Hispanic	232,262	394,088	3,364	6,126	23	33	31	61
%Hispanic	2.0%	3.2%	1.2%	2.2%	0.5%	0.8%	0.8%	1.7%

Source: U.S. Census

Wesleyville has a similar composition. The White population of 3,617 residents in 2000 was 96.7% of the total, down 2% from the 1990 figure. All of the other racial categories gained between 1990 and 2000. African-American/Black is comprised of the largest single race minority population category, with 39 residents, or 1.1%

of the total population. And, the “Other Race,” including those of two or more races, saw the biggest gain, increasing from just 11 persons in 1990 to 62, or 1.7% of the population in 2000. Again, the adjustment by the Census Bureau to include persons of two or more races as a separate racial category was the main cause for this increase. And while there were notable increases in the minority communities in Lawrence Park and Wesleyville, they still totaled just 54 and 119 persons, respectively.

As with race, Hispanic origin is not a sizable number in either communities make up. Hispanic origin is an ancestral characterization, not a racial one. The key is that one’s family originated from Spain or a Spanish speaking country. Therefore, a person of Hispanic heritage can be any race. Both communities have less Hispanic persons proportionally than do the State or Erie County. For Lawrence Park, there were 33 residents, 0.8%, of the population who were Hispanic in 2000. In Wesleyville, the total was 61 residents, or 1.7% of the population

Gender

Table D-6 highlights the gender distribution for the two communities in 1990 and 2000. There are more females than males. This is true nationwide. What has brought this about is the fact that women, on average, live many years longer than men. Notice that in Wesleyville Borough, both in 1990 and 2000, that the separation between genders is the smallest. With having the youngest median age and being the smallest of the four political divisions, this is not surprising. On the same token, Lawrence Park, which has the highest median age, has the biggest percentage gap between men and women.

Table D-6: Gender 1990 and 2000								
	Pennsylvania		Erie County		Lawrence Park Township		Wesleyville Borough	
	1990	2000	1990	2000	1990	2000	1990	2000
Male	5,694,265	5,929,663	132,971	136,967	2,033	1,876	1,811	1,805
% Male	47.9%	48.3%	48.2%	48.8%	47.2%	46.3%	49.5%	49.9%
Female	6,187,378	6,351,391	142,971	143,876	2,277	2,172	1,844	1,812
% Female	52.1%	51.7%	51.8%	51.2%	52.8%	53.7%	50.5%	50.1%
Source: U. S. Census Data								

Household and Family Characteristics

For a community examining itself, today household type is important. The purpose of gathering information for a document such as this is to understand the community and all of its constituent parts. All of the persons in each of these household categories have unique needs. By examining the household and family types, Lawrence Park and Wesleyville will be better able to address the needs of its residents.

The traditional household and family have been evolving for some time. In many communities in the past, household and family were synonymous. And, as such, the household, or family, consisted of mom, dad, and assortment of children, perhaps a set of grandparents, an aunt or uncle, or one of the children's spouses and their new family. Household patterns as unmarried couples living together, single-parent households, or, for that matter, large numbers of single-person households, were not common. These households did exist except for in small numbers and were not considered the norm.

Before going into a detailed discussion of Table D-7, it is important to define some of the terms which will be used throughout. The first is household. The most basic group for demographers, a household is one or more persons living at a dwelling unit. The next term is family. A family is a specialized household with two or more persons related by blood, marriage, or adoption living together in a dwelling unit. Therefore, a household must have at least one person, while a family needs at least two. A married couple, as per the U.S. Census, required that the couple consist of one male and one female and that they participated in a religious, or civil marriage ceremony, or fulfilled the necessary obligations for a common-law marriage. Those domestic partners living together, in every type of relationship, are included in the nontraditional household category as are single-person households as well as households consisting of roommates (those unrelated adults living together in a non-domestic partner relationship).

Future Population

The Erie County Demographic Study projects under the "Current Trends" projections that both Lawrence Park and Wesleyville will continue to lose population over the next two decades, 2000 to 2020. Such losses, however, are shown to be at a lower rate than the previous 20 years. Conversely, the Pennsylvania Department of Education indicates that the Iroquois School District

is expected to add 662 students during 2003 to 2013, a 53.3% growth. This is based upon local birth numbers. And, birth and death statistics (1998-2002) do show that the two communities, combined, have a natural increase of about plus 20 to 24 persons per year.

Past population losses have been due to out-migration. If the policies of this Plan are followed, the pattern of losses can be reversed, population stability or even modest increases can be expected.

**Table D-7: Household and Family Characteristics
1990 and 2000**

	Pennsylvania		Erie County		Lawrence Park Township		Wesleyville Borough	
	1990	2000	1990	2000	1990	2000	1990	2000
Total Households	4,495,966	4,777,003	101,564	106,507	1,589	1,547	1,462	1,441
Family Households	3,155,989	3,208,388	71,125	71,039	1,210	1,124	984	938
% of Total	70.2%	67.2%	70.0%	66.7%	76.1%	72.7%	67.3%	65.1%
Married Couple Households	2,502,072	2,467,673	56,182	53,792	959	848	786	696
% of Total	55.7%	51.7%	55.3%	50.5%	60.4%	54.8%	53.8%	48.3%
Family, Male Householder	146,909	186,022	3,304	4,357	42	58	49	68
% of Total	3.3%	3.9%	3.3%	4.1%	2.6%	3.7%	3.4%	4.7%
Family, Female Householder	507,008	554,693	11,639	12,890	209	218	149	174
% of Total	11.3%	11.6%	11.5%	12.1%	13.2%	14.1%	10.2%	12.1%
Non-family Household	1,339,977	1,568,615	30,439	35,468	379	423	478	503
% of Total	29.8%	32.8%	30.0%	33.3%	23.9%	27.3%	32.7%	34.9%
Single Householder	1,150,694	1,320,941	25,780	29,362	341	361	412	392
% of Total	25.6%	27.7%	25.4%	27.6%	21.5%	23.3%	28.2%	27.2%
Single Householder, 65 Years and Older	526,264	555,374	11,218	11,957	183	184	161	139
% of Total	11.7%	11.6%	11.0%	11.2%	11.5%	11.9%	11.0%	9.6%
Persons in Households	11,533,219	11,847,753	265,412	266,890	4,190	3,929	3,655	3,614
Persons Per Household	2.57	2.48	2.61	2.51	2.64	2.54	2.50	2.51
Persons in Families	9,784,606	9,756,282	224,570	218,052	3,730	3,369	3,018	2,852
Persons Per Family	3.10	3.04	3.16	3.07	3.08	3.00	3.07	3.04
Persons in Group Quarters	348,424	433,301	10,160	13,953	120	119	0	3
Institutionalized Persons	174,210	213,790	3,371	6,365	120	115	0	0
% of Group Quarters Population	50.0%	49.3%	33.2%	45.6%	100.0%	96.6%	NA	0.0%
Other Persons in Group Quarters	174,214	219,511	6,789	7,588	0	4	0	3
% of Group Quarters Population	50.0%	50.7%	66.8%	54.4%	0.0%	3.4%	NA	100.0%

Source: U.S. Census data

Household Characteristics

In both municipalities, the family household dominates; in Lawrence Park, they comprise 72.2% of all households; while in Wesleyville, the figure is 65.1 percent. Between 1990 and 2000, the proportions of families in both places dropped following State and County trends. For single-parent families, a female heads the predominant type. These also saw an increase between 1990 and 2000; however, such increases were not appreciable.

Non-family households increased by margins similar to those in Pennsylvania and Erie County. In an interesting side note, single-person households increased in Lawrence Park (+1.8%) but decreased both numerically (-20) and proportionately (-1.0%) in Wesleyville. The same is true with single-person householders aged 65 plus. Once more, Lawrence Park saw an increase, albeit marginal, while Wesleyville experienced a decrease.

Of greater immediate interest is the change in household size. Both the state and county have experienced a pattern of decline in household size. And, Lawrence Park is indeed seeing this trend—a drop from 2.64 to 2.54, or nearly 4% in a decade. Conversely, Wesleyville actually experienced a very small increase in the decade, 2.50 to 2.51 (+0.004%).

The final entry is group quarters. Only Lawrence Park has persons in group quarters listed and, likely, this is primarily the population of the Twinbrook Nursing Home. There are just three persons in group quarters listed as non-institutional, in Wesleyville. This is likely a group home.

ECONOMIC DATA



WESLEYVILLE BOROUGH-LAWRENCE PARK TOWNSHIP COMPREHENSIVE PLAN

Income

Of all the topics in a demographic discussion, perhaps none is as difficult to objectively address as income. The purpose of this section is to clarify the various measures of income and their importance.

This section, similar to the Demographics chapter, relies upon the U.S. Census Bureau. The economic data pertaining to income that is collected for a particular Census uses the prior calendar years' income. Therefore, the 2000 Census reports 1999 income, 1990 puts forth 1989 data. There is no adjustment for inflation in the income figures, making the comparison of incomes from one Census to another difficult. And, to complicate the discussion further, there are three major categories of income reported by the Census Bureau.

The first of these income statistics, and the one this document will reference most often, is median household income (MHI). There are two primary reasons to use MHI. First, the household is the most basic unit of economic activity. Secondly, by using a median instead of an average, the skew effects of extreme incomes, either low or high, are mitigated. For example, in a community of ten, where nine persons each earn \$40,000 a year and one earns \$4,000,000 a year, the median household income that a typical household earns is \$40,000. The average income of \$436,000 tremendously overstates what the typical household can spend. Both statements are true. But, the MHI conveys the state of the typical household more accurately. Granted, this is an exaggerated example, but it illustrates the importance the use of median income in this investigation.

For Lawrence Park Township, the MHI grew from \$29,970 in 1989 to \$40,625 in 1999. In both years, the Township's MHI was greater than that typically found in both in Erie County and the Commonwealth. Many communities in the western portion of the State, especially in the manufacturing regions, which once had high MHI levels have seen them erode. Today, it is not unusual for western Pennsylvania communities to have incomes just 80% to 90% of the rest of the State. For the County, as a whole, for example, in 1999, its MHI was only 91.2% of the Commonwealth's, and Erie County is arguably the most prosperous county in the northwestern corner of the State. So, the fact that Lawrence Park's MHI has led the State in both 1989 and 1999 is a very impressive economic trend.

