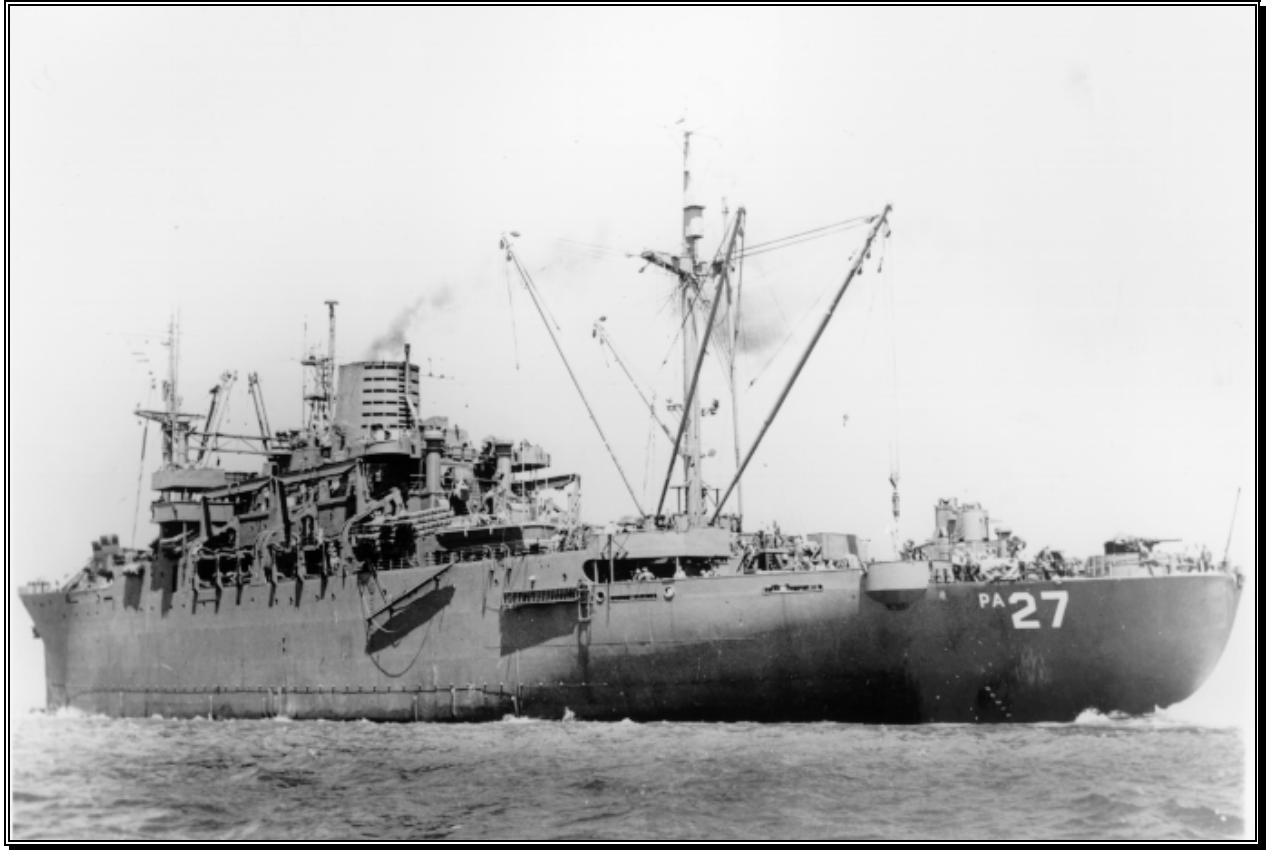


COMPREHENSIVE PLAN
Adopted 2-28-2000
for



CLYMER BOROUGH
INDIANA COUNTY, PA

Mackin Engineering
RIDC Park West
117 Industry Drive
Pittsburgh, PA 15275-1015
(412)-788-0472 (Phone)
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*This Comprehensive Plan was funded by the Pennsylvania Department of Community and
Economic Development Small Communities Planning Assistance Program Grant*

**BOROUGH OF CLYMER, PENNSYLVANIA
COMPREHENSIVE PLAN**

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Photographs reproduced from the private collection of Mr. John Busovicki

DATE ADOPTED _____
RESOLUTION NO. _____

CLYMER BOROUGH

A RESOLUTION OF CLYMER BOROUGH, A BOROUGH OF THE COUNTY OF INDIANA, COMMONWEALTH OF PENNSYLVANIA.

ADOPTING THE CLYMER BOROUGH COMPREHENSIVE PLAN, DATED FEBRUARY 2000, AS PREPARED BY THE CLYMER BOROUGH PLANNING COMMITTEE AND FACILITATED BY MACKIN ENGINEERING COMPANY.

WHEREAS, Clymer Borough Council desires to develop a Comprehensive Plan for the Municipality; and

WHEREAS, Clymer Borough Council has received a Small Communities Planning Assistance Program grant award of \$22,000.00 to develop a Comprehensive Plan, and is required to form a planning committee or commission; and

WHEREAS, Clymer Borough Council will establish a Planning Committee as per the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended); and

WHEREAS, the Clymer Borough Planning Committee which shall consist of, at a minimum, three Borough Council Members and four Borough residents is formed as of the date of this resolution; and

WHEREAS, the COMPREHENSIVE PLAN was sent to the Planning Committee of the borough on December 07, 1999; and

WHEREAS, the Planning Committee received no substantial changes from the contiguous municipalities, the Indiana County Planning Commission, and the local school district within the forty-five (45) days of submission of the COMPREHENSIVE PLAN; and

WHEREAS, the COMPREHENSIVE PLAN has been made available for review in the borough offices; and

WHEREAS, notice of a public meeting was forwarded to the Indiana Gazette on February 10 to be advertised and published on February 18 and 21; and

WHEREAS, the Borough held a public meeting on February 29, and

WHEREAS, the comments received at the February 29 meeting were duly noted; and

WHEREAS, the Borough after consideration of comments received (or lack thereof, as the case may be), has determined that the COMPREHENSIVE PLAN, as originally set forth should not be substantially revised in whole or in part; and

WHEREAS, the Borough has found the COMPREHENSIVE PLAN to be beneficial to the health, safety, and welfare of the citizens of the Borough.

NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE MUNICIPALITY OF CLYMER, and it is hereby resolved and enacted by the authority of the same.

SECTION I. The Borough Council, by this resolution, adopts the COMPREHENSIVE PLAN as attached hereto, pursuant to Article III of the Pennsylvania Municipalities Planning Code.

RESOLVED AND ENACTED THIS 29th DAY OF FEBRUARY, 2000.

Clymer Borough

President, Borough Council

ATTEST

Borough Secretary

EXECUTIVE SUMMARY

Through the comprehensive planning process, Clymer Borough has examined its past history and land development patterns in order to uncover trends and characteristics of Clymer's population, housing, land use, environment, parks, community facilities, public utilities and transportation network.

Population

The background studies of Clymer Borough's population characteristics show that a consistent loss of population over the past 50 years has been one of the primary influences on the borough. Although there has been a decline in total population, the age composition of the residents has remained stable for children, elderly, and people of working age.

In Clymer Borough, the majority of the households are married families. The median incomes of Clymer Borough residents is lower on average than Cherryhill Township residents, and county residents. In addition to declining incomes in the borough, the rise in persons living below the poverty level is a matter of concern. Children under the age of 18 represent a large number of those living in poverty.

Housing

Clymer Borough has a relatively sound housing stock. Dwelling units can be found in a variety of structural types and price ranges. The different types of dwelling units found in the borough include single-detached dwelling units, two-family units, multi-family units and mobile homes. There are two county-managed housing developments in the borough. Together they house approximately 38 families.

The age of the housing stock in Clymer Borough is older than the housing in the surrounding areas. However, housing has been maintained and upgraded over the years, thereby contributing to a fairly sound housing stock in the borough. Improving and maintaining the housing stock in Clymer should continue to be a priority because of the age and decline in housing value. Clymer's median housing value for owner occupied units is approximately 28,000 dollars less than neighboring Cherryhill Township.

Land Use

Land use has not changed significantly in the borough since its origin. The borough is a mix of land uses with a small, centralized business district. There are few conflicting land use patterns existing at this time and most noncompatible land uses are buffered from one another by environmental and natural features. The borough's existing land use controls should include a zoning ordinance and be reflective of the comprehensive plan, in particular its community development goals and objectives.

Environment

Environmental features are an important aspect of any community. An overview of the environmental characteristics of Clymer Borough indicate slopes, floodplains, and

wetlands. An evaluation of the streams was the first step in identifying reasons for stream degradation and the types of vegetation which are aiding or abating the water quality. The Environmental Plan section will deal with methods of remediation.

Parks and Recreation

Clymer Borough has a good representation of recreational facilities for a community of its size. Most of the existing floodplain in the borough is occupied by parks or ballfields. Overall, the borough's recreational facilities meet the needs of existing residents; however, Sample Run Park is in need of rehabilitation or having the equipment removed. The equipment at the park is broken and the ballfield is overgrown with weeds. The existing facilities are geared toward children of school age. There are fewer recreational facilities and opportunities for elderly residents.

Community Facilities

The level of community facilities in Clymer meets the needs of its borough residents. It is suggested that the borough investigate forming either regional police and public works departments or shared services agreements with neighboring Cherryhill Township. It is also suggested that the borough volunteer fire department contact a local bank, store, or seek funding from the local legislature or Community Development Block Grant (CDBG) to purchase and distribute smoke detectors to low to moderate income residents. This would lower insurance rates and reduce the potential for fire related injuries in the borough.

Public Utilities

The availability of public utilities has had a direct impact on the past development patterns of Clymer Borough. The borough is well-served by public sanitary sewer service. Existing gaps in the sanitary sewer service have been identified. Land uses in areas not served by public sanitary sewer service are primarily vacant lots and low density residential development.

Public water is available throughout most of the borough. There are a few short gaps in water service in the borough. This is reflected by the low number of housing units using wells for potable water. It is recommended that the gaps in water service be connected in the near future.

Transportation

Clymer Borough has an extensive road network that provides acceptable vehicular circulation. The network consists of infrastructure (bridges and roads), storm water management facilities such as catch basins, storm sewer pipes, and curbing to channel water, and traffic control features such as traffic lights and traffic control signs. Pedestrian circulation improvements are necessary in the more densely settled areas of the Borough. Sidewalks are needed in various sections of the borough. Completion of the gaps in sidewalks will ensure a safe and efficient future pedestrian circulation network. Road maintenance is performed by the borough road department.

STATEMENT OF COMMUNITY GOALS AND OBJECTIVES

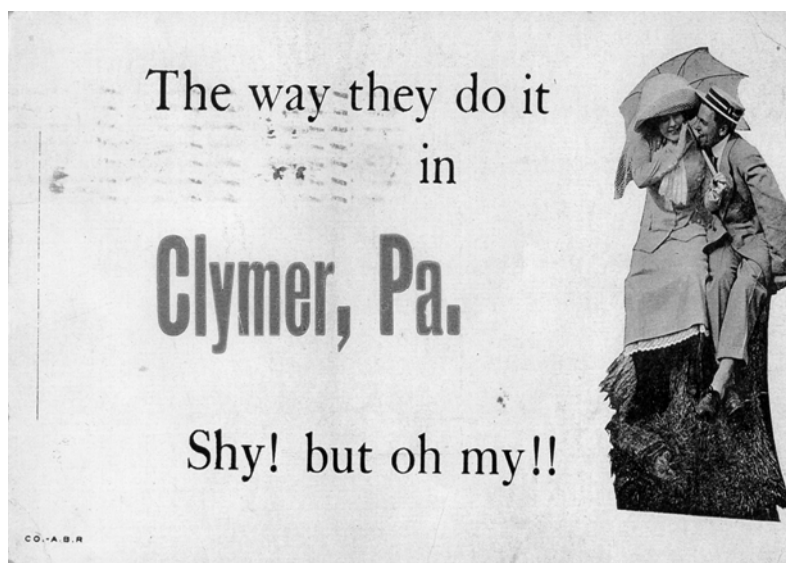
- Revitalize the Main Street/Downtown area and initiate a marketing strategy to attract new shoppers to Clymer.
- Capitalize on the history of the Borough by establishing policies whereby future development will have a thematic approach reflective of the municipality's beginnings.
- Provide strategies to ensure that future growth is orderly and positive.
- Establish a basis to implement local land use controls such as zoning and subdivision and land development ordinances.
- Require that infill development and redevelopment is compatible with surrounding uses.
- Identify the best uses of open space and land suitable for development.
- Preserve and promote the recreational and scenic qualities of the waterways within the community.
- Address the flooding problems along the waterways within the community which are a threat to the health, safety and welfare of its residents.
- Identify strategies which will promote economic development efforts within Clymer.
- Enhance the existing transportation system to allow for safer and more direct access to major highways and established population centers.
- Create links within the community through the development of trails and/or pathways which will provide safe access to the downtown area and recreation facilities.
- Increase community involvement and participation in the development and implementation of the plan.

1. THE HISTORY OF CLYMER BOROUGH

The town of Clymer emerged during a period of coal exploration in the rich deposits of the Dixonville coal fields in Indiana County at the beginning of the Twentieth Century. Prior to the introduction of the coal mining industry, the 1871 Atlas of Indiana County reveals that Clymer was strictly an agricultural area, farmed by families such as the McGuires, Wimers, Creswells, Lydies and Kepharts. It also displays the Howearth's Mill, owned by John Howearth, as being in the "First Sample Run Neighborhood" of Clymer. It was one of at least two mills operating during this period of time.

Founders

The founders of the town of Clymer were businessmen who saw the opportunity to develop a new town based on the coal mining industry. These men, William Kelly of Philadelphia, Rembrandt Peale of St. Benedict, W.D. Bigler and R.A. Shillingford of Clearfield, Pennsylvania, were part of a network of large companies that were mining the rich coal deposits in the area. The coal companies felt that establishing a town in this area would provide sufficient labor to work the coal fields. As their idea for a mining town unfolded, they incorporated to form the Dixon Run Land Company, then transferred the titles of the numerous properties they had systematically acquired and began surveying for the new town.



Land Development

When the Dixon Run Land Company was formed in 1905, lots were set up to be sold to private buyers. This was part of the plan to establish a population that could support the coal mining industry. Streets were laid out, lots were defined and alleys were upgraded before the land company advertised a public sale. David Price, a civil and mining engineer, is credited with surveying and laying out the town. Development and construction was to be done by the Clearfield Bituminous Coal Corporation; Peale, Peacock and Keer; and Pioneer Coal Company.

It was at this time that the town was christened with the name "Clymer", after the American patriot George Clymer. George Clymer, a Philadelphian like William Kelly, was a respected colonial leader, who served as a captain in the Revolutionary War and was one of the signatories of both the Declaration of Independence and the Constitution. Clymer was also a land owner in Indiana County during the early 1800's. He purchased 250 acres in Indiana Borough to be used for erecting public buildings and establishing a county seat. In keeping with the theme of George Clymer's patriotic achievements, several of the streets in Clymer Borough were named after other signators of the Declaration of Independence.

When the time came to sell the newly-defined plots of land, to private owners, an auction was announced for the 11th and 12th of October 1905. An advertisement in the October 4th, 1905

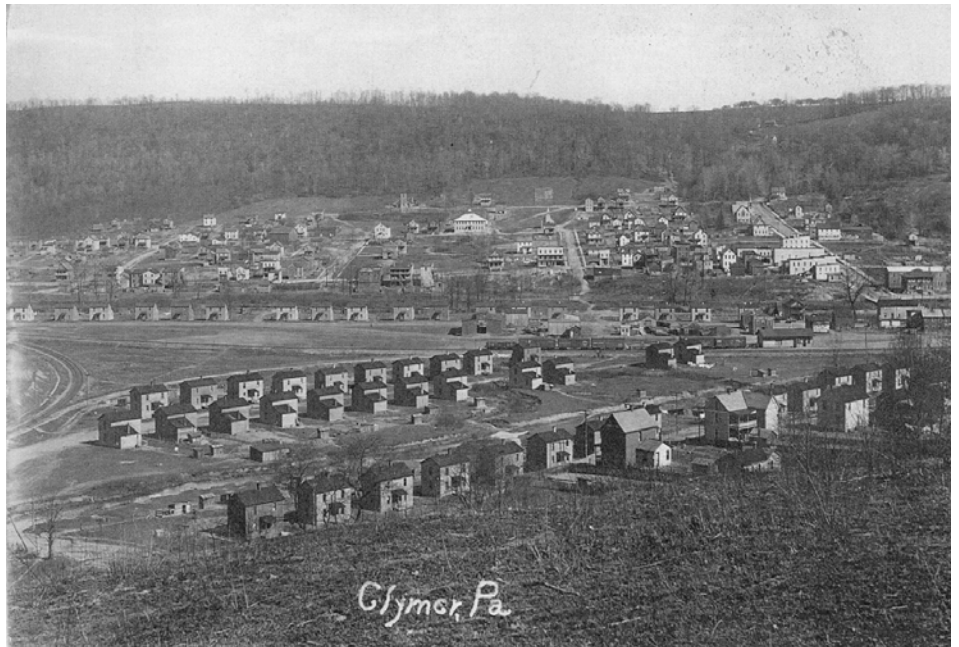
Indiana Press, boasted that the new town of Clymer would “be the most active coal town in central Indiana County, as it is the heart of the new [coal] region”.

The *Press* ad also said that the coal companies estimated the coal fields near Clymer would

“produce a daily output of 8,000 to 10,000 tons requiring a population of 5,000 to 6,000” to work the fields. Over the course of two afternoons, 103 lots

were sold at an average price of \$306

each. The sale of lots carried on throughout the month of October.



Early Land Development, circa 1910

The successful sale of private lots within Clymer led to the expansion of the original town boundaries. The increase in land and population was so rapid that by 1908, there was a movement to have Clymer incorporated as a borough. The creation of Clymer Borough became official on February 29, 1908, less than three years after the town was laid out. The population growth continued and by 1910, Clymer Borough was the third largest town in Indiana County behind only Indiana and Blairsville.

Population Growth

The first non-farming family to move to Clymer was the John Dillen family, who came in 1905 and started a boarding house on Hancock Street. While Clymer was being laid out and surveyed, the Dillen family had a steady flow of boarders who were involved in the town's construction. Following the Dillen's lead, more businesses sprang up including a theater, an opera house, and a skating rink, as well as churches and community meeting halls. Clymer reached its highest population in 1940 with 3,082 people.

The Indiana County Street Railways Company, established July 23, 1907, contributed to the rapid growth of Clymer in its early years. By March 3, 1908, five streetcars were running within a mile of Clymer on a daily basis and the first streetcar arrived in Clymer in April 1908. The railway connecting Clymer to Indiana increased accessibility to the area and fueled the pace of development. This was the most efficient and convenient form of transportation, at the time. Streetcars remained an important entity until hard roads and automobiles caused their decline in the late 1920's.

Industry

The coal mining industry has had long-term impacts on Clymer Borough. It began as a coal boom town, but as the industry downsized, there were disproportionate effects on Clymer's population.

There were periods of extreme bitterness and resentment toward the coal companies, which resulted in numerous strikes, mainly through the 1920's. Issues including pay raises, shorter working days, and shorter working weeks were pushed for by the union. During this time, relations between the coal companies,

non-union workers, and union members were intense. Non-union workers were despised by the union, and because the coal companies were owners of company houses, stores, and police forces, they readily exercised force against the union. In the late 1920's, wages sank rapidly in Clymer and the union went out of existence, only to be reorganized in 1933.



