PLAN ABSTRACT

LAND USE PLAN

The goal of this land use plan is to provide a framework for orderly growth by crafting an optimum balance between economic development and neighborhood preservation.

- Objective 1: To provide for the least amount of non-conforming land uses.
- Objective 2: To provide for the greatest amount of protection to existing land uses.
- Objective 3: To promote wise and optimum development of the few remaining vacant parcels in the Borough.

HOUSING PLAN

The following objectives attempt to address the general cross-section of housing needs in Cambridge Springs Borough – Single-family housing for existing and new residents, multi-family housing for existing and new residents, low-income housing, and senior citizen housing.

- Objective 1: Promote the maintenance of Cambridge Spring's aging housing stock.
- Objective 2: Promote the development of a variety of housing types in the Borough to serve the needs of the Cambridge Area.
- Objective3: Adopt a Subdivision and Land Development Ordinance to allow the Borough to carefully review new housing developments.
- Objective 4: Make better use of the Borough's access to HUD Section 8 Vouchers by matching the Meadville Housing Authority with interested local landlords.

TRANSPORTATION PLAN

Cambridge Springs Borough has numerous transportation related issues plaguing its downtown revitalization efforts. These issues range from inter-municipal transportation for the elderly, a long-term road maintenance plan, high volume traffic at key intersections throughout the Borough along with improvements required in the downtown core to encourage a pedestrian oriented atmosphere.

- Objective 1: Develop a Master Road Maintenance Plan.

- Objective 2: Improve current problem pedestrian areas within downtown and improve the visual organization of the intersection of the railroad tracks and South Main Street (PA 86).

  Option #1: Improve current pedestrian areas within the downtown core.

  Option #2: Landscaping Abandoned Open Spaces within the Downtown Core.

  Option #3: Improvements to Marcy Park.

- Objective 3: Introduce a time limit for on-street parking in the Central Business District.

- Objective 4: Explore the option of an inter-municipal transportation service which extends beyond County boundaries and offers a variety of scheduled departure times.

ECONOMIC DEVELOPMENT PLAN

The main goal of this Economic Development Plan is to help retain the Borough's existing industries and reduce barriers to expansion on existing industrial properties and to promote and coordinate the Borough's tourism industry.

- Objective 1: To reduce barriers to economic expansion by insuring that existing manufacturing facilities are not non-conforming uses.

- Objective 2: To establish a National Register Historic District in the Borough's Main Street Area.

- Objective 3: Actively promote the local tourism industry by, among other things, establishing a Visitor's Center in the Borough.

COMMUNITY FACILITIES PLAN

The overall goal of the Community Facilities Plan is to improve existing Borough facilities (i.e. sewer, water, parks, buildings, etc.) along with proposals for expansion and future development.

- Objective 1: To provide a public meeting area for Borough Council, preferably under the same roof as other Borough offices.

  Option 1: Construct a new Borough Building that would integrate all Borough facilities under one roof.

  Option 2: Bring the existing Borough Building up to ADA Compliance.

- Objective 2: Improve Borough recreation facilities in Stine Park and at the Brink Drive Recreation Area.

- Objective 3: Implement the Borough's upcoming Act 537 Plan and provide a strategy for providing public sewer for all Cambridge Springs residents.

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INTRODUCTION

The Cambridge Springs Comprehensive Plan is the third planning document to be formulated for the Cambridge Region, but the first developed entirely for the Borough. In 1967, the *Comprehensive Development Plan for Cambridge Township, Cambridge Springs Borough, and Venango Borough*, was produced by Beckman, Swenson, & Associates. This plan laid the ground work for the Borough's original zoning ordinance, which was adopted in 1968. In 1980, the *Comprehensive Plan for the Cambridge Area* was developed by Beckman Associates Community Planners, Inc. Like the 1967 plan, this plan addressed the Cambridge Region and provided a general overview of issues in the region, especially water and sewer line extensions. However, the Borough did not opt to revise its zoning ordinance at that time. Since many changes have occurred in Cambridge Springs since the last plan, the Cambridge Springs Planning Commission felt it was time to consider formulating a new plan.

For two years the Cambridge Springs Planning Commission has been working with the Crawford County Planning Commission staff to collect data, survey conditions around the Borough, solicit public opinion, and formulate goals and objectives for the future of Cambridge Springs. Citizen participation has been very important to this planning process. In addition to the public involvement associated with the formal adoption of this plan, public meetings were held in November 1994 and April 1996; and a citizen attitude survey conducted the Fall of 1994. The Planning Commission has also solicited opinions and information from local business persons, Borough Council, Cambridge Township, and Northwest Engineering to determine the wide range of issues that face the community.

It is important to understand that this comprehensive plan is neither a legal document nor a land use ordinance. However, in order for the Borough to be successful in formulating and using its development related ordinances (zoning and subdivision) that are legal documents, it must identify the land development issues within its jurisdiction and decide what, in the general public interest, are the best objectives and policies relative to these issues. Carrying further, Borough ordinances, ongoing problems and specific projects should all be shaped based on the objectives and policies established through this planning process. This is the aim of the Cambridge Springs Comprehensive Plan.

This plan contains two major sections. The first is composed of background information for plan-making. This includes studies and analyses of housing, demographics, economic characteristics, land use, transportation, community facilities, and natural resources and features. The second section is the plan itself, which includes community development objectives, a land use plan, a housing plan, a transportation plan, a community facilities plan, and implementation strategies. The organization of these two sections follow the requirements outlined in Article III, Section 301 of the *Pennsylvania Municipalities Planning Code* (Act 247 of 1968).

MAP I

REGIONAL LOCATION MAP

CAMBRIDGE SPRINGS

CRAWFORD COUNTY, PENNSYLVANIA

PREPARED BY CRAWFORD COUNTY PLANNING COMMISSION

BACKGROUND ANALYSIS

HISTORY OF CAMBRIDGE SPRINGS

EARLY HISTORY AND SETTLEMENT

The Borough of Cambridge Springs has a very rich and diverse history. Its location along French Creek at one of the closest points of the Allegheny River system to the shores of Lake Erie has made this site a very important transportation crossroads throughout its history. Native Americans of the Iroquois and Seneca nations used this site to cross French Creek on their way to Lake Erie. In the Eighteenth Century the French, finding this area a vital link between their settlements in the lower Mississippi valley and along the St. Lawrence River, built a series of forts in this region. During the French and Indian War, George Washington traveled through Cambridge Springs on his way to Fort Le Boeuf. By the time of independence, the French Creek corridor became an integral part of the main transportation route between Pittsburgh and Erie as agriculture developed in Western Pennsylvania.

In 1801, Job Van Court purchased 100 acres from the Holland Land Company, built a log cabin on the spot later occupied by the Parkview Inn, and therefore became the first settler of Cambridge Springs. In 1815, a bridge was constructed across French Creek and a regular coach route was established through the settlement. With the completion of the Erie Canal, a vital link was developed between the Atlantic seaboard and the Great Lakes Region. This further spurred the settlement of Northwest Pennsylvania and the Cambridge area. Timber became the first important industry as a saw mill was constructed east of Main Street by Kitchen Hoag in 1847.

INCORPORATION AND EARLY DEVELOPMENT

In 1861, the Atlantic & Great Western Railroad was extended through the settlement. This further encouraged the growth of industry and population, and on February 16, 1866, forty-five citizens filed a petition to incorporate the settlement as a borough with the Crawford County grand jury. On April 3, 1866, the request was approved and Cambridgeboro was incorporated. At this time the Borough had approximately 450 residents.

Towards the late Nineteenth Century, industry and commerce began to flourish. The cheese industry was expanding, the Sherwood and Agnew lumber mill employed 45 persons, and a planing mill and jelly factory had been established. The residents were served by four dry goods stores, five grocery stores, two shoe stores, two millinery shops, two feed stores, two bakeries, and a meat market.

The Mineral Water Boom

The most important series of events that shaped the early development of the Borough took place in the 1880's and 1890's when the mineral water boom hit Cambridge Springs. Dr. John H. Gray, while attempting to drill for oil on his farm just north of town, struck mineral water instead. After a visit to Hot Springs, a fashionable spa town in Arkansas, Dr. Gray was inspired to market his water, which bore some resemblance to the waters of Hot Springs. In 1886, he established the Gray's Mineral Fountain Company and the mineral water's medicinal powers rapidly became known around the region. Hotels and boarding houses sprang up over night capitalizing on the Borough's growing tourist traffic. That same year, the Riverside Hotel was constructed near the original mineral water well. In 1897, the residents of the borough voted to change the name from Cambridgeboro to Cambridge Springs.

By the turn of the century, over forty hotels, spring houses and rooming houses were operating in the borough. The Erie Railroad offered special excursions to Cambridge Springs. The borough was also linked to Meadville and Erie by a trolley system. Perhaps the most notable and most imposing landmark in the borough at that time was the short-lived Hotel Rider. In 1895, W. D. Rider began construction of his $500,000 hotel on the hill overlooking the town. Mr. Rider was a successful promoter and brought many conventions to the town, most notably being the World Chess Tournament. Today, the most notable survivors of this era are the Riverside Hotel, which still brings in tourists and conventions, and the Bartlett House, which was converted to Bartlett Gardens, a 43 unit apartment building.

Alliance College

On September 7, 1912, the Polish National Alliance purchased 160 acres of land that included among other buildings the former Rider Hotel. The Polish National Alliance established a school to prepare men for college entrance. President William Howard Taft gave the address for the opening ceremonies. In 1924, Alliance developed into a two-year Junior College. Additional buildings were constructed in the 20's and 30's, and in 1948, Alliance College became a four-year liberal arts institution. Enrollment peaked in the 1960's with approximately 600 students. During this time, many capital improvements were made to the facility, including a new dining hall, new dormitories, an athletic field, and a new science hall. Unfortunately the optimism of the 1960's was short lived, and enrollment fell during the 70's and 80's. Alliance College closed its doors in June 1986.

The Twentieth Century

As advancements in medicine overshadowed the miraculous qualities of mineral water and the automobile gradually became the primary means of transportation, Cambridge Spring's tourism industry began to wane. The Twentieth Century saw a major growth take place in the Borough's manufacturing sector as several key industries were established that shaped Cambridge Spring's economic profile for years to come. In 1916, the Mohawk Milk Company built a plant on Railroad Street that was later sold to the Carnation Company. Until recently, Carnation employed between 50 and 100 persons in their can manufacturing facility. Another major employer has been the Lord Corporation which employs approximately 250 persons.

The automobile has affected the Borough's development significantly in the last three decades. One major effect has been the construction of Interstate 79. This has shifted much of the north/south truck and passenger car traffic away from U.S. 6 & 19, which passes through the borough. Another effect of the automobile age has been a slow, but steady influx of persons from Erie and Edinboro. With distances shortened by private transportation, Cambridge Springs is now within commuting range of the Erie Metropolitan Area.

Cambridge Springs has had to reinvent itself many times in the past. From its beginnings as a small mercantile community, its role as a resort destination, its days as a college town to its current focus as both a small manufacturing town and a bedroom community, Cambridge Springs has survived the often painful transition periods. Today, Cambridge Springs is faced with many challenges and opportunities. The borough survived the closing of Alliance College and the opening of the State Correctional Institution. While this change has alarmed some residents, it has strengthened the borough's economy. The borough faces an aging housing stock, but has many graceful Victorian houses that have the potential to be restored. The borough has an under-utilized and somewhat deteriorating Main Street with the potential of attracting tourists with its late Nineteenth and early Twentieth Century commercial architecture. The borough has restricting boundaries that hamper future growth and development, but is a tight-knit community where everything is in walking distance.

PHYSICAL CHARACTERISTICS OF CAMBRIDGE SPRINGS BOROUGH

LOCATION

Cambridge Springs Borough is located in northwestern Pennsylvania in the north-central portion of Crawford County. It is situated 12 miles north of Meadville and 21 miles south of Erie. Cambridge Springs, which is completely surrounded by Cambridge Township, encompasses 512 acres (0.8 sq. mi.) of land straddling French Creek, a major tributary to the Allegheny River. The climate of the Borough and its surrounding region is temperate with an average temperature of 27 degrees Fahrenheit in February and 71 in July. The average annual precipitation is approximately 40 inches. Map 1 shows the location of Cambridge Springs Borough in relation to northwestern Pennsylvania.

TOPOGRAPHY

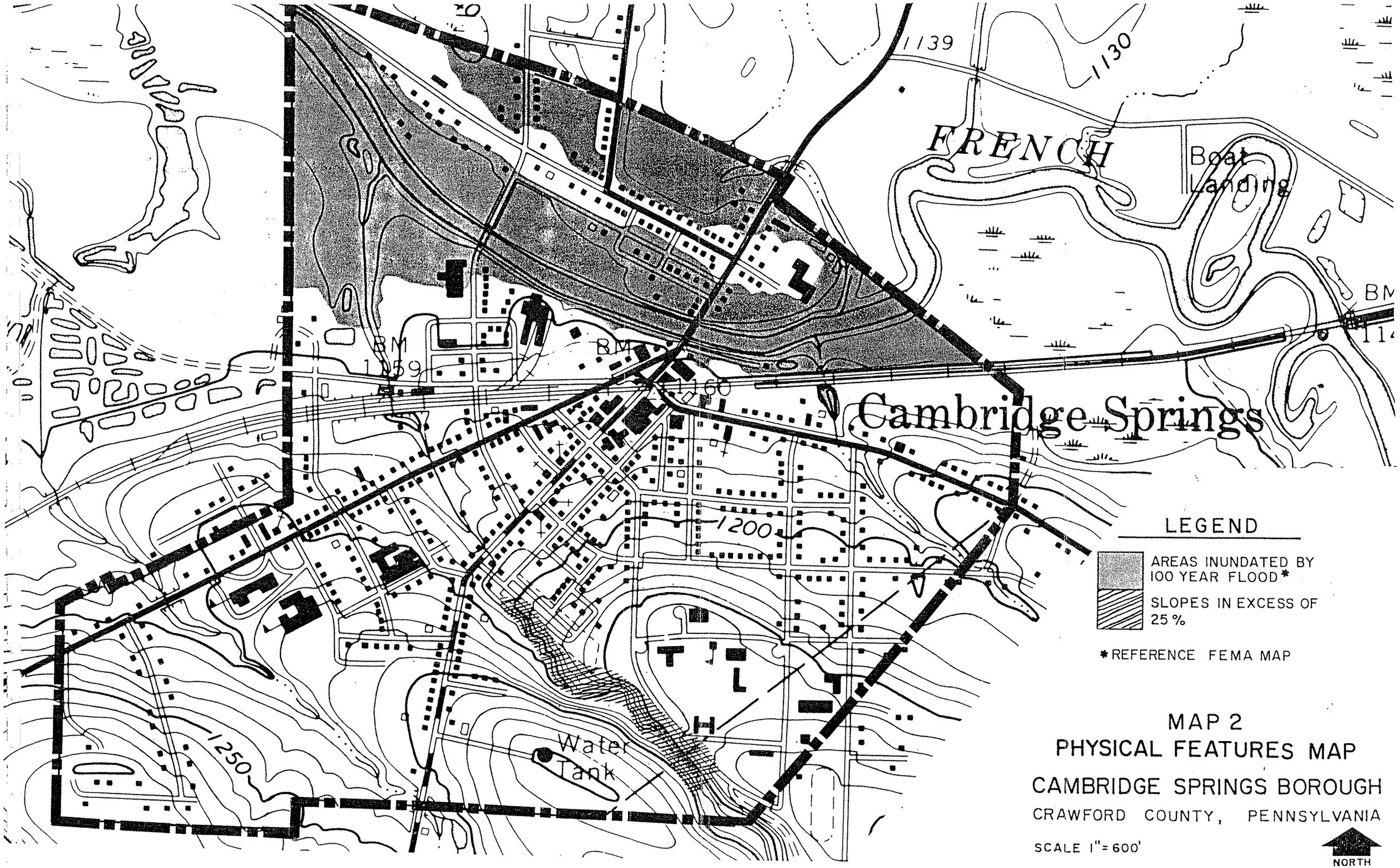
The topography of Cambridge Springs can be generally divided into two distinct regions—a relatively flat northern region and a more hilly southern region. These two regions are roughly delineated by the Railroad tracks that bisect the Borough.

North of the tracks lies the fairly level region that encompasses the French Creek flood plain. This portion of the Borough is part of an extensive, relatively flat, marshy region characterized by very high water tables. This region extends from French Creek north to the Erie County border. A majority of the Borough land area north of the Railroad tracks is classified as a Special Flood Hazard Area on the 1990 Flood Insurance Rate Map (420346 1-b) issued by the Federal Emergency Management Agency. Along French Creek is the lowest elevation in the Borough (1,120 feet above sea level).

In contrast, south of the tracks the topography is characterized by rolling terrain created by several small streams flowing into French Creek. The steepest slopes in excess of 25%, as shown on Map 2, are along Jackson Run in the vicinity of the State Correctional Institution. This is the only location in the Borough where the topography creates a major deterrent to development. The highest elevation in the Borough (1,300 feet above sea level) is located at the water tower along the Borough's southern boundary.

FLOODING CONDITIONS

Over the years, Cambridge Springs Borough has been periodically plagued with flood problems. The maximum flood elevation on record was recorded in January 1959 when French Creek



MAP 2
PHYSICAL FEATURES MAP
CAMBRIDGE SPRINGS BOROUGH
CRAWFORD COUNTY, PENNSYLVANIA

SCALE 1" = 600'

PREPARED BY CRAWFORD COUNTY PLANNING COMMISSION

reached an elevation of 1,141 feet, over 20 feet above its normal course. Other known floods occurred in March 1913, April 1947, March 1960, March 1964, and September 1967. Floods may occur along French Creek at various times of the year. Winter floods are usually the result of heavy rainfall, snow melt, and ice gorging. Summer floods usually result from torrential rainfall of short duration.

There is one flood control device on French Creek above Cambridge Springs Borough. The Union City Reservoir consists of an earthen dam and dry reservoir located on French Creek approximately 24 miles upstream from the Borough in Erie County. The dam was completed in 1970 and reduces flood crests in the Borough by approximately 1 to 3 feet.

Since the 1970's, both federal and state governments have taken strong actions to deal with the perils of flooding. At that time, the federal government worked with local governments requesting that they regulate new development in areas identified as subject to the hazards of flooding. Under the direction of federal officials, areas subject to flooding have been mapped municipality by municipality. The result of these efforts are maps that delineate the flood hazard areas for these municipalities in order to establish rate structures for the purchase of flood insurance. The most recent Flood Insurance Study for Cambridge Springs was published on August 2, 1990 by the Federal Management Agency. According to the Flood Insurance Rate Map issued as part of this study, approximately 20 to 25% of Cambridge Springs land area is situated in a 100 year flood zone. This means that the maximum flood elevation, 1,143 feet above sea level, has a 1 percent chance of being equaled or exceeded during any given year. Map 2 shows the boundaries of the 100 year flood zone.

In 1984, the Borough adopted a Flood Plain Management Ordinance. This ordinance regulates the design and construction of all new residential and non-residential structures located in this flood plain. New construction must built such that the lowest habitable floor, including the basement, is built 18 inches above the 100 year flood elevation. In addition, new mobile home parks and expansions of existing ones are prohibited.

Soils

The soils that dominate Cambridge Springs Borough are either of the Venango-Frenchtown-Cambridge association or the Holly-Red Hook-Chenango association. A majority of the soil types underlying the Borough are characterized by a seasonal high water table and very slow permeability. Shallow shale bedrock underlies the Borough preventing percolation of water into the ground. Fortunately 97% of Borough households are served by public sewer, since these soil types are very poor for on-lot sewage. However, Cambridge Springs' high water table requires the Borough to have an excellent stormwater drainage system in place. This, unfortunately, is not the case. As a result of poor stormwater drainage, many residents must have sump pumps to remove water from their basements.

EXISTING USE OF LAND

LAND USE CATEGORIES

A current inventory of existing land use is an essential tool in formulating the land use plan that would guide the developing of land use controls such as zoning and subdivision regulations. Through the process of analyzing the overall patterns of land use in Cambridge Springs it is possible to identify areas where efficient and logical development occurs and where incompatible uses have developed.

A field survey of existing land uses was conducted in the spring of 1995 to provide the basis for a land use analysis. The results of this survey, an existing land use map, graphically represents the existing patterns of development in Cambridge Springs. Map 3A shows the location of existing land uses in the Borough. Map 3B provides a detail of the Central Business District. The following land use categories were used on the survey:

- Single-family Residential This activity consists of dwelling units, both conventional and manufactured construction, which accommodate one family. Empty lots that are adjacent to and owned by the occupants of lots with dwellings are included in this category.

- Multi-Family Residential This consists of single structures that contain two or more dwelling units.

- Commercial This consists of land uses for retail or service businesses. This activity excludes manufacturing facilities.

- Industrial This consists of product generating (manufacturing) activities.

- Public This activity includes all land set aside for public use such as recreation, government, libraries, fire and police protection, etc. This activity also includes the land owned by the Penncrest School District in the southwest portion of the Borough.