**Table E- 1: Income Statistics
1989 and 1999**

	Pennsylvania		Erie County		Lawrence Park Township		Wesleyville Borough	
	1990	2000	1990	2000	1990	2000	1990	2000
Households	4,492,958	4,779,186	101,652	106,488	1,598	1,555	1,468	1,455
Less than \$10,000	15.5%	9.7%	16.7%	10.1%	11.1%	6.7%	15.1%	12.7%
\$10,000 to \$14,999	9.2%	7.0%	10.3%	7.9%	8.5%	6.0%	15.5%	6.7%
\$15,000 to \$24,999	18.2%	13.8%	19.6%	15.3%	19.3%	15.4%	21.5%	12.6%
\$25,000 to \$34,999	16.6%	13.3%	18.2%	14.4%	22.0%	13.8%	21.3%	19.7%
\$35,000 to \$49,999	18.4%	16.9%	18.7%	18.5%	23.2%	19.7%	17.0%	19.9%
\$50,000 to \$74,999	14.1%	19.5%	11.6%	19.2%	10.3%	21.2%	7.2%	21.9%
\$75,000 to \$99,999	4.3%	9.6%	2.6%	8.1%	3.5%	11.8%	2.1%	5.4%
\$100,000 to \$149,999	2.3%	6.6%	1.3%	4.3%	1.4%	5.0%	0.0%	0.7%
\$150,000 or more	1.3%	3.7%	0.9%	2.2%	0.8%	0.3%	0.3%	0.5%
Median Household Income	\$29,069	\$40,106	\$26,581	\$36,627	\$29,970	\$40,625	\$24,000	\$33,144
In 1999 Dollars	\$39,056		\$35,713		\$40,266		\$32,245	
Real Increase		\$1,050		\$914		\$359		\$899
Family Households	3,176,451	3,225,707	71,459	71,650	1,231	1,128	981	975
Less than \$10,000	261,250	167,090	6,716	3,682	6.7%	3.5%	7.5%	5.4%
\$10,000 to \$14,999	217,305	124,473	5,282	3,030	5.6%	2.0%	11.5%	1.9%
\$15,000 to \$24,999	546,542	352,867	13,284	9,093	16.3%	13.3%	19.7%	12.2%
\$25,000 to \$34,999	570,496	410,489	14,323	10,128	23.1%	16.0%	26.1%	20.2%
\$35,000 to \$49,999	697,533	586,011	16,417	14,655	28.4%	20.2%	21.4%	23.1%
\$50,000 to \$74,999	562,298	756,698	10,965	17,255	13.3%	24.9%	10.1%	28.6%
\$75,000 to \$99,999	175,452	396,388	2,364	7,817	4.0%	15.3%	3.2%	6.8%
\$100,000 to \$149,999	91,541	278,306	1,225	4,037	1.5%	4.9%	0.0%	1.0%
\$150,000 or More	54,034	153,385	883	1,953	1.1%	0.0%	0.5%	0.7%
Median Family Income	\$34,856	\$49,184	\$32,145	\$44,829	\$34,073	\$46,944	\$27,949	\$42,694
In 1999 Dollars	\$46,831		\$43,188		\$45,779		\$37,551	
Real Increase		\$2,353		\$1,641		\$1,165		\$5,143
Per Capita Income	\$14,068	\$20,880	\$12,317	\$17,932	\$12,964	\$19,131	\$10,751	\$15,644
In 1999 Dollars	\$18,901		\$16,549		\$17,418		\$14,445	
Real Increase		\$1,979		\$1,383		\$1,713		\$1,199

Source: U. S. Census

Even more importantly, in addition to having income levels slightly above the State, the Township also saw real income growth between 1989 and 1999. The

typical Lawrence Park household did not lose buying power over the decade. The 1989 MHI adjusted to 1999 dollars (multiply 1989 income by the Consumer Price Index multiplier of 1.3435) was \$40,166. Thus, the typical household had roughly 1% more buying power in 1999 than in 1989.

The next income statistic is median family income (MFI), a similar measure to MHI. In a community such as Lawrence Park, where there is a large proportion of families, this is an important measure to examine. The MFI in 1989 was \$34,073, while in 1999 it was \$46,944. In terms of constant dollars, the typical Lawrence Park family had an extra \$1,165 of income in 1999 than in 1989, a 2.5% real increase in buying power over the decade of the 90s. It should be noted that while the Township's MFI led Erie County's, it trailed that of the State.

The final income statistic is per capital income (PCI). This is the measure of all income earned divided by all of the municipality's population over 15 years of age. In 1989, Lawrence Park's PCI was \$12,964. In 1999 dollars, the PCI for 1989 was worth \$17,418. In 1999, the per capita income grew to \$19,131 in the Township, a real PCI increase of \$1,713. Again, as with the MFI, the PCI of Lawrence Park was greater than Erie County's, but less than the State's in both 1989 and 1999.

For Wesleyville Borough, the income situation was substantially different. As one might expect in a younger community, the MHI, MFI, and PCI were all lower than both the State and County. But, while the income levels are not as positive as its neighbor's, there are several trends from 1989 to 1999 that bode well for the community.

In 1989, Wesleyville's MHI was just \$24,000. By 1999, it rose to \$33,144, or 80.2% of the State's figure. While modest, this represents a real increase in MHI of \$899, or 2.8 percent. This was a greater percentage gain than seen in the State, the County, or Lawrence Park.

And, while this is a positive trend, the changes in MFI for the Borough were truly noteworthy. The 1989 income for a typical Wesleyville family was \$27,949, or, in terms of constant 1999 dollars, \$37,551. That year, the typical Borough family had but 80% of that income of the normal Pennsylvania family. By 1999, the MFI in Wesleyville rose to \$42,694, or a jump in real purchasing power of \$5,143, roughly 11 percent. The gap between the State's MFI and Wesleyville's narrowed from 20% to only 13 percent. This is a significant increase in income for Wesleyville Borough families.

As for per capita income, the large number of nontraditional households that exist in the Borough has reduced these statistics as it did for the MHI. The PCI for Wesleyville in 1989 was only \$10,751. It grew to \$15,644 in 1999, and while the real gain in PCI was \$1,199, or 8.3%, it was a far smaller real gain than realized by the State or County.

Poverty

Where, as when examining income, one must adjust the data for inflation, the same is not true for poverty. Under direction from the Office of Management and Budget, the Census Bureau adjusts annually the poverty thresholds for inflation. Defined in the 1960s by the Social Security Administration, the poverty figures are calculated as the minimum income required for a household to survive. The poverty levels vary by household size, but are uniform throughout the nation.

While Pennsylvania and Erie County have had difficult economic times in recent decades, the poverty levels found in both are relatively positive. The incidence of poverty in the state and county is either in line with the national norms or better. With that in mind, one can examine the poverty statistics from Wesleyville and Lawrence Park (Table D-9) and see a true picture of the trends occurring not just in the region, but nationally as well.

As one might expect, given the age data, poverty is more prevalent in Wesleyville than Lawrence Park. From the age discussion, the three youngest age groups, which make up 51.1% of the Borough's population, have the most limited income possibilities. In Lawrence Park, these three groups account for 43.6% of the population. Still, in 1999, the individual poverty rate for Wesleyville Borough was 11.8%, just under the countywide norm. What is a potential concern in individual poverty statistics is the prevalence of persons 65 years and older living in poverty. One in eight elderly Wesleyville live in such conditions. And while those mature adults may not have some of the expenses like home, appliance, and car purchases that the younger residents do, then, whatever savings may exist, could be offset by medical bills.

On a very positive note, for Wesleyville, poverty levels for children are well below State and Countywide norms. In 1999, only 12.3% of all children in the Borough lived in poverty. For Pennsylvania and Erie County, the levels were 14.3 percent. For Wesleyville, only 7.3% of families lived in poverty that year. Families with children were only at a 10.8% poverty rate, 1.3% less than the State and 2.7% less than Erie County.

The one category of family that traditionally has struggled economically is the single-mother family. Statewide, in 1999, one in four such families lived in poverty. One in two single-mother families with children under five were in poverty throughout the Commonwealth. These facts make the Wesleyville statistics even more positive. Only 17% of single-mother families in the Borough live in poverty. Even more important is that none of the 22 single-mother families with children under five years lived in poverty.

Ironically, there is only one area in Lawrence Park in which poverty is a problem. The poverty rates in 1999 for individuals, families, and children are roughly one half the State or County average. For single-mother families though, as a whole, the poverty rate is 22.3 percent. The poverty rate for married-couple and single-father families is zero percent.

**Table E-2: Poverty Status
1989 and 1999**

	Pennsylvania				Erie County				Lawrence Park Township				Wesleyville Borough			
	1989	1989	1999	1999	1989	1989	1999	1999	1989	1989	1999	1999	1989	1989	1999	1999
Persons with determined poverty status	11,536,049		11,879,950		265,434		267,738		4,181		3,926		3,644		3,609	
Below poverty level	1,283,629	11.1%	1,304,117	11.0%	34,223	12.9%	32,108	12.0%	234	5.6%	256	6.5%	398	10.9%	426	11.8%
Persons 18 years and over	8,781,014		9,010,169		195,060		198,764		3,123		2,914		2,723		2,741	
Below poverty level	851,402	9.7%	882,372	9.8%	21,449	11.0%	20,945	10.5%	156	5.0%	158	5.4%	282	10.4%	319	11.6%
Persons 65 years and over	1,729,103		1,809,320		35,827		37,321		689		686		471		465	
Below poverty level	183,095	10.6%	164,095	9.1%	3,477	9.7%	2,864	7.7%	62	9.0%	42	6.1%	36	7.6%	59	12.7%
Related children under 18 years	2,742,646		2,869,781		70,057		68,974		1,058		1,012		917		868	
Below poverty level	421,750	15.4%	408,079	14.3%	12,470	17.8%	10,764	15.7%	78	7.4%	77	7.6%	112	12.2%	107	12.3%
Related children under 5 years	785,987		723,362		19,694		17,274		278		221		243		224	
Below poverty level	137,831	17.5%	116,166	16.1%	4,476	22.7%	3,009	17.4%	34	12.2%	5	2.3%	54	22.2%	28	12.5%
Related children 5 to 17 years	1,956,659		2,146,419		50,363		51,700		780		791		674		644	
Below poverty level	283,919	14.5%	291,913	13.6%	7,994	15.9%	7,755	15.0%	44	5.6%	72	9.1%	58	8.6%	79	12.3%
Unrelated individuals	1,691,870		39,893		39,893		47,708		430		556		644		702	
Below poverty level	406,343	24.0%	473,182	22.8%	10,994	27.6%	12,261	25.7%	60	14.0%	110	19.8%	140	21.7%	210	29.9%
Families	3,176,451		39,893		71,459		71,805		1,231		1,128		981		975	
Below poverty level	259,117	8.2%	250,296	7.8%	6,816	9.5%	5,888	8.2%	59	4.8%	49	4.3%	86	8.8%	71	7.3%
With related children under 18 years	1,499,809		39,893		36,333		36,674		559		555		495		519	
Below poverty level	195,435	13.0%	188,366	12.1%	5,577	15.3%	4,951	13.5%	31	5.5%	36	6.5%	59	11.9%	56	10.8%
With related children under 5 years	617,527		39,893		15,073		13,727		184		202		162		253	
Below poverty level	99,278	16.1%	88,081	15.3%	3,115	20.7%	2,512	18.3%	13	7.1%	6	3.0%	40	24.7%	30	11.9%
Female householder, no husband present	492,070		39,893		11,540		12,263		191		220		153		135	
Below poverty level	137,239	27.9%	134,560	24.9%	4,208	36.5%	3,446	28.1%	25	13.1%	49	22.3%	35	22.9%	23	17.0%
With related children under 18 years	281,384		39,893		7,488		8,629		95		131		86		85	
Below poverty level	119,205	42.4%	118,782	34.9%	3,883	51.9%	3,210	37.2%	25	26.3%	36	27.5%	30	34.9%	15	17.6%
With related children under 5 years	101,787		39,893		2,888		3,235		18		38		22		22	
Below poverty level	59,427	58.4%	55,163	47.4%	2,057	71.2%	1,653	51.1%	7	38.9%	6	15.8%	18	81.8%	0	0.0%
Source: U. S. Census Data																

Economic Census Series

Every five years, the Bureau of Census conducts its “Economic Series.” The reports cover manufacturing, retail trade, accommodations and a host of various services. The last such Census was completed in 2002; however, those will not be release until 2005, at best. In checking the 1997 releases, the only entry found was for the Study Area, the Census of Retail Trade (issued October 1999) for Wesleyville.