Clearfield Bituminous Coal Company Office
Today the building is used as a dentist office.



Clymer No. 1 Mine, Clearfield Bituminous Coal Corporation

Clymer's heritage is inexorably connected to the coal mining industry of the early 1900's. As laborers or owners of businesses that thrived on the mining population, Clymer developed as a cultural and economic hub in Indiana County. However, mining coal was not the only distinctive industry in Clymer. Brick firing and production is another legacy of the industrial boom in Clymer. The yellow-white

bricks that are indigenous to the town are one of the reminders of the early development.

Soft fire clay was first discovered in Clymer around 1906 soon after, John Fisher established the Clymer Brick and Fire Clay Company, which reached an average daily production of 70,000 bricks by 1909. These bricks were used in road and sidewalk paving, buildings, and construction of radial chimneys. With the rapidly increasing population and expanding development, the

distinctive yellow-white bricks of the Clymer Brick and Fire Clay Company provided many of Clymer's structures with a durable and attractive building material. The architectural character of Clymer today is a reflection of this brick and kiln industry. A glance down Franklin Street shows a number of old commercial buildings, such as Luigi's Restaurant and the old bank, constructed of this special brick. Several churches and numerous houses in the borough are also constructed from this unique building material: the Methodist Church (1909) and St. Michael's Orthodox Greek Catholic Church (1919).

Many notable events have taken place in Clymer over the years. Dating back to the time before Clymer became a town, some residents of the area were involved in the pre-Civil War Underground Railroad. One resident, a Dr. Mitchell, was famous for his commitment to anti-slavery efforts using his secluded land in present-day Clymer to hide runaway slaves on their way to Canada. The slaves often took refuge in the Mitchell's cabin before continuing their journey north. In some cases, fugitive slaves stayed in the area for an extended period of time, working for various farmers who were also abolitionists.

Local disasters have also contributed to notable events in the borough. Over the years, Clymer has experienced its share of hardship in the form of mine disasters, floods, and fires. One such tragic event was the Great Mine Disaster of August 26, 1926. It happened in the No. 1 Mine of Clearfield Bituminous Coal Company at Sample Run. An explosion tore through the mine killing 44 of the 57 men working there. The men working in the mines ranged in age from 17 to 52.

The worst fire to ravage Clymer occurred on December 18, 1909. It destroyed many valuable properties including the Opera House, and the livery stable below it, which suffered the loss of animals and equipment in the fire. The adjoining buildings were also damaged as the fire spread. The cause of the fire was never determined, but the damage was severe. As a result of this devastating event the Clymer Volunteer Fire Department was organized. Public outrage over not having their own fire hose, when there were functioning fire hydrants available in the town, led to the movement to establish a fire department to avoid a similar occurrence in the future.

Floods have visited Sample Run and Two Lick Creek in Clymer a number of times since 1905. One of the worst ice jams and floods happened in 1919, but more followed, notably in 1924, and on St. Patrick's Day 1936. The most recent flood occurred in 1977.

Present Day Clymer

Much of Clymer's past development has affected the socio and economic conditions of the borough. The coal mining industry initially attracted a flurry of people to Clymer and within a few years, the town was a vision of prosperity. Commercial, residential and industrial life flourished, and streetcars connected Clymer and Indiana, two cultural hubs of the county.

The industrial and economic boom that created Clymer began to dissolve after WW II. With its decline, the borough's population has subsequently fallen each decade since the 1950's. This was also influenced by the expansion of hard roads in Indiana County and the countywide trend of people moving to less dense rural areas. As a result, Clymer lost its position as one of the

main cultural and residential areas directly linked to the county seat of Indiana, further isolating it from the thriving days of the early 1900's.

The character of Clymer is a mix of the past influence and present trends. George Clymer remains a historic figurehead in the borough. Every other year, people come from throughout the United States to participate in the USS George Clymer Festival, which commemorates the US Navy World War II vessel that sailed the world in battles through the 1940s and 1950s. This event serves a reunion for the former US Navy men who served on the vessel. The event attracts hundreds of veterans and their families to the borough.

The yellow-white brick of the Clymer Brick and Fire Clay Company is still visible throughout the town, but many of the houses built from this native material are now covered by aluminum siding. And, although the coal patches are no longer being worked, many Clymer residents can recall their days in coal mining, or the tales of their parents who extracted the coal that helped found the town. It is the legacy of these people that best defines Clymer today. The character of the immigrants who first came to the coal fields of central Indiana County continues to bind their children.

2. SOCIOECONOMIC DATA AND POPULATION DEMOGRAPHICS

Population studies are used to examine whether a community is in a state of growth or decline. Population studies are also used to measure changes in age composition, which can assist in establishing trends of a community such as, aging of the population or if younger families with children are moving into a particular area.

The total population of Clymer Borough was 1,449 people as of the 1990 Census. Clymer has retained a rather homogeneous population with 99.7 percent of the residents classified as White at the time of the census.



Smith's Barber Shop, Franklin Street

Population Change

Indiana County's population has remained stable over the past 50 years, with minor increases and decreases. County wide trends indicate that the majority of the residents located in the southwestern portion of the county. Clymer Borough is located in the central portion of the county.

Table 1
Population Projections to the Year 2020.

YEAR	Clymer Borough	Cherryhill Township	Indiana County
1990	1,499	2,764	89,994
2000	1,327	2,592	95,607
2010	1,258	2,749	100,777
2020	1,211	2,915	106,356

Source: US Census, 1990.

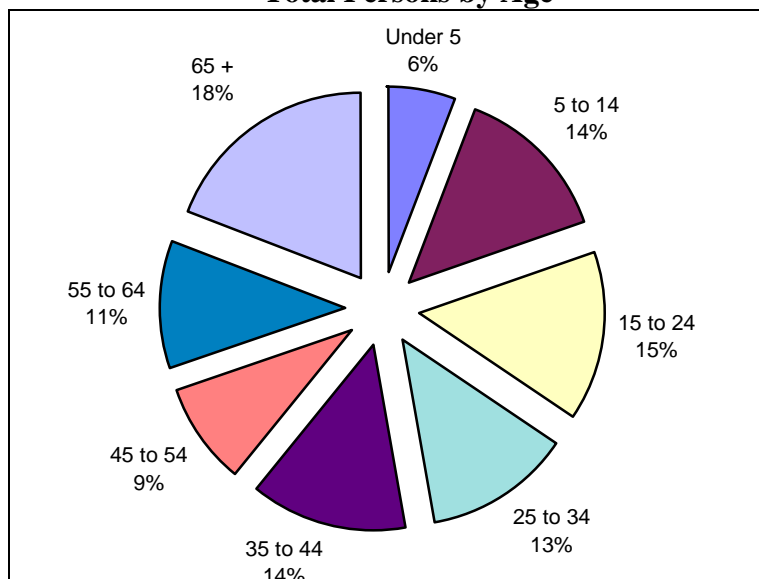
Clymer Borough has experienced a decline in its population over the past 50 years. When the town of Clymer was first established in 1905, the population grew so rapidly that land boundaries were expanded and the town was incorporated into a borough by 1908. In 1910 Clymer had 1,753 residents, which grew to 2,867 by 1920. During the depression of the 1930's, the population declined slightly (2,672) but rose to its highest level by the time of the 1940 Census (3,082). From 1940 to 1950, Clymer experienced its greatest decrease in population. The decline has been consistently over 10 percent, with the greatest decrease reaching almost 19 percent (1950). Projections into the year 2020 show the same pattern of decline.

Age Composition

The elderly (people over the age of 65), in Clymer Borough, comprised 18 percent of the total population. This is higher than the county average (13.5 %) for elderly people and higher than the average for Cherryhill Township (15.6%). This may be influenced by Tall Pines, a county housing project in the borough that is designed for and gives preference to elderly citizens.

The stratification of the population by age is fairly even, as Figure 1 indicates. Children under five constitute six percent of the population. Children between age 0 and 14 comprise one fifth (20%) of the borough's population. This may be an indicator of the need for additional class rooms in the Penns Manor School District. .

Figure 1
Total Persons by Age



Source: US Census, 1990

Household Types

According to the U.S. Department of Commerce, Bureau of the Census, a household includes “all the persons who occupy a housing unit”. A housing unit, “is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters”. Households are different from families in that by definition, “a family consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption.”

There was a total of 426 families in Clymer Borough at the time of the 1990 US Census. Families are classified into three categories: married couples, male households, and female households. Clymer Borough is comprised of primarily married couple households. Married couple households make up 75 percent of all family household types in Clymer Borough. It is lower than the county percentage of (86 %) married couples. Other household types include male and female-headed households, of which Clymer Borough had over twice as many female-headed households (85) than male (27 households) in 1990.

Income Status

The majority of the households in Clymer Borough fall within the annual income range of 30,000 dollars and under. Among the eight types of income earning groups, the main type of employment in the borough is wage/salary earnings. Fifty-seven percent of the 600 households participate in this form of income generation. Table 2 lists the household earning groups and average annual incomes for each.

Table 2
Types of Earning by Household

Household Earning Group	Household	Average Income
Wage/ Salary	341	21,495
Self Employment	43	8,894
Dividend/ Interest	193	2,936
Social Security	263	7,841
Public Assistance	95	3,960
Retirement	179	5,119
Other	69	2,779
All households	600	19,709

Source: US Census Municipality Profile, 1990.

There is a high percentage of people in Clymer Borough who rely on social security for their earnings. Forty-three percent of the households collect some form of social security, which is approximately 12 percent more than households at the county level (31.4%). The number of households participating in self-employed forms of work is low in Clymer, as are the average incomes in that category.

People who depend on public assistance for their household earnings comprise 16 percent of the total households. This is higher than the county average of 8 percent, however it is not surprising since there are two areas of planned public housing in the borough.

The median income in Clymer Borough is lower on a per capita and household basis than the state, county and neighboring municipality. The fact that Clymer's median household income in 1989 was over six thousand dollars less than Cherryhill Township indicates that this is an area that deserves special attention.

Table 3
Comparison of Median Incomes

Median Incomes in 1989	State	County	Clymer Borough	Cherryhill Township
Median Per Capita Income	\$14,068	\$10,260	\$7,986	\$9,791
Median Household Income	\$29,069	\$22,966	\$16,937	\$23,327
Median Nonfamily household Income			\$8,296	\$12,891

Municipality Profile, 1990. Source: US Census

Poverty Status

Along with the problem of declining incomes in the borough, the rise in persons living below the poverty level is of great concern. Poverty is determined for all persons except institutionalized persons, persons in military groups quarters and in college dormitories, and unrelated individuals under 15 years old. The poverty level in 1990 was determined by the US Census to be 6,310 dollars for an individual over the age of 18 and 12,674 dollars for a family of four. The poverty level was calculated on information acquired from the entire country, not on a regional basis.

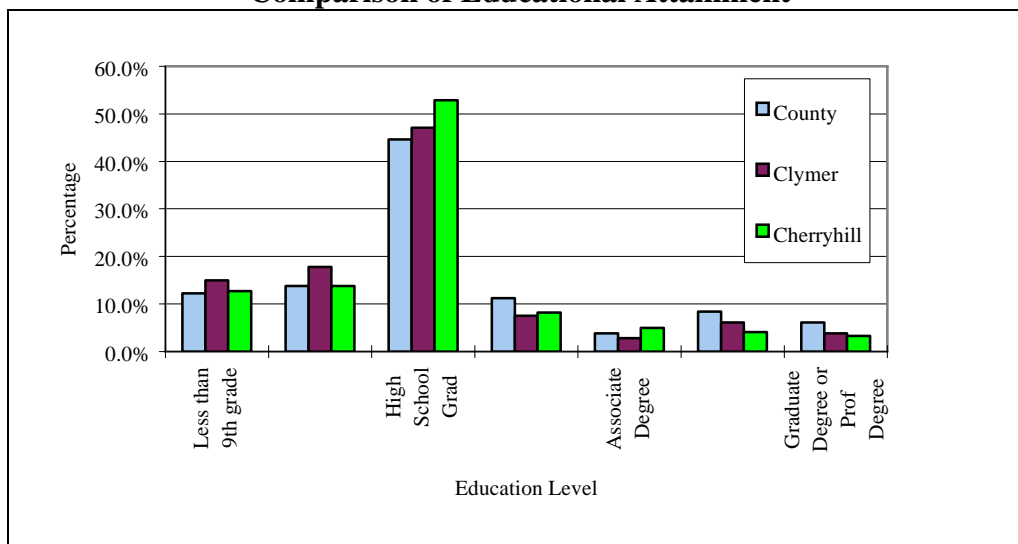
Data for all age groups in Clymer shows that the percentage of people living below the poverty level is over 10 percent higher than neighboring Cherryhill Township, and 7.5 percent higher

than Indiana County, as a whole. Women comprised a high percentage of those living below the poverty level in the age group of 18-64. This correlates to the data in the *household type* section that notes the comparatively high number of female-male headed households, indicating that female-headed households generally live below the poverty level. Children under 18 years of age also comprise a high percentage of those living in poverty (40%). The statistics on poverty indicate that the percentage of elderly (people over the age of 65) living below the poverty level was not unusually high, in fact, it was consistent with the county and state, and lower than the percentage living in Cherryhill Township.

Educational Attainment

The level of education of the residents in Clymer shows that the number of people receiving at least a high school education is higher by a few percentage points in comparison to the surrounding area. It is however, still under 50 percent of the total population. The level of educational attainment then drops to below ten percent for people obtaining an Associate's Degree or attending less than four years of college. At the higher levels of education, Bachelor's Degree and Graduate Degree, Clymer compares favorably to the graduates at the county level. The level of education in Clymer Borough is therefore consistent with the surrounding area. Figure 2 shows this pattern.

Figure 2
Comparison of Educational Attainment



Source: US Census, 1990.

Labor Force Characteristics

Data on employment status relates to persons 16 years old and over who are 1) working, 2) not working during the referenced week but had jobs from which they were absent, 3) persons on layoff, and 4) persons who did not work during the referenced week, but were looking for work during the last four weeks and were available for work. Those persons over 16 considered not in the labor force include students, housewives, retired workers, seasonal workers, institutionalized persons, and persons doing only incidental unpaid family work.

The labor force consists of those persons who are classified in the civilian labor force (employed and unemployed but looking for work), plus members of the U.S. Armed Forces. The labor force characteristics in Clymer show that the percent of active workers is below the averages of the state, county and neighboring municipality.

Table 4
Labor Force Characteristics

	State	Indiana County	Clymer Borough	Cherryhill Township
Total persons 16 and over	9,392,816	71,381	1,180	2,104
Females 16 and over	4,976,147	37,494	645	1,015
Total Persons in Civilian Labor Force	5,779,327 (61.7%)	38,602 (54.2%)	578 (49.0%)	1,275 (60.6%)
Females as a % of the civilian labor force	52.8	44.4	40.6	50.8
Percent unemployed	6.0%	8.8%	13.8%	12.0%

Source: U.S. Census, 1990.

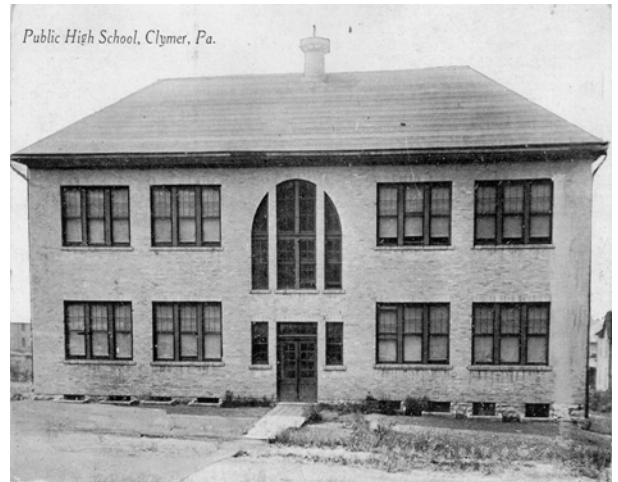
3. COMMUNITY FACILITIES AND SERVICES

The type, effectiveness and efficiency of community facilities and services provided to residents are important factors in the quality of life within the municipality. Typically, a community's facilities and services are determined by resident demand and the municipality's financial ability to support such services.

The number and type of community facilities and services offered should reflect the socio-demographic needs of the municipality. Clymer Borough is a relatively dense municipality and future planning for its community facilities must consider the diversity of age groups and needs of its residents.

Residents identified several strengths in the borough's existing community facilities, namely the senior citizen center, fire and police department, little league fields, parks, churches and the Borough Council and staff. Borough staff and Council are well known for their commitment and dedication to the people and town of Clymer. The senior citizen center is considered to

be an excellent facility that is used regularly by local residents. The fire department is recognized not only for its facility, but for its high level of service as well. The residents of Clymer Borough take pride in their local parks, which for the most part were donated by the Clearfield Coal Company on a 100-year lease agreement. Finally, the religious facilities are a valuable part of the community. In relation to population, Clymer has a large number of religious facilities, some of which date back to the borough's inception in the early 1900s.



Clymer Public High School

A. Public Facilities, Services & Institutions

Public buildings are a fundamental resource to all communities. Public buildings include: government buildings, municipal garages and storage sheds, libraries, hospitals, school buildings, recreation centers, post offices, fire stations and emergency medical services buildings. The following public buildings are located in Clymer:

Clymer Borough Building

Clymer Borough's municipal building is located at 115 Sixth Street. This building was originally constructed in 1915 and rebuilt on the same site in 1988. The borough administrative staff deals with the day to day affairs of the borough. Hours of operation are Monday through Friday from 9:00 AM to 4:00 PM. The telephone number is (724)-254-9427 and the borough can receive facsimiles at (724)-254-0337. The borough building contains the offices of the Borough Secretary, Street Commissioner, and Police Department.

Clymer Borough Garage

The borough garage is located on Sherman Street at the rear of the borough building. This facility houses the borough's public works equipment and staff. Currently, the facility meets the demands of the public works department.

Post Office

The Clymer Post Office is located on Franklin Street in the borough. Office hours are 8:30 AM to 4:30 PM Monday through Friday and 9:00 AM to 1:00 PM on Saturdays. This post office offers a full range of services including overnight mail.

Police

The Borough of Clymer Police Department is located on the first floor of Borough Building. The Police Department consists of a full-time police chief and three part-time officers. Equipment owned by the police department is listed in Table 9.

Dispatching is handled by the Indiana County 911 Dispatch Center. Clymer's police department sponsors several programs aimed at developing community relations and educating the public, especially children, on crime prevention.

Table 9
Clymer Police Department Equipment List

QUANTITY	EQUIPMENT
1	1998 Ford Crown Victoria
1	1992 Chevy Caprice
1	Video Camera (in car)
Several	Radios
1	Computer

Source: Mackin Engineering Company, July 1997.

Clymer Volunteer Fire Department

The volunteer fire department was established in 1905 with fifteen members and has grown substantially since its creation. In 1997, the fire company had 50 active members, available for fire fighting and emergency situations, 24 hours a day. The fire department is located across from the Borough Building on Sherman Street.

Public Works

A public works program is essential for every municipality, whether service is provided by the municipality, a shared inter-municipal public works department or through a contracted service provider. Currently, the Borough of Clymer has a full-time Public Works Department. There is one full-time and one part-time employee in the department. Clymer Borough has its refuse collected by USA Waste, which is located in Homer City. The borough does not participate in curb-side voluntary recycling.