- Semi-public/Institutional This category includes the grounds of the State Correctional Institution, Cambridge Springs Cemetery, and the churches in the Borough

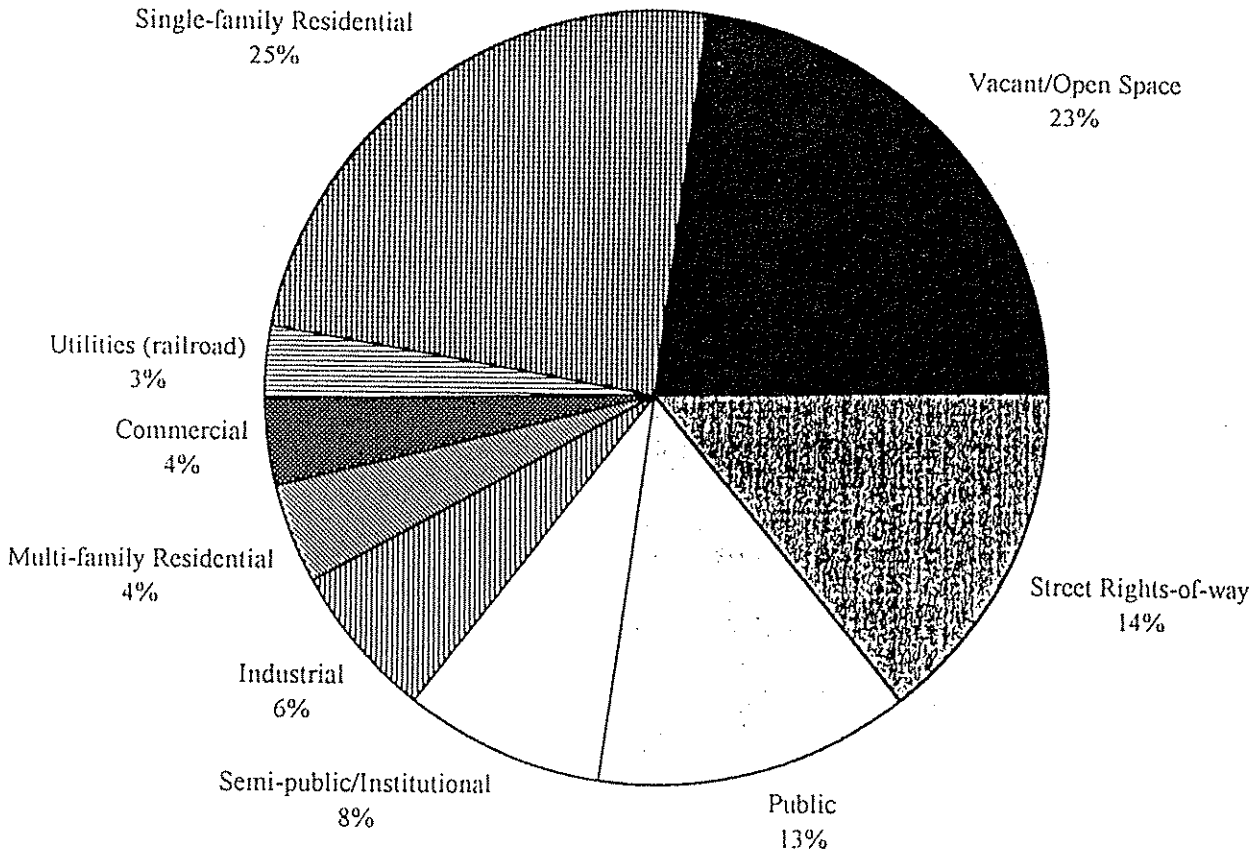
- Utilities This category also includes the railroad right-of-way and a building owned by American Telephone.

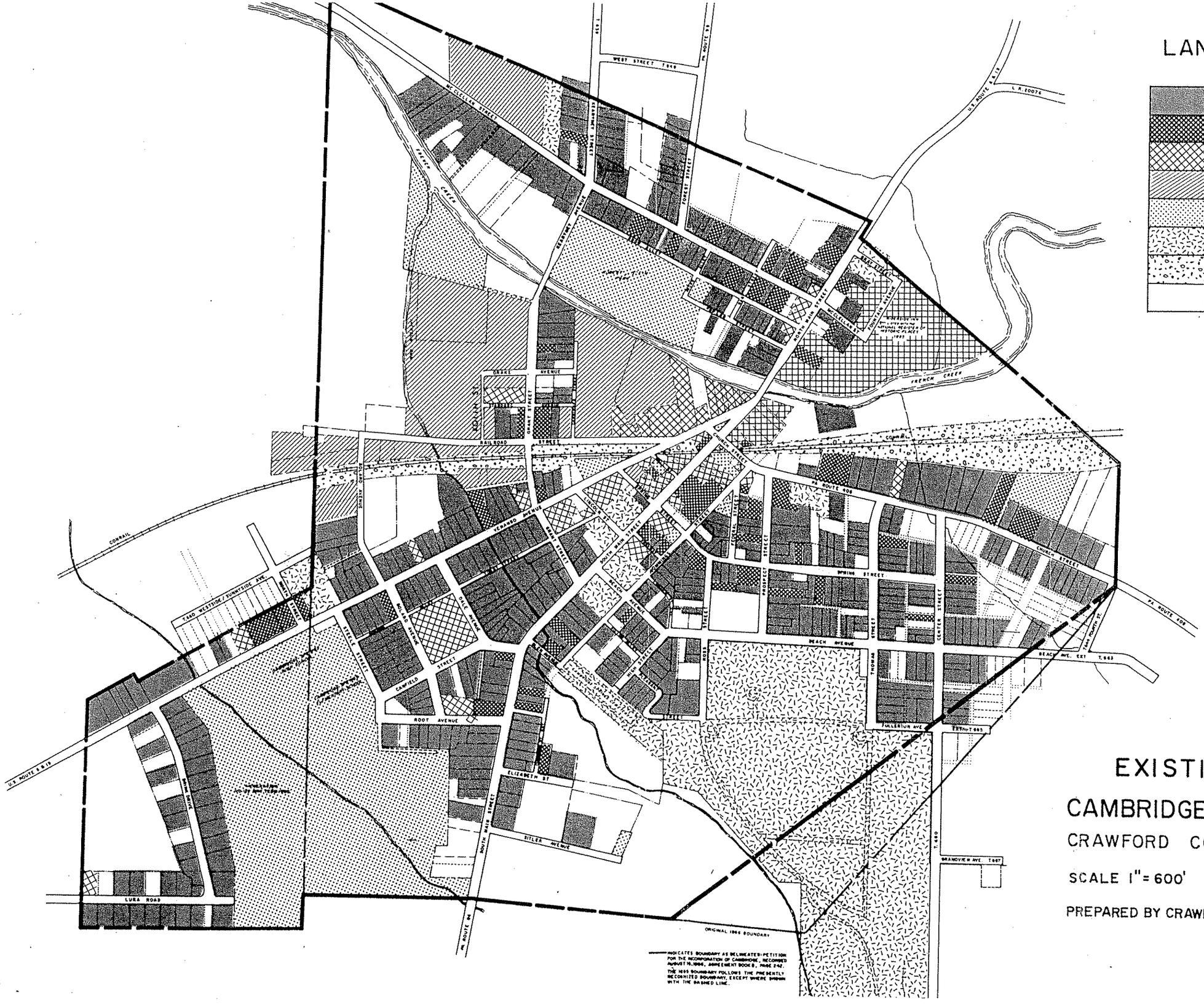
- Vacant/Open Space This includes all of the undeveloped land in the Borough.

- French Creek This activity is separated from the Vacant/Open Space category because it consists of Borough acreage that has no development potential.

Diagram 1

Cambridge Springs Existing Land Use Accounts (excluding French Creek)





LAND USE CATEGORIES

- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC
- SEMI-PUBLIC / INSTITUTIONAL
- RAILROAD RIGHT-OF-WAY
- VACANT LOTS

MAP 3-A

EXISTING LAND USE

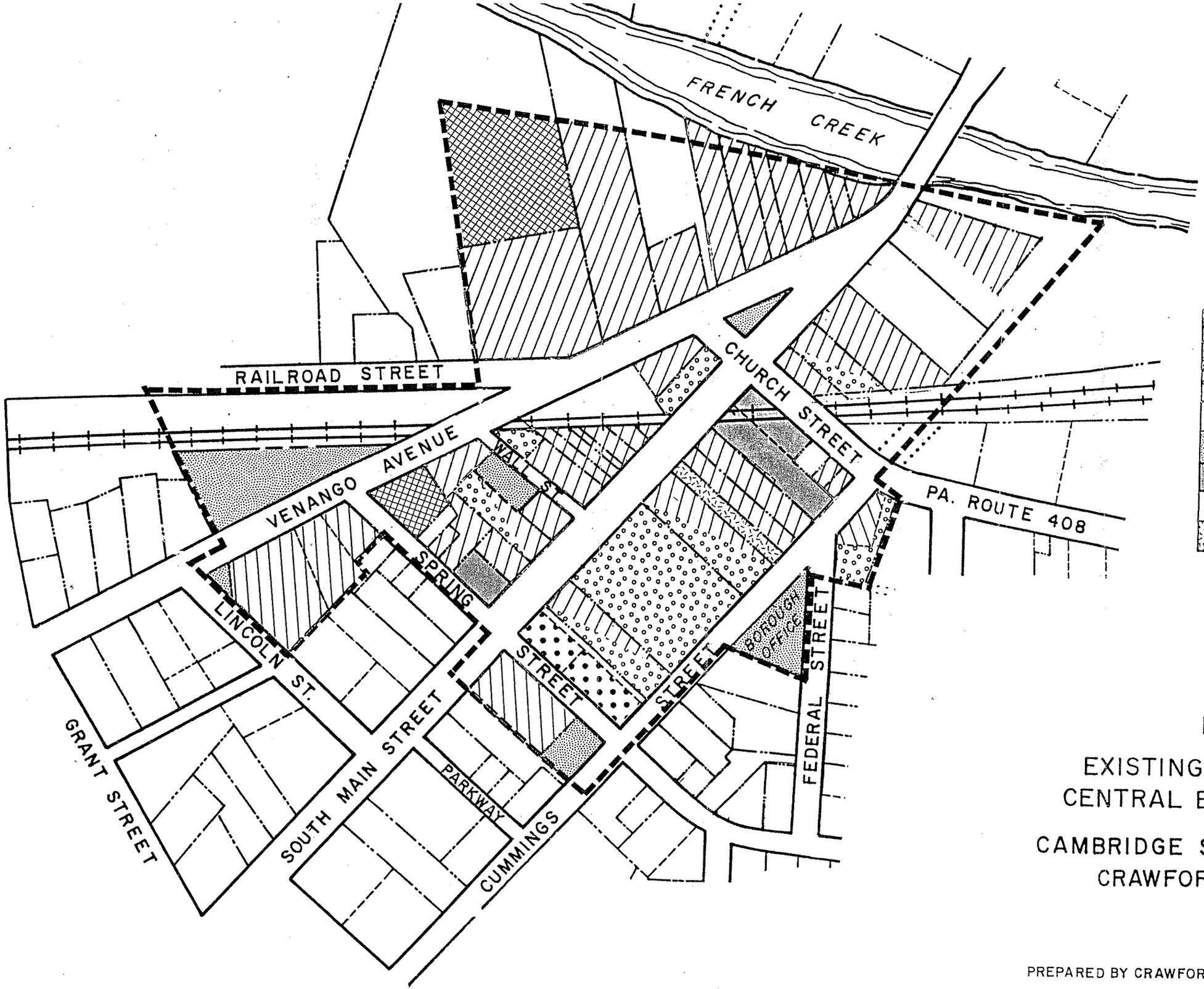
CAMBRIDGE SPRINGS BOROUGH

CRAWFORD COUNTY, PENNSYLVANIA

SCALE 1" = 600'

NORTH

PREPARED BY CRAWFORD COUNTY PLANNING COMMISSION



EXISTING LAND USE

- COMMERCIAL
- INDUSTRIAL
- MULTI-FAMILY
- UTILITIES
- BOROUGH PROPERTY
- PARKING LOTS
- VACANT LOTS
- SEMI-PUBLIC

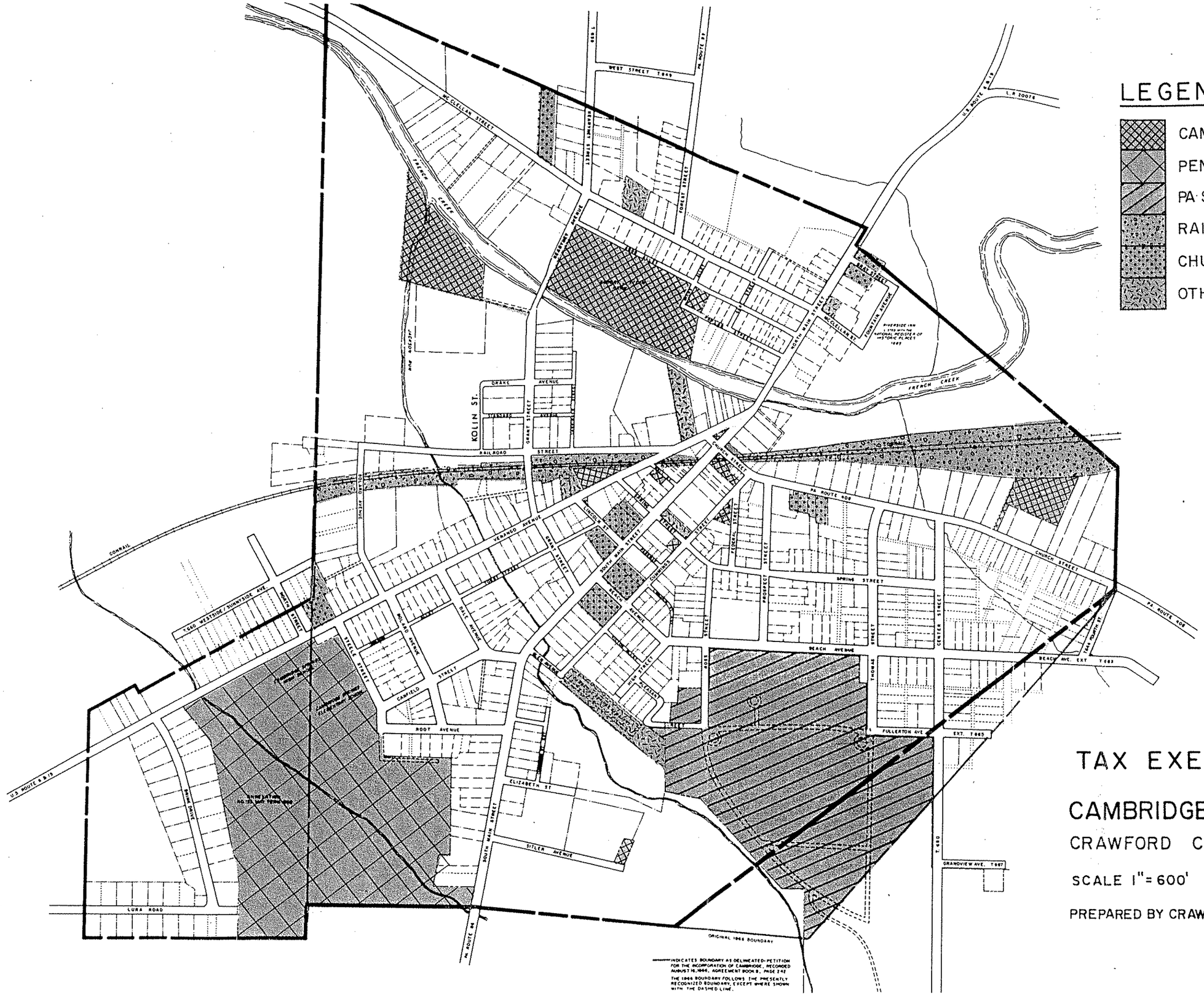
MAP 3B

EXISTING LAND USE MAP
CENTRAL BUSINESS DISTRICT

CAMBRIDGE SPRINGS, BOROUGH
CRAWFORD COUNTY, PA.

NORTH

PREPARED BY CRAWFORD COUNTY PLANNING COMMISSION



LEGEND

- CAMBRIDGE SPRINGS BOROUGH
- PENNCREST SCHOOL DISTRICT
- PA STATE CORRECTION INSTITUTION
- RAILROAD RIGHT-OF-WAY
- CHURCH & CHURCH AFFILIATED
- OTHER COMMUNITY FACILITIES

MAP 4

TAX EXEMPT PROPERTIES

CAMBRIDGE SPRINGS BOROUGH

CRAWFORD COUNTY, PENNSYLVANIA

SCALE 1" = 600'

NORTH

PREPARED BY CRAWFORD COUNTY PLANNING COMMISSION

Table 1

Existing Land Use Accounts

Land Use	Acreage	% of Total Area
Single-Family Residential	127.34	23.54
Multi-Family Residential	22.16	4.09
Commercial	18.92	3.49
Industrial	33.48	6.19
Public	68.31	12.63
Semi-Public/Institutional	44.20	8.17
Utilities	16.84	3.11
Vacant/Open Space	121.52	22.46
Street Rights-of-Way	75.98	14.05
Total Developable Area	528.75	97.74
French Creek	12.22	2.26
Total Area	**540.97**	**100.00**

LAND USE ANALYSIS

The most recent land use survey was conducted in 1978 for the 1980 Comprehensive Plan for the Cambridge Area. The results of the previous surveys differ significantly from those of the 1995 land use survey. These discrepancies are more a result of different interpretations and varying survey methods, than of actual land use changes. For these reasons a comparison between these two surveys would not have validity.

Much of the land use patterns revealed in the 1995 survey reflect the traditional patterns of a small town of 1,800 persons. Table 1 (above) and Diagram 1 (page 9) illustrate the breakdowns of different land use categories within the Borough. Commercial uses are concentrated in a Central Business District (CBD) or "main street". This district is basically front South Main

Street and Venango Avenue from Lincoln Street to French Creek. This district mainly consists of traditional storefront retail establishments. Another concentration of commercial activity is along North Main Street north of French Creek. The businesses in this district are more oriented towards automobile traffic, although some traditional storefronts are present. Other commercial land uses include the Riverside Inn and the Springs Manor Nursing Home.

Residential land uses can be grouped into four general neighborhoods. The first neighborhood covers the area along South Main Street and between South Main and Venango Avenue southwest of the Borough's central business district. The second neighborhood is composed of the residential uses east of downtown. The third neighborhood consists of the residential uses north of French Creek. The fourth neighborhood consists of the Brink Allotment, which is separated from other neighborhoods by the grounds of the Penncrest School District. The Brink Allotment was annexed by the Borough in 1960 and consists of newer suburban-style single-family houses. The other three residential districts consist of primarily single-family houses with multi-family dwellings interspersed with no definable concentration. This integration of multi-family housing creates a challenge to traditional R-1 and R-2 zoning.

Industrial land uses are concentrated along the railroad tracks west of the central business district. Expansion of this district is partially restricted by the French Creek floodplain. Along Grant Street and Drake Avenue, industrial land uses are interspersed with commercial and residential. This occurs on a smaller scale along Bolard Avenue. Other significant industrial uses are the Meadville Forging Company on McClellan Street and Campbell's Pottery along Church Street.

Public, semi-public/institutional, utilities, and street rights-of-way cover 205.33 acres or approximately 38% of Borough land. These land uses share one thing in common—they are exempt from property taxes. The largest tracts of land in these categories are the Cambridge Springs Elementary and High Schools, the State Correctional Institution, the railroad right-of-way, and various Borough owned properties.

While at first glance it may appear that the Borough still has a significant amount of vacant land available for future development (approximately 22% of the Borough), much of this land, for various reasons, has little development potential. Much of this land exists in the 100-year floodplain of French Creek. This land includes the large vacant tract in the northwest portion of the Borough, the land north of McClellan Street on the Borough's northern border, and land on the south bank of French Creek east of South Main Street. In addition, land along Jackson Run in the southern part of the Borough is not appropriate for development due to the steep terrain.

HOUSING ANALYSIS

Cambridge Springs can be characterized as having an older housing stock. Many of the Borough's structures were constructed prior to 1900. Most of this housing is in relatively good condition. This is due in part to approximately $420,000 in CDBG funds being devoted since 1987 to rehabilitation work. Continuous upkeep and rehabilitation is essential to retain the current condition of housing.

According to the 1990 census, a majority (62%) of Borough residents lived in owner-occupied, single-family housing. The rental, multi-family housing in the Borough consists of apartments above businesses in the downtown area, apartment buildings, and converted single-family residences. There has been a subtle increase in converted units in recent years.

HOUSING CONDITIONS

Housing data for this section was gathered from both survey results and 1990 census information. In the autumn of 1994 a windshield survey of the Borough's housing quality was made. The type, age and condition of the housing was given a quick evaluation. With regard to housing type, the following categories were used:

Conventional Residences
Apartment Buildings
Duplexes
Mobile Homes

Three age categories were used:

Houses built prior to 1900
Houses built between 1901 and 1945
Houses built after 1945

Housing quality evaluations were made up of three major criteria; each given a good, fair, or poor rating.

Condition of the foundation
Condition of the exterior walls
Condition of the roof

In the following tabular listings the results of this survey are given.