That source indicated there were 21 retail outlets in the Borough; the largest number being food and beverage stores. This was followed by clothing (4), auto parts (3), and then a variety of enterprises. This report stated overall retail sales were \$15,042,000 in 1997, with an average payroll of \$1,746,000 and 116 employees. A decade prior, in 1987, Wesleyville had 27 establishments, sales of \$10,611,000, and a reported 166 employees. Using the Consumer Price Index (CPI) comparative, local retail sales held steady over that decade, though, employment dropped. Overall, the number of persons in the retail trade dropped 30% over that decade.

COMMUNITY FACILITIES



**WESLEYVILLE BOROUGH-LAWRENCE PARK
TOWNSHIP COMPREHENSIVE PLAN**

This section of the Comprehensive Plan concerns itself with those services essential to contemporary living. These include sewer and water, parks, schools, and public safety. Not all of these services are municipal in nature, but they are essential to urban living.

Schools

The Iroquois School District was formed in 1966 and includes both Lawrence Park and Wesleyville. District offices are in Lawrence Park at 4231 Morse Street. Enrollment in the district for the 2001-2002 school year was reported as 1,274 students.



Iroquois High School

The district has three school buildings. The junior/senior high school is located in Lawrence Park, along with one elementary school. The other elementary school is located in Wesleyville.



Lawrence Park Elementary School

The junior/senior high reports 650 students and includes grades seven through twelve. Located at 4301 Main Street in Lawrence Park, it is physically the most modern of the district's facilities. In recent years, the facility has had a multi-million dollar refurbishing. On the same campus are the principal sports facilities of the district.

The Lawrence Park Elementary School houses a fourth, fifth, and sixth grade, and is located at 4231 Morse Street. Built in 1925, the most recent enrollment figure was 284 students. Barringer Park area is adjacent to this facility.

Wesleyville Elementary School is located at 2138 Willow Street. Prior to the creation of the Iroquois School District, this facility served the Wesleyville School District grades K-12. Currently, the school has four sessions of full-day kindergarten, four sessions of first grade, three sessions of second grade, and four sessions of third grade. There are 425 students. The date of construction is given as 1919.



Wesleyville Elementary School

Water



Erie City Water Authority

The Erie City Water Authority provides drinking water for both Lawrence Park and Wesleyville. Lawrence Park is in Erie's Low Service Area and the East Lake Road Service Area, while Wesleyville is within the East Booster and High Service Areas. The Erie City Water Authority owns and operates the distribution system in both communities.

According to recent reports, the Authority has 1,523 water connections in Lawrence Park and 1,159 in Wesleyville. For both municipalities, the largest number of users is domestic. It should be noted, however, that the Erie Works of General Electric, in Lawrence Park, is traditionally the single biggest water user on the Erie City Water Authority system.

The Water Authority considers the Study Area communities as fully developed. One of the major improvements planned is the replacement of an existing transmission main along Buffalo Road. Construction for this new 20-inch main is not likely to start until 2006, and will take two to three years to complete. However, final scheduling and funding has not yet been set. Beyond some improvements to flow and pressure, the project will not likely have a dramatic impact on local service. A second project involves improvements to the East Lake Road service area. This is a combination of improvements to the East Lake Road

Pump Station and a new storage tank in Harborcreek Township. That project's purpose is to provide improved fire flows.

Sanitary Service

Both Wesleyville and Lawrence Park transport their sanitary sewage to the Erie sewer system and treatment occurs at the Erie Sewer Authority plant at the Port Access Road on the Bay in east Erie.

The Erie treatment plant is permitted at 68.6 million gallons a day (mgd) and is a secondary treatment facility with phosphorous removal. The organic loading permit is 124,000 pounds per day. Historically, the Hammermill Paper Company (aka IP) contributed about 20% of the treatment plant's hydraulic flow and one third of its organic load. Its waste stream was treated separately from the municipal waste and was then combined. Now all influent is treated as a single waste stream. The Erie plant has two outfalls into Lake Erie, a 72-inch outfall constructed 1927-1929, extending 10,400 feet from the plant, and a 90-inch outfall, completed in 1999, discharges 8,000 feet from the plant.

Hammermill is now closed. The industry was both a large contributor to the sewer plant, and, a large customer. Though its closure will reduce the plant load, it will also reduce plant income. This reduction comes at an awkward time.

In 1997, the Erie Sewer Authority entered into a Consent Decree with the United States Environmental Protection Agency (EPA). The decree called for the completion of rather extensive physical improvements to the plant by 2001. This included significant head-works (plant) improvements, including the construction of an overflow retention facility (ORF). These were accomplished and the Authority was released from the Decree. However, there are additional projects to be undertaken, and they could affect user costs in both municipalities of the Study Area. As previously noted, the closure of IP meant a significant loss of revenue for the system; this may have an effect on the user fees of contributing municipalities.

According to the Lawrence Park Chapter 94 Report, there are 88,000 linear feet of sanitary sewers in the Township. It is not a combined system. In addition, there are three active pump stations. Annually, the Township replaces sewer line and engages in routine inspections and cleaning of its system. This task is eased by a sewer video camera/transport set up, which was jointly purchased with Wesleyville in 2001.

The Township's pump stations are:

Harvey Avenue (Lake Cliff)
Cunningham Avenue
Soudan (Iroquois Avenue)

Wesleyville's Chapter 94 Report relates the Borough has 39,400 linear feet of sanitary sewer line. There are no combined systems. Also, there are no pump stations. Similar to Lawrence Park, Wesleyville annually performs routine inspections and cleaning of its lines.

Both Lawrence Park and Wesleyville have completed I&I studies and are taking appropriate actions to upgrade their systems, consistent with funding capacity. I&I studies relate to infiltration and inflow. Infiltration relates to groundwater entering sewer lines through cracks, bad joints, or from manholes. Inflow relates to the connection of roof drains or parking lot drains to sanitary sewers. During wet weather, excess water entering sanitary sewers can cause overloads at treatment plants; a problem that the City of Erie plant has historically suffered. Consequently, the City collection system and the contributing systems strive to eliminate "I&I" problems. In 2003, Wesleyville undertook a sewer project in College Heights to eliminate I&I problems. Lawrence Park is also considering various sewer projects. Its principal concerns are pump-station improvements and line replacement.

Parks

Both communities have extensive park systems in addition to the school-related facilities:

Lawrence Park

The Township has the following parks:

- **Four-Mile Creek: Curtis Park**
(adjacent to Four Mile Creek)
 - Storage/play building
 - Restrooms



Elbow Tree Park

- Picnic pavilion
- Outdoor basketball
- Tennis courts
- Playground apparatus (swings, seesaw, modular play unit)

Much of the land east of Four-Mile Creek is open space through most of the Township.

- Lake Cliff Park:
 - Maintenance building
 - Hard court basketball
 - “Fireman’s” swing
 - Two swing sets
 - Benches and tables
 - Slides
 - Shelter
 - Crawl tube
 - Merry-go-round
 - Seesaw



There is a boat-access area to Lake Erie, with ramps off Lakeside Drive. There are benches at this site also. Geographically, it is a continuation of Lake Cliff Park.

- Elbow Tree Park:
 - Green space
- Iroquois Avenue Park – There are three small parks along Iroquois Avenue. These include:
 - Beute Park – Gazebo and benches
 - Priestly “lot” – Shuffleboard court and benches
 - Memorial Park – Monument
- High School Playground – There is a small playground between the high-school complex and Smithson with swings and limited playground equipment.

- Former School Site – There is a vacant one-block area at Napier Avenue and Draper Place. Although it has a few facilities on it, this one block is essentially open space.
- Barringer Playground (Lawrence Park Elementary School):
 - Softball and soccer field
 - Play apparatus
 - Three swing sets
 - Picnic shelter
 - Monkey bars
 - Toddler merry-go-round
 - Seesaw
 - Footbridge
 - Ball field
 - Two beach volleyball courts

Note: Though on school property. The park is maintained and operated by the Township.

- High School Play Area – This is a small play lot just off Field on school property. A swing set and a few pieces of play apparatus are found here.

Wesleyville

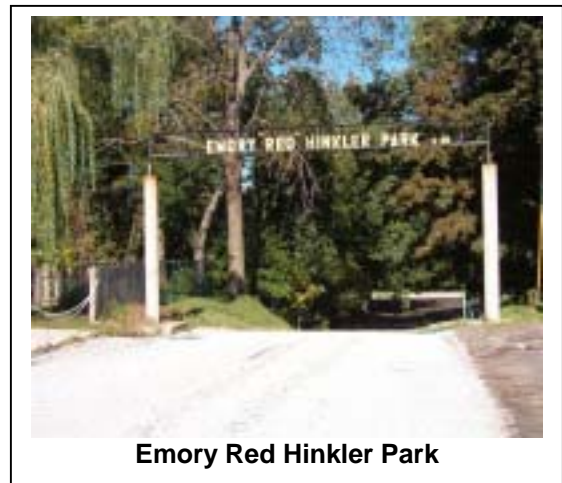
The Borough has these parks:

- Dusckas Park (Buffalo Road) and Ripley Park (Buffalo Road): These are small passive parks in the downtown. They have benches, a gazebo, and clock attraction.
- Memorial Park:
 - Shelter with grill
 - Monkey bars
 - Swings
 - See saw
 - Merry-go-round
 - Slide



Robert C. Morrison Park

- Spring rides
 - Two tennis courts
 - Two ball fields
 - Two basketball hoops
- Morrison Park:
 - Slide
 - Spring animals
 - Two swing sets
 - Merry-go-round
 - See saw
 - Monkey bars
 - Sandbox
 - Emory “Red” Hinkler Park. The eastern border of this park is Four Mile Creek:
 - Crawl tubes
 - Merry-go-round
 - Charcoal grills
 - Monkey bars
 - Two picnic shelters
 - Swings
 - Slide
 - Fenced-in ball field



Iroquois School District

Wesleyville Elementary School:

Monkey bars
 Swings
 See saw
 Slide
 Two play apparatus/climbers

At the high school complex are ball fields, tennis courts, and soccer facilities.

HISTORY



John Wesley



James Lawrence

WESLEYVILLE BOROUGH-LAWRENCE PARK TOWNSHIP COMPREHENSIVE PLAN

Wesleyville's history predates its incorporation by many years. According to the *History of Erie County*, published by Warners, Beers & Co. in 1884, John Shaddock, an early settler, is credited with founding the community. He laid out Wesleyville in 1828. The settlement was named after John Wesley, founder of Methodism, as Mr. Shaddock was apparently a staunch believer in that church. Prior to the Civil War, Wesleyville residents were reportedly active in the Abolition movement—some being part of the Underground Railroad. By 1884, when the Warner, Beers history was published, Wesleyville was a village of 150 to 200 persons, with 12 businesses, a brick church, and a schoolhouse. At that time, the Borough was part of Harborcreek Township.