Typical duties performed by the borough Public Works Department include the following:

- Street maintenance
- Snow plowing
- Park maintenance
- Storm sewer catch basin cleaning (Manual)
- Municipal building maintenance
- Line painting
- Street sign removal and replacement
- Rodent control
- Pesticide applications on municipal property
- Debris removal

Table 10
Clymer Public Works Department Equipment List

ITEM NO.	QUANTITY	YEAR	EQUIPMENT
1.	1	1991	Ford 1 Ton Dump Truck
2.	1	1978	GMC Dump Truck
3.	1	1998	Case Super L Backhoe
4.	1		Ford Tractor 3000
5.	1		Michigan Loader
6.	1	1964	5 Ton Kaiser Army Truck
7.	1		Koelring Bantam Excavator
8.	2		Plows
9.	1		Slide In Box Spreader
10.	1		Finish Mower
11.	1		Brush Hog
12.	1		Sweepster (Street Sweeper)

Source: Mackin Engineering Company June, 1997

Hospitals

Although there has never been a hospital in the Borough of Clymer, there is a major medical facility that is located within a fifteen minute drive of the borough:

Indiana Hospital

Located on Hospital Road in White Township, this is the largest hospital in the region and the only hospital in Indiana County. The telephone number is (724)-357-7000. The hospital medical staff totals 149; the number of beds available is 137 at present. This medical facility is about eleven (11) miles from the Borough of Clymer. This hospital offers a wide array of services including:

- Ambulatory Care Unit
- Cardiac Rehabilitation
- Cardiology
- Pediatric and Adolescent Dental Clinic
- Emergency room
- Diagnostic Imaging Services
- Infection Control Program
- Intensive Care Unit
- Neurodiagnostic Center

Schools

A community's school system (both public and private) is critical to the quality of life of its residents. Schools serve as both educational and social centers. Clymer Borough is part of the Indiana County public school system which consists of eleven school districts. Public schools are those which are funded by taxation. The following is an analysis of the schools serving Clymer:

Public Schools

The Borough of Clymer is a member of the Penn Manor School District which consists of Cherryhill Township, Pine Township and Clymer Borough. Expansion projects are planned for Penns Manor Area Junior/Senior High School.

Penns Manor High School Stadium: Located adjacent to the high school, the stadium is lighted and well maintained. In addition to sports events, the stadium is used for a multitude of activities including gym classes and outdoor ceremonies.

School Board: The Penns Manor School Board consists of 9 members. Meetings are held on the third Monday of each month at the administrative offices. School Board members are elected on a staggered basis and serve 4 year terms. Penn Manor School Board is responsible for the following activities:

- Preparing the annual school district budget
- Establishing the curriculum
- Determining how much millage is needed to balance the budget
- Hiring of administrators, custodians, teachers and Superintendents

Private and Vocational Schools

There is one private educational school and one vocational school available to Clymer residents.

Indiana Wesleyan School

The Wesleyan School is a Protestant school that operates as a private facility. School classes are offered for students from K-12 and there is an enrollment of approximately 50 students and 5 teachers. Tuition varies according to family size, averaging around \$1,500 per year for each student. The school, located on Route 403, has been operating since 1960. The Indiana Wesleyan School can be reached at (724) 254-2000.

Indiana County Area Vocational Technical School

This technical school is located in White Township and provides health-related training programs, management and small business courses, general skill classes in chemistry and algebra, cosmetology, trade and industrial training programs and computer courses. The Indiana County Vo-Tech School also offers adult education programs specializing in customized training for employers, retraining and occupational skills. Enrollment in the county Vo-Tech School declined by 100 students from 1985-1995, however there is a projected increase by the year 2005.

Higher Education

Indiana University of Pennsylvania (IUP), founded in 1876, is located in Indiana Borough and White Township. IUP received university status in 1965. Currently the university offers 100 undergraduate degrees, 47 graduate degrees, and seven doctoral degree programs.

Cambria-Rowe Business College, located in Indiana Borough, offers Associate Degree programs in business management and accounting, executive, legal and medical secretarial programs, plus certificate programs in medical secretarial, accounting, and secretarial programs. The college has an average enrollment of 100 students per quarter.

Recommendations and Implementation Strategies

Through Key Person interviews, surveys and public meeting exercises it was determined that residents identified the following weaknesses; unsuitable post office location, a municipal building that is too small for the police department, and the need for a multi-use building. There is a desire to expand and upgrade the existing recreational areas, which would involve expanding recreational opportunities for older residents as a desired goal for the future.

In planning for future changes to community facilities, residents felt a need for a facility aimed at teens and continuing education. Ideas for the facility include a small gymnasium, library, history center and/or archive facility, and continuing education activities.

Municipal Services and Facilities

Of the existing municipal facilities, the borough building is targeted for expansion. The borough building, upgraded in 1989, houses the police department and the municipal offices. However, borough staff and council identified this as a weakness as this space is insufficient to meet the needs of either borough staff or the police department. Specifically, the room serving as police headquarters is too small. Although the police department is comprised of only the chief and one part-time officer, operating in a small room is nevertheless dangerous when booking criminals or dealing with unruly individuals. Clymer officials should include expanding the borough building or finding another location for the borough municipal facilities to be located and refurbish the current municipal building so that the police department can operate their services in an efficient and safe manner.

The council should investigate the option of redevelopment of a vacant building or building a new building that would offer both offices and storage of municipal equipment. Currently, the borough does not have adequate storage space for their trucks or salt for winter maintenance. This option of expanding the municipal building would as well provide a location for a Clymer Historical Society/Museum.

Winter Maintenance

The Clymer Borough council should develop a Winter Street Maintenance Plan. This plan should include a capital improvement plan that will identify the methods to allocate

funds to acquire new equipment and supplement personnel. During this process a cost analysis should occur that would compare the current level of service against the cost of contracted winter maintenance services.

Code Enforcement

To reduce problem areas of garbage and other similar negatives identified during the public participation process, Borough Council should begin to strengthen ordinances to penalize residents who fail to dispose of garbage or maintain homes and lawns. Options may include fines and should include procedures for enforcement.

Regional Planning Projects

To improve efficiency and reduce cost, borough should initiate a formal relationship with Cherryhill Township. This relationship would offer ways to share services in such areas that would be of benefit to both areas. Shared services may include fire services, winter maintenance, street paving, recreation opportunities, housing, etc. Council should make a concerted effort to implement such regional services. As funding streams are combined and ultimately reduced, an established method of cost-sharing will serve to strengthen Clymer Municipal services and negate the possibility of reducing services.

Regional Police Department

In a long-term planning scheme, developing a plan for regional police services will alter the needs of Clymer's police force. If police protection is addressed regionally, facilities will be shared and may require even more space assuming that the police force will be far larger than that existing in Clymer Borough alone. The Indiana County Borough's Association recognizes the inefficiencies in regional service provision. They requested a study to be done through the Department of Community and Economic Development (DCED) to look at services on a regional level. Although the results of the study are not complete, the benefits of regionalization are more than monetary. Clymer Borough should pursue at the minimum, a regional police department.

Clymer Borough could benefit greatly from sharing its police services with Cherryhill Township. Currently, Cherryhill Township has a population of 2,794 and receives police protection from the Pennsylvania State Police. This may change in the future.

Developing a regional police force is recommended.

There are several reasons for forming a joint police force between Clymer Borough and Cherryhill Township:

1. A full-time department could be created. There should be at least one officer on duty (per eight hour shift) for every thousand persons residing in the constituent municipalities.
2. Operating overhead would be less for both municipalities if they share services.
3. Specialization of officers would increase.
4. Vehicle and equipment expense can be shared by the municipalities at a lower cost per community.
5. Regional departments are eligible for several grants such as the Shared Services Program Grant, Regional Police Assistance Grant, and the Pennsylvania Department

of Community and Economic Development's Center for Local Government Services Technical Assistance.

Steps to Implement a Regional Police Department

1. Each interested municipality authorizes the Pennsylvania Department of Community and Economic Development to conduct a regional police feasibility study and appoints members to a study committee.
2. The committee elects officers and establishes the study procedures, goals, and methodology.
3. The committee reviews the information and feasibility study. If it is determined that a regional police force is feasible, the committee designs a plan for how the regional police force will operate.
4. The committee prepares a report recommendation to the elected officials of each municipality.
5. Public hearings are held by the constituent municipalities.
6. The municipalities elected officials vote for or against the regional department.
7. If approved, each municipality is to appoint a representative to serve on a regional police force commission.
8. The elected officials of each approve a cost distribution plan, pension program, and operating budget.
9. The elected officials and the regional police department set a date to begin operations and approve all aspects of the intermunicipal agreement.
10. The regional police commission establishes a timetable and consolidation plan.
11. The regional police commission solicitor prepares the final agreement.
12. The elected officials of each municipality vote on the agreement. If approved, the regional police department begins operations.

Emergency Medical Services (EMS)

Clymer Borough does not have its own EMS substation and residents perceive this as a weakness and feel that the response time is not what it should be. The nearest EMS stations are in Indiana and Hillsdale. And, Clymer residents would like to see a substation in the borough. However, there are immediate response personnel who are trained to respond in an emergency situation who live in Clymer and are available if needed. Clymer Borough should begin a public health initiative to educate the residents regarding the availability of these persons and the service they provide to the borough.

In addition, the borough should investigate possible locations that could serve as an office or information dispensing area. For instance, space in the borough building or fire department may be an option. Also, it may be worthwhile to go to service providers that are not in the immediate area who may wish to expand or offer regional services. As well, borough officials should begin to immediately communicate the borough's desire to have EMS services available. Coordination with county service providers should be done in the event that any of them have expansion plans in future years.

Multi-Use Community/Recreational Facility

The historic attractions and amenities of Clymer were also targeted as important features of the community. In unison with historic preservation efforts for the future, a multi-use facility could be used to house a library or gallery of sorts. Local historians, who have collected a artifacts over time could put there items on display during the year. In addition local artists could also display their work periodically throughout the year. This would provide a central location to oversee the community's historic resources, which are of interest to tourists and local residents.

The Clymer Post Office

The post office in Clymer was identified as a building that the residents would like to see relocated in the near future. The post office is owned by the federal government, who lease a building along Franklin Avenue for the Clymer Branch of the U.S. Postal Service. Local residents are dissatisfied with this location because it has a long, steep driveway, which is treacherous in the winter and problematic during all times of the year for the elderly and those who walk to the facility. For many people, this building is also difficult to exit from because the steepness and angle of the driveway make it hard to clearly see on-coming traffic.

Residents feel a more suitable location for the post office would be on Franklin Street, between Sixth Street and Second Street. In planning for the future, residents aim to locate the post office among the older commercial businesses. Aside from making it more accessible to the residents, it will contribute to the revitalization of Clymer's main street.

Rather than leaving the existing post office building vacant after relocation and the signing of a new lease, it is suggested that this building be considered for reuse as the history and culture museum that residents are proposing for the future.

B. Infrastructure (Public Utilities)

The service level and conditions of the community infrastructure are critical components which not only affect community life, but development potential as well. Key issues in Clymer Borough are water, sanitary sewer and gas service. These are basic needs in communities and have a great effect on the land use patterns and development. Clymer Borough has excellent public utility coverage. Most of the borough is served by public water and sewer. There are only a few pockets that are not served by public sewer, however expansion into these areas is likely.

Another strength of the borough's public utility structure is the sewage treatment plant. The facility is designed to hold two-times its current capacity which allows for future development to take place without concern for sewage treatment. Residents are not faced with escalating sewage costs in the borough either. Clymer has a Sanitary Sewer Committee that is part of the Municipal Authority. The Clymer Borough Municipal Authority serves Clymer and a small section of Cherryhill Township.

Almost 100 percent of the borough's commercial and residential land uses are served by public water for both human consumption/wastewater treatment and fire protection. Line diameters are from the 2 inch (2 ") to 18 inch (18 ") range.

Fire hydrants are located at strategic points in the borough, however there are gaps that exist in the borough's water system. Groundwater is the major water source for the 15 dwelling units that use on-lot wells for potable water. There is no formal monitoring of the local groundwater, nor are there any groundwater protection measures currently in place. Land development has not occurred in areas lacking public water service.

Water Sources

Table 11 notes the number of housing units in the borough that have public water service. It indicates that a significant amount of Clymer Borough is serviced by public water.

Table 11
Source Of Water, Clymer Borough 1990

	Housing Units	Percent
Total Housing Units	647	100.0%
Public or Private System	629	97.2%
Individual Well, Drilled	15	2.3%
Other Source	3	.5%

The Clymer Borough Water Authority (located at Box 1 R.D. 1,

Source; 1990 Census of Population and Housing

Clymer, PA) has two wells on Adams Street and a water tank west of Walcott Street. The authority uses disinfection to treat the water its customers use. Monitoring of the water quality and quantity are two important facets of the water authority's service. According to the table, about 90% of the Borough is served by public water via the Clymer Borough Water Authority.

Water Service

Potable water service is essential to protecting and preserving the quality of the general public's health and safety. Public water service is necessary for intense development associated with industrial uses, commercial centers and high density residential land uses. Geological formations determine the location of wells for the use of on-lot potable water service. Larger lots are needed for residential dwelling units to have both on-lot sewage disposal and well water service. Land uses in Clymer Borough reflect the availability of public water service. The areas that do not have public water service are primarily vacant lots and open spaces.

The following areas lack public water service:

- East of Walcott Street from Spruce Alley north to the borough line. According to the existing land use survey conducted by Mackin Engineering in May of 1997, the dominant type of land use is vacant lots.
- Between Sage Road and Dixon Road. Land development has not occurred in this area as a result of underdeveloped water service.
- Along Dixon Street between Gerry Street and Horn Avenue. This area is characterized by vacant lots.

The portion of the borough served with Public Water service is depicted on the Water Services Map (See Map 5). The map identifies water lines, fire hydrants, well locations, water tank and other significant features of the system.

Distribution System Characteristics And Components

The water distribution system in the borough contains the following characteristics:

- There are fire hydrants every 1000 feet where there is public water service
- Water pressure is excellent in areas served by the public water system
- Clymer Citizen's Water Authority serves about 2500 people with about 120,000 gallons per day

Plumbing Facilities

Table 12 indicates that almost every housing unit in Clymer Borough contains plumbing facilities. This is an important feature considering the effect that the lack of plumbing facilities has on the environment and public health, safety and welfare.

Table 12
Plumbing Facilities, Clymer Borough 1990

	Housing Units	Percent
Total Housing Units	647	100.0%
Complete Facilities	638	99.0%
Lacking Facilities	9	1.0%

Source: 1990 United States Census of Population and Housing

Sanitary sewers

Sanitary sewer service is an important part of protecting and preserving the public's health, safety and welfare. Sanitary sewers are necessary in areas that cannot support development that utilizes on-lot sewage disposal systems for the treatment of effluent. In addition, certain geological conditions do not permit on site sewage disposal beds and potable water wells on the same lot; therefore, sanitary sewers are necessary before development can occur.

In Pennsylvania all municipalities are required to have Sewage Facilities Plans under Pennsylvania Act 537. In accordance with this law, Clymer Borough has completed an Act 537 Sewage Facilities Plan. Certain geological conditions do not permit on site sewage disposal beds and potable water wells on the same lot; therefore, sanitary sewers are necessary before development can occur.

Sanitary Sewer Authority

Clymer Borough has a Sanitary Sewer Committee that is part of the Clymer Borough Municipal Authority. The authority owns and operates the lines and treatment plant located south of Hines Avenue. The authority's treatment plant has a maximum capacity of 240, 000 gallons per day, with an average use of 126, 000 gallons per day. Treatment methods include: 1) aeration, 2) settling, and 3) disinfection. Sludge is disposed of at a local landfill.

Public Sewer Service

Public sewer is available throughout the developed portion of Clymer Borough. There are several residential neighborhoods in Cherryhill Township that are extensions of development

from Clymer and serviced by public sanitary sewer systems. An example of this is the apartment complex on Route 403 in Cherryhill Township.

Map 3 reveals the public sewer system in Clymer Borough. It should be noted that the areas that have developed with the highest intensity are all served by public sewer. Development patterns in these areas reflect higher net densities, commercial activity and more intense land uses.

Gaps in Sanitary Sewer Service

There are several areas in the borough that are not served by public sewer. The development patterns of these areas are reflective of the lack of public sewer service. These areas are the following:

- Dixon Road between Ash Avenue and Hickory Avenue
- Along Dixon Road between Wilson Street and Horn Avenue
- The entire length of Williams Street
- Sherman Street between Cherry Avenue and Two Lick Creek
- Sage Street between Rush Street and Rodney Street
- Morris Street between Bayberry Avenue and 9th Street

Each of the areas listed above have land use patterns that reflect a lack of sanitary sewer service. These areas are characterized by little, if any, development. What development has occurred is primarily limited to low density residential land uses.

Public sanitary sewers are available throughout much of the developed portion of Clymer Borough, and almost 100 % of the Borough's residential dwelling units are served by public sewers.

Cable Television

Clymer Borough residents enjoy the opportunity of having cable television service. Cable Television service is provided locally by TCI of Pittsburgh. TCI's office is located at 300 Corliss Avenue in Pittsburgh's West End. The telephone number is (412) 771-8700; office hours are 8:00 AM to 7:00 PM.

Gas

Residential gas service is provided by the Columbia Gas Company. Service is available to all residential and commercial structures in the borough. The telephone number is (814) 275-3444. Normal business hours are from 8:00 AM to 5:00 PM Monday through Friday.

Electric

Electric service is available on a borough-wide basis. Service is provided by the Penelec Company. Penelec's telephone number is (800) 628-9434.

Recommendations and Implementation Strategies

Storm Water Management

Storm water management was considered a weaknesses in some areas. The largest update to storm water management took place in 1978-1979. As a result, storm water management throughout the borough needs to be assessed so that a plan may be development for annual cleaning and maintenance. Storm run-off grates need to be standardized, and cleaned of debris. A successful maintenance program is one that prioritizes problem areas, and sets a yearly schedule for cleaning on a rotational basis. The director of the borough's public works department should develop this plan for the next five years, and determine the maintenance schedule on a monthly or seasonal basis.

Sewage Facilities

The sewage facility is a positive attribute for Clymer Borough in its goal to attract and retain residents and businesses. In 1992, the Authority served 706 customers: 648 domestic, 41 commercial, and 13 industrial. In the future, Clymer should consider expanding sewage lines into more of Cherryhill Township to encourage development near the borough border and generate additional revenue. Due to well water contamination from malfunctioning on-lot septic systems in some areas, sewage service would be a benefit to Cherryhill Township.

Encouraging development near Clymer will aid economic development, by providing additional commercial lots along Franklin Avenue where the commercial businesses are located. Clymer can expand lines in a number of ways and should work closely with the supervisors from Cherryhill Township to negotiate an agreement that will benefit both municipalities. Applying for joint funding to expand line is one option.

In unison with maintenance, the public works department should do annual inspection of sewage lines. This will help to prioritize tasks for each year and to apply for funding where appropriate to improve the borough's infrastructure.

Tap-in Fees

Clymer Borough residents feel that they pay unnecessarily high tap-in fees for water and gas because of the lack of competition among service providers. However, upon recent surveys conducted by the Clymer Water and Sewage authority, it was determined that, when compared to Southwestern PA, the Tap-in fee for water service is average and the rates are the lowest in Indiana County. Borough officials should maintain a close relationship with Columbia Gas Company to appease residents concern regarding gas service, a possible public awareness campaign could be one way to overcome the perception of high tap-in costs.