Table 2

Age of Housing

Time Period	Number	Percent
Built before 1900	370	71.7%
Built between 1901 and 1945	96	18.6%
Built after 1945	50	9.7%
Total	517	100.0%

Table 3

Type of Housing

Housing Type	Number	Percent
Conventional Residences	437	84.5%
Apartment Buildings	17	3.3%
Duplexes	48	9.3%
Mobile Homes	12	2.3%
Other	3	0.6%
Total	517	100.0%

Table 4

Condition of Housing

Condition Category	Number	Percent
1. Basically good	354	68.5%
2. One criteria fair/poor	114	22.1%
3. Two/three criteria fair/poor	49	9.4%
Total	517	100.0%

The location of housing as defined in Table 4 as being in condition categories #2 and #3 are portrayed on Map **: Housing Condition Map. A quick glance at this map illustrates that housing condition problems in the Borough are generally not concentrated in one or two neighborhoods but are rather evenly distributed.

HOUSING TYPE AND AFFORDABILITY

Table 5

Housing Units By Occupancy and Type

	owner occupied	renter occupied	vacant	total
Conventional Residences	368	57	32	457
Multi-family Units	30	224	48	302
Mobile Home or Trailer	4	0	1	5
Totals	406	289	83	778

- Persons living in owner occupied housing were counted to be 1,133 or 61.6% of the total population.

- The value of the Borough's housing is given in the following table. These figures pertain only to owner-occupied housing units.

Table 6

Value of Owner Occupied Housing Units

Range of Value	Number	Percent
Less than $15,000	14	4.2%
$15,000 to $19,999	24	7.2%
$20,000 to $24,999	25	7.5%
$25,000 to $29,999	44	13.2%
$30,000 to $34,999	43	12.9%
$35,000 to $39,999	50	15.0%
$40,000 to $44,999	47	14.1%
$45,000 to $49,999	31	9.3%
$50,000 to $59,999	27	8.1%
$60,000 to $74,999	16	4.8%
$75,000 to $99,999	10	3.0%
$100,000 or more	2	0.6%

ATTITUDE SURVEY

In the autumn of 1994 an attitude survey of the Borough's households was conducted in order to broaden the base of information on Borough issues and to insure that the planning effort was participatory. A random sample of the Borough's households was developed.

Opinion of Cambridge Springs

- 91% of the respondents feel that Cambridge Springs is a satisfactory or very satisfactory place to live.

Quality of Borough Services

- 52% of the respondents view the quality of their sanitary sewer service as good or excellent.
- 50% view the quality of their water service as good or excellent.
- 20% are satisfied with the quality of the Borough's recreation facilities.
- 31% are satisfied with the quality of zoning enforcement.

Opinion on Borough Growth

- 49% want more households in the Borough.
- 32% want the number of households to remain the same.
- 82% want to see more industry locate in the borough.
- 91% want to see more retail and service business.

Opinion on Tourism

- 70% of the respondents support the development of tourism.
- 92% want the Borough to continue its efforts of downtown revitalization.

Other Issues

- 68% of the respondents support the enactment of a property maintenance code
- 65% of the respondents feel that there is adequate public parking in the Borough.

Travel Patterns of Borough Residents

In addition to seeking out Borough resident attitudes towards development, Borough services and tourism, part of the survey form focused on the travel patterns of Borough residents. This information is helpful in determining the strength of the Borough's retail mix and the need for public transportation.

Where Residents Work

- 39% work in Cambridge Springs
- 36% work in Erie County
- 21% work elsewhere in Crawford County

Where Residents Go for Services

Food:	35% Edinboro
	26% Cambridge Springs
	25% Meadville
Clothing:	48% Erie/Mill Creek
	40% Meadville

Banking:	58% Cambridge Springs
	14% Edinboro
	13% Meadville
Entertainment:	36% Erie/Mill Creek
	22% Cambridge Springs
	22% Meadville
	14% Edinboro
Medical:	38% Meadville
	23% Edinboro
	20% Cambridge Springs

TRANSPORTATION

INTRODUCTION

The road network makes up the development framework for any municipality; road locations have shaped the Borough. Cambridge Springs is a hub in the pattern of roads serving north-central Crawford County. U.S. Route 19 (Venango Avenue) provides a major north-south transportation corridor tying Cambridge Springs to Meadville and Erie. U.S. Route 19 also gives the Borough access to the Interstate 79 Saegertown Exit for southbound and I-80 bound traffic. State Route 99 (Forest Street) connects the Borough with Edinboro and the I-79 Edinboro Exit for northbound and I-90 bound traffic. U.S. Route 6 (Venango Avenue) shares the roadway with U.S. 19 through the Borough and access Cambridge Springs to Warren, Allegheny National Forest and points east. State Route 86 (South Main Street) provides a more direct route south to Meadville.

CLASSIFICATION OF ROADS

Key to understanding the planning for roads is the recognition that they form a network, and the relationship of the roads in the network is important because not all roads serve the same function. The network concept is based on the fact that there is a hierarchy of roads. Some roads serve interstate and inter-county needs. Others serve inter-borough travel requirements, while still others function only to provide access to abutting properties. In reality, however, often the same road serves too many functions in which case problems can arise.;

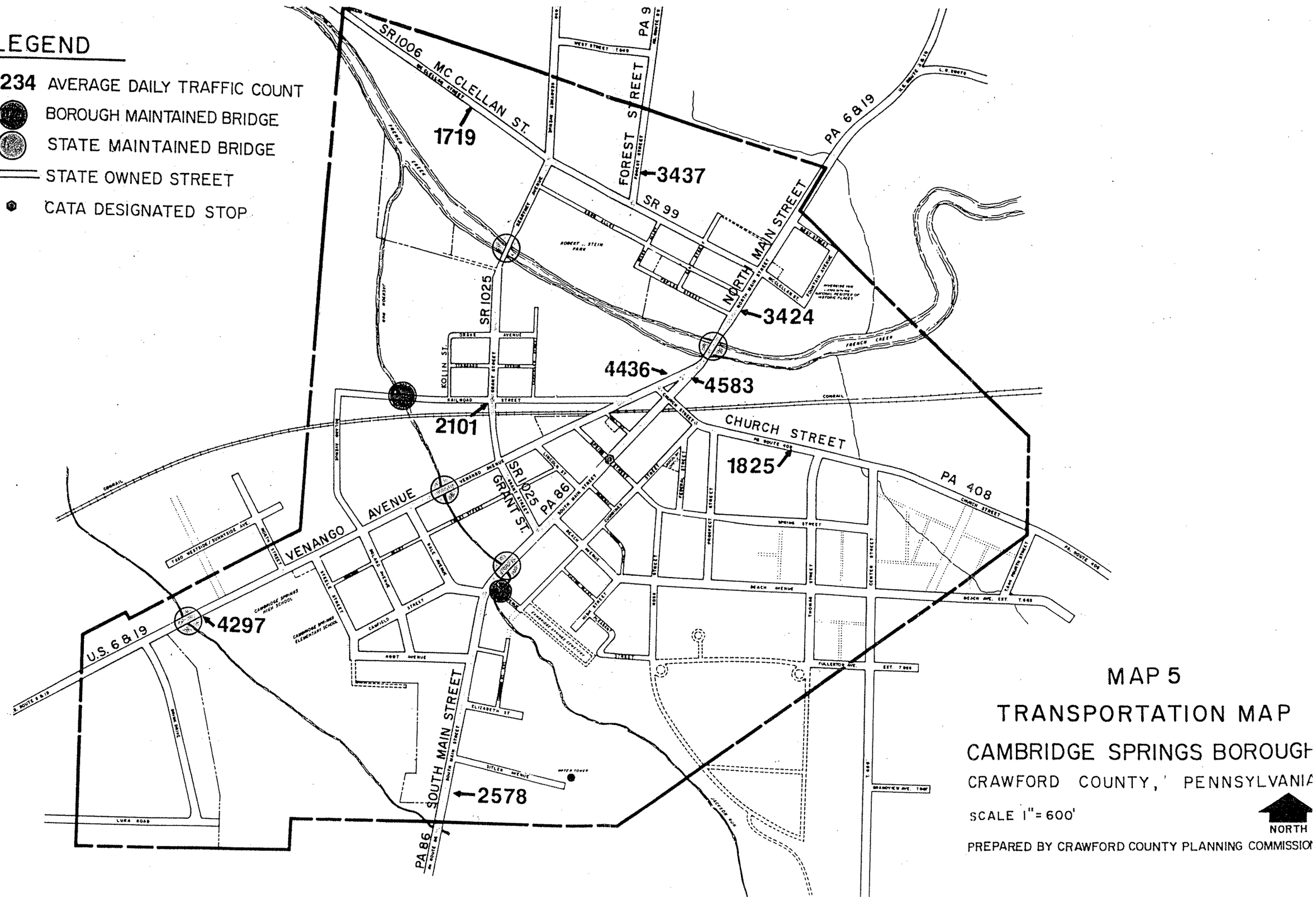
The Federal Functional Classification System defines a "hierarchy" for roads. The Pennsylvania Department of Transportation (PennDOT) accepts the federal system as the classification system to use in describing and categorizing roads. This plan, therefore, follows the nomenclature in the Federal Functional System. The road classification in this system are as follows:

- Interstate: A road designated as a route of the Interstate System. I-79 is the only Interstate System road in Crawford County

- Minor Arterial: A road which serves interstate and inter-county travel, and where trips are normally of long duration. In Cambridge Springs, only U.S. Routes 6 and 19 (Venango Avenue) are in this category.

- Major Collector: A road serving inter-county travel which connects development centers within a county. State Routes 86 (South Main Street), 408 (Church Street), and 99 (Forest Street) are in this category.

- Minor Collector: A road which collects traffic from the local road system and funnels it to the major collector and minor arterial systems. There are no roads in this category in the Borough.



MAP 5

TRANSPORTATION MAP

CAMBRIDGE SPRINGS BOROUGH

CRAWFORD COUNTY, PENNSYLVANIA

SCALE 1" = 600'

NORTH

PREPARED BY CRAWFORD COUNTY PLANNING COMMISSION

The four categories described above include roads which have reasonable continuity. The following two categories demonstrate a difference in the continuity characteristics, especially the local access road.

- Local (Collector): This category of road is named local in the Federal System and it includes all Borough maintained streets.

- Local Access: This is the true local street which would never, even with full development surrounding it, carry appreciable through traffic. It primarily serves as access for abutting property owners. In the Borough, Brink Drive and Lura Road are examples of this road type.

In addition to providing a convenient way to organize one's thinking about the Borough street network, the Federal Functional System has other important characteristics. It denotes the amount of financial help the federal government will supply to a particular road category. It also is a key to relative road importance and major improvement priorities. Minor Arterial and Major Collector roads qualify for substantial federal aid. Minor Collector and Local (Collector) roads do not participate in the conventional federal aid programs.

Average Daily Traffic (ADT) Counts

Average daily traffic (ADT) is a term used to express the number of vehicles which use roads. As the term implies it measures the number of vehicles which use a particular portion of road in a 24 hour period averaged over the time span of one year. The Pennsylvania Department of Transportation conducts counts at selected points on certain roads. Map ** indicates the ADT counts available for Cambridge Springs. Examining the ADT counts it is evident that the busiest intersections in the Borough are where Venango Avenue (U.S. Route 6 and 19), South Main Street (State Route 86), and Church Street (State Route 408) converge in the center of town.

Bridges

Bridges are an important aspect of Cambridge Spring's transportation network. French Creek, the most significant physical feature in the Borough is traversed by only two bridges. Jackson Run, while not at the magnitude of French Creek is significant because it affects four roads in the Borough, two of them heavily traveled. There are seven bridges in the Borough of Cambridge Springs that are worth noting for their potential impact on transportation issues. Five of these bridges are owned by PennDOT, and two are owned by the Borough.

1. Grant Street over French Creek - in good condition, owned by PennDOT
2. North Main Street (U.S. 6 & 19) over French Creek - in good condition, owned by PennDOT

3. Railroad Street over Jackson Run - cement box culvert, experiences high truck traffic, in deteriorating condition, owned by Borough
4. Venango Avenue (U.S. 6 & 19) over Jackson Run - scheduled to be rehabilitated in 1996, owned by PennDOT
5. South Main Street over Jackson Run - on PennDOT's 12 year plan, owned by PennDOT
6. Glen Avenue over Jackson Run - cement box culvert, not much traffic, posted weight limit, owned by the Borough
7. Venango Avenue over unnamed tributary to French Creek, owned by PennDOT.

PUBLIC TRANSPORTATION

Currently the Borough of Cambridge Springs has no daily scheduled public transportation service. The only service available to Cambridge Springs residents is what is called the designated stop service offered by the Crawford Area Transit Authority (CATA). Users of this service are required to make a reservation for this service at least 24 hours in advance. The designated stop is the Dairy Mart on 305 S. Main Street where the bus picks up the passengers at 10 a.m. and transports them to the Downtown Mall in Meadville. From the mall, they have access to fixed-route bus lines. The same service returns passengers at 1:30 p.m. at the Dairy Mart. The cost of this service is $0.30 for senior citizens (65 years or older) with a Senior Citizen Transit Identification Card; all other passengers $2.00 per trip. The transportation service is only available Monday through Friday. Since this service does not leave Crawford County, there are no public transportation provisions to Edinboro or the Mill Creek Mall in Erie, two frequently made trips by Borough residents. Additionally, Greyhound Bus Lines ceased service to Cambridge Springs several years ago taking away another public transportation option.

PARKING ANALYSIS

An analysis of demand for on-street parking in Cambridge Spring's Central Business District was conducted in September 1994. Cars were counted during different hours of the day and on different days of the week to determine times of peak demand. The following observations were made:

- Peak parking hours appear to occur between 7:00 a.m. and 8:00 a.m. and between 10:00 a.m. and 2:00 p.m. on weekdays. These peak times roughly mirror the peaks in the breakfast and lunch crowds for the Borough's food establishments.

- There is a shortage of parking for the tenants of downtown apartment buildings. There is also a shortage of parking for business owners and employees of downtown establishments.

- There is no apparent shortage of short-term (15-30 minutes) parking spaces for downtown business patrons

- Downtown business patrons still strongly prefer to park in front of the establishment that they are using, as opposed to parking in a municipal lot and walking.

POPULATION DATA AND FORECAST

Population analyses and projections are an important component to any comprehensive planning process. The consequences of population change greatly affect many borough and regional issues ranging from the supply of housing, sewer and water systems, fire and police protection, and recreation facilities. The following statistics, tables and charts indicate that given the Borough's absence of vacant land for residential expansion and its aging housing stock, Cambridge Springs will not likely experience any significant gains in population in the future. Demographic data from the 1990 U.S. Census indicates that the Borough has a much older population than the County average.

Table 7

Population Data (1990 Census)

- Population: 1,837
- Sex of Persons: 837 males, 1,000 females
- Persons 65 or Older: 388
- Number of Households: 695 (2.46 persons per household)
- Number of Families: 443 (3.17 persons per family)
- Households With Children: 246

  Married Couples: 180
  Male Households: 11
  Female Households: 55
- Households Without Children (2 or more persons): 219

  Married Couples: 168
  Male: 7
  Female: 22
  Non-family Households: 22
- One Person Households: 230

  Male: 80

Female: 150

- Persons By Race

  White: 1,825

  Black: 9

  Asian/Pacific: 3

- Marital Status

  Single: 336

  Married: 735

  Separated: 35

  Widowed: 224

  Divorced: 115

The population of Cambridge Springs Borough as counted in the 1990 Census was 1,837. This was a 12.6% decrease from the 1980 figure of 2,102. The data in the two tables (7 and 8) below were gathered from the 1990 Census. One characteristic that stands out is that Cambridge Spring's population is older than Crawford County's on the average. Approximately 21.1% of Cambridge Spring's residents are 65 or older compared to 15.4% in Crawford County and 15.3% in Pennsylvania. Conversely, 52.7% of the Borough's population falls between the ages of 18 and 64 compared to 58.6% countywide.

Cambridge Spring's demographic characteristics reflect a county-wide trend. Crawford County's Boroughs and Cities have been experiencing a net population loss while the County's Townships are experiencing gains. Between 1950 and 1990 Crawford County's Boroughs and Cities lost 18.9% of their populations while the Townships grew by 34.7%. Also Boroughs and Cities have more residents over the age of 65 (19.1%) compared to the Townships (13.4%). As a result of these trends, in cities and boroughs like Cambridge Springs more of the income tax burden is placed on fewer residents, many which are on fixed incomes. This trend is illustrated in Diagram 2 which compares the growth of boroughs, cities, and townships in Crawford County from 1940 to 1990 and Diagram 3 which compares the growth of Cambridge Springs Borough and Cambridge Township from 1910 to 1990. Diagram 4 compares the age composition of the Borough and the Township. From this information, one can clearly see that Borough has far fewer persons in the 35 to 44 age category and far more persons in the over age 75 category.

Diagram 2

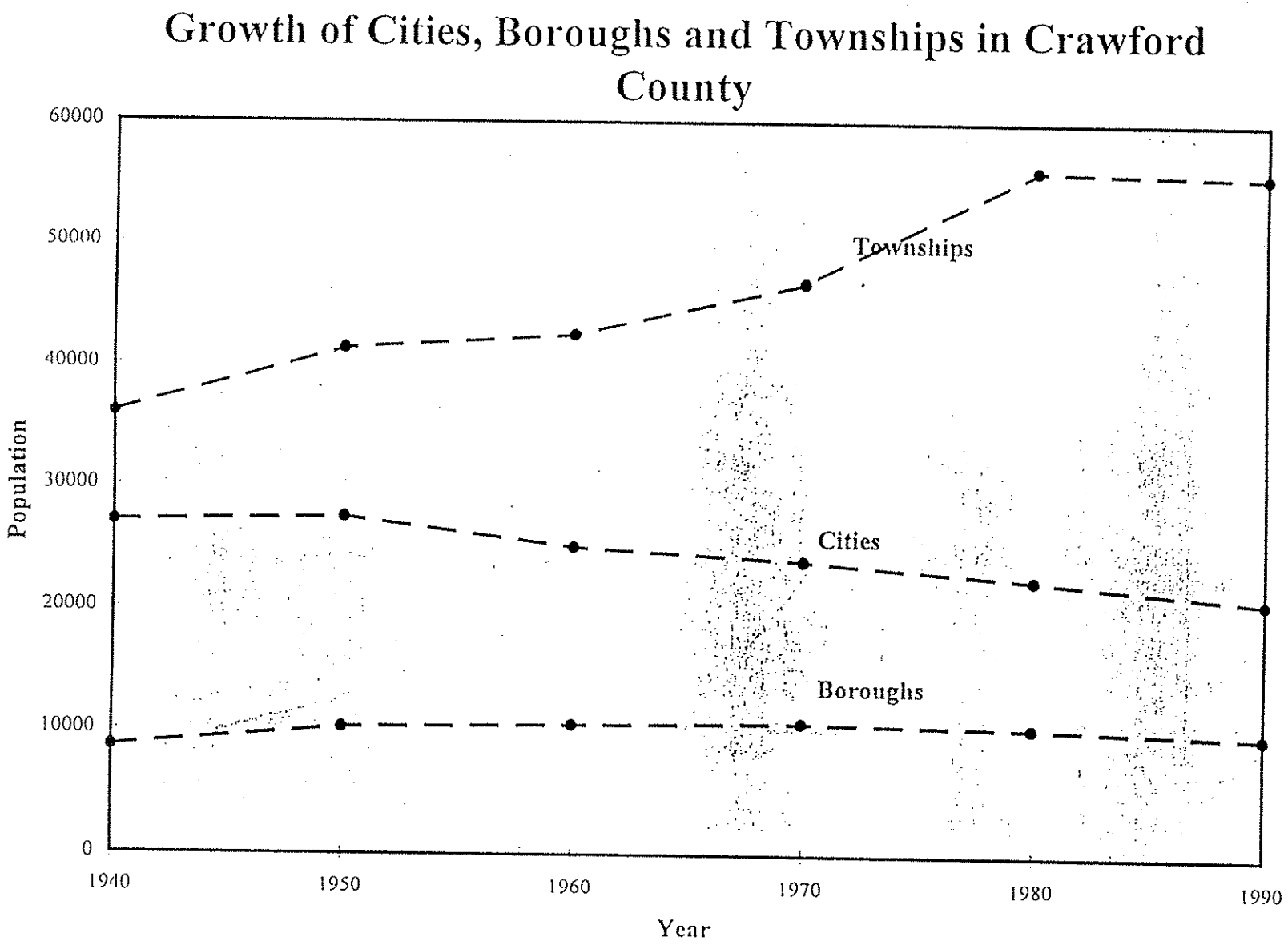

Growth of Cities, Boroughs and Townships in Crawford County
60000
50000
40000
30000
20000
10000
0
Population
Townships
Cities
Boroughs
1940
1950
1960
1970
1980
1990
Year