Early roads that influenced Wesleyville growth were Buffalo Road and Station Road. Railroads were also important, with the Erie and North East Railroad initiating service in 1852.

The General Electric Company opening in 1910, helped spark Wesleyville's growth as well as that of Lawrence Park. Shortly after that, in 1912, the village was incorporated into a borough, a governmental form it retains to this day.



Postcard of GE Erie Works



The Wesleyville Cemetery

One of the areas of historic significance in the Borough is the cemetery on North Street. Other places were a house at South and Center Streets (built in 1837) (now demolished) and the old bank building at 3202 Buffalo Road.

None of these places, however, are on the National (Historic) Register of Listed or Eligible Properties, maintained by the Pennsylvania Historical and Museum Commission.

Lawrence Park's history is even more closely linked to the Erie Works of General Electric. General Electric purchased property here in 1910. The site was envisioned

for its locomotive works with the complex employing 20,000 workers was planned. Construction was started in 1911.

Concurrently, Lawrence Park was developed. The community was named in honor of James Lawrence, a naval captain of the War of 1812. The General Election Company itself undertook this development. Initial developments featured lots 40 feet by 125 feet, which were primarily intended for GE employees, though anyone could buy one. Sources related that by 1913, a school had been erected as well as a church, and 100 homes were found in the community. By 1917, some 600 residents lived in Lawrence Park. World War I brought a growth spurt, and the well-known brick row homes (2 to 12-unit, two-story, structures) were being constructed. In 1925, Lawrence Park had grown to 2,500 residents and was then incorporated as a first-class township.

Lawrence Park has three listings on the National Register, which have been given the status of eligible, though not officially listed. With certain programs however, (for example, the Community Development Block Grant program), eligibility is sufficient to trigger some protection.

The properties listed as “eligible” on the National Historic Register are:

- The General Electric Company
- The Lawrence Park Dinor
- The Lawrence Park Historic District

Certainly, Wesleyville and Lawrence Park have separate, but connected, histories.

TRANSPORTATION



Intersection of Water Street and Buffalo Road

WESLEYVILLE BOROUGH-LAWRENCE PARK TOWNSHIP COMPREHENSIVE PLAN

The need to efficiently move people and goods is one of the cornerstones of modern society. Basically, there are three transportation modes: ground, water, and air. Although all three modes are available in Erie County, this report will focus on the various elements of ground transportation, which are most important in Lawrence Park and Wesleyville.

Roads and Highways

Highway Classification

Principal roads are classified by function. The Erie County Long-Range Transportation Plan designates Study Area roads as follows:

Principal Arterials:

- Route 20 (Buffalo Road)
- Route 5 (Franklin Avenue to Water Street)
- Water Street (SR 4027)
- Route 430 (Station Road)

Minor Arterials:

- Route 5 (east of Water Street)
- Route 955 (Iroquois Avenue)
- Main Street
- Shannon Road

Collector:

- Fairmont Parkway, Edison Avenue to Fremont/Station Road

To average citizens, the local roads and highways are their most important transportation link. On an everyday basis, these are the resources used to go to work, shop, take the children to school, or recreate. Using the family car, the great majority of trips starting or ending in the Study Area use this mode. The convenience and accessibility of these roads are of the first importance.

For the two communities in the Study Area, the major roads are all under state jurisdiction. Not only do these facilities provide the key connection to other

communities, but they are also the most heavily traveled roads. The volume of traffic unfortunately is not always a direct benefit to the Borough or the Township. Most vehicles are only passing through these communities. For the Wesleyville-Lawrence Park area, Table T-1 sets forth these highways and their average daily traffic and percentage of truck traffic.

Table T-1 Highway Traffic Volumes Lawrence Park-Wesleyville			
Route	Location*	Percent Truck	Volume**
U.S. 20 (Buffalo Road)	W	4	16,000-19,000
PA 5 (East Lake Road)	LP	3-6	17,000-6,900
PA 430 (Station Road)	W	7-12	7,500-6,800
PA 955 (Iroquois Avenue)	LP	4	10,000-6,300
SR 4027 (Water Street)	LP and W	NA	8,000-7,700
SR 4030 (Shannon Road)	W	3	7,700
SR 4032 (Main Street)	LP	3	7,200
*W = Wesleyville LP = Lawrence Park **AADT – Annual Average Daily Traffic – the average number of vehicles per day on a highway. Source: PennDOT, 2000 Traffic Volumes			

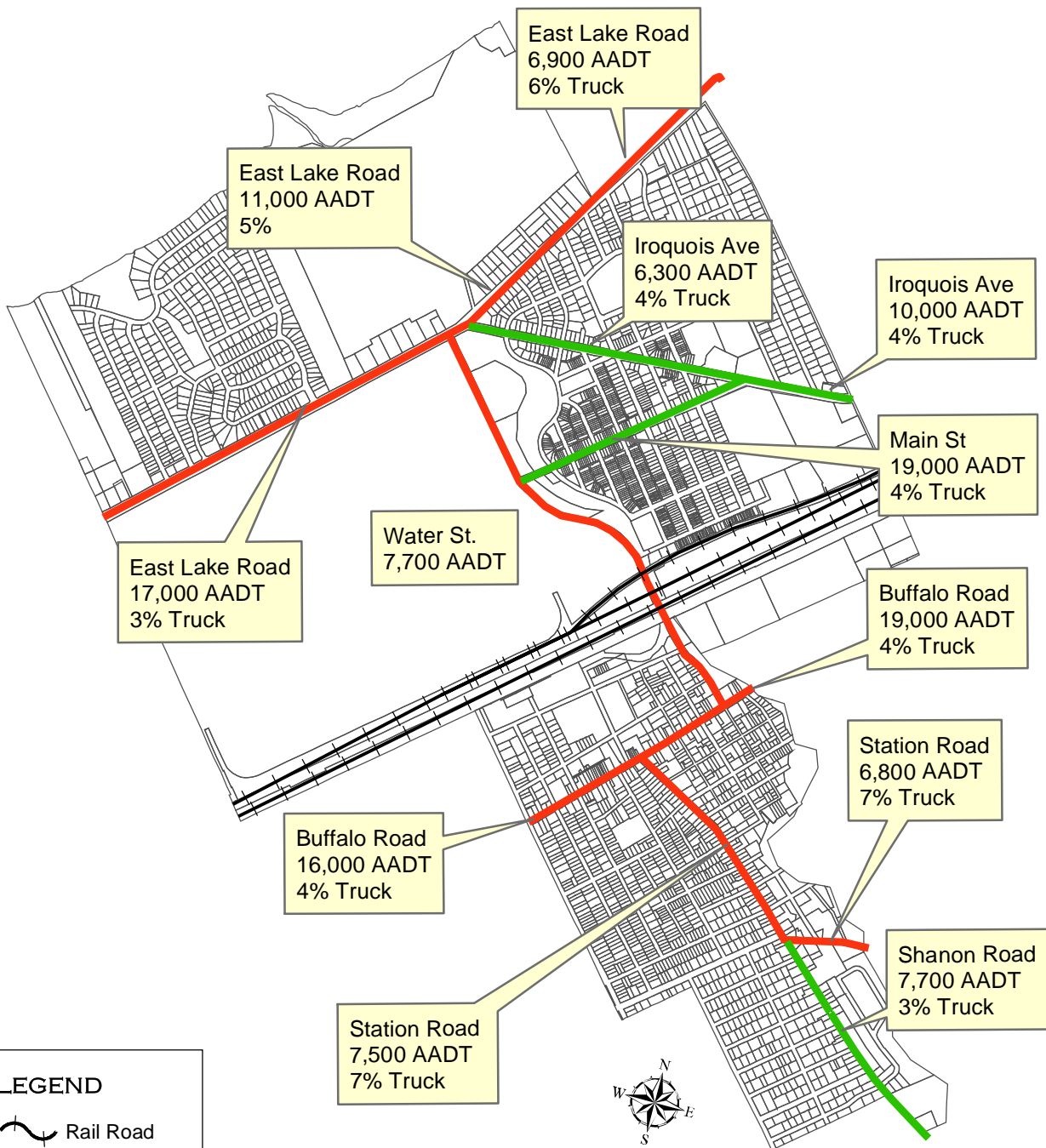


As can be seen from both Table T-1 and the Transportation Map, two highways dominate the Study Area. U.S. Route 20 is of particular interest, as it carries a consistently high volume of traffic through the Borough of Wesleyville. Buffalo Road is an important access road to the strip malls in Harborcreek, GE (via Water Street), and both Behrend College and I-90 (via Station Road).

Route 20, Buffalo Road, is essentially a two-lane road with a 50-foot right-of-way throughout most of the Study Area, changing to four lanes just east of the Water Street intersection. Its overall volume is the highest in the Study Area. According to PennDOT data, trucks make up about 4% of this roadway's daily traffic, from 600 to over 700 per day.

Buffalo Road is also Wesleyville's "Main Street," with the Borough's business district fronting on the highway. The two principal intersections are at Water Street

WESLEYVILLE AND LAWRENCE PARK ANNUAL AVERAGE DAILY TRAFFIC (AADT) AND TRUCK VOLUME PERCENTAGE FOR 2002



LEGEND

- Rail Road
- Minor Arterial
- Major Arterial

(SR 4027) and Station Road (PA Route 430). Its physical characteristics combine to make Buffalo Road an often-congested arterial, because of the road's limited right-of-way and on-street parking.

Historically, most solutions to its congestion center on lane enhancements, as cartway widening is not a realistic option. Yet, such suggestions usually involve the elimination of some parking spaces in the Downtown. At the same time, Wesleyville officials have been struggling to keep their Downtown viable, and on-street parking is viewed as a must. Thus, suggestions to improve traffic flow are viewed as contrary to that policy, as all suggestions have a loss of parking spaces tied to them. It presents Borough officials with, as yet, unresolved issues.

PennDOT is now working on the East Side Access Highway (ESAH). According to PennDOT, the design of this facility is finished and, in fact, all portions of it are completed or are under



construction. Road construction should be completed by 2005. Traffic planners believe that the ESAH will alleviate a good portion of the traffic pressure on Buffalo Road as it will provide a faster and more direct connection from the Erie core to Behrend College and the Station Road, I-90, Interchange. The current employment slow down at General Electric may also lessen traffic volumes on Buffalo Road.

East Lake Road, Route 5, traverses the entire northern half of Lawrence Park. Beginning at the Erie City line, this is a divided four-lane, boulevard-type of road until its Water Street intersection. At that point, a driver can turn right on Water Street, make a diagonal turn onto Iroquois Avenue, or continue on Route 5. A quick glance at the Transportation Map shows that this is a critical intersection. Just west of Water Street, Route 5 volumes are shown at 17,000 vehicles a day, while just east of this point, they are listed at 6,900 AADT. Both Iroquois Avenue and Water Street absorbs much of Route 5's traffic flow. Truck volumes on Route 5 vary from 3% to 6 percent. Between Franklin Avenue and Water Street, this represents about 500 trucks per day, while east of Water Street it drops to a count of about 400.