Other issues are related to extending gas lines to Harrison Street. Clymer has already received CDBG money for development of water lines, street repair and gas line extension in this area. However, the money must be used in that order, which means that funding may run out before gas lines are extended. Coordination with Columbia Gas officials is encouraged.

C. Parks and Recreation

Recreational needs in a community are usually defined by the socio-demographic characteristics of the local area. All ages require recreational outlets and the demand for these facilities and services is driven by the number of persons in a particular socio-demographic category. The quality of life in a community is enhanced by the facilities and services offered by both public and private entities.

Community Parks

Clymer Borough has four municipal parks within its corporate boundaries. These parks are on lands owned or leased by the borough.

Lee Street Park

This park, located between Lee Street and Juniper Avenue, was developed through the former Pennsylvania Department of Community Affairs Recreation Improvement and Rehabilitation Act program. It exists on a floodplain which limits the type of development that can occur. State funding was available after the 1977 flood to develop the area for recreational use, a permitted use for funds used in floodplain development.

Adams Street Little League Fields

These two fields are located at the intersection of Adams Street and Sixth Street. They exist on a floodplain. The fields were developed by the borough and leased from the Clearfield Coal Company. Wetlands are located behind the outfield of the ball fields in the park area.

Sherman Street Park

Sherman Street park extends west along Sherman and Beech Streets to Two Lick Creek. It is located in the Two Lick floodplain. The park was developed by the borough with funding from the former Pennsylvania Department of Community Affairs Recreation Improvement and Rehabilitation Act Program. The Sherman Street Park Ballfield suffers from drainage problems resulting from run-off down Seventh Street. This causes flooding and excessive water to collect on the ball field, including flowing in channels in the outfield. This often presents problems with maintenance and overall quality of the field.

Sample Run Park

This park is located in the Sample Run Neighborhood on a floodplain. The park is east of Ash Avenue and bounded by Route 286 on the south and Willow Avenue on the north. This park is in very poor condition and characterized by out dated and unsafe equipment.

Pedestrian Walkways

Pedestrians can access most of the borough by way of sidewalks. The areas which lack sidewalks are contained along the outside borders of the borough and the less developed areas. Sidewalk expansion and improvement should continue throughout Clymer.

Although Clymer residents enjoy the passing of Two Lick Creek and Dixon Run through the borough, there are currently no pedestrian walkways along these streams. Aside from the

bridges, pedestrians can not enjoy a clear view of these waterways without entering onto private residential lots or walking through mud and vegetation. Expanding safe and peaceful pedestrian walkways would improve the quality of life for residents, particularly the elderly who may be more apprehensive about walking on busy streets.

Recommendations and Implementation Strategies

Although Clymer Borough has two beautiful parks with ball fields, basketball courts, and play ground equipment, there is a lack of recreational alternatives for older residents. Through the public participation exercises, residents identified a desire to expand and connect their facilities by developing walking/biking trails along Two Lick Creek and around Sherman Street Park. These proposed “greenways” are an effort to connect borough residents in a creative way and to offer new opportunities for exercise, social interaction, and the appreciation of natural areas.

Greenways

Greenways have gained popularity since the 1960s as linear spaces that are shared by common people for common uses. They are used by a broad cross section of community residents and often travel along natural features such as stream corridors, ridgelines, canal towpaths, or abandoned railroad rights-of-way which have development limitations attached to them. According to the Rails-to-Trails Conservancy trail usage in 1990 was estimated at over 30 million persons. Studies of trails in North Carolina have found that the largest group of trail users are people living from two to five miles away, and the most intensive users were the elderly (Arendt, 1994).

Planning for greenway opportunities in Clymer will enhance the social, recreational, and environmental attraction of the borough. Greenway networks may take years to implement, therefore it is crucial to set priorities and carefully map out desirable areas for greenway development. The following two trail options are recommended as a result of community meetings and goal setting for land use. Ranking corridors for greenway development should be done by the community to determine which ones are the most cost effective and conducive to desired linkages within Clymer or beyond.

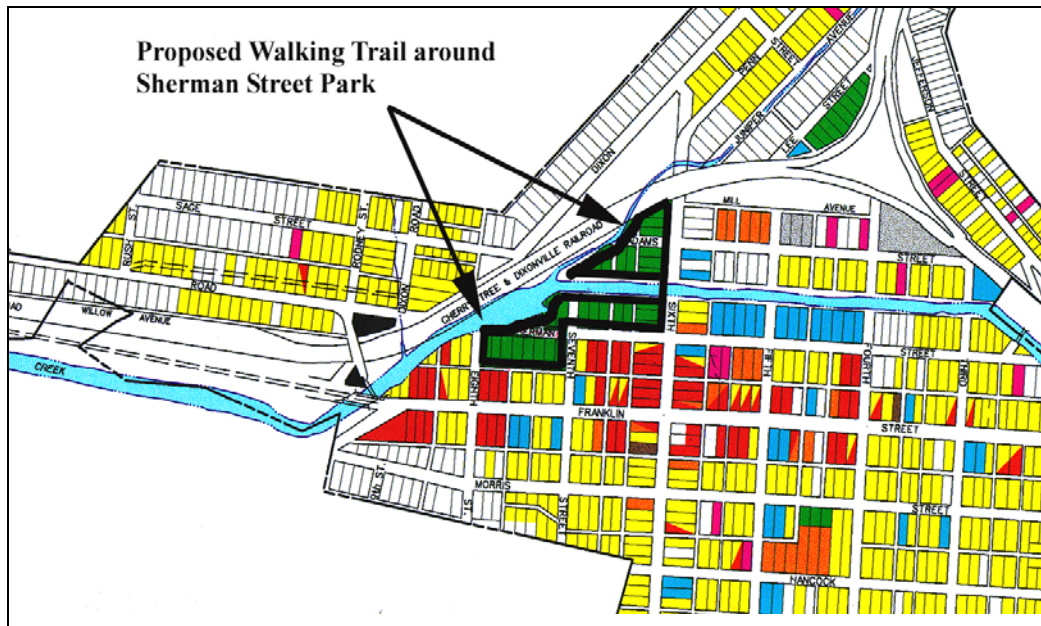
Acquiring land and funding for trails is something that will take time and dedication, but funding is available through the 1991 federal Intermodal Surface Transportation Efficiency Act (ISTEA) which covers 80 percent of project costs for recreational trails and bicycle and pedestrian facilities. Furthermore, the State of Pennsylvania provides broad statutory protection to land owners who permit public access without a fee (Arendt, 1994).

Proposed Walking Trail, Sherman Park

Sherman Street Park is the largest and most developed recreation facility in Clymer and therefore offers a suitable place for incorporating additional recreation opportunities along its periphery (figure 1). Across Two Lick Creek, an extension of the Sherman Street Park, is more recreational land which consists of a fenced-in ballfield that is home to Clymer Little League Baseball, the proposed walking trail could encompass both of these areas using the Sixth Street crossing to pass over the waterway.

This park is under the care of the borough through a 100-year lease, therefore full consideration of the land rights and procedure must be investigated before developing on this leased parcel.

Figure 1
Proposed Walking Trail, Sherman Park

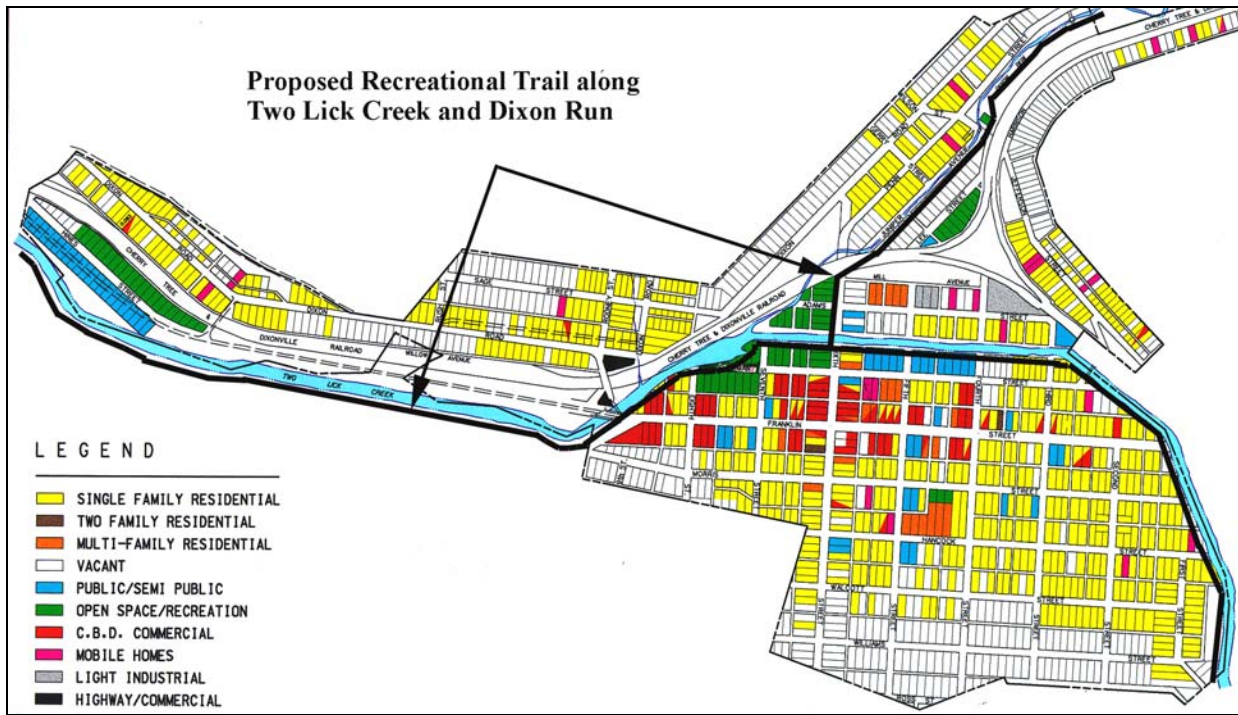


Proposed Recreational Trail

A second desirable location for a trail is along Two Lick Creek (Figure 2). Two Lick Creek is a valuable aesthetic resource in the community and contributes to Clymer's scenic and serene atmosphere. The notion of a multi-use trail along the creek is one that would be wide enough for walking, bike riding, and jogging. This trail would be easily accessible to many elderly residents, particularly those in Tate Terrace, a county-operated elderly housing development.

The land adjacent to the creek is within the 100-Year floodplain, therefore this riverbank zone is not suitable for building. This offers an opportunity to use the swatch of land along Two Lick Creek as a trail, and in a manner that will add to the quality of life of Clymer residents, while not posing a threat in the event of a flood.

Figure 2
Proposed Recreational Trail



Upgrading Existing Recreational Facilities

In addition to adding new recreational facilities, the existing recreational areas must be maintained and upgraded. Planning for the future of the existing facilities should be approached comprehensively with improvement goals set for one to five years in advance. Areas of focus in regard to the existing facilities are:

Sherman Street Park

- Continued maintenance of the park
- Addressing the drainage problems stemming from Seventh Street
- Adding fencing to the park

Lee Street Park

- Improve the condition of the basketball courts
- Add water fountains
- Consider putting in tennis courts

The Sherman Street Park has a noticeable drainage problem which is a result of water flowing down Seventh Street and flooding the little league field. Coordination with the public works department can address this problem by adding storm water sewers to the opposite side of the street. Currently the location of storm water sewer grates are not properly dealing with the run-off problem.

Another desired improvement to the Sherman Street Park is the inclusion of a fence. This would be fairly inexpensive and would improve the general look, safety, and protection of the park. A fence would also work well with the future plan to develop a walking trail along the periphery of Sherman Street Park.

Lee Street Park can be improved by focusing maintenance efforts on the basketball courts, which are regularly used by local teens. The basketball courts are surrounded by coniferous trees which causes the collection of pine needles on the court. Continual maintenance is needed if a neat and usable playing court is desired. Water fountains would also improve the Lee Street Park. Because of its steady use, this park would benefit greatly from having a water fountain nearby, and it would ensure the on-going use of the facility.

Multi-Use Community/Recreational Facility

Through identifying goals for the future, residents discussed the need for a multi-use community facility. The intention was to address the void in recreational activities for all ages, as well as provide a place to showcase Clymer history, and offer continuing education programs. Through a multi-use facility, a number of activities can be planned that incorporate arts and crafts, social events, educational sessions including computer training, and after school programs.

To assist Borough Council in fulfilling resident's desires to increase recreational and other community opportunities, the establishment of a Clymer Recreational Board (CRC) would be of great benefit. The CRC should consist of a group of local volunteers who would be active in determining interest for activities, soliciting assistance and funds, conducting research to identify potential recreational locations and opportunities, promote networking relationships and in general act as a sounding board for various recreational efforts. The CRC should have a defined structure, mission and goals statement with clearly defined responsibilities and guidelines as established by the borough council.

The CRC could begin work by surveying resident desires and needs. This would provide a basis on which to begin to implement a comprehensive recreation plan for Clymer. Once the survey is complete, the CRC should then identify locations that could be developed to meet recreational needs. In addition, vacant buildings within the borough should be identified, noting ownership and condition, in order to assess the potential for re-use as a multi-use community/recreational center. In conjunction with the survey and after the potential recreational sites are identified, the CRC should next catalogue all recreational activities offered in and around the borough. This comprehensive catalogue will reduce duplication and increase networking.

Clymer Borough aims to retain younger residents and make the community a safe and positive place for its youth. During the public participation process, the lack of facilities for youth activities was identified as a concern. The development of an indoor recreational facility would be of great benefit to the residents of the borough especially

the youth. As stated this facility could be incorporated within multi-use the community building. The CRC would be instrumental in the development of this effort by soliciting input, grant writing, and grant administration.

The Little League was mentioned as one of the strengths of Clymer Borough. However, the Little League field is located within the flood plain of Two Lick Creek. During periods of flooding this presents a challenge because it becomes quite costly to clean and repair the field. The CRC could work with the Little League Association to locate the field to other available areas suitable for playing fields, and parking. Specifically the CRC could assist in grant writing to secure funds or offer alternative locations for “shared” activities.

Community Facilities (includes Park & Recreation)

Community Facilities (includes Park & Recreation)

GOAL: To identify a location a safe and convenient location for the Post Office

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Relocate the post office closer to the downtown area. Ensure that the driveway and sidewalks are safely accessible for senior citizens	Council to identify an alternative location for the post office. Contact Clymer Postmaster to determine potential for relocation. Discuss with Clymer	N/A for research process. Relocation of Post Office will be an expense to be determined.	begin research process immediately. Relocation dependent upon lease agreement	Council, Post Office	N/A
Improve safe access to Clymer Post Office for the Citizens of Clymer	Postmaster options to improve visibility accessibility for patrons. Items may include grading of driveway and hillside in front of building. Possible to include widening of entryway.	N/A for research process. Other expenses to be determined as options are researched	begin research process immediately. Construction cost dependent upon feasibility.	Council, Post Office	N/A

GOAL: Expand municipal services

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Provide for the Relocation of Municipal Building to a Facility that can Provide for Adequate Storage of Borough Equipment and Services	Council to identify and acquire property or building for relocation.	To be determined through research and bidding process	immediately	Council and Municipal Staff	DCED
Provide for strong and effective police services	Renovate the current municipal facility to house Clymer police department. Hire additional officers as needed, purchase new equipment.	To be determined through research and bidding process	Mid Term	Council, municipal staff, police department	DCED, COP's Program, Local funding streams reviewed and reallocated
Provide for code enforcement within Clymer Borough	Strengthen ordinances to allow a form of punishment to fall if citizens fail to adhere to policies established by municipality. Options may include fines. Municipal staff to follow procedures for follow through on fines or other penalties.	N/A	immediately	Council, Municipal Staff	N/A
Improve winter street maintenance	Develop a winter street maintenance plan. Include an plan for allocating funds to acquire new plowing equipment or investigate cost of contracting plowing services	To be determined through research and bidding process	Short term 6 months-1 year	Council and Municipal Staff	Funding streams reviewed for reallocation to purchase new plowing equipment.

Community Facilities (includes Park & Recreation)					
<i>GOAL Cont: Expand municipal services</i>					
RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Increase the capacity of the Clymer Fire Department	Identify needed equipment and acquire new equipment for the fire department.	To be determined through research and bidding process	Short term and ongoing 6 months-ongoing	Council, Municipal Staff and Fire Chief	Funding streams reviewed for reallocation to purchase new equipment, DCED
Develop future planning projects to lower costs for Clymer Borough	Investigate the potential for shared services with Cherryhill Township. Items may include: Winter maintenance, Street paving, recreation opportunities, housing, etc.	N/A	Short term and ongoing 6 months-ongoing	Council, Cherryhill Township Supervisors	N/A
GOAL: Increase citizen awareness of Emergency Medical Response Services that are available to all Clymer citizens					
RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
As immediate response personnel are trained and available in Clymer the addition of EMS services may not be critical. However, the Borough should promote the fact that personnel are available for emergencies.	Begin a public informational campaign to educate the public on the persons trained to provide emergency medical assistance. Provide space for personnel in the new municipal building for use as an office or informational dispensing area.	Minimal	Immediately	Council, Fire Dept., Borough Staff	Local funding streams

Public Utilities

GOAL: Expand the service areas of water and sewage facilities

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Maximize the customer base for Clymer Water and Sewage Authority	Investigate a partnership with Cherry Hill Twp.. to provide service to their residents	N/A	6 Months	Municipality of Clymer, Township Supervisors & Water and Sewage Authority	N/A
	Dependent upon possible partnership and service to Cherryhill, extend sewer lines into Cherryhill Twp.	To be Determined by the Clymer Water and Sewer Auth..	1 Year-2 Years	Municipality of Clymer, Township Supervisors & Water and Sewage Authority	DCED

GOAL: Provide Natural Gas Service to All Clymer Residents

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Install gas lines to service Harrison St.	Coordinate efforts with utility to provide service.	TBD	6 Months	Municipality of Clymer, Township Supervisors & Columbia Gas	

GOAL: Ensure the Safe and Efficient Management of Storm Water

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Storm water system is maintained and upgraded as necessary	Develop a long-term plan for storm water management; including a survey to determine status of current drain system, a schedule of borough funding streams to determine potential methods of payment on a long term, permanent basis.	Minimal (staff time)	1 Year	Borough Staff with adoption by Borough Council	Borough Funds, PennVest

4. MOVEMENT OF PEOPLE AND GOODS

The efficient and safe movement of goods and people in, around, and through a municipality is essential to maintaining a viable economy. Future growth and development are predicated by the municipality's transportation network and system. Access to the community's commercial, recreational and residential areas is another important factor of a successful transportation network. Identification of major roadways, intersections, and circulation patterns are the initial steps in examining a community's transportation system.

Roadways

Clymer Borough's transportation network includes 12.40 miles of roadway, 2.67 miles of state roads and 9.73 miles of local and private roads. The Municipal Road Date Report from October 1994 lists the following roads and lengths:

• Unimproved	.21 miles
• Hard Surface	3.67 miles
• Bituminous/Asphalt	4.60 miles
• Brick-Block	.50 miles
• Concrete	.75 miles
Total Local Miles	9.73 miles

Classification of Streets

Due to the nature of the individual municipality (i.e., rural, suburban and urban), roadways will serve different functions depending upon the use they receive. The connection to local businesses, shopping centers, and other population centers surrounding Clymer Borough are linked by state and local transportation networks.