Diagram 3

Comparitive Growth of Cambridge Township and Cambridge Springs Borough

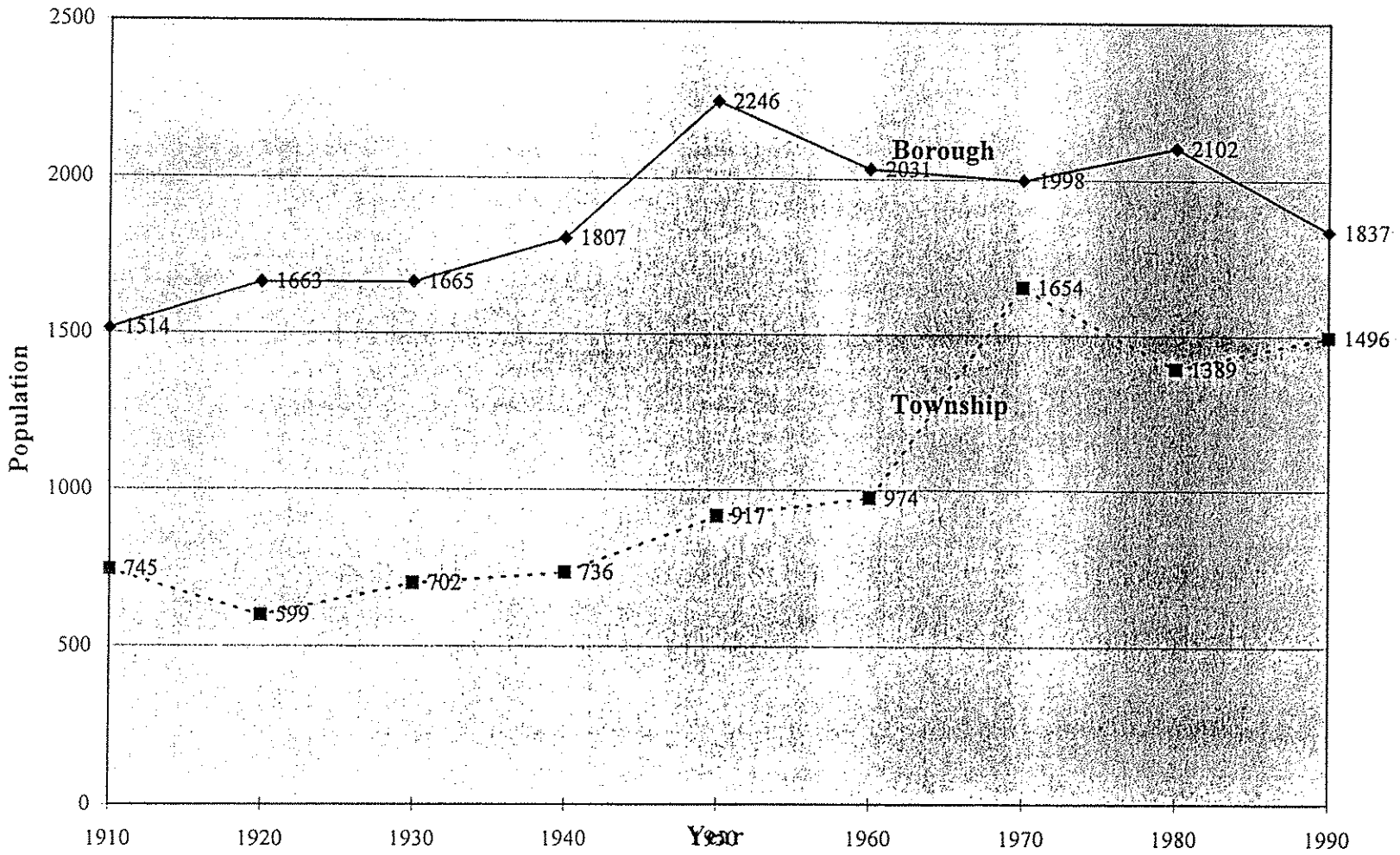


Diagram 4

Comparison of Age Composition Percentages for Cambridge Township and Cambridge Springs Borough

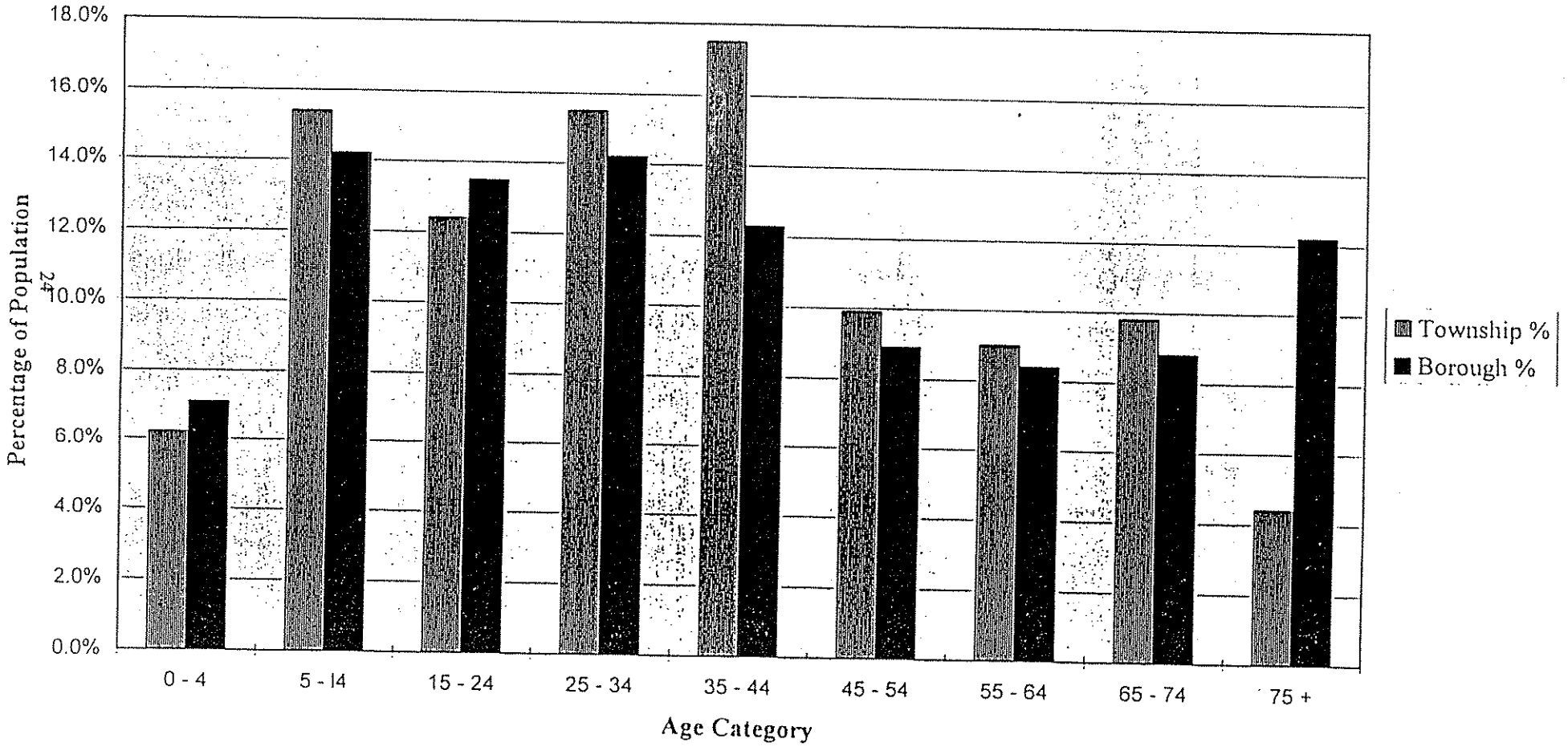


Table 8

Age Cohort Analysis

Age	Cambridge Springs	% of Total	% Female	Crawford County	% of Total	% Female
0-4	131	7.1	55.0	5,855	6.8	48.7
5-9	130	7.1	50.8	6,314	7.3	47.4
10-14	131	7.1	42.7	6,317	7.3	47.9
15-19	131	7.1	53.4	6,999	8.1	49.1
20-24	118	6.4	52.5	5,989	6.9	49.2
25-29	131	7.1	51.1	5,628	6.5	51.7
30-34	131	7.1	48.1	6,473	7.5	51.3
35-44	226	12.3	53.5	12,344	14.3	50.5
45-54	165	8.9	52.7	8,895	10.3	51.3
55-64	155	8.4	54.2	8,054	9.4	52.4
65-74	163	8.9	62.6	7,592	8.8	55.6
75-84	148	8.1	62.8	4,419	5.1	60.9
85+	77	4.2	74.0	1,290	1.5	71.5
Total	1,837		54.4	86,169	51.5	

As mentioned above and as Table 8 illustrates, Cambridge Springs has an older population than Crawford County as a whole.

POPULATION FORECAST

For the past 50 years, the population of Cambridge Springs Borough has fluctuated widely with an overall gradual increase. An effective population forecasting technique is to "average out" historical population data. In more technical terms this is done by fitting a trend line to past census counts. This trend line is developed mathematically through a linear regression analysis. In Table 9, historical population data are provided for the Borough and all of Crawford County along with the results of the linear regression. Italicized figures are projections.

Table 9

Population Forecast (Linear Regression)

Year	Cambridge Springs	increase/ decrease	%	Crawford County	increase/ decrease	%
1940	1,807	--	--	71,664	--	--
1950	2,246	+439	+24.2	78,948	+7,284	+10.2
1960	2,031	-215	-9.5	77,956	-992	-1.3
1970	1,998	-33	-1.6	81,342	+3,386	+4.3
1980	2,102	+104	+5.2	88,869	+7,527	+9.3
1990	1,837	-265	-12.6	86,169	-2,700	-3.0
2000	1,972	+135	+7.3	91,397	+5,228	+6.1
2010	1,963	-9	-0.4	94,417	+3,020	+3.3

Based on 1990 U.S. Census data, the number of persons per occupied household unit in Cambridge Springs is 2.46. Assuming that this figure is typical for future households, in the year 2000 based on the above forecast there will be 55 households added to the Borough between 1990 and 2000.

Another projection technique is to forecast the population of Crawford County and calculate Cambridge Springs average percentage of the Countywide population. This average percent was determined to be 2.48%. Applying this percentage to the projected County populations, the following is obtained in Table 10.

Table 10

Population Forecast (Extrapolation of County's Projection)

Year	Crawford County Population Forecast	Cambridge Springs Population Forecast
2000	91,397	2,267
2010	94,417	2,342

As one can see these forecasts are higher than those given above. This is true because Cambridge Springs population growth has been much more modest than the County as a whole. For example, the County's growth rate between 1940 and 1990 has been 20.2% while the Borough only experienced a 1.6% growth rate in the same time period.

SOCIO-ECONOMIC ANALYSIS

INTRODUCTION

This section of the plan is devoted to an examination of the social and economic characteristics of Cambridge Springs. These characteristics are determined mainly from the information provided in the 1990 U.S. Census. Although that information is somewhat dated, more current sources are not available that provide such comprehensive data. Where relevant, comparisons were made between the Borough, Cambridge Township and Crawford County, to bring to light the relationship of the Borough to its surrounding region.

THE LABOR FORCE AND ITS CHARACTERISTICS

According to the 1990 U.S. Census Cambridge Springs Borough has 1,417 persons 16 years of age or older. Of these 618 are not in the labor force. This is very natural considering that many younger persons are still attending school, and many older persons are retired and therefore no longer in the work force. The unemployment rate calculated using the following statistics is 10.9%. These figures date from the spring of 1990.

Table 11

Persons 16 Years of Over By Labor Status

Labor Status	Male	Female	Total
Total Labor Force	434	365	799
Civilian Force	430	365	795
Employed	385	322	707
Unemployed	45	43	88
Not in Labor Force	198	420	618

The next two tables are among the most interesting in this section. They show the nature of the labor force indicating the kind of work that families do to earn their livelihoods. Borough statistics are arrayed alongside of county-wide statistics to facilitate comparisons. Table 12 provides the numbers and percentages of persons employed in various occupation categories. It is evident from this table that more persons in Cambridge Springs are employed in the

Managerial and Professional Specialty category than the county as a whole. There are also significantly more Borough residents employed in the Service category than Crawford County.

Table 12

Persons 16 Years of Over By Occupation

Occupation	Cambridge Springs		Crawford Co.
	#	%	%
Managerial & Prof. Specialty			
Executive, admin., managerial	64	9.1%	9.3%
Professional Specialty	123	17.4%	11.3%
Tech., Sales, Admin. Support			
Tech. & related support	21	2.9%	3.8%
Sales	60	8.5%	9.3%
Admin. support, clerical	70	9.9%	12.1%
Service			
Private Household	0	0%	0.3%
Protective	9	1.3%	1.0%
All Other Service Work	136	19.2%	13.0%
Farming, Forestry, Fishing	12	1.7%	4.7%
Precision prod., craft & repair	85	12.0%	13.6%
Operators, Fab. & Labor.			
Machine operators, assemblers, inspectors	71	10.0%	11.9%
Transportation & mat. Moving	23	3.3%	5.6%
Handlers, helpers, laborers	33	4.7%	5.1%
total	707	100%	100%

Table 13 classifies the particular industries that employ Cambridge Springs residents. Again, this table compares Borough breakdowns by industry to those of Crawford County. This table illustrates some significant differences between the two entities. Only 10% of Borough residents are employed in the durable goods manufacturing industry compared to 21.9% county-wide. However, the Borough has more residents employed in retail trade. The Borough also has significantly more residents employed in health services, educational services, and other professional and related activities (33.9% compared to 23.3%).

Table 13

Persons 16 Years or Over By Industry

Industry	Cambridge Springs		Crawford Co.
	#	%	%
Agriculture, forestry, fishing	11	1.6%	4.4%
Mining	2	0.3%	0.6%
Construction	28	3.9%	5.8%
Manufacturing			
Non-durable Goods	72	10.2%	5.4%
Durable Goods	71	10.0%	21.9%
Transportation	17	2.4%	4.0%
Communications, other pub. utilities	13	1.8%	1.5%
Wholesale trade	15	2.1%	2.5%
Retail trade	151	21.4%	17.6%
Finance, insurance, real estate	17	2.4%	3.8%
Business and repair services	24	3.4%	2.8%
Personal services	15	2.1%	2.3%
Entertainment and recreation services	10	1.4%	1.0%
Health services	78	11.0%	8.6%
Educational services	109	15.4%	9.8%

Other professional & related activities	53	7.5%	4.9%
Public administration	21	2.9%	2.9%
total	707	100%	100%

INCOME DATA

U.S. Census data shows that household income is slightly lower in Cambridge Springs than the countywide average. However, it is more interesting and relevant to compare income levels in Cambridge Springs to its immediate region (Cambridge Township). The following measures of income compare the Borough to all of Crawford County (they report 1989 incomes). Tables 14 and 15 and Diagram 5 help to illustrate the socio-economic dynamic that exists in the Cambridge Area. Like many larger cities, incomes in the central area (city or borough) are significantly lower than the surrounding suburbs. Although much of Cambridge Township is rural, the Township is currently experiencing residential growth in the area immediately surrounding the Borough. Much of this growth is taking advantage of the availability of land in the Township while capitalizing on the amenities available in the Borough (sewer, water, retail, etc.).

Table 14

Average Household and Per Capita Income in Cambridge Springs, Cambridge Township and Crawford County (1989)

	Cambridge Springs	Cambridge Township	Crawford County
Median Household Income	$20,333	$30,231	$23,083
Per Capita Income	$9,242	$11,826	$10,833

Table 15

Household Income in Cambridge Springs, Cambridge Township and Crawford County (1989)

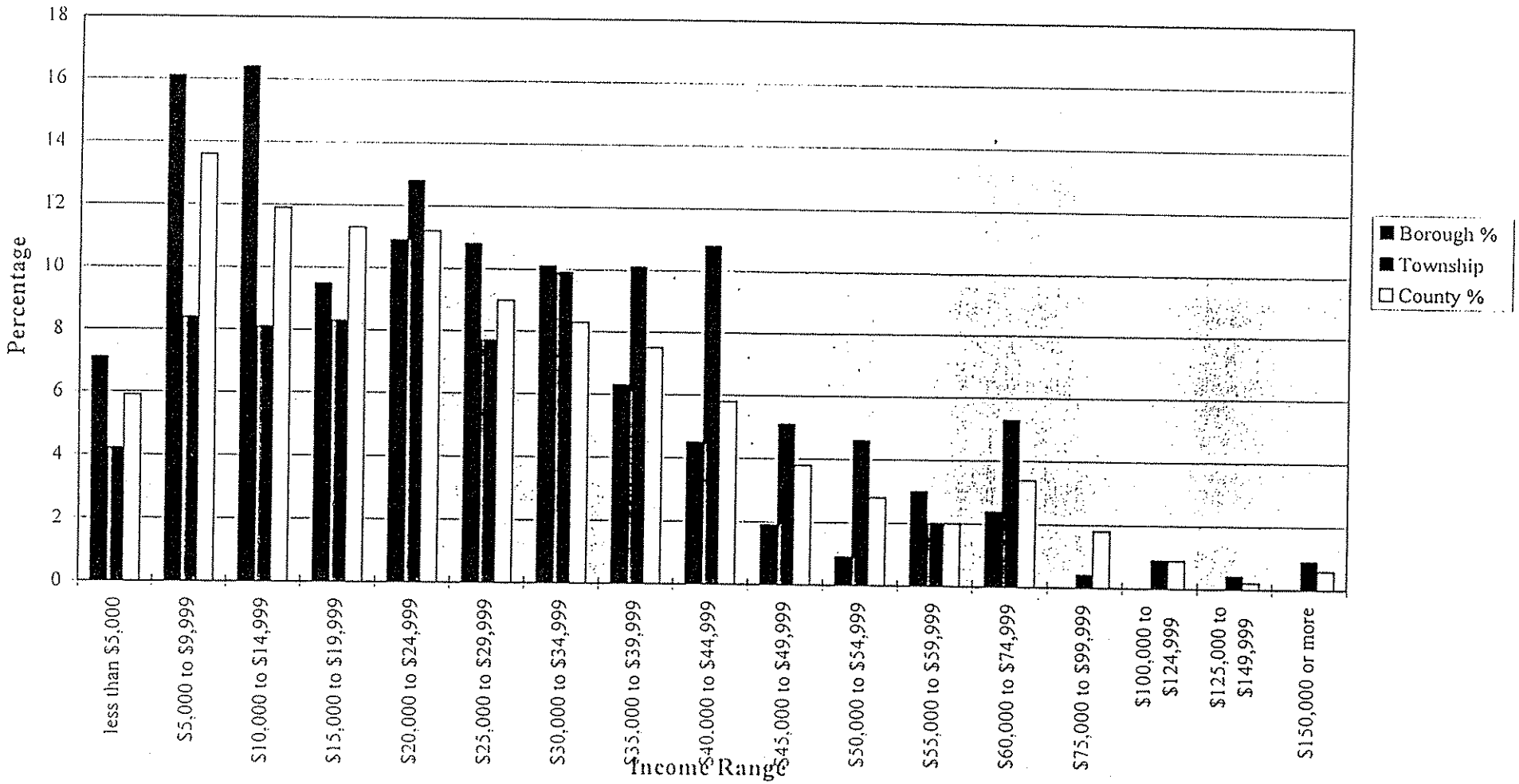
Income Range	Borough %	Township %	County %
Less than 5,000	7.1	4.2	5.9
5,000 to 9,999	16.1	8.4	13.6
10,000 to 14,999	16.4	8.1	11.9
15,000 to 19,999	9.5	8.3	11.3
20,000 to 24,999	10.9	12.8	11.2
25,000 to 29,999	10.8	7.7	9.0
30,000 to 34,999	10.1	9.9	8.3
35,000 to 39,999	6.3	10.1	7.5
40,000 to 44,999	4.5	10.8	5.8
45,000 to 49,999	1.9	5.1	3.8
50,000 to 54,999	0.9	4.6	2.8
55,000 to 59,999	3.0	2.0	2.0
60,000 to 74,999	2.4	5.3	3.4
75,000 to 99,999	0.0	0.4	1.8
100,000 to 124,999	0.0	0.9	0.9
125,000 to 149,999	0.0	0.4	0.2
150,000 or more	0.0	0.9	0.6

Poverty Data

Poverty thresholds are established by the federal government and they are made sensitive to family size. They are done on a national basis; therefore no attempt is made to adjust these thresholds for local or regional variations in the cost of living. The poverty line or threshold was established based on U.S. Department of Agriculture study which reflected family size and composition and which determined that families of three or more persons spend approximately

Diagram 5

Household Income in Cambridge Springs, Cambridge Township and Crawford County (1989)



one-third of their income on food; the poverty level for these families was set at three times the cost of an economic food plan. The more persons in the family, the higher the poverty threshold is. For smaller families (less than three) the cost of the economy food plan was multiplied by factors that were slightly higher in order to compensate for the relatively larger fixed expenses of these smaller households. The poverty thresholds are updated every year to reflect inflation.

Table 16 illustrates that, reflecting comparisons in income level, in each category, Cambridge Springs Borough is slightly above the county-wide average and significantly above Township statistics for each category.

Table 16

Poverty Level Statistics in Cambridge Springs, Cambridge Township and Crawford County (1989)

Category	Borough %	Township %	County %
All persons	18.8	8.3	15.5
Persons 65 years and over	16.4	10.1	10.7
Related children under 18 yrs.	26.6	8.7	22.3
Unrelated individuals	31.5	29.6	28.1
All families	13.0	6.3	11.7
Female householder families	44.0	31.3	35.9

EDUCATIONAL ATTAINMENT

Table 17 illustrates that the number of Borough residents without a high school diploma roughly compares with the county average (26.8% compared to 26.0%). The Borough is slightly lower than the county and township average in the number of residents with high school diplomas, and slightly higher than the county and township average in the number of residents obtaining bachelor's degrees or greater.