The other two State Traffic Routes are Route 430, Station Road, and Route 955-Iroquois Avenue. Station Road (Route 430) has long been a key link for Erie travelers. Historically, it has provided a connection to Behrend College in Harborcreek. Also, it has an interchange with I-90. In addition, Station Road

connects to Colt Station in east Erie County as well as attractions in nearby New York State, primarily, Peak and Peak and Findley Lake. Near its intersection with Buffalo Road, Route 430's traffic count is listed at 7,500 vehicles a day. Truck volumes are given (by PennDOT) at 12 percent. This truck volume appears out of proportion with other values on Route 430, which range from of 6 to 7 percent. Generally, 400 to 500 trucks per day can be expected on this route. Most of the traffic appears to stay on Station Road, even after the Shannon Road intersection, and the AADT in that section is 6,800 (see map).

Iroquois Avenue, Route 955, is a diagonal highway running through Lawrence Park. In the west segment, traffic counts are 6,300 AADT, with trucks at 4% of the total volume. However, east of the intersection with Main Street, traffic on Iroquois grows to 10,000 vehicles a day, then it quickly drops to 5,900 in Harborcreek. These rapid changes indicate the road is popular for school, work, and shopping trips for nearby Harborcreek residents.

Recently, the Nagle Road Bridge between Route 955 and U.S. 20 was constructed (completed in 2004). This bridge allows Nagle Road to act as a connector linking Route 20, Route 955, and Route 5. The new bridge is bound to have an impact on future traffic flows in Lawrence Park.

Shannon Road (SR 4030) has a listed AADT of 7,700 vehicles a day, near Wesleyville Borough's south boundary. This figure is surprisingly high and may partially be attributed to local traffic generated by College Heights and the mobile home park just east of Shannon. A second reason is access to the Peach Street shopping area. Motorists from the Study Area and surrounding communities can use Shannon, Norcross, Martin, and Wager Roads as a "backdoor" access to the I-90 and Route 8 interchange, giving quick access to Peach Street. Truck volume is a modest 3% of all vehicles.

State Route 4032 runs through Lawrence Park's downtown and is appropriately called Main Street. Its volume is listed at 7,200 AADT, and Main Street appears to primarily function as a connector between Water Street and Iroquois Avenue.

Water Street (SR 4027) is a relatively short length of road linking Route 5 with Route 20, with listed volumes of 8,000 to 7,700 vehicles per day. Historically, Water Street's primary use was for employees at General Electric's east gate. In addition, it does provide access to Lawrence Park via Main Street. When employment at GE was high, this road experienced very heavy use. Because of this, there was a long-range plan to improve Water Street, with turning lanes.

However, traffic planners are expecting the ESAH to relieve much of the pressure on Water Street. This expectation, coupled with GE's lower workforce has shelved the project, at least for a time. The Nagle Road Bridge may also lessen the use of Water Street.

Overall, State highways comprise only a portion of the road networks of Wesleyville and Lawrence Park. Yet, they handle large volumes of traffic. Traffic that is, for the most part, passing through.

Local roads in both communities are on the traditional gridiron plan. This pattern is an extension of the street network devised by Irvine and Ellicott when Erie City was laid out in 1795.

Programmed Improvements

According to the 1998 Erie County Long-Range Transportation Plan, there are two projects of the Study Area listed. One is Water Street and the second is Station Road. As previously noted, the Water Street project (estimated cost \$1,000,000) has been put on hold until the impact of other road projects can be measured. As of August 2004, the project was officially dropped. A second major program is an overall improvement to Station Road (widening to 24 feet). However, this was a "C" priority and would be more than eight years away.

In the Erie County Long-Range Transportation Plan (1998 update), the major State roads in Erie County are measured for "Level of Service (LOS). These levels range from "A," "free flow" to "F," near or at gridlock. As noted by that study, "Any LOS below C exhibits a deficiency based upon current PennDOT criteria" (page 16).

Within the Study Area, Route 20, Route 430, Route 955, Shannon Road, Water Street, the Fairmont Parkway corridor, and Route 5 east of Water Street were identified as deficient. These deficiencies were all projected to 2015.

In addition to the recommendations in the Long-Range Transportation Plan, PennDOT's Erie County Maintenance Department does have maintenance and contract projects for the area, which are listed below:

SR 0955 Iroquois Avenue
Segment #0010 to Segment #0040 – Route 5 to Nagle Road
1½-inch milling and overlay

- SR 0020 Buffalo Road
Segment #0670 to Segment #0690 – Bird Drive to Water Street
1½-inch milling and overlay
- SR 0050 East Lake Road
Segment #0660 to Segment #0710 – Franklin Avenue to Harborcreek, crack sealing
- SR 0430 Station Road
Segment #0020 to Segment #0060 – Shannon Road to Harborcreek, crack sealing
- SR 4032 Main Street
Segment #0010 to Segment #0010 – Water Street to Iroquois Avenue, crack sealing
- SR 4029 Nagle Road
Segment #0010 to Segment #0010 – Route 5 to Iroquois Avenue
Surface improvements after bridge is open

Transit

There are two common transit modes in Erie County. The Erie Metropolitan Transit Authority (EMTA) provides a local bus system while the LIFT is the County's demand-response transportation service.



Erie Metropolitan Transit Authority

EMTA has two regular routes that service the Study Area. Route 1 provides service to Wesleyville. This service originates at Perry Square and travels east using East 21st Street and Buffalo Road through Wesleyville then to Saltsman Road in Harborcreek where it turns at Nagle Road. The return route also uses Buffalo Road and East 21st Street to end on Perry Square. Head times on this route vary from 30 to 40 minutes during the weekday. Service is from 5:15 a.m. to 10:15

p.m. during the workweek, while Saturday and Sunday hours are limited.

EMTA's Route 4 provides service to Lawrence Park and GE. It has more frequent trips with head times, of 10 to 30 minutes separating buses. Service starts at 10th and State Streets and then travels north to 6th Street (East Lake Road) to Water Street. It then stops at GE's east gate, east on Main Street, then to Smithson, and north to East Lake Road, where it completes its loop via 6th Street to Perry Square. As is the case with Route 1, weekend service is limited, especially on Sunday.

EMTA's current rates are \$1.10 for a single fare with \$0.10 charge for transfers. Monthly passes, multiple tickets, and tokens can be purchased at a discount. Senior citizens can usually ride free, if registered. However, there are certain prime mornings and afternoon times when senior passes cannot be used. Disabled riders are given a discount.

A second transit option is the LIFT. Essentially, this service is funded by the Pennsylvania Lottery and is aimed at elderly or disabled persons. It is classified as a demand-response service. While buses use fixed routes, the mini-buses of the LIFT can travel anywhere in the County. Services in the Study Area are from Monday through Saturday, 6:00 a.m. to 10:30 p.m., and Sunday 10:00 a.m. to 7:00 p.m. Patrons using the LIFT service must schedule their trip before hand via telephone, usually one day in advance. At a full fare, the general public could use LIFT, but that option is rarely implemented.



LIFT

In the Erie County Long-Range Transportation Plan (1998 update), the major state roads in Erie County are measured for Level of Service (LOS). These levels range from "A," free flow to "F," near or at gridlock. As noted by that study, *"Any LOS below C exhibits a deficiency based upon current PennDOT criteria"* (page 16).

Within the Study Area, Route 20, Route 430, Route 955, Shannon Road, Water Street, the Fairmont Parkway corridor, and Route 5 east of Water Street were identified as deficient. These deficiencies were all projected to 2015.

However, the construction of the East Side corridor is projected to alleviate much of this congestion. The Nagle Street Bridge is another such project.

Rail

There are two rail lines. These are the Norfolk and Southern and the East Erie Commercial Railroad. The latter is associated with General Electric.

Air

There are no air facilities in Lawrence Park or Wesleyville.

HOUSING



**WESLEYVILLE BOROUGH-LAWRENCE PARK
TOWNSHIP COMPREHENSIVE PLAN**

Housing is one of the primary elements of any comprehensive plan. Why? There are a number of reasons for this, and all of them quite good. Initially, we view housing as shelter, meeting a truly primal need.

Our homes are more than shelter. Most persons spend one half, or more, of their time “at home.” Consequently, the quality of our housing shapes a good part of our life and how we perceive it. A community’s housing also shapes how others view it. On the surface, this is perhaps only perception, but there are practical implications. The market value of real estate is classically described as the amount a “willing buyer would pay a willing seller.” Obviously, those communities with an attractive housing stock will attract more “willing buyers.” As such, personal net worth is enhanced by increased housing values. The benefit is extended to the municipality, as its real estate tax base is likewise increased.

Conversely, poor housing will cause the opposite effect. And, very poor homes not only depress the overall housing market, but can have a very real blighting effect on nearby homes.

The background Housing section of the Lawrence Park-Wesleyville Borough Comprehensive Plan draws its information from three basic sources: the Census, fieldwork, and local interviews.



Census Data

The U. S. Bureau of the Census conducted its last decennial Census in 2000, and basic housing questions, such as tenure, were asked of all respondents. Contract rent and home-value questions were moved from a 100% basis used in 1990 to a sampling basis in 2000. Thus, in 1990, while everyone was asked rent and home-value questions, in 2000, the questions were posed to only one in six (16%) of the universe. This reduces the reliability of data. The Census housing data used in this report will focus on the returns from the last three Census reports: 1980, 1990, and 2000.

Table H-1 – Lawrence Park Census Housing Data 1980, 1990, and 2000							
	1980	1990	Change	Percent	2000	Change	Percent
Housing Count	1,627	1,631	4	0.2	1,626	-5	-0.3
Occupied Units	1,588	1,589	1	0.1	1,547	-42	-2.6
Vacant Units	39	42	3	7.7	79	37	88.1
Tenure							
Owner-Occupied	1,329	1,312	-17	-1.3	1,287	-25	-1.9
Renter Occupied	259	277	18	6.9	260	-17	-6.1
Owner-Occupied Median Value	\$38,900	\$51,100	\$12,200	31.4	\$74,500	\$23,400	45.8
Renter-Occupied Median Value	\$173	\$265	\$92	53.2	\$358	\$93	35.1
Source: Census Reports 1980, 1990, 2000							

Lawrence Park Township

Lawrence Park housing has demonstrated a remarkable stability over the last 20 years. Based on Census information, there has been essentially no change in the total housing units between 1980 and 2000. Though vacant units have nearly doubled, they still only yield a total vacancy rate of 4.9 percent. And, when seasonal units as well as those sold or rented but not yet occupied are deducted, the total vacancy rate drops to well under 4 percent.

Indeed, the only housing numbers that have shown any variation are those for the owner-occupants. But, this did not change the owner-to-renter ratio even one percent. In 1980, 83.7% of all occupied housing units were owner-occupied; in 2000, it was 83.2 percent.

While these figures did not change significantly, housing value and contract rent did. Between 1980 and 2000, the median value of Lawrence Park homes increased from \$38,900 to \$74,500 (+91.5%). The median rent changed from \$173 to \$358, some +106.9 percent. It should be noted the value of owner-occupied homes is made by the owner and is not based on any appraisal or public assessment. However, in comparing proportionate Census values with actual sales data, there historically has been a very strong correlation. Conversely, contract rent is a figure established by lease and should reflect market conditions.

On the State level (1980 to 2000), the value of owner-occupied housing increased by 142%, and the median contract rent was 153% higher. In the same period, the

Consumer Price Index (CPI) grew by 109 percent. Therefore, in comparing the Township's housing cost over this 20-year period, some generalizations can be made:

- The value of owner-occupied units lagged significantly behind proportional State increases.
- The value of owner-occupied units also did not quite keep pace with the CPI. This difference amounted to about 16% over 20 years.
- Rental units saw the contract rent increase, just about on the same pace with the CPI.
- Compared to the state, local rents increased at about two thirds of the rate of the Commonwealth.