The roadways are categorized by the type of service they are intended to provide. The basic types of roadways are the following:

Arterial/Expressways

These roads handle high volumes of traffic generally traveling long distances. Local arterial/expressways include: Route 286.

This roads has no more than 3 lanes at any point.



Former Union Depot, Clymer

Local Arterial/Expressways

This type of road is usually a four lane roadway that carries traffic from collector roads to major arterial roads. Route 286 travels through the Borough of Clymer and is considered

a local arterial as it connects to Franklin Street, which is a main street in the borough.

Collectors

This class of street carries traffic to and from arterial/expressways and local streets or roads and serves adjacent land use, they contain loop streets, residential streets, cul-de-sacs, alleys and parking connectors.

Local Street or Road

A street or road designed to provide vehicular access to abutting property and to discourage through traffic.

Alley

A service way providing a secondary means of public access to abutting property and not intended for general traffic circulation.

Major Roads

Route 286

State Route 286 is a local arterial roadway. This road has in excess of 6,000 vehicles per day and is maintained by the Pennsylvania Department of Transportation. The road has a low level of service during the morning and evening rush hours.

Route 403

This road is a collector that ties the borough and adjoining Cherryhill Township. This two lane road is characterized by a narrow cartway and a bending and winding path. This may explain some of the relatively high number of accidents that occur on the road. This situation should be considered for future improvements.

Major Intersections

Franklin Street and Fourth Street

This intersection was identified during the public participation process as a dangerous intersection. Residents expressed concern over the sight line and speed of traffic through this area. This intersection does appear to have a level of service contributing to traffic congestion.

Franklin Street and Sixth Street

This intersection is characterized by a traffic signal with a four way access. The apparent level of service for this intersection does not cause an adverse effect on peak hour traffic conditions.

Sixth Street and Sherman Street

Located two blocks north of the Franklin Street and Sixth Street intersection, this intersection is used daily by public safety vehicles (the police and volunteer fire company are located near the intersection). This intersection appears to have a high level of service.

Signals and Traffic Control Signs

There is one traffic signal in Clymer Borough. The signal is at the intersection of Franklin Street and Sixth Street. There are a variety of traffic control and informational signs in the borough.

These signs include:

- Stop
- Yield
- Speed limits
- Street names
- Weight restrictions

These signs are maintained and owned by the borough. All traffic restrictions should be justified in accordance with Title 67 of the Pennsylvania Vehicle Code, Chapter 201 - Engineering and Traffic Studies.

Bridges

Due to the fact that the borough is separated by Dixon Run and Two Lick Creek, several bridges are necessary for an efficient local transportation network. Several of these bridges are over fifty years old and are in need of maintenance. In particular, the Sixth Street Bridge needs to be rehabilitated and placed on a routine maintenance program. Bridge infrastructure can be found at the following locations in Clymer:

- On Franklin Street as it passes over Two Lick Creek
- On 6th Street as it crosses Two Lick Creek
- Over Dixon Run at Wilson Street

Road Maintenance

Equipment

Clymer Borough has its own road department. The road department has one full-time Roadmaster and one part-time employee. The road department is responsible for the following activities: road maintenance; patching; paving; drainage repairs; snow plowing; and salting.

Snow Removal

Clymer Borough handles its own snow removal. Snow removal includes plowing, salting, and applying anti-skid materials on borough streets. Equipment used for snow removal includes the borough owned truck, plow, and accessories.

Pavement Management

Pavement management is a tool used by public works departments in order to evaluate existing road conditions and plan for future transportation related improvements. There is an informal pavement management system in place in the borough. Roads are repaired based on the existing conditions of the roads in relation to the type of improvement

necessary. This system examines short term needs and does not address long term maintenance and paving.

Public Transportation

Bus Service

The Indiana County Transit Authority provides bus services to Clymer Borough residents one day per week with stops at the Senior Center, Tall Pines Housing Complex, and across from the Slovak Club. Every Friday a public bus arrives in Clymer at approximately 9:30 am and arrives in Indiana at 10:00 am. The return bus leaves Indiana at 2:00pm, arriving back in Clymer at approximately 2:30. The cost is \$1.25 each way and riders must phone the Transit Authority by closing time Thursday in order to confirm their ride.

Bus service for interstate travel is available through the Greyhound and Trailways Bus lines located in Downtown Indiana.

Taxi Service

Taxi service is available to those borough residents who can afford it. Taxi service to Clymer Borough residents is provided by Willies Taxi, located in Shady Plain, Armstrong County. The fare is generally \$1.50 per mile, but special rates are offered to the airports. Willies Taxi serves the all of Indiana County. Telephone: (800)-843-9192.

The Access Program provides door-to-door transportation services for the elderly and people with disabilities at a cost that is higher than that of public transportation. Indiana Transit also provides Call-A-Bus service to all areas of the county.

Pedestrian Circulation

Pedestrian circulation is a major component of a municipality's transportation network. Sidewalks are the most common form of pedestrian circulation facilities. Sidewalks are often used to separate pedestrians and vehicles from occupying the same transportation artery. Clymer Borough has sidewalks in several areas of the borough. Generally, sidewalks are four feet wide and made of Class B air entrained concrete, four inches thick with a maximum strength of 3500 lb. per square inch.

Gaps in Sidewalk Areas

There are several paved streets in Clymer that do not have sidewalks adjacent to them. These streets are in residential neighborhoods where pedestrian and vehicular traffic must share the same transportation corridor. The following areas do not have sidewalks adjacent to the paved street:

- Dixon Road
- Sherman Street
- Walcott Street
- Rodney Street
- Lee Street

- Penn Street
- Franklin Street between Peach Avenue and Second Street
- Franklin Avenue west of Ninth street
- West side of Sixth Street between Adams Street and Two Lick Creek
- Seventh Street (from Oak Avenue (both sides) to Morris street)
- Seventh Street between Sherman and Franklin Street
- Harrison Street
- Jefferson Street
- Northern Side of Adams Street
- Southern Side of Adams Street from Plum Avenue west to 6th street
- Both the east and west sides of 5th Street between Franklin Street and Sherman Street
- Both the east and west sides of 4th Street between Franklin Street and Sherman Street
- Both the east and west sides of 3rd Street between Franklin Street and Sherman Street
- Both the east and west sides of 2nd Street between Franklin Street and Morris Street
- Both the east and west sides of 1st Street north of Hancock Street
- Over the Wilson Street Bridge over Dixon Run

Air Transportation

The Indiana County Airport is located approximately six miles from Clymer Borough via Route 286, is available to borough businesses and residents who wish to take advantage of its accessibility to international and interstate markets and travel.

Recommendations and Implementation Strategies

One of the major weaknesses in Clymer's Transportation network is the fact that Dixon Road does not connect to both sides of the borough. Dixon Road travels on both the south and north sections of town as two separate streets. This division hampers development within that area of the community. The borough council should seek ways to join the two sections and provide for widening the street to allow for on-street parking. Not only does the separation of Dixon Road serve as a hindrance to development, but also contributes to potential emergency management concerns. During flooding situations, when the Sixth Street Bridge becomes impassable, there is not a single roadway connecting the two sides of Clymer. To offset the safety issue, borough officials should place connecting this street as one of their highest priorities.

To document past and prepare for future transportation improvements, council and the street maintenance department should prepare a formal maintenance and improvement plan that outlines a long-term strategy for paving. The plan should catalogue all roads, noting condition and location which will also help to determine need and priority.

The appearance and condition of the bridges in Clymer is of concern, especially the Sixth Street Bridge. Safety and attractiveness should be a goal of the maintenance plan due to the location of the bridges and the potential of the Sixth Street bridge to serve as a pedestrian path-way. The Sixth Street Bridge connects the two sections of the borough divided by Two Lick Creek. By enhancing the pedestrian path-way via the bridge, Clymer could connect the recreational facilities of the ballfields to the commercial downtown, thus encouraging pedestrian traffic flow. However, safety is a concern as the bridge has no lighting. As well, the bridge has not been

painted recently which detracts from the aesthetic beauty of the borough. Through the County and in conjunction with the PennDot Agility Program, borough officials could upgrade the bridge and enhance safety. Or, beautify the bridge promoting a recreational opportunity in conjunction with the proposed walking trail.

A primary issue of concern for Clymer residents was the lack of a traffic signal at Fourth and Franklin Streets. This area experiences a high level of traffic due to the location of Tate's Supermarket on Fourth Street and the regular traffic flow on State Route 286 (Franklin Street). Residents stated that it is difficult to enter onto Franklin Street from the lower side of Fourth Street. Borough officials should begin immediate negotiations with PennDot and County Planning officials to be included as a 12-Year PennDot Project for a traffic signal at this location. At the very least, a traffic study to determine actual traffic hazards would be beneficial.

Transportation & Circulation

GOAL: Provide an alternate vehicular link for residents on the North and West side of Rt. 286

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Connect Dixon Rd to Dixon RD. North	Widen and pave Dixon St. making it available for vehicular traffic and on-street parking.	To be determined through bidding process	1 Year	Borough, PennDot Agility Program, County Planning Commission	Borough funds, PennDot Agility Program, DCED

GOAL: Ensure the safe and efficient movement of Vehicular Traffic

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
All Vehicular Transportation Links are Paved and Maintained	Develop a long-term plan for paving; including a survey to determine need and priority, a schedule including the location and condition of roads	Minimal (staff time)	1 Year	Borough Staff, county Planning Commission	Borough Funds reviewed and long term allocation implemented
Install a traffic signal or other traffic calming device at the corner of 4th and Franklin St.	Meet with PennDot to discuss potential and opportunities to eliminate current traffic hazards. Involve legislators and community residents	None for beginning process. Installation of signal or other method will be determined through bidding process	Immediately	Council, Staff, Planning Commission, PennDot, Business Owners and concerned citizens	Borough funds, PennDot Agility Program, DCED

GOAL: Replace, Repair or Improve the Appearance of the Sixth Street Bridge

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Determine the most feasible alternative to enhance the physical safety and appearance of the sixth street bridge, including a pedestrian through way.	Meet with PennDot to discuss potential for 6th street bridge maintenance or replacement on the 12 year program.	To be Determined	Immediately	Council and Staff, County Planning Commission, PennDot, Volunteers	Borough funds, PennDot Agility Program, DCED

5. HOUSING

Housing reflects a community's social and economic conditions. The state and supply of housing can be used as an indicator of economic cycles, population growth or decline, and architectural trends. Providing safe, sound, affordable housing is vital to a community and is recognized as a regional concern. Therefore, planning for adequate and affordable housing should be balanced with other community planning objectives.

Age and Supply of Housing

According to the 1990 U.S. Census, there were a total of 647 housing units in Clymer Borough. The housing stock in Clymer Borough is fairly old. The majority of the total units (70.2%) were built before 1939. Clymer Borough has more housing built prior to 1939, as a percentage of all housing units, than Cherryhill Township, Indiana County and the state. The contrast between housing built prior to 1939 in Cherryhill Township (18%) is strikingly different than the 70 percent found in Clymer.

Newer housing (housing built in the 1980s) in Clymer Borough comprises 6.3 percent of the total housing units. This indicates that there was minimal construction in the borough in the 1980's. Clymer has a smaller percentage of newer housing than the county, state and Cherryhill Township. Table 13 represents the data on the age of housing in Clymer Borough, Indiana County, the state, and Cherryhill Township.

Table 13
Age and Type of Housing Structure

	State	Indiana County	Clymer Borough	Cherryhill Township
Total housing units	4,938,140	34,770	647	978
(%) of structures built - before 1939	35.1	32.5	70.2	18
(%) of structure built between 1980-1990	12.4	14.9	6.3	17.2
Mean number of rooms	5.8	5.7	5.7	6.1
One unit-detached	2,636,631	23,543	517	783
Percent of total housing units	53.4	67.7	79.9	80.1
Vacant housing units	442,174	3,060	47	86
Percent of total housing units	9.0	8.8	7.3	8.8

Source: U.S. Census , 1990.

Reviewing the age of housing on a decade by decade basis show that 83 percent of all construction took place prior to 1960. Particularly in the 1960's and 1980's, Clymer Borough did not experience the same building booms as the surrounding areas. This indicates that Clymer's housing stock has been sufficient for the population over the past several decades without growth demands. The housing values in Clymer, for owner occupied units, are lower than the county and Cherryhill Township. Clymer's median housing value in 1989 was \$28,400, whereas the county and Cherryhill Township's median were over \$50,000. This is related to both the housing age and the lack of investment in the borough in recent years.

A strongest attribute of the housing in Clymer is the availability of water and sewage. Clymer's percentage of homes with public/private water and public sewage is nearly 100 percent of the total (Table 14). This is far higher than Cherryhill Township and the county average. The capability to provide water and sewage to borough residents is important to the health, safety and quality of living of those people. It is also an important aspect when considering future development options. A borough, with strong public utilities, is more capable of attracting new residents and sustaining existing ones.

Table 14
Public Utilities Provisions

	State	Indiana County	Clymer Borough	Cherryhill Township
Total housing units	4,938,140	34,770	647	978
Lack full plumbing (%)	1	2	1.4	0.3
With public/private water (%)	78.1	53.5	97.2	0.6
With public sewer (%)	74.3	42.5	98.8	0

Source: U.S. Census, 1990.

Housing Characteristics

Affordable housing is a common concern in the Commonwealth of Pennsylvania. Providing safe, sound, affordable housing is vital to a community, yet for many, housing cost prohibit them from owning a home. A lack or shortage of affordable housing has numerous implications for local residents. A 1988 report issued by the former Pennsylvania Department of Community Affairs (DCA), now the Pennsylvania Department of Community and Economic Development (DCED), estimated that about 20 percent of the households in Pennsylvania could not afford the dwelling units in which they were residing, meaning they were spending over 30 percent of their gross monthly income for rent or more than 28 percent for a mortgage. Housing markets and economic conditions vary by location, making it necessary to examine each community independently.

Certain factors drive up the cost of housing to a point where it is no longer affordable to many people. When a home is purchased, there are a number of costs associated with the sale that are passed on by the developer to the home buyer, such as the cost of the land, utility installation, impact fees for recreation and road maintenance, and design and review fees. These costs, along with property taxes, add to the already expensive transaction of buying a house.

Housing affordability differs for rents and home owners in Clymer Borough as shown in Table 15. In Clymer Borough, the median rent as a percentage of household income was 35 percent in 1990. This is not exorbitant, however it is higher than the state's recommended affordability rate of 30 percent.

Homeowners, on the other hand, live more reasonably in Clymer than renters. Of the total occupied housing units in Clymer Borough, 73% are owner-occupied. Those residents with a mortgage were spending a great deal less of their household incomes (18.3%) on housing than

the state's affordability rate of 28 percent of household income. Thirty percent, or almost one third, of the residents in Clymer have a mortgage on their house.

Table 15
Housing Affordability Characteristics

	State	Indiana County	Clymer Borough	Cherryhill Township
<i>Occupied housing units: Total</i>	4,495,966	31,710	600	892
Total owner-occupied housing units	3,176,693	23,314	430	790
Percent of all occupied housing units	70.6%	73.5%	71.6%	88.6%
(%) moved in - March 1989-1990	6.5	4.7	2.6	1.8
(%) moved in before 1969	37.9	37.5	57.7	21.5
Owner-occupied housing with mortgage	1,412,136	7,475	130	312
Percent of total	44.4	32.0	30.2	39.4
Median monthly owner costs	\$ 682.00	\$ 586.00	\$ 447.00	\$ 544.00
Median costs as a % of household income	* 20.2	* 20.9	* 18.3	* 20.3
Owner-occupied without a mortgage	1,209,403	8,327	264	150
Median monthly owner costs	\$226	\$201	\$182	\$227
Median costs as a % of household income	13.3	13.0	13.9	12.3
Total renter-occupied housing units	1,319,273	8,396	170	102
Percent of all occupied housing units	29.3%	26.5%	28.3%	11.4%
Median gross rent	\$404	\$334	\$309	\$332
Median rent as a % of household income	* 26.1	* 29.7	* 35.0+	* 20.9

Source: U.S. Census , 1990.

Types of Housing

There are various types of available housing. Clymer Borough has a mixture of housing types. The predominant type of dwelling is a single- detached unit. Since Clymer was envisioned as a new town, the land was parceled into lots to be sold to private buyers from the beginning of its inception. The trend toward single-family houses has remained the major housing type in the borough today. In addition to single-family detached units there are also two-family dwelling units; mobile homes; public housing projects; and multi-family dwellings. Standard definitions for different types of housing can be found in the appendix and should be referred to as a basis for understanding housing.

Single-family, detached structures

The single, detached dwelling units are found throughout the borough. The majority are clustered between Franklin Street and Walcott Street. More single-family units can be found along Harrison Street and Dixon Road. The condition of housing structure varies.

Two-family dwelling units

Two family units have a minimal presence in Clymer. There are less than five of these housing units within the Municipality.

Multi-family dwelling units

Multi-family dwelling units are those which house contain more than two units in the same structure. Multi-family units are found along both sides of Franklin Street, intermixed with the commercial and public buildings.

Mid-Rise Apartments

The only place where an apartment building over two stories occurs in on Sherman Street at Fifth Avenue. These are the King Apartments, a three story structure. These are considered multi-family dwelling units.

Garden Apartments

Garden Apartments are basically multi-family dwelling units. Clymer Borough has one area of Garden Apartments: Tate Terrace on Hancock Street. These are considered multi-family dwelling units.

Townhouse

The only townhouse structure that can be found in Clymer is the Tall Pines housing project on Mill Avenue. This is an important design for elderly residents because each single family unit, although attached by a common wall, has its own front entrance. No units are stacked, but rather are designed linearly.

Mobile Homes

Mobile homes are found in no particular cluster pattern, but rather mixed in with the single-detached units. Currently, there are approximately 20 mobile homes in the borough. Some of the mobile homes have additions in the form of decks or front steps and small front porches. A few of the mobile homes are on insecure foundations.

Home Ownership

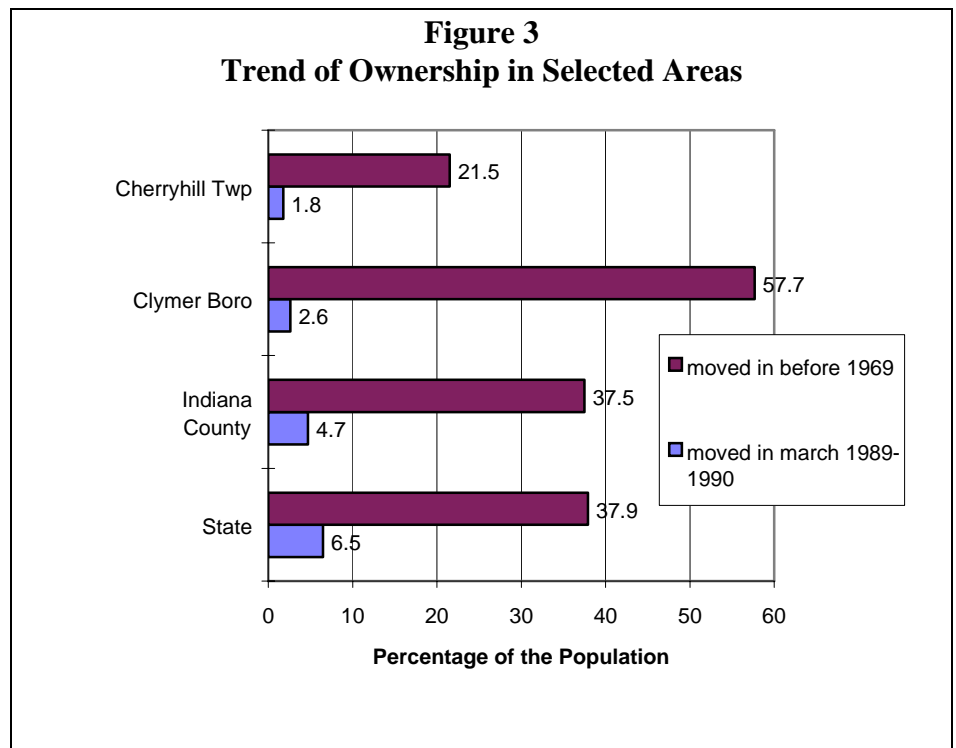
It has been realized that communities with a high percentage of home ownership have a more stable tax base, lower crime rates, higher educational attainment levels, higher graduation rates, less mobility, and more neighborhood cohesion. Home ownership benefits the individual investor, because as an asset, it has the potential to grow and generate future financial security. Likewise, it offers economic benefits to the community in terms of property taxes and any construction activity that may spur jobs and business growth.