Table 17

Persons 25 Years or Older By Years of School Completed

Education Category	Borough %	Township %	County %
Less than 9th grade	13.5	6.7	10.0
9th to 12th grade, no diploma	13.3	15.7	16.0
High school graduate	43.3	47.8	47.0
Some college, no degree	13.2	12.6	12.0
Associate degree	2.2	5.9	3.0
Bachelor's degree	9.9	8.0	7.3
Graduate or prof. degree	4.6	3.4	4.7

UTILITIES

SANITARY SEWER SYSTEM

The Borough of Cambridge Springs leases the Wastewater Treatment Plant from the Cambridge Springs Municipal Authority and is responsible for providing sanitary sewer service to the residents and businesses of the Borough and to those customers served by the Cambridge Township Municipal Authority who are connected to the Borough's sanitary sewer system. The Cambridge Springs Municipal Authority was formed in 1970 in order to proceed with a project to construct the treatment plant which was completed in 1972. The plant was financed through a municipal bond issue through a local bank whose successor organization is Mellon Bank. The bonds will be retired in the year 2002, at which time the lease with the Borough will expire. The plant is located off Grant Street along French Creek. Sewage is processed under an NPDES permit which determines levels of required treatment and effluent standards sensitive to aquatic life in French Creek.

Treatment Plant Capacity. The treatment plant is permitted at a rate of .725 MGD for hydraulic capacity and 1,536 lbs. of BOD5 per day for organic loading. The plant is well within its permitted capacity for organic loading, but due to extraneous water entering the system from inflow and infiltration, the plant at times bypasses raw sewage into French Creek. In the Spring of 1993 the plant also exceeded its hydraulic capacity for three months (March, April, and May). During 1993 the Borough entered into a Corrective Action Plan agreement with the PA Department of Environmental Protection. This plan called for certain actions by the Borough to reduce the amount of inflow and infiltration entering the plant. During this period the Borough is voluntarily limiting the number of new connections or increased sewage flow from existing customers to the amount of extraneous water removed. The PA Department of Environmental Protection is also requiring the Borough to meet stricter standards for level of phosphorus in the effluent by the year 1998. A 537 Plan update will be required to determine the most cost effective means to meet these new requirements.

Customers. Presently, the Borough System serves 672 customers, including 585 homes and apartments, 70 commercial users and 17 industries. The total number of equivalent population served is 2,530 people. There are twenty residential units in the Borough which have on-lot sewage disposal. A planning forecast prepared by Northwest Engineering, Inc. in February of 1995 estimates by the year 2015, the Borough's system will serve an equivalent population of 3,740. The projection was based upon extending sewers into Cambridge Township, growth within the Borough predominantly associated with correctional institute employment, the State Department of Corrections forecast of increased inmate population and regional industry growth.

WATER SYSTEM

Cambridge Springs owns and operates the Borough's water system, some of which was installed in 1908. All Borough residents are served by the water system except one. Some residents who are water service customers do have their own wells. The Borough system also serves about twenty customers of the Cambridge Township Municipal Authority. The public water supply is drawn from French Creek. Silt particles are settled out using lime and alum. Water is then drawn through a sand filtration system with chlorine and fluoride added. In 1993, the Borough installed a recycling system and sand drying beds so back wash water with chlorine and fluoride from the filtration system was not returned to French Creek. Water is now held in a newly constructed settling tank and recycled until turbidity reaches a specified point at which time the balance of the water and the silt remaining in the settling tank is transferred to the sand drying. Water from the drying beds drain to the sanitary sewer system. When dry, the silt from the beds is removed and hauled to nearby properties to use as fill.

The Borough has a 250,000 gallon storage tank and is in the process of constructing a 500,000 gallon storage tank in Cambridge Township to increase storage and pressure. The Borough sells about 8.5 million gallons per month. The largest users are the State Correctional Institution, Lord Corporation, the waste water treatment plant and Springs Manor Care Center. Other large users are the Cambridge Springs public schools, the Riverside Inn, and Robbins Block Plant. Residential water sales total about 3 million gallons per month with commercial and industrial sales accounting for the remaining 5.5 million gallons in sales. The Borough provides free water for fire protection, both to local commercial and industrial customers and to the Cambridge Springs Volunteer Fire Department. It also provides free water to the Borough buildings, the local volunteer ambulance service and to the library. This accounts for an additional 500,000 to 750,000 per month. The fluctuation is due to the number of fires. The Borough provides water for fires both in and out of the Borough.

Fee Schedule. The Borough bills for water, sewage and garbage monthly. The minimum monthly fee of $4.70 for 1,000 gallons or less is charged for both water and sewer. Additional increments of 1,000 gallons are billed at $2.70 each. The fee for sewer mirrors that of water. Credits against sewer charges are given to customers filling swimming pools and industries using water in their manufacturing process as does the block plant. Thus yearly sewer revenues are less than water. Also, Lord Corporation pays a yearly industrial sewer charge. Garbage is billed at $7.00 per month. This has been the price for three years and by contract will continue during the current year and four additional years. Water and sewer rates were increased in 1993 and a new minimum instituted. The new minimum was lower than the previous schedule but the quantity discount was eliminated and the price per 1,000 gallons increased. The Borough anticipates another rate increase in 1996. This is needed to service the PennVEST loan debt to construct the water storage, distribution and treatment improvements currently under way. The new billing schedule is being reevaluated with a higher minimum and a quantity discount being considered.

Water Distribution System. Although the water supply from French Creek is adequate, there are problems with the distribution system. The Borough's water loss amounts 40% per month due to leaky lines, valves and fire hydrants. The Borough is replacing a large number of these lines, hydrants and valves through a PennVEST loan. This will reduce the water loss to a more manageable level.

Water Storage. With the addition of the new 500,000 water storage tank, the Borough will have a total storage capacity of 750,000 gallons, which, along with the anticipated reduction in water loss will provide twenty-four hour storage capacity for the Borough.

Storm Sewer

The Borough storm sewer dates back to the early part of this century and has been improved in various parts of the Borough. However, in other parts of the Borough, storm sewers are non-existent or undersized, resulting in the pooling of water on streets or the discharge of water on private property as additional surface water. The Borough has received various Community Development Block Grant funds from Crawford County's entitlement to construct a new storm sewer to handle surface water from Prospect Street and Spring Street.

Other Utilities

Other utilities available to Borough residents include natural gas, electricity, telephone and cable television. The National Fuel Gas Corporation provides gas service to the Borough. Electricity is provided by Penelec, telephone by GTE North, Inc. and cable television by Coaxial Cable Television.

COMMUNITY FACILITIES

POLICE PROTECTION

The Cambridge Springs Police Department maintains a staff of two full-time and one part-time officers. With this three person force, the Police Dept. cannot maintain an around-the-clock patrol of the Borough. The State Police from the Meadville Barracks must cover for the times that the Borough Police are off-duty. The Borough maintains two vehicles. They are both Chevrolet Caprices, 1991 and 1995.

FIRE PROTECTION

The Cambridge Springs Area Volunteer Fire Department serves Cambridge Springs Borough. It was established in 1917 and is located at 202 Venango Avenue. Gary Wolf is its current Chief. There are 51 additional volunteer firemen. All calls for the fire department are dispatched through the Crawford County 9-1-1 Office in the Courthouse in Meadville.

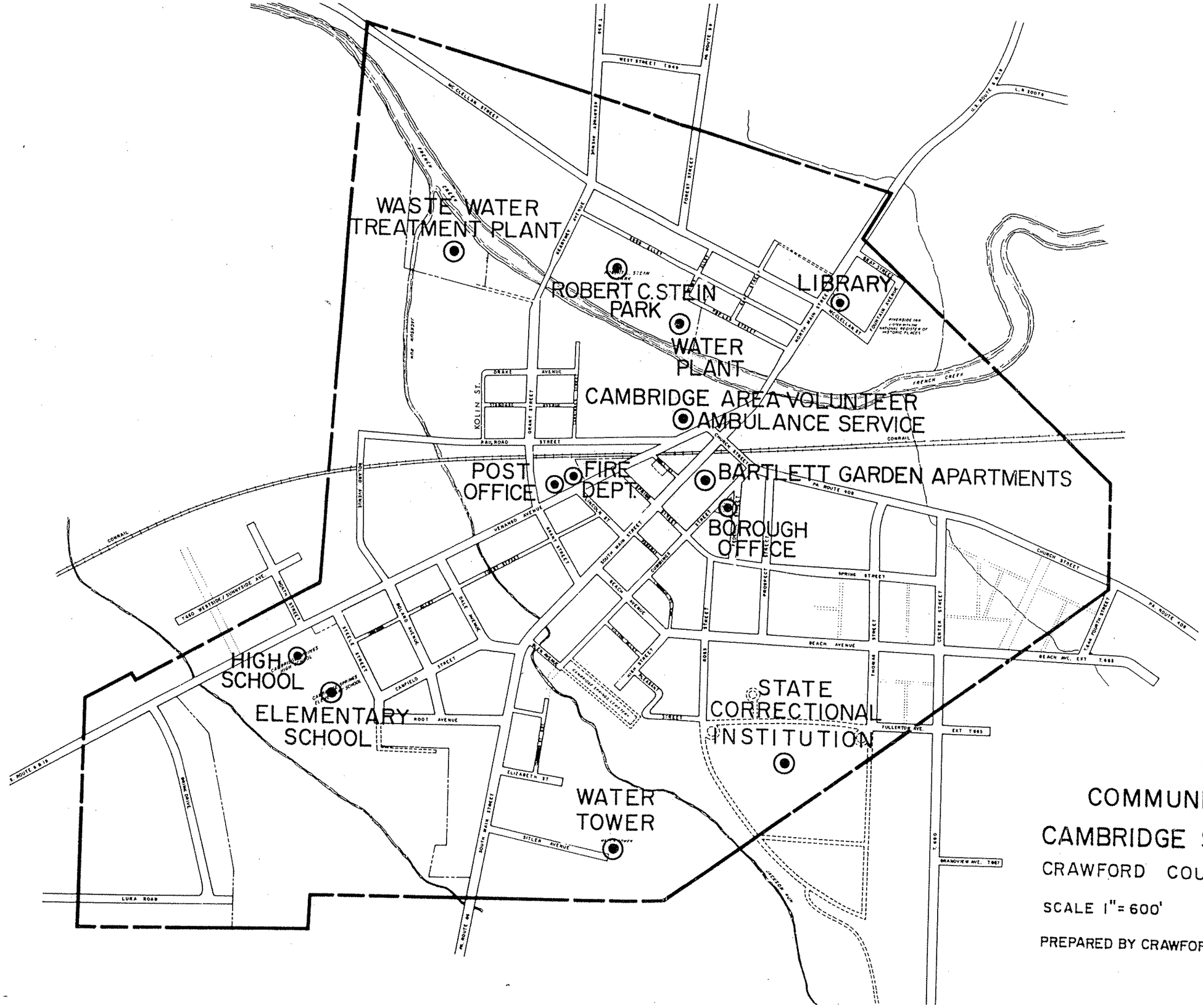
AMBULANCE SERVICE

The Cambridge Area Volunteer Ambulance Service, Inc. (CAVAS) offers emergency ambulance service to Cambridge Springs Borough. CAVAS serves a 220 square mile area that includes in addition to Cambridge Springs Richmond, Rockdale, Hayfield, Cussewago and Cambridge Townships, and Venango and Woodcock Boroughs. CAVAS currently has 30 volunteers. Of the 30 volunteers, 20 are Emergency Medical Technicians, 3 are first response, and 7 are involved in fund raising. A $100,000 expansion program is currently in progress that includes the creation of a credited county training facility. This facility will not only be used to train volunteers for the various ambulance departments, but will also potentially be used by the community for emergency medical treatment training.

LIBRARY

Borough residents have access to the Cambridge Springs Public Library located on 158 McClelland Street. The current facility was opened in 1976. The library is has a collection of over 24,000 books, magazines, reference books and videos. Currently the library has 2,490 patrons who check out an average of 30,000 items a year with June being the most active month. The library employs four persons including a janitor.

The Cambridge Springs Public Library is a member of the Crawford County Federated Library System which receives state funding.



MAP 6

COMMUNITY FACILITIES

CAMBRIDGE SPRINGS BOROUGH

CRAWFORD COUNTY, PENNSYLVANIA

SCALE 1" = 600'

NORTH

PREPARED BY CRAWFORD COUNTY PLANNING COMMISSION

PUBLIC SCHOOLS

Cambridge Springs Borough is part of the Penncrest School District which includes more than one third of all Crawford County municipalities. Cambridge Springs Elementary School and Cambridge Springs High School are both located in the Borough. Cambridge Springs Elementary School (grades 1 through 6) was constructed in 1960 and has approximately 580 students. 30 full time and 11 part time teachers are employed there. There are no plans for expansion of this facility in the near future. Cambridge Springs High School (grades 7 through 12) has had a presence in the Borough since 1886 in various locations. The current facility was constructed in 1953 and has approximately 700 students. 43 full time and 4 part time teachers are employed at the high school. 25 additional full-time and part-time persons are also employed.

The two schools share an 80 acre site in the Borough. Much of this land is undeveloped and available for passive recreation. In 1973 the Borough obtained a 14 acre parcel from the Penncrest School District. This parcel is situated directly south of the Brink Allotment in Cambridge Township. The Borough maintains this parcel as a recreational complex. There are currently two baseball diamonds located there.

FISCAL ANALYSIS

This analysis includes a summary of previous trends in Cambridge Spring's receipts and expenditures, as well as an examination of assessed valuation and tax millage rates in past years. The purpose of this analysis is to determine the Borough's financial capability to handle existing and future programs and services. Past revenue and expenditure trends provide a basis to project capital improvements, and to help assess the overall financial strength of the Borough. The historical trends for revenue and expenditures have been traced back ten years and establishes a stable base for projecting future spending capacity.

REVENUE

This period encompasses the shift from Federal Revenue Sharing to a heavier reliance on Act 511 Tax Revenues. It also shows a trend of increasing revenues and a period of subsidizing General Fund revenues from Water and Sewer revenues. Revenues have grown from $310,077 in 1985 to $480,953 in 1994. This is a 55% increase over the ten year period or roughly 5.5% per year.

Revenues have been divided into categories for the purpose of analysis. These categories are taxes, interest, grants, fines, charges for services, licenses and permits, and other income. Tax revenue can be divided into property tax revenue and Act 511 tax revenue.

Property Tax Collection. Property tax revenues averaged about 32% of the total revenue for the ten year period from 1985 to 1994. It represented 29% of revenue in 1985 when the Borough still received Federal Revenue Sharing to 36% of revenue in 1994. About 46% of the Borough's properties are exempt from the property tax, leaving an taxable base of approximately $15,500,000. Over the past seven years, the Borough has collected 91% of face collections.

Act 511 Tax Revenues. This category reflects revenues which include earned income taxes and occupational privilege tax (OPT). Both categories of tax has increased from 1985 to 1994. In 1985 they provided 13% of revenue and in 1994 they provided 37% of revenue. The amount of the OPT has remained constant at $10.00, thus the increase is attributable to an increase in the number of employed persons in the Borough. During this period, the Borough increased its earned income tax from ½% to 1%, greatly increasing the amount of revenue from this source.

Grants. The grant category includes grants and intergovernmental revenue received from the State and Federal governments. This category has changed over this period with the elimination of Federal Revenue Sharing, declining from 27% of revenue to 8% of revenue from 1985 to 1994.

Other Revenue Sources. Other revenue sources include interest, fines and forfeits, charges for service, licenses and permits, and miscellaneous income. The largest of these is charges for services (mainly garbage collection). This is generally paid out dollar for dollar to the contracted provider of the service. The other categories combined represent a small percentage of total revenues (about 6%).

Revenue Summary. The total revenue collected in 1984 was $310,077 and in 1994 was $480,953. This is an increase of 55% or 5.5% per year. In 1985, 29% of revenue came from property taxes, 13% from Act 511 taxes and 58% from other sources including federal revenue sharing. In 1994, 36% of revenue came from property taxes, 37% from Act 511 taxes and 27% from all other sources.

Table 18

Summary of Revenues

(All dollar amounts are in thousands)

Revenue Source	1985	1987	1989	1991	1994
Millage	5.5	6.5	7.5	8.5	12
Assessable Base	$16,430	$16,160	$18,390	$15,880	$15,480*
Dollars	$90	$102	$139	$130	$175
% Wage Tax	1	1	1.5	1.5	1.5
Dollars Generated	no data	$58	$102	$121	$151
OPT Income	no data	$9.5	$10.8	$10.9	$13.1
Revenue Sharing	$39.7	$0.7	$0	$0	$0

* The 1994 assessable base is adjusted to reflect tax appeals and refunds paid.

EXPENDITURES

Total expenditures have increased substantially from $294,466 in 1985 to $443,132 in 1994. This is an average increase of 5% each year. Expenditures are divided into categories which include general government, public safety, health & sanitation, streets & highways, culture & recreation, debt service, and other miscellaneous expenditures.

General Government. The general government category includes the actual cost of government services, such as salaries and wages, materials and supplies, and other general expenses. This category represented 17% of expenditures in 1985 and 21% in 1994. The Borough of Cambridge Springs employs 25 full and part time persons. The employment categories are as follows:

Street Crew:	3 full time, 1 part time
Police Department:	2 full time, 1 part time
Borough Office:	1 full time Borough Manager
	1 full time secretary, 1 part time secretary
WWTP (sewer)	1 full time
Water	3 full time, 2 part time

Public Safety. This category includes police protection, fire protection, ambulance service, and planning and zoning. This category encompasses all salaries, materials, and other costs incurred by the Borough for police protection. It includes all Borough support of the Cambridge Springs Fire Department and worker compensation coverage for the Cambridge Area Volunteer Ambulance Service. This category accounted for 27% of expenditures in 1985 and 30% in 1994.

Health and Sanitation. Garbage collection is the largest expense in this category. Garbage collection is contracted to a private hauler by the Borough and has remained at 14% of expenditures during the ten year period.

Highways and Streets. All expenses for maintenance and improvements of highways and streets are categorized under this heading. Because State Liquid Fuels funds and expenditures have been included, this category is comparable to other revenue and expenses. In 1985, it accounted for 30% of the expenditures and 28% in 1994.

Culture and Recreation. The amount of funds expended in this category has decreased over the ten year period from 5% of the budget to 2%. It includes funds expended for the Borough's three parks.

Debt Service. At the beginning of the ten year period, the Borough had a modest amount of short-term debt against general fund revenues. This debt was paid in full in 1986.

Miscellaneous. The category includes any expenditures that do not fit into the above categories, such as lease rental and insurance premium payments. It has generally decreased during the period from 7% to 5% of expenditures, but reached a high of 18% of expenses in 1989.

Summary. Total expenditures have increased by 50% or 5% per year since 1985. The total expenses in 1994 were $443,132 including the Liquid Fuel Fund street and highway work.

Summary of Receipts and Expenditures

When the whole financial picture is viewed several major points become noteworthy:

- Both receipts and expenditures show a steady increase which approximately represents inflation.

- Assessed valuation has declined over the period. Millage has been increased both to offset the decline in assessed valuation and to generate revenue lost when Federal revenue sharing ended. Tax collection has been effective as actual collected revenues as a percentage of possible revenues has averaged 91% over the past seven years.

- The exempt property valuation in the Borough is $13,122,750, making 46% of Borough property exempt from property tax.

- Earned income tax and occupational privilege tax are increasing as a percentage of revenue which can be expected since the Borough raised its tax percentage from 1 to 1-1/2% in 1989.

- Taxes in 1994 accounted for 73% of total revenues while all other sources total 27%. This is a turnaround from 1985 when taxes accounted for 42% of revenues and all other sources accounted for 58% of total revenues.

THE PLAN

COMMUNITY DEVELOPMENT OBJECTIVES

- Promote the optimum use of land, using the Cambridge Springs Borough Land Use Plan as a guide to future development.

- Promote the highest and best use of the few remaining large vacant parcels within the Borough.

- Ensure that all land uses be compatible to adjacent areas and that appropriate buffers be provided where necessary.

- Promote the maintenance and upkeep the Borough's aging housing stock.

- Promote a variety of housing types in the Borough (low density, high density, owner occupied, apartments, etc.) in a manner that is affordable, reasonable and consistent with the small town character of Cambridge Springs.

- Promote affordable and fair housing in the Borough.

- Make the Borough an attractive place to conduct business by removing unreasonable barriers to development.

- Promote the strengthening and revitalization of Cambridge Spring's Central Business District to adequately serve the residents of the Cambridge Area.

- Promote safe and convenient internal traffic movement within the Borough by eliminating dangerous road conditions and hazardous intersections.

- Provide for increased recreational opportunities in the Borough.

- Establish cooperation and coordination with Cambridge Township to deal with issues of regional concern.

- Promote tourism in the Borough by making the best use of the region's historical resources

- Make better uses of the Borough's natural features i.e. French Creek and Jackson Run.