It must be noted that the disparity between state and local housing values, both in terms of current value and appreciation, are to be expected in western Pennsylvania. Southeast Pennsylvania area, through to Harrisburg, York, and Lancaster have experienced a sustained period of growth. Housing values reflect this growth. These housing values skew statewide housing data upward.

Table H-2 – Wesleyville Borough Census Housing Data 1980, 1990, and 2000							
	1980	1990	Change	Percent	2000	Change	Percent
Housing Count	1,527	1,538	11	0.7	1,512	-26	-1.7
Occupied Units	1,490	1,462	-28	1.9	1,441	-21	-1.4
Vacant Units	37	76	39	105.4	71	-5	-6.6
Tenure Owner-Occupied	1,156	1,077	-79	-6.8	1,051	-26	-2.4
Renter Occupied	334	385	51	15.3	390	5	1.3
Owner-Occupied Median Value	\$35,100	\$43,400	\$8,300	23.6	\$64,700	\$21,300	49.1
Renter-Occupied Median Value	\$129	\$243	\$114	88.4	\$346	\$103	42.4
Source: Census Reports 1980, 1990, 2000							

Wesleyville Borough

Once again, the stability in the Study Area is remarkable. In Wesleyville, the change of the total housing counts from 1980 to 2000 was only 15 units.

Vacancies rose by 37 (2.4% of all units) to 71 (4.7% of all units). These figures are consistent with those for Lawrence Park, reflecting a very stable housing stock.

There was a change in the owner-to-renter ratio. In 1980, owners represented 77.6% of all occupied housing (renters 22.4%), while by 2000 ownership had dropped 5% to 72.9% (renters 27.1%). Though this change is noticeable, it is hardly surprising. Urban locations usually have a greater percentage of rentals. For example, Erie, Edinboro, Albion, Corry, and other urban places in Erie County all have lower homeownership rates than Wesleyville. Yet, as homeownership is normally regarded as a key factor in community stability, this trend should be monitored closely.

The next data presented in Table H-2 dealt with housing costs. Owner occupants estimate the value of homes, while tenants report monthly contract rent. In terms of dollars, the median value of owner-occupied dwellings grew from \$35,100 to \$64,700, an increase of \$29,600, or plus 84.3 percent. Rents increased from a monthly median of \$129 to \$346; a growth of \$217 (+168%). Applying the same yardsticks as those used in Lawrence Park, it demonstrates that owner-occupied homes did not keep pace with inflation, nor did they grow at a rate consistent with the Commonwealth. Conversely, rental units saw an increase in excess of both the CPI rate as well as an increase of 15% more than statewide rents. Though the Census Bureau does not present any analysis for this rental increase, the influence of Behrend College student housing is likely one factor.

Age of Structures

According to the Census Bureau, the median construction year for housing units in Lawrence Park was 1945 and for Wesleyville, 1950. Consequently, over half the housing stock in both communities is over 50 years old. Another interesting note from detailed statistics is that 3.4% of Lawrence Park's homes were constructed since 1980 and 9% of Wesleyville's housing stock. In all, these figures emphasize that older homes are common in both communities. Yet a survey of standard units in both communities clearly shows that overall housing conditions are good. This fact is witness to generations of maintenance-conscious homeowners.

Type of Housing

In most Erie County municipalities, the single-family dwelling is the most prevalent form of dwelling. That is true in Wesleyville, with 66% of homes in that category. For Wesleyville, the next prevalent housing type is mobile homes, at

17% of the housing stock. The popular duplex or “flat” represents 8 percent. All told, these three varieties comprise over 90% of the Borough’s housing stock. No multi-unit apartments of over 10 units were reported.

Table H-3 – Units in Structure Lawrence Park and Wesleyville				
Type	Lawrence Park		Wesleyville	
	Number	Percent	Number	Percent
Single-Family Detached	992	61.0	993	65.7
Single-Family Attached	482	29.6	13	0.9
2-Family	58	3.6	124	8.2
3 to 9 Family	13	0.8	130	8.6
Mobile Home	81	5.0	252	16.7
Total	1,626	100.0	1,512	100.0
Source: Census 2000				

Lawrence Park’s housing stock is dramatically different than Wesleyville’s. The great majority of its homes (about 90%) are classified as single-family units, although one third of these are attached, rather than the traditional detached units. Of course, most of these were the homes built as a result of the construction of the General Electric plant. There are very few multi-family or mobile home units in the Township, less than 10% of all homes.

Affordability

One final analysis is appropriate, using Census data, and that is to determine affordability. In the 1990s, the Federal and State Governments became interested in the issue of affordability and developed formulas, which have become standard. Simply stated, the formula determines affordability based upon the relationship between median-household incomes and median-housing costs. This relationship is computed for the municipality, county, and state in Table H-4. In this manner, meaningful comparisons can be made.

Table H-4 Affordability Index Lawrence Park, Wesleyville, Erie County and Pennsylvania					
	MHI	MVH	Ratio	MCR	Percentage
Lawrence Park	40,625	74,500	1.83	358	10.57
Wesleyville	33,144	64,700	1.95	346	12.53
Erie County	36,624	85,300	2.33	360	11.80
Pennsylvania	40,106	94,800	2.36	438	13.10
MHI = Median Household Income MVH = Median Value of Owner-Occupied Homes MCR = Median Contract Rent Source: Census 2000					

The Index is quite straightforward. In Lawrence Park, it took 1.83, or nearly two years' wage, for a person earning a median income to purchase a median-value home. In Wesleyville, the ratio is slightly higher at 1.95. Both the County and State ratios were significantly higher.

Percentage column represents this percentage of the median household yearly income, the annual contract median rent would represent. As can be seen, Lawrence Park, which has the fewest rental units, has a smaller percentage than Wesleyville, which is nearly 2% higher. Erie County's percentage is between these two. All are significantly lower (about 45%) than the State figure.

If the year 2000 ratio and percentage is compared to 1990 data (see Erie County Housing Plan, page 32), it is clear that the relative cost of housing has increased modestly as a proportion of income in the Study Area and the county. Housing or rentals in both municipalities in the Study Area are much more affordable than Pennsylvania.

Housing Condition Survey

Statistical data on housing from the Census provides a broad picture of the housing stock. Yet, it does not allow for an appreciation of housing quality. Consequently, a field survey of all units, in both municipalities, was completed in June and July 2003 by two separate consultant teams.

It must be emphasized that minor problems, such as the need for paint touch up alone did not cause a home to be placed into the deteriorated category. Survey

teams used the following criteria, and a copy of the field form is included in this report:

Sound: Defined as units that have no defects or slight defects that are normally corrected during the course of regular maintenance.

Deteriorated: Needs more repair than would be required in the course of regular maintenance. It has one or more defects of an intermediate nature that must be corrected if the dwelling unit is to continue to provide adequate shelter, i.e. it has shaky or unsafe foundations, porches, or steps; there are holes, open cracks, or missing materials on floors, walls, or roof; rotted windowsills or frames; deep wear on stairs, floors, or doorsills; and broken or loose stair treads or missing balusters. Such defects are signs of neglect that lead to serious structural damage if they are not corrected.

Dilapidated: Homes that may no longer provide safe or adequate shelter are listed as dilapidated. Such dwellings have one or more critical defects or have a combination of intermediate defects in sufficient number to require extensive repair or rebuilding; or they have inadequate original construction. Critical defects are those that indicate continued neglect and serious damage to the structure, including conditions such as holes, open cracks, or missing material over areas, walls, or roofs; apparent structural sags, walls, or roofs. Inadequate original construction includes structures built of makeshift materials and inadequately converted cellars, sheds, or garages not originally intended for living quarters.

LAWRENCE PARK TOWNSHIP/WESLEYVILLE BOROUGH HOUSING CONDITIONS SURVEY

Surveyed By _____ Date _____

Municipality and Parcel # _____

1. Use of Structure:

_____ Single-Family	_____ Multi-Family (No. of Units _____)
_____ Duplex	_____ Mixed Use (Specify _____)
_____ Mobile Home	_____ Commercial (Specify _____)
	_____ Other (Specify _____)

2. Principal Building Material:

_____ Brick	_____ Metal
_____ Concrete Block	_____ Stucco/Wood Frame
_____ Wood	_____ Vinyl or Metal Siding/Wood Frame
_____ Stone	_____ Asphalt Shingles/Wood Frame

3. Structural Conditions: (Circle one for each category)

	Sound	Deteriorated	Dilapidated
Foundation			
Roofing			
Exterior Cover (Siding)			
Porches, Windows, Doors, Miscellaneous			

4. Structure is:

	<u>Age</u>
_____ Sound	
_____ In Need of Minor Rehabilitation	-25 Years (Contemporary) _____
_____ In Need of Major Rehabilitation	25-50 Years (Modern) _____
_____ Recommended for Demolition	+50 Years (Pre-1940) _____

5. Comments:

The housing surveys were conducted from a car (windshield survey) or on foot. Ranking was based on the exterior appearance of structures, usually from front and side views. In Lawrence Park, the frequency of row homes in certain areas were limiting to the survey teams.

In Lawrence Park, there were 41 units that were classified as deteriorated and none that was identified as dilapidated. This represents only 2.5% of the total units of housing in Lawrence Park. This proportion is quite small, as a “typical” community often has a problem-housing rate of 5% to 10 percent. It must be remembered that this figure is based upon a windshield survey. Experience from similar surveys conducted in other communities have indicated that such exterior surveys underestimate the degree of housing problems by approximately 15%, which means Lawrence Park might actually have 45 to 50 deteriorated housing units. Even at such a count, however, the incidence of below-standard units represents only 3% of all housing units.

As good as these numbers may be, there is an area of concern. That is, the problem homes are primarily located in concentrated areas. Generally, these units are between Main and Bell, from Smithson Avenue west. Areas on Rankine and Priestly, in particular, had problems. Many of the problem units identified were row houses built well over 80 years ago, although there were a few older single-family, detached units as well.



Mobile Home Park

The housing survey in Wesleyville was conducted in a similar fashion to that in Lawrence Park. There were some differences, however. First, in Wesleyville, there were a much greater percentage of mobile homes. A second difference was the dearth of row homes.

Because the great majority of mobile homes were in parks, they were reviewed separate from the general housing stock and will be commented on separately.

In all, there are approximately 1,300 housing units in Wesleyville, excluding

those in mobile home parks. In a full field survey, some 30 units were rated as deteriorated, while 2 were classified as dilapidated. This yields a “problem” housing percentage of 2.4 percent. If the 15% factor is added (see prior discussion), the net number of such units increases to 37, some 2.9% of the general housing stock.

Of the deteriorated units, the greatest concentration is west of Water Street and north of Buffalo Road. The remaining units are scattered throughout the Borough, and generally the deterioration is minor. There was one fire-damaged unit observed in College Heights, but that was already scheduled for demolition when surveyed.