Perhaps more important than the economic incentives are the social gains of home ownership. Home ownership enables people to have greater control over their living environment and it influences them to become more involved in local issues. People have a greater interest in crime and safety, and a concern for the local environment often develops.

The greatest influx of residents in Clymer Borough happened before 1969 (figure 3). This was foreshadowed by the data on housing age. Over half of the residents in Clymer Borough (57.7%) at the time of the 1990 Census had moved into the borough 20 years prior. This is substantially higher than the percentage for the county, state and Cherryhill Township.

As Figure 3 displays, only 2.6 percent of the population resided in Clymer for less than ten years, while approximately

57.7 percent resided in the municipality prior to 1969. It can be inferred that there is a high degree of stability among borough residents, because they have tended to remain in Clymer Borough for a long tenure.



Blighted structures

As part of the housing background studies, a survey of the community's housing stock was performed. The form used to evaluate the existing conditions of structures in Clymer Borough has been included below.

There were several structures in the borough that were deemed blighted. Some of these structures are vacant and present health problems for the adjacent property owners due to rat infestation and potential fire hazards. Blighted and dilapidated housing structures are also a problem to adjacent structures because they lower the tax base and affect resale values in the immediate area. Demolition and/or rehabilitation of these structures should be actively pursued in future housing strategies for the borough.

Indiana County Housing Authority Projects

There are two Indiana County Housing Authority projects located in Clymer Borough. The first is the Tall Pines Apartment complex. This is an elderly housing complex consisting of 20, one bedroom units, contained in four buildings. All dwelling units are one story in height and designed to accommodate senior citizens. The complex was completed in 1990. Persons 62 and older get first preference when applying for housing in Tall Pines, followed by persons 55 and older.

The second Indiana County Housing Authority project is the Anthony P. Tate Senior Terrace Apartments. This housing development, commonly called Tate Terrace, was built in 1984. Tate Terrace is located on Hancock Street, and consists of 13-two bedroom and 5-three bedroom attached dwelling units, contained in four buildings. These dwelling units are rented to low income families. As of November 1996, 13 of the 18 families in Tate Terrace were classified as single head of households.

Recommendations and Implementation Strategies

The goal for future housing in Clymer is to provide for a greater variety of housing opportunities for all income levels. Clymer's housing supply is predominantly made up of single-family, detached housing structures. There is an identified need for more smaller units that elderly and lower income residents can occupy. This need became evident after the county housing authority constructed the Tall Pines Apartment Complex in 1990 to serve elderly residents with low incomes.

There is also a desire by Clymer residents to attract professionals and mid-high income families into some of the existing homes. Given the new juvenile prison facility that will soon open near the Clymer border, establishing a housing plan that aims to attract professionals from this new facility is timely.

By planning for housing diversity, a natural turnover is more likely to occur. Older residents will have the option to stay in Clymer, while selling homes that may now be too big or too expensive to maintain. This attrition rate is an important aspect of housing turn over and supply.

In order to achieve the desired housing results and provision for the future, it is recommended that the following steps be taken:

1. Create an ad hoc committee on housing needs for Clymer residents to identify where inadequacies currently exist. The committee will conduct a housing inventory to identify number and types of units available within Clymer. In addition, those income groups that are not being served by the existing supply should be identified to determine if a need exists.
2. Create a committee or task force designed to promote housing opportunities within Clymer. Responsibilities would include assisting Borough Council with other plan recommendations, advocacy for infrastructure improvements and to assist in the preparation of a marketing plan for the promotion of Clymer as a residential community.
3. Promote multi-unit opportunities for elderly residents. Due to the success of the county's Tate Terrace housing complex for low-income elderly persons, there is a solid market for this form of housing in the borough and plans should be developed to slowly increase the number of units for elderly residents.

4. In addition to new housing, steps should be taken to explore opportunities for community-based housing for the elderly. This may entail allowing homeowners to rent units within their houses to elderly residents, or vice-versa, allowing elder homeowners who are not prepared to move to rent units to younger tenants. In both cases, the partnership helps financially and increases the rental options within Clymer. If subdividing a house into units is not desired, then the idea of a shared-housing approach is a way for elderly people to live together in one house where appropriate.
5. Develop a working partnership with the Indiana County Housing Authority and the Indiana County Department of Planning to influence future housing programs and funding streams.
6. Ensure that the amount of low-income housing does not overwhelm the current level of home ownership.

Mobile homes are scattered throughout Clymer Borough, totaling approximately 20. Manufactured housing is one of the most popular housing alternatives in rural areas and the design of such homes have improved dramatically over the years. Mobile homes have become a controversial topic in many communities, however they represent another aspect of housing diversification and choice. Furthermore, it is exclusionary to try to regulate them as an alternative. It is recommended that design standard for mobile homes be considered in Clymer as a way to ensure better compatibility with their surroundings. Design variables include: roof pitch, siding material, and foundation type.

HOUSING

Housing					
GOAL: Provide for sufficient housing for all ages and income levels					
RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Based upon the housing inventory determine where inadequacies are located in Clymer, noting current need for elderly housing that is not based upon low income requirement.	Develop working relationship with Indiana Housing Authority to influence the current housing programs underway in Clymer	N/A	Immediately	Council, Staff, Indiana Housing Authority	N/A
Limit the amount of low income housing communities to reflect current population level of home owners	Develop zoning and ordinances that will provide an acceptable rate of housing communities or renters to home owners	N/A	Immediately	Council, Staff, Indiana Housing Authority	N/A
GOAL: Market housing opportunities to outside communities and residents					
RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Create a committee or task force designed to promote housing opportunities within Clymer. Responsibilities would include assisting Council with other plan recommendations, advocacy to gas, water, sewage and elec. companies preparing a marketing plan for the promotion of Clymer as a residential community for other areas.	Determine interested and qualified people to sit on task force. meet with council to develop goals for task force and begin to prepare marketing plan and identify network contacts.	N/A	Immediately	Council, Real Estate Agents, Housing Authority if interested, business owners, local residents	N/A

HOUSING

6. ECONOMIC DEVELOPMENT

Clymer has a very distinctive “downtown”. It is comprised of Franklin Street, an east-west route through the borough, that also serves as state road. Because of its dual role as Main Street and a state throughway, Franklin Street faces unique obstacles. Large truck traffic affects noise levels and interferes with pedestrian ambiance, and the traffic using Rt. 286 to bypass Clymer travel at speeds which contradict the idea of a calm and deliberate Main Street.

Franklin Street has been the commercial strip of Clymer from its earliest days. It is supported by Sixth Street, which runs perpendicular to Franklin Street. The intersection of the two streets are an important juncture of the downtown and together they connect the borough from north to south and east to west.

The downtown streets host a number of structures dating back to the period between 1910-1924 with a signature bank building positioned on the southwest corner of Sixth and Franklin. Fortunately, minimal change has occurred along these downtown streets since the 1950s, therefore the character of Clymer’s downtown is that of 2 to 3 story buildings of similar shape, size and setback. (*The setback is an important aspect of downtown design that will be discussed throughout this plan.*) Clymer’s commercial buildings were generally constructed against the street with enough space for a sidewalk. As a result of street design, early 20th Century architecture, and building uniformity, the Main Street has a certain personality and comfortable feel in relation to pedestrians.

Downtown revitalization efforts for Clymer will focus on preserving and enhancing the streetscape while remembering that the success of local businesses is most important. The goal is to strengthen the commercial viability of the Main Street, entice through-traffic to stop and shop, and highlight the fact that Franklin Street has a character and personality worth investing in. This plan as the suggested guideline for developing zoning regulation, site planning and design devoted to townscape principles will enable the commercial area to grow in a way that reflects the community.

Strengths of Clymer’s commercial area were identified as: family-owned businesses, low real estate prices and rent, franchises have not infiltrated the Main Street block of Franklin Street, sidewalks exist for pedestrians, and the infrastructure is good.

Weaknesses identified were the lack of Businessmen’s Association, limited variety for commercial shopping, speed of traffic flow on the main street, and lack of coordination between business hours.

Recommendations and Implementation Strategies

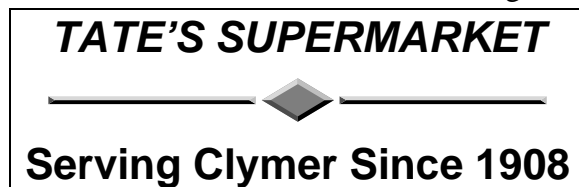
A Plan that Benefits Business Owners

The goal of Clymer residents and business owners is to *Promote, Attract and Retain* local businesses. Clymer is fortunate to have a number of family-owned businesses along Franklin and Sixth Streets. Some of the existing businesses are long time tenants of Clymer, such as Tate’s Supermarket which has been in operation for approximately 90 years. Tate’s and other committed businesses are a valuable feature of the commercial life in the borough. Strategies to Promote, Attract, and Retain local businesses include:

1. Uniform business signs
2. Technical assistance
3. Marketing strategies
4. Business diversification
5. Historic Preservation
6. Clymer Business Persons' Association
7. Traffic calming: enforce speed regulations

Signs

Developing uniform business signs that have a historic or cultural theme. This will require local businesspersons to gather for a creative session to decide what type of sign they would prefer to mark their businesses. This business district signs are intended to be supplementary marking to each business' individual sign. The uniform signing strategy is to enhance the character of downtown business area and draw attention to the age of businesses, as well as their family ownership. Signs would have similar information to highlight history, business and community. Businesses that are historically significant can have either a supplementary sign, or a variation on the businesses district sign highlighting it as historic.



Technical Assistance

It is important to assist small businesses with technical assistance. There are many ways to provide technical support. For example, the Indiana University of Pennsylvania may be able to offer support through its academic programs, there may be local incubators for businesses or a small business support network at the county level. Chambers of Commerce are often helpful. Most desirable is technical support obtained locally through Clymer businessmen helping each other. It is not in the interest of the business owners or the community to see the commercial establishments go out of business, therefore help from within the community is preferred.

Marketing Strategies

Developing a marketing strategy for the entire business district or borough is recommended to ensure success. Some of the most beneficial aspects of locating a business in Clymer are: the family-owned business atmosphere, existing capture-ratio from Rt. 286 traffic.

Business Diversification

Diversity in business is critical in the strength, success and longevity of any business district. It is especially important to have a variety of businesses in order to offset the natural cycle of consumer demand and the natural fluctuation of the market. Clymer residents will be less likely to spend their money elsewhere if they can purchase what they need, and want, within the borough; thus, strengthening the local economy.

Promotion of business diversity involves a variety of strategies, including, flexible municipal regulations, aggressive and innovative marketing of vacant storefronts, and identifying specific businesses that will increase diversity within the Clymer business district.

Historic Preservation

It is important through the comprehensive planning process to integrate Clymer's historic preservation goals with downtown revitalization. The downtown district should be established and clearly demarcated from the residential area. This can be done through zoning the area as a historic district, business district, special district, or a combination. Establishing design criteria and guidelines for what will mesh the best with the surrounding buildings will ensure that Clymer's downtown does not lose the character which residents value.

Establish:

1. Design review criteria, or special exception procedures
2. Infill Development as a Pattern Enhancer
The goal of infill development in Clymer is to help create form, cohesion, and order which are the attributes that subtly operate in traditional towns. Where there is space in the downtown to put a new "infill" building, it should be regulated to fit with the existing town form.

Traffic Calming

Traffic calming techniques are recommended for Franklin Street. Techniques for how to force traffic on Rt. 286 are described in detail in the Transportation Plan section. The goal is to slow down the flow of traffic and influence through-traffic to take note of the commercial businesses.

The Pennsylvania Downtown Program (Main Street Manager Program)

The purpose of implementing a downtown program would be twofold, first to coordinate businessmen and second to enhance the aesthetic value of Franklin Street. Business coordination would provide uniform hours of operation, coordinate sales and promote businesses. Further explanation of how businesses can be coordinated and information regarding the Pennsylvania Downtown Program may be found in appendix g.

The aesthetic appeal of Franklin Street is intended to improve through goals identified in the comprehensive planning process. Input from residents and business owners painted a general picture of the type of streetscape/townscape considered attractive or appealing. The future plans for downtown revitalization should use the following design guidelines to achieve the desired changes to Clymer's Main Street.

- A. Streetscape design objectives for Clymer Borough

- Building facades must maintain a consistent street edge, except to provide pedestrian passageways to rear parking areas
- Ground floor space shall be reserved for pedestrian oriented retailing and services.
- Building height shall be limited to a minimum of two stories, a maximum of five.
- Building design shall be encouraged to utilize contemporary interpretation of earlier styles, utilizing native brick.

For shopping streets to feel traditional they must exhibit certain characteristics. The primary consideration is the ratio between street width and building height. The most successful ratio is 2:1 and 3:1 (measured horizontally between opposing shop fronts and vertically from the sidewalk to the eaves line). The 3:1 ratio is most common in older towns such as Clymer where the main shopping streets are about 60-80 feet wide (building face to building face) and the building heights are 2 to 3 stories high. In addition to looking nice to the pedestrian and auto, the 3:1 ratio allows more opportunity for parallel curbside parking on both sides of the commercial street.

B. Facade Improvements (develop a uniformity or theme to the commercial district)

- Windows and facades created on at human scale
- Lighted windows

Enhance and Preserve the Central Business District through Developing Zoning Regulations

It is inevitable that change will take place over time on Franklin Street. However it is not predetermined that change must rob Main Street of its character. It is easy to imagine change where properties are vacant, other risks abound, namely fire and redevelopment. It is difficult to predict where or when a fire will take place, as the residents of Clymer well know after witnessing total destruction of a house on Franklin Street less than a year ago.

The most cautious approach to retaining the character of the Main Street is to take nothing for granted and assume that all buildings and land uses are susceptible to change. Most municipal land-use regulations do not address scale, pattern, design, and setback locations of new development effectively, which leads to awkward changes in a community. For example, if one of the two-story, yellow brick structures on Franklin Street were destroyed and replaced with a one-story cinder block building set far back on its lot to accommodate an eight car parking area in front, the fundamental look of the street would be altered. Currently, Clymer lacks any form of land use regulations, which means that local officials have no control over how future changes affect the visual character of their community.

Develop Civic or Public Space/Town Square

Creating comfortable public spaces are an integral part of designing and maintaining a healthy downtown. A study of 21 rural towns in the state of Georgia enrolled in the “Main Street Program” of the National Trust for Historic Preservation found the vitality

of the center was related in part to the physical form of the central business district (Arendt, 1994). Pedestrian activity was shown to increase where public squares were designed into the downtown.

The economic success of a central business district is linked to its capacity to serve social needs. The public space illustrated in Figure 4 indicates the type of social interaction that is anticipated in Clymer. The picture represents the corner of Sixth Street and Franklin, a parking lot that is currently owned by Laurel Bank. An architect's rendering depicts the lot as public space with a clock tower, mobile vendors carts, and pedestrian attractions. This corner lot was chosen as an ideal place to design such a public area, however, as property of the bank, this lot is in no way slated for development, rather is used as a site to imagine the possibilities of open, public spaces along Franklin Street. Several parcels in Clymer would have potential development possibilities including the vacant area across from the borough building and the parcel along Franklin and Sixth Street where a convenience store is located.

Figure 4
Laurel Bank Lot at Franklin and Sixth Street



Photo by: Mackin Engineering Company, 1998

Figure 5
Proposed Public Space



Rendering by Robert Genter, RLA, Mackin Engineering Company

In addition to illustrating the attraction of public space, the architectural rendering of the existing lot depicts a number of anticipated improvements to the downtown shopping area. It shows the corner with proper crosswalks for better and safer pedestrian mobility. It also shows how uncluttered Franklin Street looks with underground utilities and period street light fixtures.