LAND USE PLAN

INTRODUCTION

Of all the elements that comprise a comprehensive plan, no other is more important than the land use plan. The goal of this land use plan is to provide a framework for orderly growth by crafting an optimum balance between economic development and neighborhood preservation. Land in Cambridge Springs is a valuable and scarce resource. As a result, the focus of this plan is threefold: to reduce the amount of non-conforming land uses, to preserve the integrity of existing land uses, and to provide guidance for the development of the few remaining vacant Borough parcels.

The land use plan and accompanying maps are the result of a Borough-wide inventory of existing land uses provided in the background portion of this comprehensive plan. In addition, the other analyses such as the studies of population, transportation, physical features, economics, etc. were used to make future land use determinations. The general land use categories in this section are mapped out on the accompanying Land Use Map. It is important to note that this plan and accompanying maps are recommendations and do not constitute a zoning ordinance.

GENERAL OBJECTIVES

- Objective 1: **To provide for the least amount of non-conforming land uses.** Much of the prevailing land use patterns in Cambridge Springs were developed in the late Nineteenth Century. The patterns do not necessarily adhere to traditional clear land use delineations. There are many areas in the Borough where mixed land uses have persisted for the last 100 years. When the Borough's current Zoning Ordinance was enacted in 1968, many of these land use nuances were overlooked, often resulting in hardships for businesses wishing to expand that were rendered non-conforming by the 1968 Ordinance. For example, North Main Street, which for much of its history was commercial in nature, was zoned R-1 and R-2 Residential in 1968. It is the goal of this plan to both revise district boundaries and to provide for more flexibility within districts to accommodate these non-conforming uses.

- Objective 2: **To provide for the greatest amount of protection to existing land uses.** In a tightly developed Borough with less than one square mile of land area, land use conflicts are a daily issue. There are no large buffer areas between commercial, industrial and residential activities. It is the goal of this plan to identify areas that have strong land use characteristics and encourage them to strengthen and flourish and protect them from activities that could potentially erode their integrity and character. One of these areas is Cambridge Spring's Central Business District which is characterized by pedestrian oriented retail and zero lot lines. Another important consideration is the Borough's single-family residential areas. Many of these neighborhoods are being eroded by the conversion of

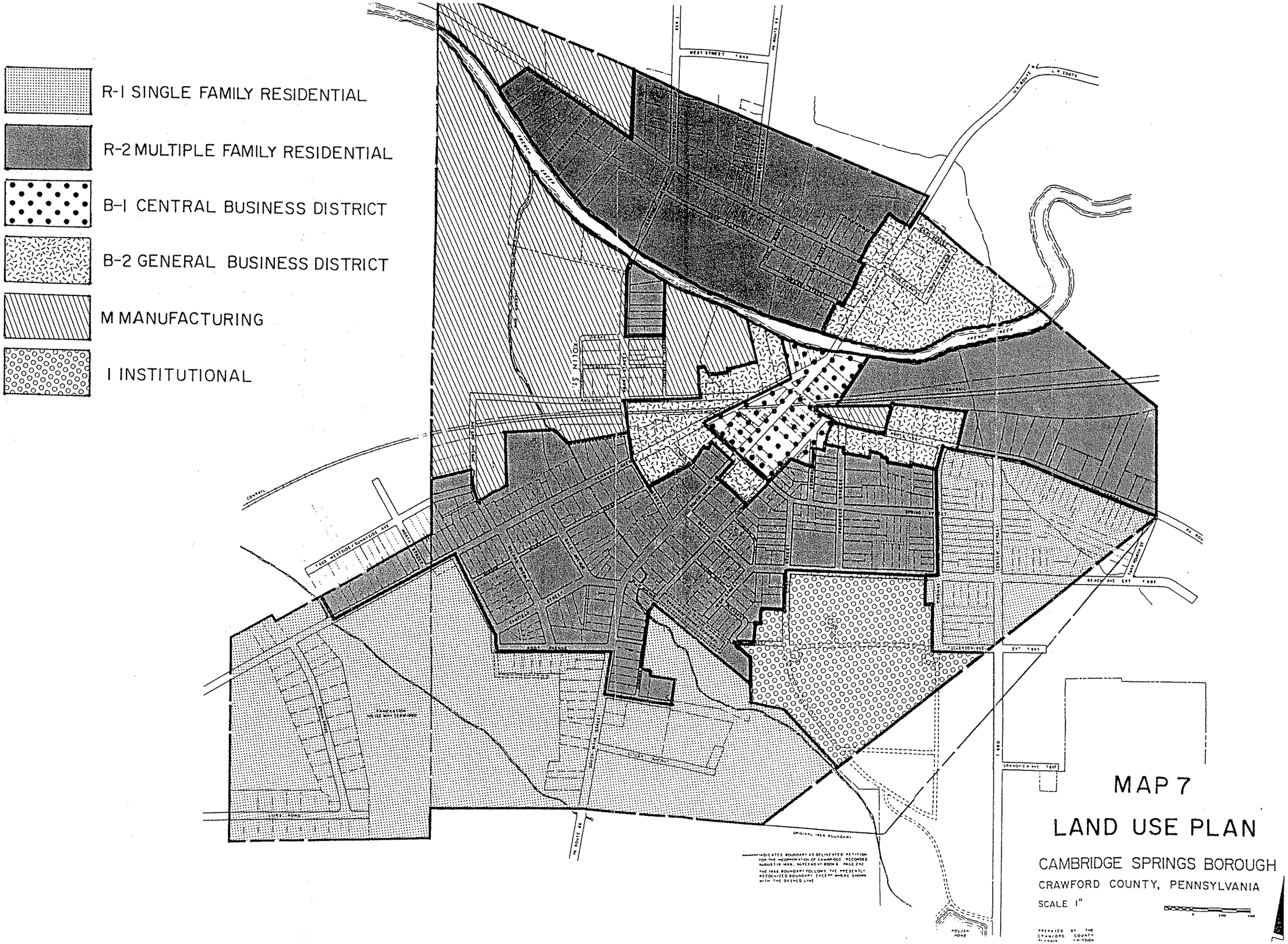
single-family houses into duplexes and apartments. Areas with strong single-family residential character should be identified and protected.

▪ Objective 3: **To promote wise and optimum development of the few remaining vacant parcels in the Borough.** There are several parcels near the boundaries of the Borough with development potential. Giving consideration to adjacent land uses, physical features and the location of utilities, it is the goal of this plan to encourage the most efficient and appropriate uses of these parcels.

Land Use Classifications

▪ Commercial: There are two types of commercial districts identified in this land use plan. The first is termed **Central Business District Commercial** and includes retail and service businesses located along South Main Street and Venango Avenue. The buildings of this commercial area are primarily two or three stories and conform with front and side lot lines. The commercial buildings are designed for pedestrian traffic. Parking is found primarily behind buildings and on Main Street and Venango Avenue. Development in this land use district should conform to the mass and setbacks of existing buildings. Auto oriented businesses, such as service stations and drive-in banks should be discouraged. Flexibility should be provided in order to optimize the use of second and third floors with apartments and offices. The second commercial land use district is termed **General Business District Commercial** and includes the area surrounding North Main Street (including the Riverside Inn), portions of Venango Avenue west of the Central Business District, and portions of Church Street east of the CBD. This district would provide for auto oriented businesses such as service stations, drive-in establishments and motels. Off-street parking should be provided for in front of buildings with provisions made for screening for aesthetic purposes.

▪ Residential: This land use plan has two classifications of residential districts. Most Cambridge Springs residential streets have a mix of single-family and multi-family structures. Areas of the Borough with a strong concentration of single-family houses were identified and included in the **Single-Family Residential District**. The conversion of single family houses into multi-family structures should be discouraged in this district. The Brink Drive and Lura Road neighborhood is identified on the map as one of these districts. Not only does this neighborhood consist of single family houses constructed after 1950, but also includes a vacant parcel with development potential that would be ideal for single-family houses. Another Single Family Residential District is located along South Main Street south of Root Avenue. Likewise, this district includes existing single-family houses and a large vacant parcel along Sitler Avenue with residential development potential. The third Single Family Residential District is located in the eastern part of the Borough north of Church Street and east of Thomas Street. The remaining residential areas of the Borough are included in the **Multi-Family Residential District.** This district allows for more flexibility in housing types. Included in this district are the residential portions of the Borough south and west of the CBD, in the eastern part of the Borough north of Church Street, along McClellan and Poplar Streets north of French Creek, and on the east side of Grant Street between French Creek and Drake Avenue.


R-1 SINGLE FAMILY RESIDENTIAL
R-2 MULTIPLE FAMILY RESIDENTIAL
B-1 CENTRAL BUSINESS DISTRICT
B-2 GENERAL BUSINESS DISTRICT
M MANUFACTURING
I INSTITUTIONAL
MAP 7
LAND USE PLAN
CAMBRIDGE SPRINGS BOROUGH
CRAWFORD COUNTY, PENNSYLVANIA
SCALE 1"

▪ **Industrial:** There exists a diversity of manufacturing land uses in Cambridge Springs. The Manufacturing District delineated in the 1968 Zoning Ordinance consisted of an area bounded on the north by French Creek, on the south by the railroad tracks, on the east by the Central Business District and on the west by the Borough boundary. This district was modified in this land use plan to include several parcels along Bolard Avenue south of the railroad tracks. These parcels have been a non-conforming manufacturing land use since before the 1968 Ordinance. Two Manufacturing Districts were added to the Borough. One of these is the site of Meadville Forging located on McClellan Street in the northwest corner of the Borough. This district also includes a vacant parcel west of Meadville Forging and a vacant parcel between French Creek and McClellan Street that, although it is in a flood plain, could be developed as a parking area for surrounding businesses. The third Manufacturing District is located on the north side of Church Street directly east of the CBD. This district includes two existing businesses (including Campbell Pottery) that were rendered non-conforming by the 1968 Zoning Ordinance. Great measures should be taken to enforce buffering where the Manufacturing District abuts residential areas.

▪ **Institutional:** The final district outlined in the Land Use Plan is the Institutional District. When the Borough's existing zoning ordinance was enacted, Alliance College was expanding and flourishing. However, the college closed in 1986 and was made the site of a State Correctional Institution in 1992. It is the goal of this land use plan to provide the State with adequate flexibility to operate within its existing boundaries within the Borough. However, expansion of this facility further into the Borough should be restricted by making the Institutional District boundaries coincide with the parcel boundaries of the State Correctional Institution.

HOUSING PLAN

INTRODUCTION

Housing issues in the borough range from maintaining the current housing stock for existing residents to providing new housing choices to attract new residents and add to the Borough's tax base. The following objectives attempt to address the general cross-section of housing needs in Cambridge Springs Borough – Single-family housing for existing and new residents, multi-family housing for existing and new residents, low-income housing, and senior citizen housing.

- Objective 1: **Promote the maintenance of Cambridge Spring's aging housing stock:** Cambridge Springs faces the constant challenge of maintaining a very old housing stock. The Borough has received over $400,000 in grant money in the past for housing rehabilitation for income eligible residents. The Borough should continue to apply for housing rehab money through the Community Development Block Grant (CDBG) program or the Home Investment Partnership Program (HOME). The CDBG Competitive program is preferable because it is easier to administer and does not require local matching funds. The Crawford County Development Corporation and the Crawford County Planning Commission are two agencies that have traditionally worked with municipalities to administer these programs in this region.

  The rehabilitation programs listed above require the use of minimum U.S. Housing and Urban Development (HUD) building standards. In addition to these programs, Cambridge Springs should explore the application and enforcement of uniform building standards for the entire borough. The Council of American Building Officials (CABO) has published a One and Two Family Dwelling Code. This might be an excellent place to start. In addition to the guidelines for one and two family dwellings, there are several other construction codes produced by a variety of organizations which may be considered. These standards provide for residential construction, commercial construction and mechanical aspects. If the Borough proceeds to consider these options, it must be recognized that adequate administration is required. Therefore it may be wise for the Borough to consult with the City of Meadville or a code enforcement firm to contract for these services. Such a program could pay for itself if a reasonable fee structure were in place.

- Objective 2: **Promote the development of a variety of housing types in the Borough to serve the needs of the Cambridge Area:** There is a growing demand for all types of housing in the Cambridge Area. Growth pressure from Erie and Edinboro has created a demand for both single-family and multi-family housing as residents move further away seeking lower land values and peace of mind. The Cambridge Area serves as a halfway point between Erie and Meadville and is an ideal location for two income families with jobs in both cities. Also, students of Edinboro University are always seeking apartments with reasonable rent. All of these factors create a very tight housing market in the Cambridge Area and a challenge for Cambridge Springs Borough, given its general lack of available land with which to respond to the demand.

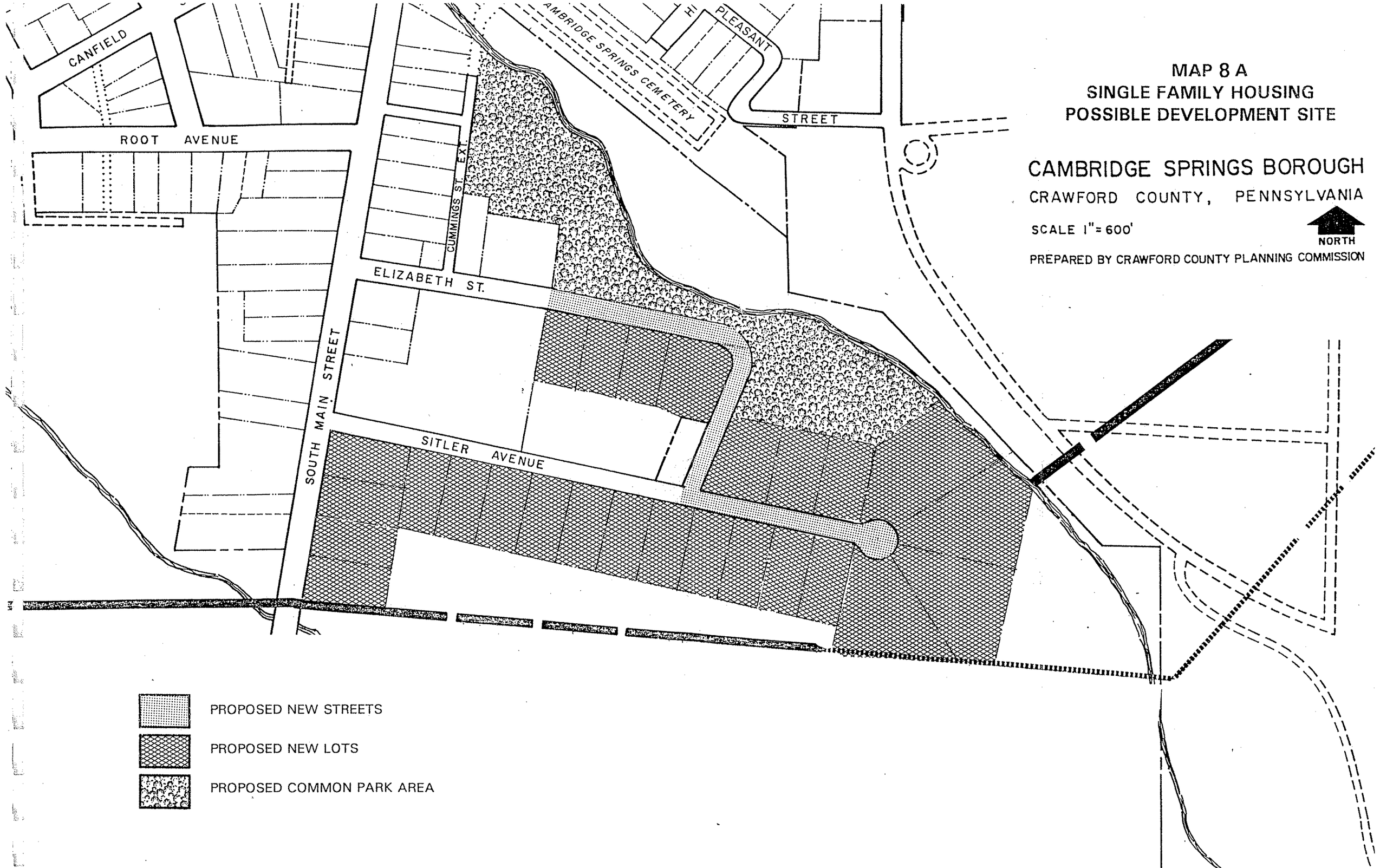
Single-family housing: Because of the limited room for residential development in the Borough, most housing starts in the Cambridge Area are likely to occur in Cambridge Township. However, several parcels remain in the southern portion of the Borough that have development potential. Currently Sittler Avenue provides street access to the Borough's water tower. Two houses are located on the north side of Sittler Avenue. The south side of the street abuts a field that extends south well into Cambridge Township. This land is well suited for residential development. Map 8A illustrates that with the minimal addition of new streets, 26 large residential lots could be potentially developed on this site. Because of its location and elevation, the site is ideal for tapping into Borough utilities. Eight inch sewer lines exist at the foot of Sittler Avenue and on Elizabeth Street that could be easily extended. Public water is also readily available. Because of its excessive slopes, the Jackson Run ravine is an ideal location for a common park area that could be maintained by a homeowner's association. Another parcel suitable for single-family development is located to the west of Brink Drive fronting U.S. 6 & 19. Map 8B illustrates how 11 building lots can be added to the Borough with the addition of a 650 foot cul-de-sac.

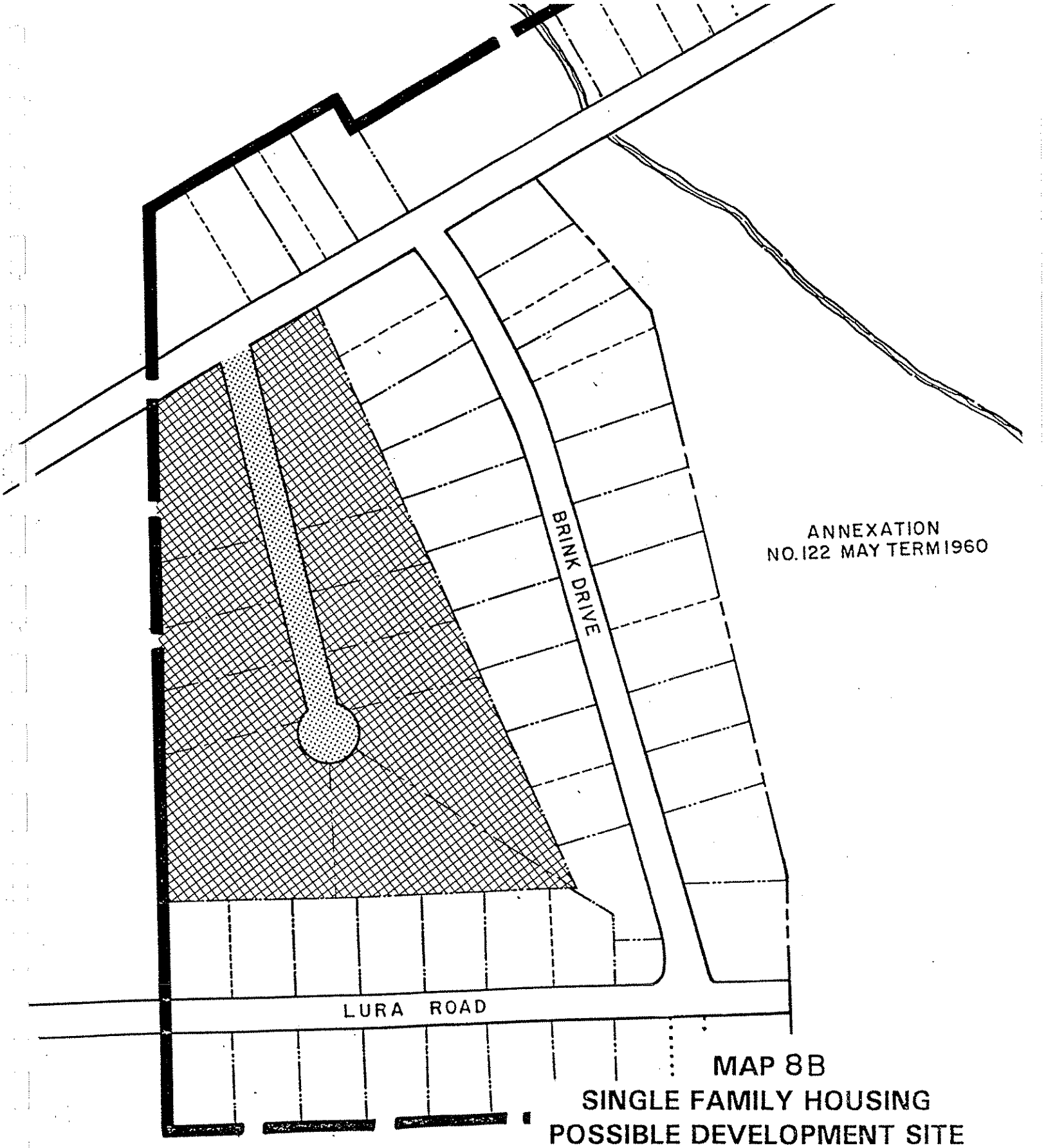
Multi-family housing: As the Existing Land Use Map in the background portion of this plan illustrates, there are many duplexes and multi-family structures scattered throughout the Borough. Many of these dwellings were converted from single-family houses. In spite of these conversions, the demand for multi-family housing persists, especially for new units. The vacant 1.8 acre lot on the corner of Beach Avenue and Prospect Street is a good location for multi-family housing. Originally the Patterson-Erie Corporation had plans to construct a 28 unit rent-subsidized apartment building on that site. Because of the possible apartment building, the Borough received funding to construct a storm sewer that would moderate stormwater drainage that any development on this site would generate. The Borough should still consider this site as ideal for multi-family housing.