The mobile home parks in Wesleyville are focused north of Buffalo Road, except for the Spring Creek development, which is east of Shannon Road. Generally, the units north of Buffalo Road are older and the individual lots are small. In many instances, individual units have no direct road access. In all mobile home parks, deteriorated and even dilapidated structures were found. From external observation, approximately 10% of all mobile home units were rated as obviously deteriorated, with another 2% dilapidated. However, perhaps one quarter to one third of these units were constructed prior to the institution of Federal standards (1976), so the internal quality of these structures is difficult to ascertain. Comments from local sources indicate that many of these units have very poor interiors with questionable electric, heating, and plumbing systems. Finally, the lack of yard space must be a safety concern. Overall, the following observations can be made:

- Overall, the conditions of mobile homes are poorer than the Borough’s general housing stock.
- In parks north of Buffalo Road, yard spaces are inadequate.
- In parks north of Buffalo Road, units are found that were built prior to the HUD national code for manufactured housing.

In summary, the following generalizations are appropriate:

- The housing stock count in both municipalities is stable.
- Based on community incomes, homes to buy or to rent are reasonably affordable.

- Homeownership rates are high for both municipalities, but Wesleyville is seeing more conversions to rental units.
- The general housing stock of both municipalities is quite good, but there are problems:
 - In Lawrence Park, housing deterioration is focused primarily with row homes south of Main Street.
 - In Wesleyville, housing problems are focused north of Buffalo Road and some mobile home parks are of special concern.
- Housing values are slightly below County averages.
- The single-family dwelling is the dominant housing unit in both municipalities.

LAND USE



**WESLEYVILLE BOROUGH-LAWRENCE PARK
TOWNSHIP COMPREHENSIVE PLAN**

The Land Use Plan is traditionally regarded as the centerpiece of a comprehensive plan. In fact, it is the first required element mentioned in the Pennsylvania Municipalities Planning Code (PaMPC). Though most consider land use from a zoning context, this does not recognize its true importance. Land and its use is important in many ways:

- In a developmental context, the types, interrelationships, and uses of land
- Land as a platform for economic development
- Land as a commodity to be developed
- Land in a perceptual-aesthetic-environmental context

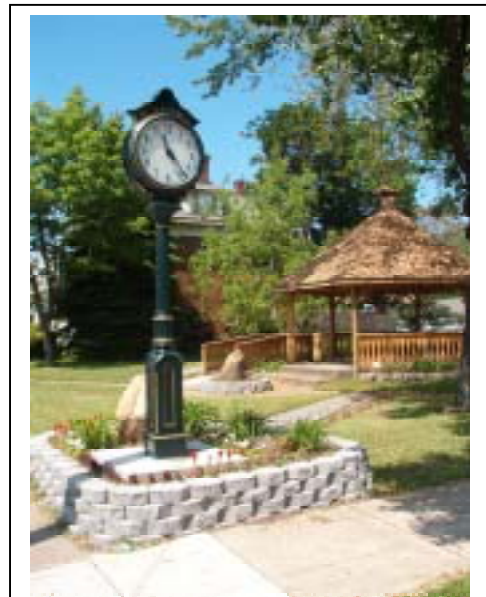
Of all these issues, most municipal comprehensive plans view land in a developmental context, either in its current context or as a commodity to be developed. For the Lawrence Park/Wesleyville Comprehensive Plan, land use is very important. It is also particularly challenging. Both communities are essentially fully developed.

Wesleyville Borough

Current Land Use

The current land use of a community is a living history of the thousands of developmental decisions that have occurred over generations. In Wesleyville, most of these decisions were made in generations past. To determine the current land use in the Borough, teams were sent to view current use patterns on a parcel-by-parcel basis. This survey was completed in early summer of 2003.

The results of this are displayed on the plate, “Wesleyville Borough, Current Land Use.” This shows that the Buffalo Road corridor is dominated by retail. Historically, this area has served as the Borough’s downtown. North of the downtown area is a mixture of



Wesleyville Clock

parkland, single-family units, mobile home parks, industrial, and commercial. To the south of Buffalo Road, excluding the downtown once more, is an area dominated by single-family homes and institutional uses, usually churches or the Wesleyville Elementary School. A principal park exists along Four Mile Creek, off Edison, while a smaller one is found in College Heights. The only major exception to this observation is the Alliance Plastic operation and mobile home park off Shannon Road. Statistically, Table LU-1 shows the results of the land use survey for Wesleyville.

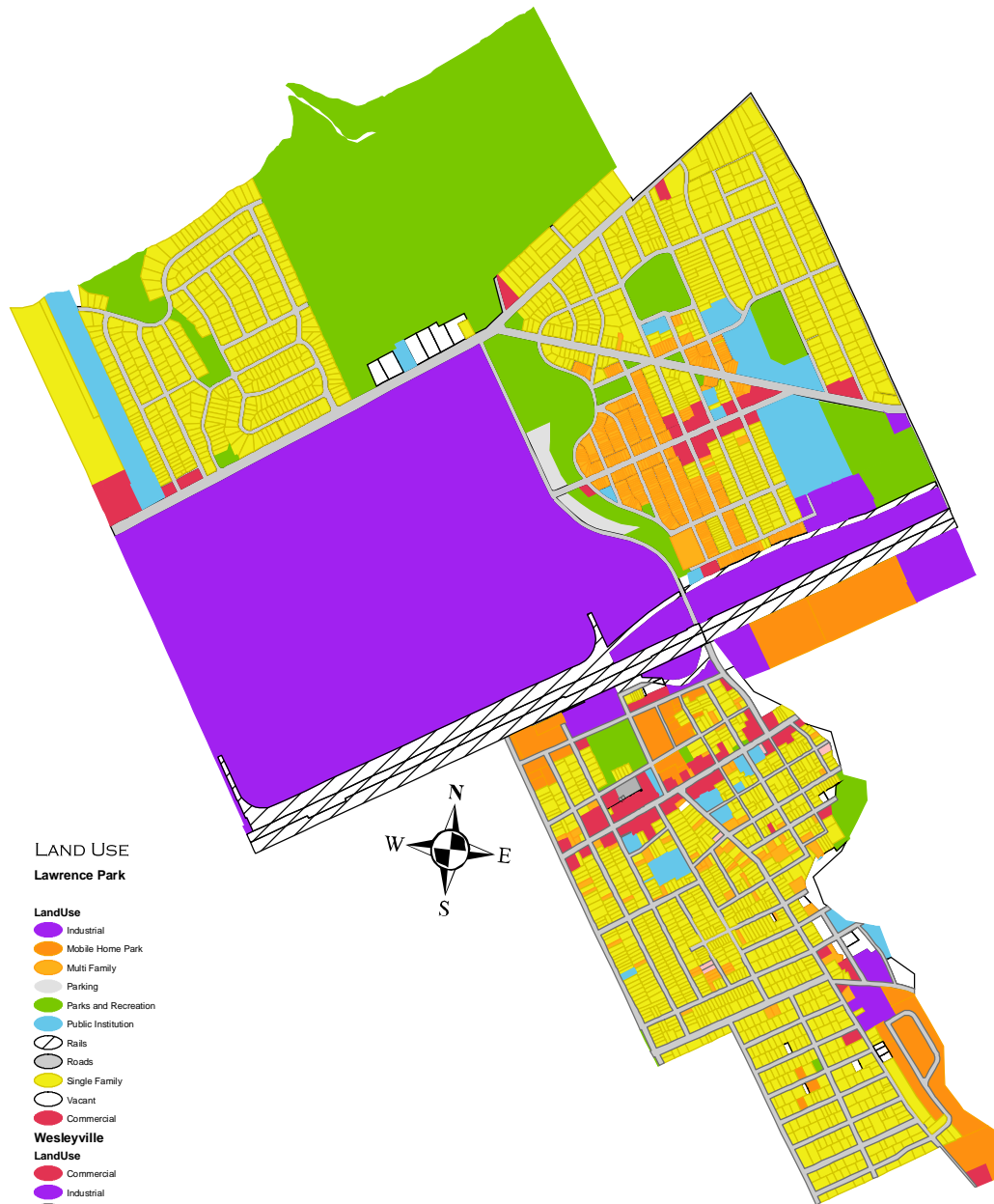


Table LU-1		
Land Use Survey Results – Wesleyville Borough		
	Acres	Percent
Commercial	21.1	6.2
Industrial	13.9	4.1
Residential	191.3	56.1
Park	11.0	3.2
Public	12.8	3.7
Vacant	8.6	2.5
Road and Rail	82.6	2.4
Right-of-Way	341.3	100.0
Source: 2003 Land Use Survey		

The 1989 “Supplement” did not contain any land use statistics. However, the County Land Use Plan of 1978 did and the similarity to current patterns is remarkable.

When viewing the existing land use plate and the current Borough zoning, there is continuity. This continuity is with land use. However, there are differences in the intensity of residential development and residential zoning. Also, when comparing the 1989 “Existing Land Use” plate to the current land use of the 2003 edition, one is struck by the similarity of the two.

GENERALIZED LAND USE: LAWRENCE PARK & WESLEYVILLE



Truly, the words in that document were accurate:

“Redevelopment . . . will be the standard manner in which Wesleyville Borough will be able to grow and diversify.”

1989, Supplement to the General,
Development Plan, Wesleyville Borough,
page 8

Wesleyville Borough has two primary land use ordinances, a subdivision and land development ordinance as well as a zoning ordinance. A brief overview of each document follows.

Subdivision and Land Development Ordinance

On February 9, 2000, Wesleyville Borough Council adopted, by reference, the Erie County Subdivision and Land Development Ordinance (SALDO), Ordinance #46 of 1999. The ordinance contains thirteen sections and three appendices. The key elements are:

- Minor Subdivision: 10 lots or less, no new roads or public improvements
- Where a development fronts on a state road, PennDOT is to be consulted.
- Submissions: Mylar plus seven copies for both preliminary and final plans.
- Closure of a survey (in feet) in 1:10,000
- Roads: Local roads are to have a 50-foot right-of-way; curbed street 26 feet wide. (*Note: Community should have road, curb, and sidewalk specifications.*)
- Sewer, water, lighting to be installed per local regulations.
- Land Development Standards: Covered by Article XI, essentially focuses on vehicular and pedestrian access, landscaping, lighting, and drainage.

- Mobile Home Parks: Article XII of the ordinance, 5-acre minimum; lots 5,000 square feet each; separation of 20 feet between mobile homes.

In all, the ordinance is a relatively standard one for western Pennsylvania.

Zoning Ordinance

Wesleyville's zoning ordinance was adopted on November 8, 1989. The Borough is divided into five use districts, with a Floodplain Overlay Zone. There are three residential areas and two business districts. These districts function as follows:

R-1 District: Essentially a single-family district with a lot area of 7,200 square feet required (approximately six dwelling units per acre).

R-2 District: This is also a residential district described as a "traditional" district between the R-1 and R-3 Districts. It allows "several family dwellings," which permits conversion of existing single-family units to two-or three-family units, if lot and yard area requirements are met. Mobile home parks are also permitted. Single-family units require a 5,200-square foot lot (8.4 dwelling units per acre).



Wesleyville Borough Downtown

R-3 District: This district permits multiple-family units, mobile home parks, and resident treatment facilities. (Please note that residential facilities for persons considered as handicapped are considered as single-family units per federal law.) Density for single-family homes is 10.4 units per acre and lots are 4,200 square feet. Multi-family development could see much higher densities.