Downtown Revitalization					
GOAL: Create a "Town Square Area"					
RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Locate and Acquire Property	Borough and committee to identify property, research cost and make recommendations to purchase or to allocate funds for that purpose	Minimal for research process. Cost dependent upon location and ownership of property	1 Year	Borough, Business Association, Volunteers	DCED
Town Square should have historical theme that complements Clymer's history	Consult with historic preservation volunteers to develop a theme for the town square area	Minimal for research process. Cost dependent upon items acquired and needed for project	1 - 1 1/2 Years	Borough, historic preservation committee, volunteers, business association	DCED, Bureau for Historic Preservation (Division of Grants and Planning) BHM/DGP

Downtown Revitalization

GOAL: Establish an entity to Implement the Strategies of the Downtown Revitalization Project

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Organize a Business Association, Chamber of Commerce or determine the feasibility of a "Main Street Manager"	Survey existing businesses to determine interest and to identify leadership.	N/A	Short Term-6 months to 1 year	Borough, Steering Committee, Center for Local Government, local businesses	N/A
Increase business cohesion and support of Downtown Revitalization	Adopt an ordinance to establish a Business District	N/A	Short Term-6 months to 1 year	Borough, Steering Committee, Center for Local Government, local businesses	N/A

GOAL: Implement flexible zoning regulations within Clymer

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Determine suitable areas conducive to zoning changes in Clymer	Prepare and adopt a zoning ordinance to include an Overlay District for the Downtown Revitalization area. And to discourage business growth within the floodplain area	\$5,000	Short Term-6 months to 1 year	Borough, Steering Committee, Center for Local Government, Planning Consultants	N/A

Downtown Revitalization					
GOAL: Support the Downtown Revitalization Project through Public Investment					
RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Allocate local funding to develop Downtown Revitalization Projects	Municipal funding streams reviewed to determine opportunities to funnel monies to Revitalization Efforts	Varies for each project	Short Term	Borough	DCED (State Planning Assistance Grant/SPAG)

GOAL: Adopt the Downtown Revitalization Project goals as an essential element of Clymer planning efforts					
RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Officially incorporate the goals of Downtown Revitalization Project into Borough Council's agenda and future goals	Council members should adopt the Revitalization efforts as their own and participate in the development of the Business District, Business Association and other Downtown Revitalization Efforts	N/A	Short term-6 months & ongoing	Borough	N/A

Downtown Revitalization					
GOAL: Simplify Permit Process					
RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Consolidate and centralize the permit requirements needed to open businesses	Consult with local businesses to determine what procedures are most difficult	N/A	Short Term	Borough, Business Association, Volunteers	N/A

GOAL: Ensure that Infill Development and building re-use is compatible with existing businesses					
RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Limit square footage requirements for business within the Clymer Downtown Area	Adopt ordinance limiting square footage for businesses	N/A	Short Term	Borough, Business Association, Planning Commission	N/A

GOAL: To incorporate facade improvements in downtown beautification efforts					
RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Implement program for local businesses to upgrade facades &/or cleanup properties.	Create a revolving loan fund to help businesses with their cost. Meet with Local banks to determine what private funding opportunities are available	None for the research process. Loan program cost to be determined	Mid Term research process. for Loan Program-- Long Term 5-10 Years	Borough, Business Association, Planning Commission, local funding institutions	N/A

Downtown Revitalization

GOAL: Increase consumer awareness and promote local support

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Develop a promotional campaign that includes consumer incentives for buying from Clymer businesses	Determine which businesses are interested in this program and identify what incentives they will offer	N/A	Short Term	Borough, Business, Volunteers, Business Association	N/A

GOAL: Maintain adequate, safe and efficient parking for vehicles in Clymer

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Determine if current facilities are at capacity noting time of day.	Survey of business, consumers and field view of parking lots	N/A	Short Term- Mid Term. 1-2 Years	Borough, Businesses	N/A
Provide central parking areas	Identify business that have, and those that lack, sufficient parking. Determine those areas that can be shared, noting ownership and access points.	N/A	Short Term- Mid Term. 1-2 Years	Borough, Businesses	N/A
Implement shared parking throughout Clymer's Downtown area	Provide (ADA Accessible) to parking area for each business location. utilize parking screens to complement beautification efforts	Minimal	Short Term- Mid Term. 1-2 Years	Borough, Planning Consultants, Business Association, Volunteers	DCED, PennDot, Agility program

GOAL: Create a Pedestrian Friendly Downtown Area

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES

Downtown Revitalization

Encourage pedestrian flow throughout the Project Area	Construct or repair sidewalks throughout the project area. Provide for casual sitting with street furniture. Provide convenient waste disposal by locating trash receptacles throughout project area.	To Be Determined through bidding process	Long Term-5-10 years	Borough, Street Department, Business Association	DCED
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Downtown Revitalization

GOAL: Link the Downtown Area by providing walkable access to community facilities, businesses and recreation

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Prioritize which areas in Clymer will be linked to the downtown area	Map current sidewalk network, noting location to identified areas. Determine where new links are needed.	N/A	Short	Borough, consultant	Local fund, State Grants, DCED
Create a series of trails and develop a comprehensive sidewalk system linking all sections of town	Contact RR's to determine future sale plans and feasibility of low cost sale to Borough. Review funding streams to determine adequate allocation for future purchase. Develop long range plan for ongoing sidewalk development and maintenance	to Be Determined	Mid Term-2-5 Years	Borough, Rail Road, Business Association, Planning Commission	DCED, Rails to Trails, Borough Funding

Downtown Revitalization

GOAL: Promote a unified and attractive theme unique to Clymer

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Incorporate Clymer's unique history and tie with the USS Geo. Clymer to develop a historical theme throughout the downtown area	<p>Determine what visual theme could be developed. Utilize contests to involve the public in deciding what the theme for their community should be by giving parameters based upon research conducted.</p> <p>1.) Research historical documents about Clymer. 2.) Determine relevant historical themes using research materials. 3.) Present findings to Borough Council and Business Association.</p>	Minimal	Immediately	Borough, Historical Commission, School, Vo-tech, Businesses	N/A

Downtown Revitalization					
GOAL Cont. : Promote a unified and attractive theme unique to Clymer					
Develop task force to involve the community	1.) Determine focus of contest (school, age group, seniors etc.) 2.) Attract volunteers from the community who can help steer thematic development. 3.) Coordinate with Businesses. 4.) Contact PR firms for assistance, media dispense information	N/A	Short Term	Borough, Historical Commission, School, Vo-tech, Businesses, Public Relation Firms, IUP-Marketing Interns, Area Media	N/A
Increase community involvement with Downtown Revitalization efforts	1.) Solicit volunteers to conduct survey process to get residents input and build support. 2.) Involve school students in contest to help "name" the area, develop slogan and logo	Minimal-- Mailing costs, supplies for students	Short Term	Borough, local businesses, IUP, Penns Manor School (art department)	Borough funding streams and business donations

GOAL: Incorporate the thematic approach throughout the Downtown Area					
RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Businesses will adhere to standards developed for the thematic design.	Establish adherence procedures for the businesses to adopt the thematic design including standards for lighting, signage, architecture and other necessary elements.	Minimal	Short Term to Mid Term 1-3 Years	Borough, Business Association, Public, Historical Commission	Municipality, DCED

Downtown Revitalization

GOAL: Increase recognition and awareness of Clymer borough limits and downtown area through approach

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Create a "Visual Gateway" to Clymer	1.) Determine potential property at every city limit that is in conjunction with a major throughway. 2.) Research ownership. 3.) Acquire property or enter into a "user" agreement. 4.) Use the downtown theme for gateway design 5.) Seek advice, assistance and ideas on plantings	Minimal for research and development	Short Term-1 Year	Borough, Business Association, Historical Commission	Local donations
Prepare a landscape plan to incorporate theme into gateway.	1.) contact landscape company to seek bids or pro-bono help. 2.) Contact vo-tech/schools/university to get internship	N/A	Short Term-1 Year	Borough, Business Association, Historical Commission	Local donations

Downtown Revitalization

GOAL *Cont.* : Increase Recognition and Awareness of Clymer City Limits and Downtown Area

Increase community participation in, and support of, the gateway project	1.) Contact community groups to participate in actual planting of Gateway. 2.) Create planting schedule and coordinate volunteers. 3.) Local businesses provide lunch/drinks for volunteers	N/A	Short Term-1 Year	Borough, Business Association, Historical Commission, schools, volunteers, community groups (VFW Ladies Auxiliary), Western PA Conservancy and churches	Local donations
Promote Gateway projects to increase project visibility and recognition	1.) Contact media with story and dates of plantings. 2.) Using theme, logo or slogan, design t-shirts to be worn by volunteers. 3.) Contact county and local gov't to pass resolution declaring "Clymer Beautification Day"	T-shirts \$500-700	1 Year	Borough, Business Association, Historical Commission, schools, volunteers, community groups (VFW Ladies Auxiliary), Western PA Conservancy and churches	Local donations

7. LAND USE

In 1990, Clymer had the fourth for the highest density of all municipalities in Indiana County. The borough consists of 0.6 square miles of land which includes areas which are not conducive to development such as wetlands, floodplains, steep slopes, and landslide prone areas. The steep slopes and landslide prone areas are generally undeveloped in the borough. However, within the floodplains, some development still remains in the form of parks, residential, and commercial land uses.

Most of the land in Clymer Borough supports some type of development. Clymer is fortunate in that most of the land within the borough is fairly flat, the majority of which has developed into residential use. Residents feel this is a strength in land use because homes are generally well-maintained which indicates a level of pride in the community.

The streams and tributaries which pass through the borough are another valued form of land use. Residents identified the network of streams which impact the borough as an important influence on land use and the character of the community. Two Lick Creek and Dixon Run are the main influences (see existing land use map), however Sample Run and Buck Run also play a role in this network.

Clymer's commercial strip of land along Franklin Avenue and Sixth Street are seen as a strength, yet one that can be enhanced to its full potential. Commercial activity in Clymer is waning, therefore this form of land use will be outlined in more detail in the Downtown Revitalization Plan.

An identified weakness in Clymer's land use is the lack of zoning and land development regulations. Determining regulations according to the values of Clymer residents is a crucial factor in guiding future land development.

Residents would like to see more diversity in businesses to improve the commercial area and more housing options for young couples and senior citizens. Although housing is viewed as a strength, residents recognize that housing diversity is needed.

A final weakness in land use is the vacant areas along the borough's periphery. There is a need for land able to be developed in Clymer, yet some areas remain vacant which is a constraint to future growth.

Land Use Categories

Land use patterns in Clymer Borough reflect the physical development that has taken place over the past century. A windshield survey was conducted in May of 1997 to evaluate the existing land use patterns in Clymer Borough. This was done on a parcel by parcel basis. The land use categories used for this study are discussed individually to better understand their role in the borough.

Nine land use categories were identified throughout Clymer Borough. These categories were assessed to determine the acreages they occupy and where conflicting land uses abut one another. Existing land uses were reviewed to see if development has followed the pattern suggested in the 1982 Clymer Borough Comprehensive Plan. Table 8 lists the

categories and acreages of each type of land use in Clymer. The map will demonstrate the intensity of the various land uses in the municipality.

Table 8
Clymer Borough Existing Land Use

CATEGORY	ACRES	PERCENT OF TOTAL LAND
Total Residential	99.6	47.4
• Single-Family Residential	91.7	43.6
• Two-Family Residential	0.3	0.1
• Multi-Family Residential	5.1	2.4
• Mobile Home Residential	2.5	1.2
Total Commercial	9.5	4.5
• CBD Commercial	9.5	4.5
Vacant Lots	81.3	38.7
Light Industrial	1.2	0.6
Public/Semi-Public	9.5	4.5
Open Space/Conservation	9.0	4.3
TOTAL	210.1	100%

Source: Mackin Engineering May, 1997

Residence

A home or abode or place where an individual is actually living at a specific time, a dwelling unit.

Single-Family Residential

This land use category is characterized by single, unattached dwelling units. Single-family residential is the dominant type of land use in Clymer Borough. This land use is shown in yellow on the Existing Land Use Map.

Mobile Home Residential

Mobile homes are scattered throughout the borough, however they only represent 1.2 percent of the total land and 2.5 percent of the residential land use. The number of mobile homes in Clymer is down slightly from the 1982 Land Use survey. Mobile homes were considered to be single family residences and are shown in yellow on the Existing Land Use Map.

Two-Family Residential

Two-Family dwelling units include duplexes and two unit apartments. Conversions of single-family dwelling units into two individual dwelling units is a form of two-family residential land use. One location where two-family dwelling units exist is at the intersection of Sixth Street and Oak Avenue. The other two-family dwelling unit found in Clymer is located at the corner of Franklin Street and Plum Avenue. This land use is considered multi-family dwelling and is shown in orange on the Existing Land Use Map.

Multi-Family Residential (Apartments)

Apartments are the most recognizable type of multi-family dwelling units. Multi-family dwelling units in Clymer are concentrated in two areas. The first is the Tall Pines Terrace, an Indiana County Housing Authority project, located between Mill Avenue and Franklin Street. The other area is Tate Terrace Housing Complex, located at the intersection of Fifth Street and Hancock Street. This land use is shown in orange on Map 2, Existing Land Use, located in Appendix i.

Commercial

This type of land use is one that serves the day-to-day needs of borough residents. Central Business District Commercial land uses are those found along Franklin Avenue, Clymer's Main Street. These land uses include drug stores, banks, restaurants, grocery stores, and specialty shops. Many of the commercial land use structures have residential units occupying the second floor. This land use is shown in red on Map 2, Existing Land Use, located in Appendix i.

Public and Semi Public

Public and semi-public land uses include churches, municipal buildings, fire stations, libraries, senior centers and group meeting halls. These land uses are found in different areas of the borough. They generally have few conflicts with adjacent properties. Public and semi-public land uses are depicted in blue on Map 2, Existing Land Use, located in Appendix i.

Recreation and Conservation

This land use category is found in several areas of the borough. The first is the Sherman Avenue Park located on Sherman Avenue. The second is the Little League Field adjacent to Two Lick Creek. The third is the park in the Sample Run neighborhood, and the fourth is the Lee Street Park. Recreation and conservation lands are reserved for recreational facilities, floodplains, wetlands, and environmentally sensitive areas. This land use is shown in green on Map 2, Existing Land Use, located in Appendix i.

Vacant Lots

Vacant lots are primarily undeveloped parcels of land or parcels that are marked by a structure that has since been demolished and removed. This land use category is clustered in environmentally sensitive areas and areas lacking public utilities. Much of the borough's undeveloped land is located in areas lacking public sanitary sewer and water service. These areas tend to be located between the edge of the developed areas of







Clymer and the Cherryhill Township line. These lots may be considered for future use as recreation or open space development. This land use is shown in green on the Map 2, Existing Land Use, located in Appendix i.

Light Industrial

Light industrial land uses are intense concentrations of manufacturing, processing, assembly, or other such type of activity. Light industrial land uses require buffers from adjoining land uses because they produce noises, odors, or glare. It should be noted that there were no active light industrial land uses found in Clymer Borough during the windshield survey. A vacant, light industrial land use was found north of Adams Street and east of Fourth Street. This land use is shown in gray on Map 2, Existing Land Use, located in Appendix i.

Source: The Illustrated Book of Development Definitions

Comparative changes since the 1982 Comprehensive Plan

- | | | |
|------------------------------|---|---|
| 1. RESIDENTIAL |  | Has remained consistent. <ul style="list-style-type: none">• New apartments have been constructed for income and elderly• Single-family dwellings still dominate residential land use |
| 2. COMMERCIAL |  | Has not been developed to the extent <ul style="list-style-type: none">• Infill development has been• Central Business District has not the level of expansion or landscaping signage improvements suggested in the Plan |
| 3. INDUSTRIAL |  | Has not developed in the borough since <ul style="list-style-type: none">• Primarily due to floodplain and restrictions• Adams Street and Sample Run developments not achieved per the 1982 |
| 4. OPEN SPACE/
RECREATION |  | Has increased in the borough since <ul style="list-style-type: none">• The Lee Street park was created• Improvements to existing parks were• Sample Run park has since |
| 5. VACANT LOTS |  | Has remained fairly <ul style="list-style-type: none">• Clustered mainly along the fringes of borough |
| 6. PUBLIC/
SEMI-PUBLIC |  | Has remained consistent <ul style="list-style-type: none">• A new municipal building was constructed the 1982 Plan |

Changes 1982- 2000

Clymer Borough's existing land use plan was adopted by the borough council in 1982 as part of the borough's comprehensive plan. It suggested that land use patterns in Clymer reflect a community of mixed land uses dominated by single-family, detached dwelling units. This remains the case in 1997.

Residential

The 1982 land use plan noted that there were relatively few multi-family dwelling units scattered throughout the borough. That situation has not changed.

Commercial

Central Business District Commercial land use patterns were suggested for three areas of Clymer in the 1982 Comprehensive Plan:

- Along Franklin Street
- On Sixth Street from Franklin Avenue north to Two Lick Creek
- On Sherman Street between Lombardi Avenue and Pine Avenue

Commercial land use patterns have followed in the areas suggested. Commercial land uses on Franklin Street are regional and highway oriented; while commercial land uses on Sherman and Sixth Street are community oriented.

Industrial

Industrial land uses were projected for the area north of Adams Street, south of Two Lick Creek, and east of Lee Street. The land has not developed according to the recommendations of the existing comprehensive plan's Future Land Use Plan. It should be noted that this type of development did not occur in these areas because they are located in a floodplain and lack public infrastructure such as sanitary sewers.

Open Space/Recreation

Several areas of the borough were designated as Outdoor Recreation in the 1982 Future Land Use Plan. The areas suggested for this type of land use have developed according to the manner prescribed. These lands have remained open areas as a result of their environmental restrictions, primarily because they are floodplain areas.

Vacant Lots

Much of the land that is classified as vacant lots for the 1997 Existing Land Use Survey were prescribed to be permanent open space. Environmental conditions hinder potential development of these lands. It is suggested that this land be planned for low density residential development or open space/recreation.

Recommendations and Implementation Strategies

In order to achieve the desired outcome of a comprehensive or strategic plan, implementation tools are needed. Typically, the land use controls commonly used to carry out the goals and objectives of the comprehensive plan are a zoning ordinance, and a subdivision and land development ordinance. A zoning ordinance will direct what can be built on a particular parcel of land. A subdivision and land development ordinance will dictate how a particular parcel of land will be developed. Currently, Clymer has one land use control: the Indiana County Subdivision and Land Development Ordinance. There is no borough or county zoning ordinance in place to govern permitted, conditional, or special exception land uses in the borough.

Zoning Ordinance

Clymer Borough does not have a zoning ordinance. A zoning ordinance would give the borough more control in protecting the public's health, safety, and welfare. Furthermore, zoning can have the effect of protecting property values. When zoning ordinances are in place to ensure orderly growth. The ordinance should be designed to reflect the community goals and objectives of the comprehensive plan. The zoning ordinance should reference any community development goals and objectives as per Article III, Section 301.(1) and Article VI, Section 606 of the PA MPC.

If the borough adopts a zoning ordinance, a zoning officer will be needed to enforce the ordinance. Consideration should then be given to a shared code enforcement officer program with a neighboring community. A borough zoning ordinance would regulate many nuisances and address such issues as proper buffers, setback requirements, net densities, and other regulatory land use development.

Subdivision and Land Development Ordinance

A local subdivision and land development ordinance is necessary to assure that the redevelopment of buildings and/or land are carried out in a responsible manner. Currently, the borough is governed by the Indiana County Subdivision and Land Development Ordinance. It is suggested that land development standards should reflect the desired character of the neighborhood where a land development is proposed.

Similar to the zoning officer a subdivision office will also be needed, usually one person holds such positions.

Land Use

Clymer Borough has seen a decrease in population since the 1950s. As a result, there has been limited growth pressure on the community. The absence of a zoning ordinance has neither helped nor hurt Clymer up to this point because of the restricted growth. Franklin Street has retained its Main Street character, and housing development has not changed drastically either. Threats to the integrity and land use of Clymer are a concern for the future.

The goal for Clymer's future land use is to be prepared for orderly growth and development. The main tool for doing this is the zoning ordinance, and subdivision and

land development ordinance. These ordinances set specific regulations for land use by tailoring how development will occur according to the values of the community. Ordinances are effective tools for guiding growth because they are legal documents and therefore enforceable.

In combination with the Downtown Revitalization Plan and efforts to preserve the historic and cultural identity of Clymer, regulations must be set to avoid intrusion by unwanted development patterns. For example, the commercial buildings along Franklin Street are positioned close to the road with a minimal set back. They are also of similar height. This gives the commercial strip a uniform look, and contributes to the Main Street feel of Franklin Street. The current situation can be negatively impacted by a development such as that typically used in restaurant franchises where the building is set farther back on a lot and parking is positioned all along the front. This type of a development would greatly change the character of Franklin Street.

Industrial Land

Some of the residents who participated in the goals and objectives exercises expressed a desire to have industrial land within the borough. Clymer once had a significant amount of industrial activity through coal mining and brick making, but this influence is long gone in Clymer and new commercial businesses have taken over the economic push.

The goal to attract new industrial uses to Clymer can be done through consciously setting aside land for this use. A parcel of land zoned “light industrial” indicates to prospective tenants that Clymer is willing to accept industry of manufacturing in the borough. The economy has changed significantly since Clymer first began. Attracting an industrial tenant may not be an immediate reality, however the borough would like to be prepared for it in the event that industry is interested in locating in Clymer.

Zoning for Special Growth in a targeted area may serve new opportunities for industrial or institutional development. Sample Run Park was the residents’ favorite location for this. The site is partially in a floodplain (along Hines Street), but it is also very flat and contains grass and minimal park equipment currently. The site can be zoned for industrial use, while still maintaining a park use until a definite tenant comes into Clymer. In the event that someone decides to build on this site, the borough should be prepared to negotiate with that tenant the relocation of the park equipment to another place, possibly around Lee Street. If that land is no longer eligible for the equipment, then additional plots of land should be purchases by the incoming tenant as a prearranged agreement with the borough.