▪ Objective3: Adopt a Subdivision and Land Development Ordinance to allow the Borough to carefully review new housing developments: Such an ordinance would allow Cambridge Springs to carefully evaluate land development proposals through the subdivision review process to insure that new lots and streets make the best use of the Borough's limited land resources. Proposals provided in this Comprehensive Plan could be used by the Cambridge Springs Planning Commission and Borough Council as a "yardstick" against which developer's proposals could be evaluated.

▪ Objective 4: Make better use of the Borough's access to HUD Section 8 Vouchers by matching the Meadville Housing Authority with interested local landlords: In 1990 Cambridge Springs Borough Council passed a resolution allowing the use of Section 8 Vouchers in the Borough. The Section 8 Program subsidizes the rent for income eligible tenants. It pays for anything beyond 30% of the tenants adjusted gross income towards housing costs. Public housing often has a stigma attached to it. The Section 8 Program, however, could be very beneficial to the Borough. Ideally the program could be used to help low income residents of the Borough to get ahead financially. For example, a single-parent Cambridge Springs resident struggling with an entry level job could be given the opportunity to devote more of their income to improving their position in life. This program would also

help to keep residents in the Borough that may otherwise move to Erie or Meadville seeking subsidized housing. Senior citizens, who make up 21% of the Borough's population, are also ideal recipients of the program. Increased awareness of this program could be accomplished by the Borough and by local landlords. The Borough could make its residents aware of the availability of Section 8 vouchers. Interested local landlords could supply the Meadville Housing Authority, the administrative agency for this program in Central Crawford County, with lists of available units.


MAP 8 A
SINGLE FAMILY HOUSING
POSSIBLE DEVELOPMENT SITE
CAMBRIDGE SPRINGS BOROUGH
CRAWFORD COUNTY, PENNSYLVANIA
SCALE 1" = 600'
NORTH
PREPARED BY CRAWFORD COUNTY PLANNING COMMISSION
CANFIELD
ROOT AVENUE
AMBRIDGE SPRINGS CEMETERY
H PLEASANT STREET
CUMMINGS ST. EXT.
ELIZABETH ST.
SOUTH MAIN STREET
SITLER AVENUE
PROPOSED NEW STREETS
PROPOSED NEW LOTS
PROPOSED COMMON PARK AREA



MAP 8B

SINGLE FAMILY HOUSING POSSIBLE DEVELOPMENT SITE

CAMBRIDGE SPRINGS BOROUGH

CRAWFORD COUNTY, PENNSYLVANIA

PROPOSED NEW STREETS

PROPOSED NEW LOTS

SCALE 1" = 600'

NORTH

PREPARED BY CRAWFORD COUNTY PLANNING COMMISSION

TRANSPORTATION PLAN

INTRODUCTION

Cambridge Springs Borough has numerous transportation related issues plaguing its downtown revitalization efforts. These issues range from intermunicipal transportation for the elderly, a long-term road maintenance plan, high volume traffic at key intersections throughout the Borough along with improvements required in the downtown core to encourage a pedestrian oriented atmosphere.

- Objective 1: **Develop a Master Road Maintenance Plan:** The Borough of Cambridge Springs currently does not have a comprehensive roads plan to effectively deal with scheduled sidewalk and road improvements. The Roads Plan (Map 9) indicates both a short term (3 to 5 years) and a long range (10 year) maintenance schedule.

The short-term plan focuses on those streets with tar and chip surfacing, dirt surfacing, those with severe pitting, craters and only those with partial surfacing. The following streets have been identified as requiring immediate attention in the short-term:

Elizabeth Street	Railroad Street
Sitler Avenue	Gage Street
Bolard Avenue	Gray Street
Western portion of Standard Street	Ross Avenue
Northern portion of Dale Avenue	Poplar Street
Beach Avenue (Ross St. to Thomas St.)	
Spring Street (South Main St. to Prospect St.)	

In addition, to the formulation of a short-term maintenance schedule, all portions of the Borough not served by sidewalks have been noted for future installation (Map 9). Currently, there are no sidewalks (both sides) along Lura Road, Brink Drive and along Venango Ave. from the westerly Borough boundary to mid-way along the Penncrest school property. No sidewalks along McClelland Street from the Borough boundary to Kearney Street and on Center Street from Church to the southern boundary and Beach Street from the boundary westward. The final area without sidewalks is on the eastern side of South Main Street between Sitler Avenue south to the Borough boundary.

The long range Roads Plan provides a 10 year range of options. With the current population trends expected to continue into the early portion of the next century, the adjacent Cambridge Township will continue to experience net population gains. Cambridge

Springs Borough is also forecasted to increase by 55 households into the early 2000's. As a result, it is anticipated that much of this 'new' residential development will occur adjacent to the Borough boundaries within the outlying Township. It is important that the roads network be able to afford the increased traffic and development. The majority of the roads highlighted (Map 9) for 10 year improvements straddle the Borough and Township boundaries in an effort to provide adequate and up-graded service for the areas most likely to experience growth. A coordinated servicing plan between the Borough and Township should be developed in order to provide improved road service for the residents living along the two boundary lines. The roads included in the 10 year Maintenance Plan include: Beach Ave Extension from Center Street to the eastern limit, 4th line road, Kearney Street from McClelland Street north and Rhodes Street; Brink Drive; Center Street from the Borough boundary south and across to Grandview Ave. Finally, Snow Alley north of Robert Stine Park between Grant Street and Hicks Alley requires new surfacing.

▪ <u>Objective 2:</u> Improve current problem pedestrian areas within downtown and improve the visual organization of the intersection of the railroad tracks and South Main Street (PA 86): Cambridge Springs applied for funding to allow the creation of a Downtown Revitalization Plan in 1988. The focus of the proposed project was physical revitalization and specifically, issues plaguing the central business district, including building facade improvement, increasing availability of downtown parking spaces, and determining how to beautify and integrate the existing rail tracks into a downtown landscape plan.

The revitalization proposal outlined the location of the CBD - between Spring Street and French Creek, bounded by U.S. Routes 6 & 19 and Cummings Street. In an effort to incorporate current pedestrian needs and aesthetic concerns, a pedestrian walkway is proposed which would extend from the CBD to a scenic pathway along French Creek. The walkway would promote the existing scenic features along the Creek and Marcy Park and the re-furbished historic building facades.

Option #1: Improve current pedestrian areas within the downtown core: Through improvements to the existing sidewalks along South Main Street adjacent to the rail tracks it will further define areas designated for pedestrians. Currently, the sidewalks on both the north and south sides of South Main Street provide little protection to young and elderly pedestrians. The southern sidewalk along South Main Street ends 24 feet from the actual rail line. This portion of the downtown core is congested with high Average Daily Traffic Counts (ADT's) as it begins to channel two busy State Routes (U.S. Routes 6 & 19 and P.A. Route 86) into one access lane just one block north of the rail line. The high traffic congestion coupled with the rail line and poorly indicated pedestrian areas is a prime target for potential traffic accidents.

In an attempt to further separate pedestrian areas from vehicular space, it is recommended that a steel girder be installed between the roadway and where the sidewalk currently ends to better protect pedestrians from on-coming traffic. The existing paved area would be

LEGEND

- SHORT TERM (3-5 YEARS) ROAD IMPROVEMENT AREAS
- LONG TERM (5-10 YEARS) ROAD IMPROVEMENT AREAS BASED ON COORDINATED SERVICING BETWEEN BOROUGH AND TOWNSHIP
- AREAS WITH NO SIDEWALKS

MAP 9
ROAD MAINTENANCE PLAN
CAMBRIDGE SPRINGS BOROUG
CRAWFORD COUNTY, PENNSYLVANI

SCALE 1" = 600'

NORTI

PREPARED BY CRAWFORD COUNTY PLANNING COMMISSI

CAMBRIDGE SPRINGS BOROUGH
EXISTING DOWNTOWN CONDITIONS

Photo taken at the intersection of Church St. and South Main St. illustrating the existing rail tracks and adjacent open areas recommended for improvements.

Photo taken from Church St. and South Main St looking southeast toward the rail line and municipal parking lot. Both these areas are recommended for increased pedestrian safeguards and landscaping.

marked with a yellow fluorescent paint so it is quite visible and clearly demarcated as an area for pedestrians. On the north side of the rail tracks, to the rear of downtown businesses, a asphalt or cement walkway could be installed that would provided better access for employees and customers between Venango Ave. and South Main Street.

Options #2: Landscaping Abandoned Open Spaces within the Downtown Core: Develop a Landscaping Plan for the open areas adjacent to the southern portion of the rail line and municipal parking lot. In accordance with the proposal for a Downtown Revitalization Plan, it would be advantageous for the Borough to install grass sod in this abandoned open space or a combination of inter-locking paving stones and hardy, low-growing shrubbery. By improving existing un-landscaped areas abutting the rail line it adds to the overall attractiveness of the Borough's downtown. A tentative design plan was developed in 1988 for the downtown municipal parking lot. However, significant landscape features were never planted. A combined landscape plan could be devised for the abandoned areas along the rail lines and adjacent parking lot. Trees could be planted at various locations within the parking lot (entranceways, exits, along sidewalks, etc) and along the edge of the lot where it abuts the open, abandoned area along the tracks. In addition, wooden benches and planters near these locations would provide a more pedestrian oriented downtown core.

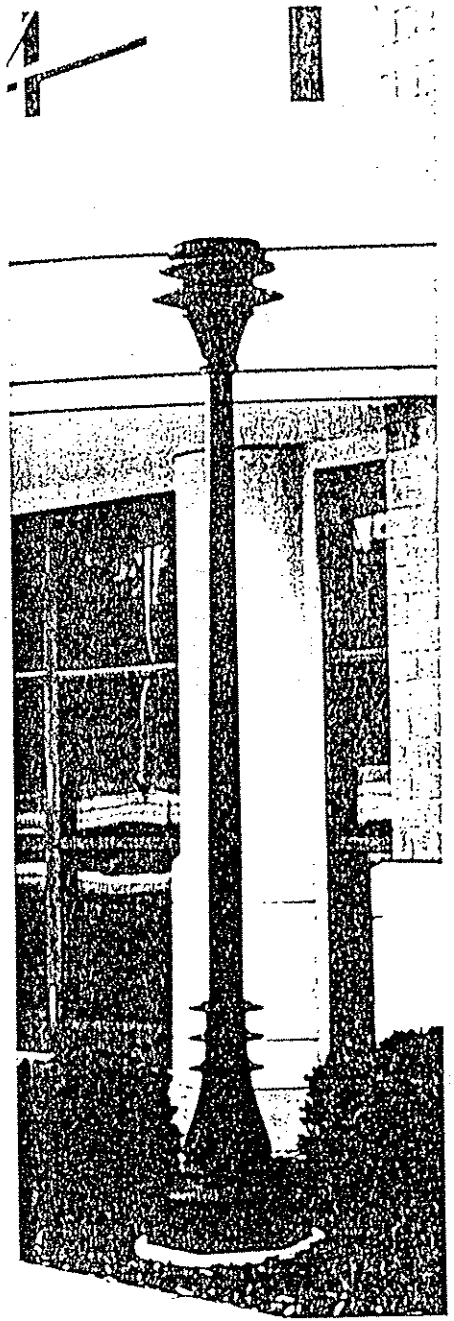
Option #3: Improvements to Marcy Park: Marcy Park provides an open, sitting area in the central portion of the Borough. Nonetheless, in an attempt to make the Park more accessible and attractive various improvements are recommended.

Within the center of the park is a circular, stone water fountain/reflecting pond surrounded by three light posts. The water fountain and reflecting pond would attract more Borough residents if it were drained, the inside freshly painted in a white neutral color and more water outlets installed. The increased water outlets would permit on-coming traffic that travel around the Park an opportunity to view the water cascading from the fountain. Currently, the fountain offers only a 2 ft trickle of water which sits in a stagnant pool which could be improved to a height of a 4 ft cascade of water.

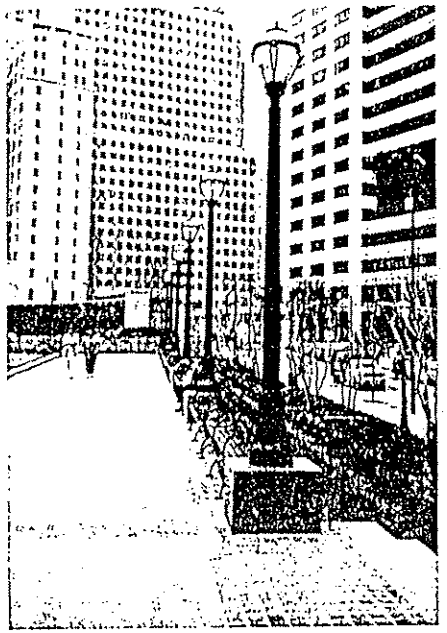
The three lamp posts could be replaced with historical, antique replica street lights (refer to "Historic Street Light Replica Sample") that would promote the historical character of the downtown Borough and continue to promote the historical theme of the area. A wrought iron antique time clock could be erected in the central portion of the Park. The clock would provide another focal point for attracting tourists. In addition, the park is not fully accessible to handicapped residents or residents with young children in strollers since the sidewalks are overgrown with weeds, cracked and heaving and in particular on the western side the majority of parked vehicles straddle half the sidewalk be widened to approximately 6 feet. The existing shrubbery bounding the park could be removed and replaced with an antique replica wrought iron fencing to continue the historical theme of the new lamp posts.

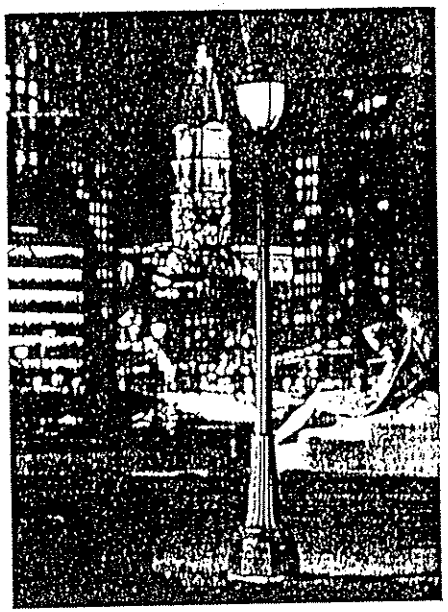
In an attempt to reduce improvement costs and lower the burden to local taxpayers, recognition plates may be an option for people donating monetary funds toward the park improvements. The recognition plates may be mounted on the base of the new street lights and names engraved in commemorative bricks lining the perimeter of the park along the

HISTORIC STREET LIGHT REPLICA SAMPLES

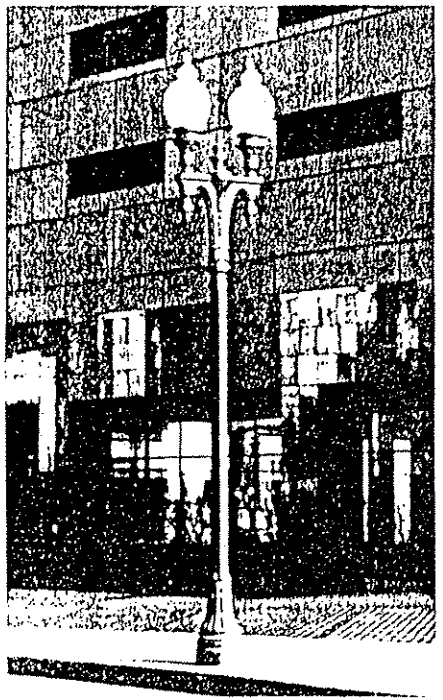


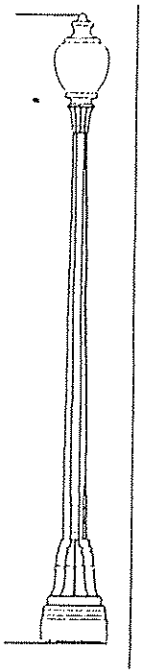
This Art Deco-style solid base, pole, fitter, and globe (that repeats the base detail) are from STERNBERG VIN-





SUN VALLEY LIGHTING's "Cityscapes of America" collection of large city and small town street lighting is appropriate for almost any vintage streetscape. Shown is the 2900 base, 1050 tapered fluted shaft, and





wrought iron fence. This system would allow residents, non-profit organizations, businesses and other people to donate money toward the park improvements and receive a lasting memory of their generous gift to the Borough.

▪ Objective 3: **Introduce a time limit for on-street parking in the Central Business District:** Based on existing parking availability, and the fact that consumers prefer to park their vehicle in front of the establishment they are patronizing, a two hour parking limit should be established along Venango Avenue and South Main Street. We are not suggesting the installation of parking meters but with a system monitored by the local Borough police force that will ticket cars parked on Venango and South Main if parked for more than 2 hours. This policy would 'free-up' more downtown on street parking spaces traditionally used by business proprietors, employees and residential tenants of the downtown.

The central business district provides the following public and private parking facilities:

Spaces on the street	70
Spaces in privately maintained lots (7 lots)	82
Spaces in publicly maintained lots (2 lots)	38
TOTAL SPACES	190

Based on parking studies conducted for the Downtown Revitalization Project and recent site visits, it would appear that the downtown core has adequate off-street parking. This combined with a 2-hour on-street parking limit should provide sufficient downtown parking spaces to accommodate peak periods of business. Tenants and downtown employees would be required to park in off-street designated parking lots around the CBD.

▪ Objective 4: **Explore the option of an inter and intra-municipal transportation service which extends beyond County boundaries and offers a variety of scheduled departure times:** Currently the Borough has a weekday transportation system through CATA (Crawford Area Transportation Authority) which operates with only one travel time from the Borough to other destinations. However, this service is only available between the Borough and the City of Meadville and there is no opportunity for travel (public transport) between the Borough and Edinboro or Erie/Mill Creek. In an attempt to alleviate existing transit problems, the following options have been devised for the Borough:

CATA rider counts for residents of the Borough are required in order to determine if there is a need to increase the service available for Cambridge Spring's residents. As outlined in the Transportation Section, CATA offers one departure time from Cambridge Springs, five days a week. In order to provide a higher level of service between Meadville and the Borough, a tentative schedule has been developed offering one to two departure times on four day time frame.

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Tentative Cambridge Springs CATA Schedule

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
DEPARTURE TIMES FROM THE BOROUGH	9:30 am 2:00pm	10:00 am	10:00am	10:00am	9:30 am 2:00pm
APPROXIMATE ARRIVAL TIMES	1:00 pm 5:00 pm	1:30 pm	1:30pm	1:30pm	1:00 pm 5:00 pm

With increased departure times, residents will be able to have more control over scheduling appointments (dentist, doctor, optometrist, etc.) within the Meadville area and less time spent waiting for a ride. The tentative schedule on Monday and Friday provides Borough residents with two departure and return times depending on their personal requirements.

Considering CATA has recently been selected by the State for a pilot public transportation program, it would be advantageous to consider a select schedule of out-of-County destinations regularly frequented by County and Borough residents. Tuesdays might be set aside for transport services outside the Crawford County boundaries to such areas as Edinboro and Erie/Mill Creek. As a result of increased service and travel areas, the per ride costs will slightly increased accordingly.