B-1 District: This is essentially the Borough's commercial district. In addition to retail usage, a wide variety of commercial service and multi-family uses are allowed, including the commercial/manufacturing designation such as Krispy Krème or Pulakas Candy. Lot size is quite modest, at 3,200 square feet.

B-2 District: The B-2 District is the Borough's industrial zone, although some service businesses, retail trade, and wholesale trade are allowed. Lot size is 7,500 square feet.

The balance of Wesleyville's ordinance follows relatively traditional lines. A few comments, however, are in order:

- The enforcement section makes liberal references to the PaMPC. The Borough should have copies of these sections available for the public.
- Some of the parking requirements appear high (retail/office), especially in view of the limited land available for development. For example, retail parking is set at one space per 100 square feet of floor area. This translates into 320 square feet of parking (plus or minus) per 100 square feet of retail space. Conversely, such sources as the Eno Transportation publication *Parking* and the Institute of Traffic Engineers recommend one space per 200 square feet to 300 square feet of retail.
- The signage section should be reviewed, especially the section on political signs.
- Section 414.2, relative to performance standards, should be reviewed relative to the Borough's capacity to administer same, especially sound controls.

Finally, though some revisions to the ordinance are dated June 14, 2000, there are still inconsistencies with the PaMPC. Some examples include forestry activities (603.f) and non-impact home-based businesses (603.l). None of the technical elements of the ordinance appear to present significant problems, though a review is in order.

Lawrence Park Township

Subdivision and Land Use Regulations

The Lawrence Park Subdivision Regulations are found in Title Four of their codified ordinances. Although parts of this ordinance appear quite dated, the administrative elements have been updated to remain consistent with the PaMPC.

In the Township, five or fewer lots (with no new public improvements) are classified as a minor subdivision. Typically, minor subdivisions do not require a preliminary plan and proceed directly to a final plan. Those with five lots or more, or any that require the extension of public sewer, water, or roads, are major subdivisions. The issue of “replats” or annexations is not addressed. Nor is there a section on mobile home parks, although this is covered in the Township zoning ordinance.

The format of this ordinance is interesting. Some sections are rather brief. For example, “Design Standards,” Chapter 1248, has only 6 pages long while “Improvements” run 17 pages and includes some very detailed specifications and processes. Design criteria appear routine while much of the “Improvements” chapter deals with outdated materials. For example, see 1250.33(a)(7), Catch Basins, which calls for brick catch basins, and 1250.06(b), which discusses vitrified clay pipe. Current practice is pre-cast catch basins, and nearly all sewer lines are now plastic. This extends to other elements such as references to the City of Erie, Bureau of Water, rather than the Erie City Water Authority.

The ordinance provides for the Township’s Board of Commissioners to approve subdivision while the Planning Commission acts as the review body.

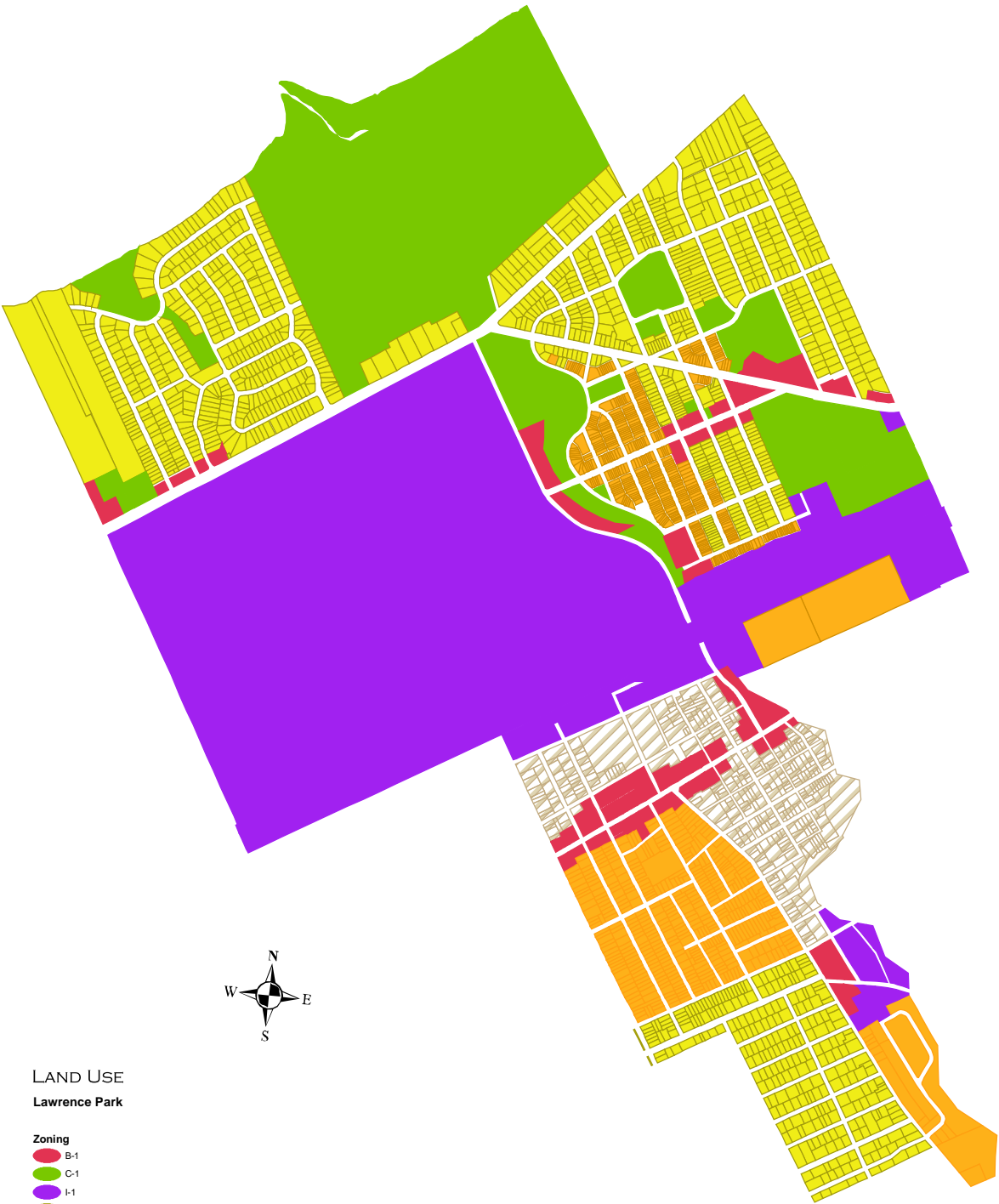
Zoning

This regulation is found in Title Six of the Township’s codified ordinance. Though periodic amendments have been made to this document, it is not completely in compliance with the PaMPC. For example, see 1260.07, Amendments, item (3). Referral gives the County Department of Planning a 45-day review period. That review period is now 30 days, and item (d), Public Hearings, uses the prior definition of notice timing, 30 and 14 days, rather than the current 30 and 7 days. In addition, such items as forestry and no-impact home-based business are not covered. However, none of these technical problems are necessarily major deficiencies.

The ordinance provides for five zoning districts as well as a Flood Plain Overlay District in Lawrence Park. The districts are as follows:

R-1 Residential District – This is primarily aimed at single-family homes with few other uses. A minimum lot requirement of 10,000 square feet—this relates to a density in this district of 4.3 dwelling units per acre.

GENERALIZED ZONING: LAWRENCE PARK & WESLEYVILLE



LAND USE Lawrence Park

Zoning

B-1

C-1

I-1

R-1

R-2

Wesleyville

Zoning

B-1

I-1

R-1

R-2

R-3

R-2 Residential District – This zone is also intended for residential use, but is much wider in scope, embracing a wide range of uses, especially as special exceptions. The base density in this district is 6.2 dwelling units per acre (a 7,000-square foot minimum lot). Two-family dwellings call for an 8,000-square foot lot.

B-1 Business District – This is a commercial zone primarily aimed at typical retail and service enterprises. A wide variety of uses are permitted or allowed by special exception. The required lot size is quite modest, at 2,000 square feet.

I-1 Industrial District – The Township’s industrial zone is similar to many others in western Pennsylvania. That is, traditional industrial uses are permitted while auto salvage and junkyards must meet additional standards as special exceptions. The minimum lot size is 7,500 square feet.

C-1 Conservation District – This is an interesting zone, though primarily aimed at open recreation-type uses, churches, schools, and childcare centers are permitted. No minimum lot size is listed.

It should be noted that all districts allow for natural gas production as a conditional use or special exception. The conditions are set forth by 1286.19 of the ordinance, which should be reviewed in view of Act 67 and 68 (2000).



Lawrence Park Golf Course

The sign section is quite sophisticated, especially the “Sign Ordinance Matrix.” Ordinances 441-2003 and 438-2002 amend the sign section of the zoning ordinance. The former amendment was no doubt a reaction to the Harborcreek experience, as it deals with political signs.

Parking and loading are relatively standard, but the commercial requirements may be high and should be examined.

Other supplementary regulations are fairly standard. As noted in Wesleyville, the Performance Standards and 1286.17 should be reviewed, vis-à-vis the Township’s

technical capacity to enforce it. Also, the Township solicitor should closely review Section 1286.99, Penalty.

Land Use

In many respects, Lawrence Park is a unique municipality. It is a “company” town that does not look like the stereotype that comes to mind. In the early 1900s, General Electric started to lay out and develop Lawrence Park. Original lots were 40 feet by 125 feet. Then, with the advent of World War II, the brick row homes were constructed to house GE workers. Historic accounts of this era relate non-employees also were allowed to purchase homes. The balance of the community has developed since, with a modest main street, a few industrial uses (beyond General Electric), but essentially as a community of homes. While the proximity of the “GE” plant may have been the primary attraction in the early years, the Lawrence Park Golf Course was undoubtedly a draw in later years.



Lawrence Park Township Building

In 1983, the Township prepared their comprehensive plan “update.” A quick review of the Existing Land Use plate from that report shows very little change over two decades. These primarily have involved a few additional homes and the conversion of some uses from one category to another, but no dramatic changes. Lawrence Park is dominated by three major uses. The General Electric plant complex takes up the entire southwest quadrant of the Township. Next is the Lawrence Park Township Golf Course, occupying the northeast quadrant. The northwest quadrant is nearly entirely residential, with a few businesses along East Lake Road and some park areas. The southeast quadrant, the older community, is again primarily housing though densities are mixed. Also, the downtown area is here, along with the schools, Township offices, and parks. A smaller area to the south of the Norfolk and Southern Railroad tracks is composed of some industrial uses and “Gindy’s” Mobile Home Park. This area is physically isolated from the balance of the Township, although the new Nagle Road Bridge may remedy this situation.

The current land use in the Township has also been statistically developed and is shown by Table LU-2.

Table LU-2 Land Use in Lawrence Park (All Values in Acres)		
	2003	Percent
Commercial*	16.60	1.4
Industrial	363.50	31.1
Residential**	258.60	22.1
Parks and Recreation	211.60	18.1
Rail and Road Right-of-Way	180.00	15.3
Vacant	75.57	6.5
Institutional	64.2	5.5
Total	1,170.10	100.0
*Includes Twinbrook Nursing Home		
**Includes multi-family, mobile home parks, and single-family units		
Source: 2003 Land Use Survey		