ECONOMIC DEVELOPMENT PLAN

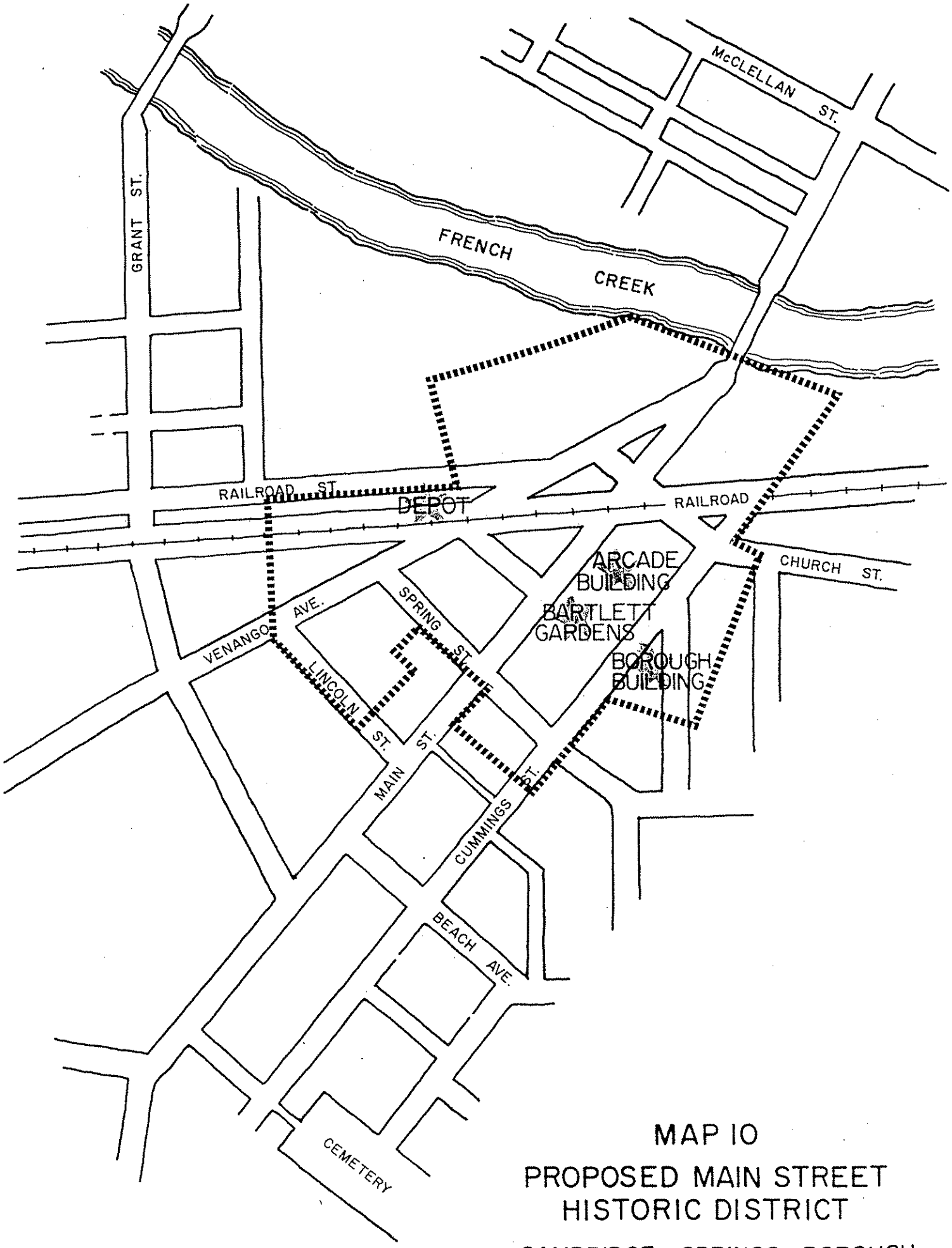
INTRODUCTION

For a borough of 1,837 residents Cambridge Springs has a rather diverse economic base. However, major growth of the Borough's manufacturing industries is difficult given the limited room for physical expansion within the Borough boundaries. With this in mind, one of the goals of this Economic Development Plan is to help retain the Borough's existing industries and reduce barriers to expansion on existing industrial properties. Another important component of this economic development plan is the promotion of the tourism industry. As mentioned in the summary of the Citizen Attitude Survey, 70% of the respondents support the development of tourism and 92% want the Borough to continue its efforts of downtown revitalization.

- **Objective 1: To reduce barriers to economic expansion by insuring that existing manufacturing facilities are not non-conforming uses.** When the Borough's current Zoning Ordinance was enacted in 1968, several manufacturing facilities were overlooked and sited in R-1 and R-2 districts. Often this has resulted in hardships for businesses wishing to expand that were rendered non-conforming by the 1968 Ordinance. Reflecting the Land Use Plan, several locations in the Borough need to be addressed if the Cambridge Springs Zoning Ordinance is revised. One location is on the north side of McClellan Street west of Kearney Street, another location is the north side of Church Street near the intersection with Prospect Street, the final area is on both sides of Bolard Avenue immediately south of the railroad tracks. Specific locations of these areas of concern can be referenced on the Land Use Plan Map.

- **Objective 2: To establish a National Register Historic District in the Borough's Main Street Area:** The several blocks that comprise Main Street in Cambridge Springs have great potential for the establishment of a National Historic District. Downtown Cambridge Springs would be a likely candidate because of its consistent collection of late Nineteenth Century commercial buildings. Several unique buildings, such as Bartlett Gardens and the Arcade also help the districts chances for nomination. It is important to note that being listed in the National Register does not interfere with a private property owner's right to alter, manage, or dispose of property. Establishing a National Register Historic District in Cambridge Springs would accomplish the following objectives:

    1. The rehabilitation of Main Street Buildings would be encouraged through the use of Preservation Tax Credits. Building owners would be eligible to receive a 20% tax credit for improvements made to their properties. This tax credit would be applied to income generated by these buildings. Improvements using these tax credits would be subject to the guidelines established by the U.S. Department of the Interior. This would promote improvements to downtown buildings in a manner consistent with Main Street's historic character.



MAP 10

PROPOSED MAIN STREET HISTORIC DISTRICT

CAMBRIDGE SPRINGS BOROUGH
CRAWFORD COUNTY, PENNSYLVANIA
SCALE 1"= APPROX. 300'

2. Having a National Historic District would promote tourism in the region. National Register status would draw attention to the rich cultural resources present in the Cambridge Area and attract more visitors to the center of Cambridge Springs Borough. Brookville and Waterford are two of several Northwest Pennsylvania boroughs that have seen an increase in tourism dollars since establishing a National Historic District in their Central Business Districts.
3. Building owners would be eligible for Federal grants for preservation activities at times when these programs are available.

Establishment of a National Register District would necessitate the Borough to work with a preservation planning consultant. The consultant would compile historic information on the Main Street buildings for review by the Pennsylvania Historic and Museum Commission (PHMC). The PHMC would then make recommendations to the U.S. National Parks Service, who would make the final determination. This process would take approximately one year.

▪ <u>Objective 3:</u> **Actively promote the local tourism industry by, among other things, establishing a Visitor's Center in the Borough:** There are many tourist attractions in the Cambridge Area, within and beyond the Borough boundaries. A centrally located facility that would distribute brochures, maps, and lists of restaurants and lodging establishments could be a great promotional tool for the region. Such a facility could be located at the Cambridge Springs Museum site. The volunteer staff that operates the Museum could also provide information to those accessing the Visitor's Center. An attractive brochure promoting the Cambridge region should be developed for distribution by the Crawford County Tourist Association. This brochure should make reference to the Visitor's Center with an information phone number provided. The production of such a brochure could be funded by the participating regional businesses.

COMMUNITY FACILITIES PLAN

INTRODUCTION

▪ **Objective 1: To provide a public meeting area for Borough Council, preferably under the same roof as other Borough offices:** The current Borough building is not in compliance with the Americans With Disabilities Act and, therefore, public meetings must be held elsewhere. Currently public meetings, including Borough Council meetings, are held in the Cambridge Springs Public Library. This is a temporary arrangement and the Borough may lose this space in the future due to possible expansions of the library into the space provided for the Borough. This plan presents two options on how to provide for future Borough needs.

Option 1: Construct a new Borough Building that would integrate all Borough facilities under one roof. This would include the Police Department, Streets Department, Borough Offices, and a public meeting room. At the time of this Plan, the Borough is considering this option with Robert C. Stine Park as a possible site. One proposed site within the park is located directly east of the water treatment plant. This would necessitate moving Hicks Alley to the east to allow enough space for the building. It is estimated that the building would occupy 7,680 square feet. Of this total area, 60% would be dedicated to a garage site for storage of streets and police vehicles. A parking area provided with paved handicapped spaces could be sited behind the building. If this option was considered, extra parking should be provided for those using the ball fields, basketball court, and playground at Robert C. Stine Park.

Advantages:

1. All Borough functions would be combined under one roof.
2. The Wall Street Garage would be freed up and back on the tax rolls. This building could be converted to a small tool and die shop or an automobile repair garage.
3. The Borough Building would be freed up for exclusive use of the Cambridge Springs Historical Society. This structure would, however, remain tax exempt.

Disadvantages:

1. The cost of new construction, including site improvements and the relocation of Hicks Alley, is roughly estimated to approach or exceed $500,000. No grants are available for this project. The cost would have to be financed by the Borough.

2. The proposed site for the building is not centrally located in the Borough and would be a burden to Cambridge Springs' elderly population.
3. The proposed site is located within the 100 year flood plain according to the Flood Insurance Rate Map issued by FEMA. The Borough would probably have to purchase flood insurance and would be subject to the construction guidelines outlined in its Floodplain Management Ordinance.

Option 2: Bring the existing Borough Building up to ADA Compliance. Sufficient space exists on the second floor of the Borough Building to provide for a public meeting area. This space, however is not accessible for persons with disabilities. This option would require the installation of various devices to bring the Borough Building up to code. This would include the installation of a ramp to bring persons up to the first floor, and elevator to bring persons up to the second floor, and necessary improvements to restroom facilities. It is estimated that these improvements could be made for under $200,000. The installation of devices to bring public buildings up to ADA compliance is an activity that is eligible for funding under the Crawford County Community Development Block Grant (CDBG) program.

Advantages:

1. The cost of providing a public meeting space in the existing Borough Building would be considerably less than the cost of new construction.
2. The Borough Building is centrally located and designed for municipal use.
3. Grant funding through CDBG is available to even further reduce the cost to the Borough.

Disadvantages:

1. The newly formed Cambridge Springs Historical Society currently operates a museum on the second floor of the Borough Building. This option would restrict expansion of this museum.

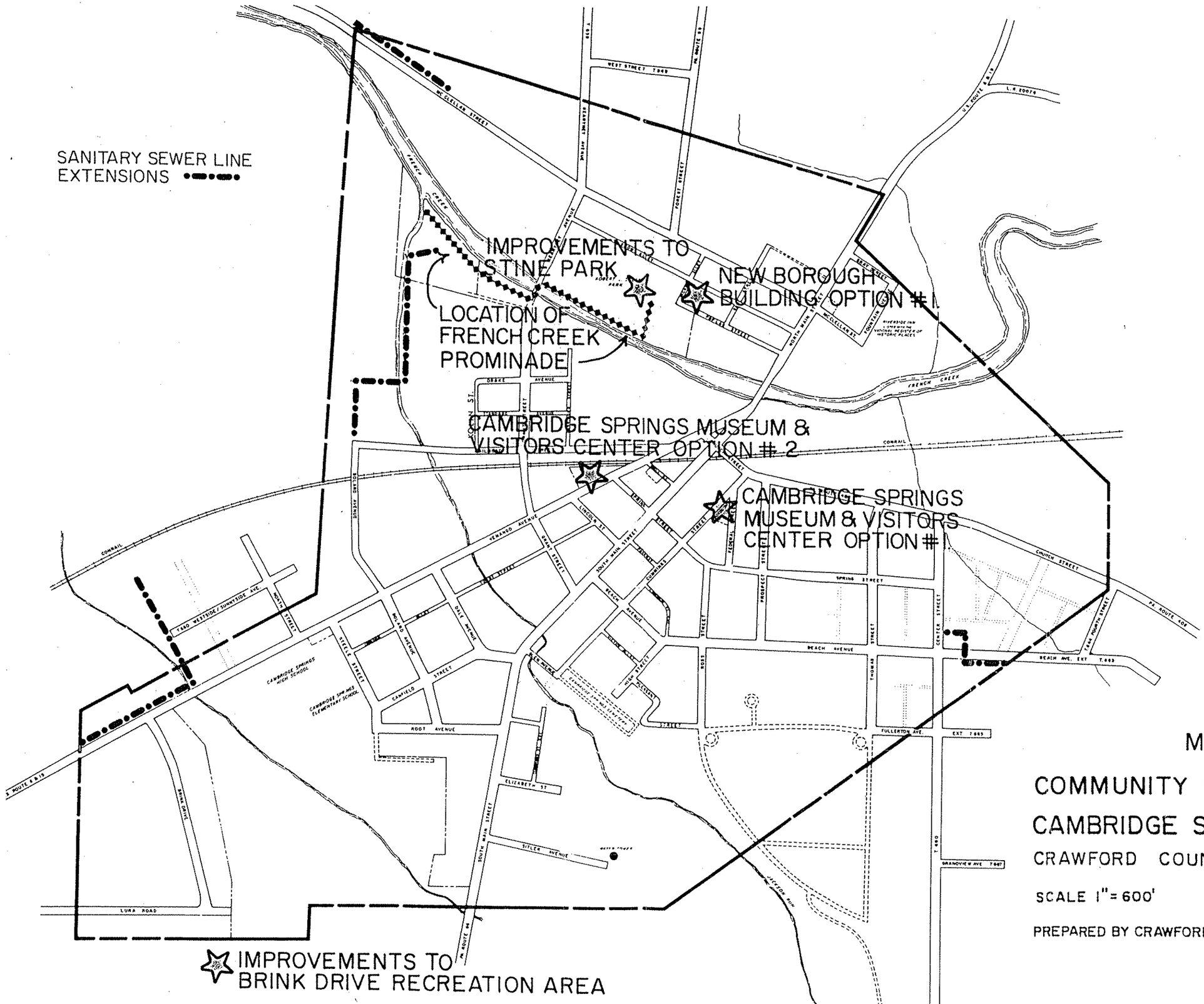
▪ <u>Objective 2:</u> **Improve Borough recreation facilities in Stine Park and at the Brink Drive Recreation Area:** One of the questions on the Citizen Attitude Survey with which a majority of Borough residents were in agreement was the quality of local recreation facilities. Only 20% of those surveyed said that they were satisfied with the quality of the Borough's recreation facilities. One impact of the closing of Alliance College and the subsequent opening of the State Correctional Institution has been on the quality of local recreation. Alliance College acted as a quasi-public recreation facility to Borough residents. The College provided the residents with tennis courts, hiking trails, a pond and a park like atmosphere. There are two existing recreation areas controlled by the Borough where replacement of

some of the facilities provided by the College could be made. Improvements could be partially funded by the Keystone Park and Conservation Fund grants and Community Development Block Grants:

1. Stine Park: This park, located north of French Creek, is in need of many improvements. Some of its existing facilities are outdated or inadequate. Specifically, its basketball courts are not paved and the playground equipment is outdated. The existing parking facilities and access lane consist of bare earth, and become a problem during periods of wet weather. At a minimum, a new basketball court, playground, and gravel parking lot with a paved handicapped space should be considered for this park prior to any new improvements. Since this is the only Borough recreation facility with access to French Creek, the second phase of improvements to this park could include a promenade along the river with park benches sited at locations with views of the river. Improvements to these facilities may be eligible for CDBG funds because the U.S. Census Block Group that this park serves was determined by the 1990 Census to be over 51% Low/Moderate Income. CDBG funds could be matched with the Keystone Park Rehabilitation and Development Project Grant for these improvements.
2. Brink Drive Recreation Area: Currently there are two baseball diamonds in this facility that are used by local little leagues and softball leagues. The first improvement made to this facility should be the provision of access to PA Route 86. The Borough is currently exploring this option with the Penncrest School District (the adjacent landowner) and Cambridge Township (who would maintain the access lane). The access lane would divert traffic away from Brink Drive and funnel it to PA Route 86. Once the access lane is provided, the Borough should consider keeping with the active recreation focus of this park. Basketball, volleyball and tennis courts would be a good complement to the existing baseball diamonds. These improvements could be partially funded as a multi-year project under the Small Communities/Small Projects component of the Keystone Park and Conservation Fund.

▪ Objective 3: Implement the Borough's upcoming Act 537 Plan and provide a strategy for providing public sewer for all Cambridge Springs residents: It is likely that Cambridge Spring's Act 537 Plan will recommend certain improvements to the Borough's waste water treatment plan in order for the plant to be in compliance with PA Department of Environmental Protection regulations. These improvements at the very least will likely include the installation of a tertiary clarifier to precipitate phosphorous and an additional digestor to remove the extra solids generated by the clarifier. If the Act 537 plan includes planning for significant expansions into Cambridge Township (such as hooking the Pleasant Hills Subdivision into the Borough's system) than it is likely that a sludge drying bed and modifications to the clarifier and digestor.

In addition to the necessary improvements to the Borough's waste water treatment plant, focus should be put on the remaining areas of the Borough that are not served by



MAP II

COMMUNITY FACILITIES PLAN

CAMBRIDGE SPRINGS BOROUGH

CRAWFORD COUNTY, PENNSYLVANIA

SCALE 1" = 600'

NORTH

PREPARED BY CRAWFORD COUNTY PLANNING COMMISSION

public sewer. These areas include Beach Avenue from Center Street to the borough line, McClellan Street approximately 400 feet west of the intersection with Kearney Street to the borough line, and the north side of Venango Avenue from approximately 300 feet east of the intersection with Brink drive west to the borough line. These extensions are shown on Map 11. The following is a possible strategy for implementing these extensions:

1. The Borough should first evaluate each affected area and determine which are most plagued with on-lot sewage problems.
2. The households in each area should be surveyed to determine possible CDBG eligibility.
3. Community Facilities Program Grants should be considered for sewer line extensions not eligible for CDBG funding.

IMPLEMENTATION STRATEGIES

INTRODUCTION

The Cambridge Springs Borough Comprehensive plan is a study which designates a recommended course for future development for these two municipalities. It should be viewed primarily as a framework for action; a flexible guide rather than a rigid document. It consists of a series of general concepts and specific recommendations in the fields of land use, housing, transportation, and community facilities. This guide for action section of the Plan will take those concepts and recommendations and establish short and long range implementation strategies.

COMPREHENSIVE PLAN:

The Cambridge Springs Borough Council should formally adopt the 1996 Cambridge Springs Comprehensive Plan. The adoption process must follow the requirements of the Pennsylvania Municipalities Planning Code (Act 247 of 1968 as amended). The adoption process includes proper advertisement, public hearings by the Borough Planning Commission and Council, and the submittal for review and comment by surrounding governments (Cambridge Township, Crawford County, Penncrest School District).

ZONING ORDINANCE:

No single document is more important than a municipal zoning ordinance to assist in implementing many of the recommendations delineated in this Comprehensive Plan. During the adoption of this plan, the Cambridge Springs Borough Planning Commission should begin the work of creating a draft zoning ordinance to replace their existing ordinance that was adopted in 1968. Upon finalization of the draft ordinance, Cambridge Springs Borough Council should formally adopt their Zoning Ordinance. The adoption process must be in compliance with the Pennsylvania Municipalities Planning Code and follow the same procedures as the adoption of the Comprehensive Plan.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

Currently the Borough has no Subdivision and Land Development Ordinance. As mentioned in the Housing Plan section, this ordinance is another land use control which can assist in implementing this Comprehensive Plan. Unlike a zoning ordinance, this ordinance is not as municipality specific. The Crawford County Planning Commission is willing to assist the Borough Planning Commission in formulating the text for this ordinance. As in the case of the zoning ordinance, upon finalizaton, Cambridge Springs Borough Council should formally adopt their Subdivision and Land Development Ordinance. The adoption process must be in

compliance with the Pennsylvania Municipalities Planning Code and follow the same procedures as the adoption of the Comprehensive Plan.

FUNDING STRATEGIES:

Most of the recommendations outlined in this Comprehensive Plan cost money. The following list provides potential funding sources that may be applicable to various plan components.

- **Community Development Block Grant (CDBG):** Crawford County receives an entitlement of CDBG funds each year. This translates to roughly $350,000 to be spent countywide on various projects. Cambridge Springs has tapped into this program and funded improvements to its sewer and water systems. This program also has a competitive component. This competitive program can be used for a housing rehab program or for larger projects that serve an urgent or compelling need.

What Qualifies:	To qualify for this program, a potential project must meet one of three National Objectives – 51% of those served by the project must be of Low or Moderate Income, the project must relieve slum and blight, or the project must serve an urgent need.
Potential Projects:	Bring Borough Building up to ADA Compliance Improvements to Robert C. Stine Park Water and Sewer System Improvements Borough-wide Housing Rehab Program (Competitive)
Who to Contact:	Crawford County Planning Commission (814) 333-7341, or Crawford County Development Corporation (814) 337-8200

- **Home Investment Partnership Program (HOME):** This Federal program is primarily used for individual owner occupied housing rehabilitation. The program can also apply to rental housing rehab projects of 4 units or less. There is a 25% local match component for all Federal HOME dollars spent.

What Qualifies:	Must serve homeowners of Low or Moderate Income.
Potential Projects:	Borough-wide housing rehab program
	Apartment rehab projects of 4 units or less that serve a Low to Moderate population
Who to Contact:	Crawford County Planning Commission
	(814) 333-7341, or,
	Crawford County Development Corporation
	(814) 337-8200

▪ **Keystone Recreation Park and Conservation Fund:** The Borough of Cambridge Springs is eligible for two Keystone Recreation Park and Conservation Fund Grants through the PA Department of Conservation and Natural Resources:

1. Small Communities/Small Projects: This grant covers 100% of material costs for park improvements for an amount of up to $20,000. Labor costs are not covered by this grant, but could be provided by the Borough. The advantage of this grant is that it requires no matching funds.
2. Park Rehabilitation and Development Projects: This grant does not have funding limit but requires a 50% local match. The local match must be in the form of actual dollars. In-kind contributions are not eligible.

Potential Projects:	Improvements to Robert C. Stine Park
	Improvements to Brink Drive Recreation Complex
	Improvements to Marcy Park
Who to Contact:	PA Department of Conservation and Natural Resources
	(814) 836-0199

▪ **Community Facilities Program:** This program is designed to assist small communities with small to medium sized projects. Eligible projects are construction, rehabilitation, alteration, expansion, or improvements to water facilities, sanitary sewage disposal facilities or access roads to serve these facilities. Funding is limited to $75,000 and can only cover 50% of project costs. This is a competitive program and total funding varies from year to year.

Potential Projects:	Sewage System improvements that are not CDBG eligible
Who to Contact:	PA Department of Community and Economic Development
	(717) 787-7120