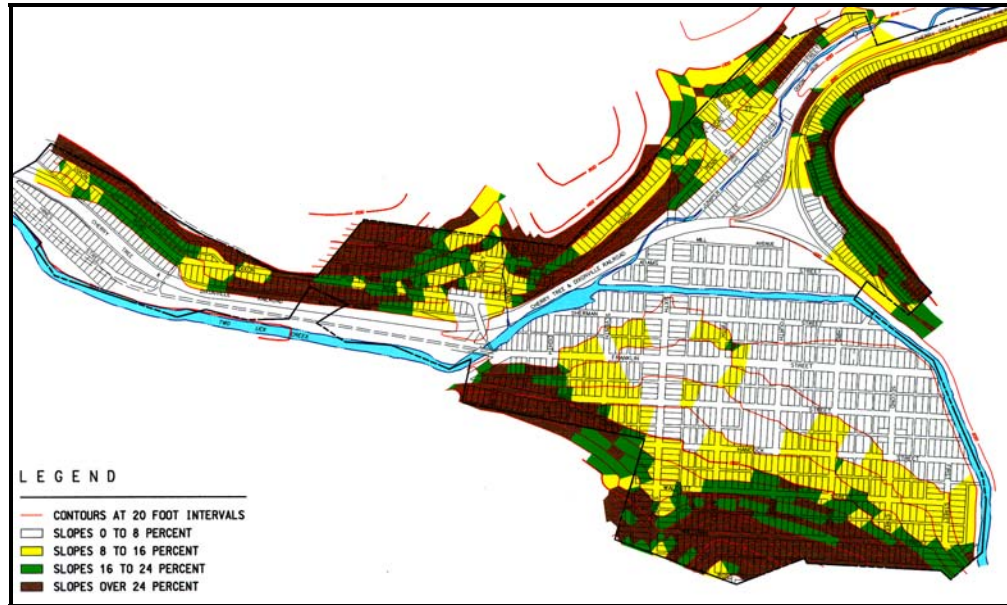
Vacant Land

There is approximately 80 acres of vacant land in Clymer. Much of the vacant land lies on the fringe of the borough. These areas of vacant land can be found along Dixon Road, Sage Street, and Williams Street. This is shown in the Existing Land Use Map.

Although the majority of the vacant parcels are along the periphery of the borough, there are a number of vacant lots mixed in with the built-out commercial and residential areas.

These lots are candidates for infill development. Infill development is defined as "the development of new housing or other buildings on scattered sites in a built up area".¹ It is suggested that infill development sites be targeted for commercial use along Franklin Street and residential dwelling units on other vacant lots.

Figure 6
Slope Map of Clymer Borough



The darkest area on the ground slope map indicates areas that have slopes greater than 24 percent. These areas generally coincide with the vacant lots in the borough because building on such slopes is difficult and not preferable. The white area represents slopes of 0-8 percent. This land is ideal land for building and coincides with the heavily developed areas of Clymer.

Unfortunately, much of the undeveloped land in Clymer has remained because of the topography. The need for more land to expand and develop is a concern of local residents. Two options were discussed to address this concern. First, infill development and adaptive reuse must be implemented as land use tools.

Annexation-Merger

The second alternative is annexation. This process is explained further in the appendices and should be pursued if the borough is interested in this option.

Adaptive Reuse

in *The Illustrated Book of Development Definitions* as "The development of a new use for an older building or a building originally designed for a

specific or special purpose". An example of this type of land use would be the use of the former Clymer Bank building as offices and residential apartments.

NATURAL FEATURES AND ENVIRONMENT

Understanding the environment and physiography of Clymer is the first step to understanding development patterns. In addition to illustrating the most suitable places for building to take place, environmental characteristics show where pollution may have deteriorated the streams, soil and air.

The Borough of Clymer is located within the Appalachian Plateau Physiographic Province. This Province is characterized by steeply sloping hillsides and deep narrow valleys. Generally, the streams are small first, second, and third order systems and exhibit a branch-like drainage pattern which is characteristic of this Province. Drainage within these regions is rapid and 'flashy', primarily due to steep valley walls and associated poor infiltration rates.

Environmental constraints to development

Slopes

Within this physiographic setting, Clymer is situated in a narrow valley floodplain, its entire perimeter bound by slopes exceeding 24% (Map 7). These slopes generally prohibit development due to the potential for land creeps and slides, shallow depth to bedrock, soils limitations, erosion potential, and topography. Existing land use within the borough reflects this, with little or no development occurring outside of depressional regions (Map 2).

Floodplains

Due to the steep slopes that border Clymer, the one-hundred and five-hundred year floodplains are generally restricted between narrow regions of the river valley (Map 8). Rapid runoff and the constricted nature of the stream valley results in one-hundred year floodplains of approximately 300 feet in width.

Several regions of residential development exist within these low-lying areas, placing them at risk for flooding. These areas are concentrated near the confluence of Dixon Run, and adjacent to Two Lick Creek, upstream of the Sixth Street Bridge. The largest areas of existing development within the one-hundred year floodplain are residential tracts adjacent to Adams Street and Sherman Street (Map 2).

Wetlands

One of the necessary criteria for palustrine (composed of herbaceous and/or scrub shrub vegetation) wetland ecosystems to develop is the ability of an area to remain inundated or saturated by surface water at a frequency and duration sufficient to support a dominance of hydrophytic (i.e. water-loving) vegetation. The presence of steep, wooded slopes around Clymer generally prohibits this due to rapid drainage with negligible water retention time.

Wetlands greater than 10 acres are identified, classified, and mapped by the National Wetland Inventory (NWI) and the Southwestern Pennsylvania Regional Planning Commission (SPRPC). Wetland systems which are less than 10 acres may occur within the borough, but an inventory of these is not maintained by NWI or SPRPC.

Two Lick Creek and Dixon Run are classified as Riverine, Lower Perennial, Open Water, Intermittently Exposed/Permanent (R2OWZ) wetlands on NWI mapping. As the name implies, riverine wetlands are long, linear features containing a bed and bank that are associated with topographic valleys that are adjacent to drainage channels. The movement of surface water from valley slopes into the channel and from flood flow events provides the necessary hydrology for riverine systems to develop. Periods of inundation or saturation stimulates the ecological succession of hydrophytic vegetation. If conditions permit, the resulting wetland systems are generally classified as emergent, scrub shrub, or forested wetlands.

NWI mapping also classified Buck Run as a Palustrine Forested, Broad Leaved Deciduous, Temporary (PFO1A) wetland.

One potential palustrine wetland was noted behind the little league hub field. Although this low-lying area was not identified and delineated by Mackin in accordance with the US Army Corps of Engineers Wetland Delineation Manual, two of the three criteria for establishing an area as wetland were present. The first, a dominance of hydrophytic vegetation, was indicated. The vegetative community consisted of the following species:

- Canada Rush, (*Juncus canadensis*)
- soft rush (*Juncus effusus*)
- sensitive fern (*Onoclea sensibilis*)
- fox sedge (*Carex vulpinoidea*)
- porcupine sedge (*Carex hystericina*)
- cut-leaf coneflower (*Rudbeckia laciniata*)
- boneset (*Eupatorium perfoliatum*)
- spotted joe-pye weed (*Eupatoriadelphus maculatus*)
- jewelweed (*Impatiens capensis*)
- path rush (*Juncus tenuis*)
- New York ironweed (*Vernonia altissima*)
- narrow-leaved willow herb (*Epilobium leptophyllum*)

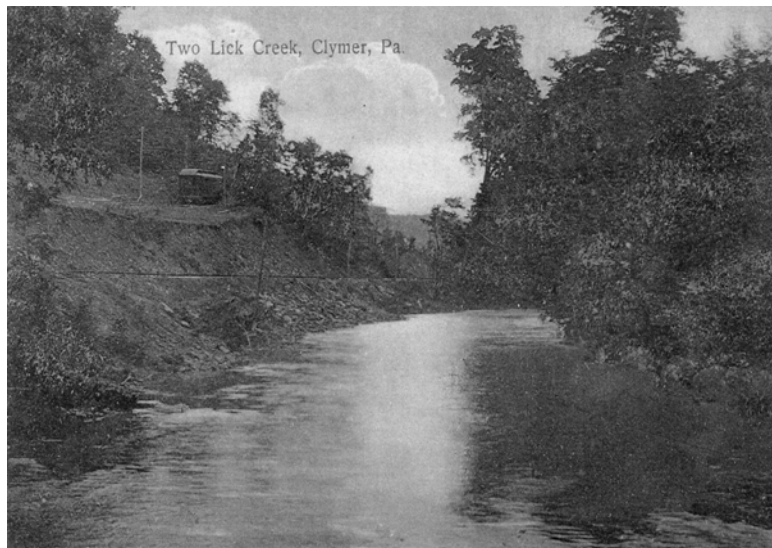
The second criteria, the ability of an area to remain inundated or saturated by surface water at a frequency and duration sufficient to support a dominance of hydrophytic vegetation was also satisfied. As cited, this was a low-lying area which received hydrological support from precipitation events and overland flows. Due to the depressional topography of the area, water retention time was long. The proximity of

Two Lick Creek and Dixon Run potentially augmented hydrological support through a seasonally high water table.

Additional wetland systems within the borough, although not identified, may occur and would most likely consist of vertical slope wetlands which exist on valley slopes and are typically associated with spring seep discharges.

Streams

Three perennial stream systems, Two Lick Creek, Dixon Run, and Buck Run, are located within the borough limits. Two Lick Creek, the largest system, has a watershed area of 192 square miles. Two small tributaries to Two Lick Creek, Dixon Run and Buck Run, have associated watersheds of 10.7 square miles and 3.12 square miles, respectively.



Two Lick Creek

Waterways within the Commonwealth are protected by the PA DEP's Chapter 93 Water Quality Standards. Under these standards, Two Lick Creek is classified as a Trout Stocked Fishery (TSF). TSF designations provide for the maintenance of stocked trout and the maintenance and propagation of fish species and additional flora and fauna which are indigenous to a warm water habitat. Dixon Run and Buck Run are classified as Cold Water Fisheries (CWF). This designation provides for the maintenance and propagation of fish species (including trout) and additional flora and fauna which are indigenous to a cold water habitat.

Causes of Stream Degradation

As part of the larger Kiskiminetas River Watershed, these systems have been extensively degraded by historical surface mining activities, primarily resulting in abandoned mine drainage (AMD). Although Clymer and its streams were removed from the highest concentration of impacts, the headwaters of the North and South Forks of Two Lick Creek were subjected to significant degradation in the form of scarred landscapes, abandoned mines and coal refuse. Abandoned mine remediation efforts throughout the Kiskiminetas Watershed have resulted in significant improvements in water quality, but AMD remains a significant pollutant source.

Sedimentation has also been a serious pollutant within the Kiskiminetas Watershed. Excess sedimentation may result from a variety of sources including agricultural runoff, construction site encroachment, streambank and terrestrial erosion, sewage effluent, and strip mine refuse piles. A surplus of sediments can cause severe damage to aquatic ecosystems. Stream channels accumulate sediments resulting in an increased potential

for flood events, which in turn causes an increase in streambank erosion. This accumulation also results in increased turbidity during high flows, hindering the interest in utilizing a waterway as a recreational area. Aquatic life is also damaged by sedimentation through the destruction of habitat, the smothering of plant life, and suffocation of fish by clogging their gills. Sediments can also occupy water treatment plants causing a reduction in storage capacity, a decrease in water quality and blockage of the filtering purification system.

Stream Evaluation

Evaluations of stream habitat are typically based upon a multitude of physical and chemical parameters including substrate, embeddedness, riffle/run/pool ratios, bank stability, streamside cover, metal and organic chemical concentrations, etc. A field reconnaissance of the watershed was conducted on September 18, 1997 to assess the following in-stream habitat parameters:

- Substrate
- Embeddedness
- Flow Regime
- Channel Alteration

In addition, streamside cover, bank stability, and bank vegetation were evaluated and are discussed under Riparian Habitats.

Substrate provided good habitat value, consisting of cobble and gravel with small amounts of sand. However, excessive growths of filamentous green algae, often the result of nutrient loading or organic enrichment, were evident throughout the watershed. Potential sources of organic nutrients were not identified (nor was chemical sampling conducted) within Clymer, but may include agricultural runoff or sewage effluents.

Heavy deposits of iron (III) hydroxide covered most of the in-stream substrate. The precipitation of iron (III) hydroxide, caused when tributary waters entering a stream experience a rapid change in pH, is often an indicator of AMD. These precipitates, along with several areas of heavy sedimentation occupied approximately 90% of the interstitial space within the substrate. The filling of these interstitial spaces, which provide reproductive and cover habitat for macroinvertebrates, fish, and amphibian species, characterizes embeddedness and is a critical element of aquatic ecosystems.

Healthy stream ecosystems are further characterized by a variety of flow regimes, including deep riffles, runs, and pools of various depths. These regimes provide eclectic habitats and niches for a variety of aquatic biota. Characteristic of small feeder streams, Dixon Run and Buck Run were composed primarily of uniform riffle and run zones. However, due to the lack of variation in flow velocity, uniform bottom structure and depth, this habitat parameter provided poor function. Two Lick Creek did contain some riffle and small pool areas but slow runs of uniform depth predominated, providing poor habitat. Excessive sedimentation was also evident throughout these long run areas.

Channel alteration refers to the channelization or 'straightening' of a waterway, or the rapid formation and enlargement of in-stream islands or point bars as a direct result of bottom scouring and sedimentation. Within Clymer, both Two Lick Creek and Dixon Run were heavily channelized exhibiting little variation in stream course. Several point bars, composed primarily of gravel and cobble with areas of fine sediments, were present within Two Lick Creek. Evidence of heavy deposits of fine sediment material, present in most areas, represents a moderate concern. The only identifiable and potential source of sedimentation within the borough was moderate streambank erosion. Urban runoff or sediments from upstream sewage effluents may contribute to the problem, but the existence of these sources was not confirmed.

Stream Vegetation

I Invasive Vegetation

Japanese knotweed (*Polygonum cuspidatum*) is native to eastern Asia. First introduced to North America in the late 19th century, this species has become a serious problem in the eastern U.S. In western Pennsylvania Japanese knotweed is most prevalent along river banks and riparian zones. Once established it forms large, monospecific stands which displace all native vegetation. These stands, which are extremely persistent, have been found to be virtually impossible to eradicate. Japanese knotweed (*Polygonum cuspidatum*) was found in two areas along Clymer's streams. The first was located just south of the Sixth Street Bridge at Dixon Run and the second approximately 100 yards north of the Sixth Street Bridge at Two Lick Creek.

Riparian Habitat

A riparian buffer is a layering of vegetation along a stream's bank which functions as a filtering mechanism for certain forms of pollution. A riparian buffer is characterized by a region of trees, shrubs, and herbaceous vegetation, that is adjacent to a body of water, and affords a level of protection to stream channels and shoreline areas. Riparian functions include the reduction of impacts originating from upland sources of pollution by trapping, filtering and processing deleterious chemical species, sediments, and nutrients. In addition, riparian buffers provide habitat, food supplies, and thermal protection to aquatic fauna and wildlife associated with the terrestrial/aquatic interface.

Riparian buffers vary widely in community composition and effectiveness based upon the surrounding environmental characteristics. Optimal functioning occurs when the vegetative community composition is divided into different 'zones' or classes of vegetation. Mature trees or scrub shrubs located at the waters edge provide wildlife habitat, food resources, and maintain water temperature through shading, while stabilizing streambanks and reducing flood impacts. Ideally, pole and sapling stage tree or scrub shrub regions abut this mature region. The primary function of this area is the removal of sediments, excess nutrients and other pollutants from urban and/or overland flows. Adjacent to this region is the terminal zone, which functions primarily to impede runoff, allowing water to infiltrate and sediments to settle from solution. Optimal function occurs when this region is composed of dense herbaceous vegetation and grasses which act as a filter.

Riparian habitat associated with Clymer's streams was found to be significantly degraded and provided marginal function and value to the stream ecosystem. In the vicinity of the Sixth Street Bridge narrow buffered areas were present, but highly fragmented. These regions were dominated by hydrophytic (water-loving) vegetation which is typically associated with wetlands and riparian zones. The effectiveness of these areas was limited however, due to narrow buffer widths, extensive cropping, or clear cut areas. Further upstream, on the right bank of Two Lick Creek, uncropped riparian habitat did exist, but only in a narrow strips.

Residential and commercial property encroachments have also severely impacted the riparian habitat. This was particularly evident along Dixon Run, upstream of the Sixth Street Bridge and along Two Lick Creek, also upstream of the bridge. Landowners in these areas have removed all riparian habitat and landscaped their lawns to the water's edge. The removal of this buffer affords increased potential for streambank erosion, accelerates nutrient and chemical inputs such as fertilizers and pesticides, and augments flood flow events by reducing frictional force and water retention time.

Areas with an existing herbaceous community were dominated by the following species:

- Canada rush (*Juncus canadensis*)
- tussock sedge (*Carex stricta*)
- porcupine sedge (*Carex hystericina*)
- fox sedge (*Carex vulpinoidea*)
- goldenrods (*Solidago spp.*)
- evening primrose (*Oenothera biennis*)
- beggar ticks (*Bidens frondosa*)
- boneset (*Eupatorium perfoliatum*)
- New York ironweed (*Vernonia noveboracensis*)
- spotted joe-pye weed (*Eupatoriadelphus maculatus*)
- cut-leaf coneflower (*Rudbeckia laciniata*)
- arrow-leaved tearthumb (*Polygonum sagittatum*)
- path rush (*Juncus tenuis*)
- sensitive fern (*Onoclea sensibilis*)
- deer-tongue grass (*Panicum clandestinum*)
- manna grass (*Glyceria striata*)
- jewelweed (*Impatiens capensis*)
- soft rush (*Juncus effusus*)
- narrow-leaved willow herb (*Epilobium leptophyllum*)

The tree and scrub shrub community, where present, was dominated by:

- red maple (*Acer rubrum*)
- speckled alder (*Alnus rugosa*)
- willows (*Salix spp.*)
- red-osier dogwood (*Cornus stolonifera*)
- ninebark (*Physocarpus opulifolius*)
- alternate-leaved dogwood (*Cornus alternifolia*)

The majority of these species are hydrophytic and are specifically adapted to life in saturated or inundated conditions. These types of vegetation afford excellent riparian zone function due to specific physiological and morphological adaptations. These include uptake of excess nutrients and pollutants, widely branching, networked root systems which provide excellent streambank stabilization, and dense growth patterns and foliage that slow flood waters and retain moisture for extended periods, thus reducing flash flood impacts.

The existing scrub shrub species, red-osier dogwood, alternate-leaved dogwood, speckled alder, and willows, are the most important riparian component. As discussed, herbaceous vegetation performs valuable functions during the growing season, however, unlike scrub shrubs and trees, these species do not remain as persistent woody vegetation which provide perennial riparian function.

Environmentally Sensitive Areas

There are a number of environmental features within Clymer Borough that are sensitive to change and should be approached from a planning standpoint. These sensitive areas are streams, floodplains, wetlands, riparian buffers and invasive species. The extent of these features are described in the background studies. Recommendations for each feature are included to address the community's goals of improving the quality of local streams and conserving the natural attributes of the borough.

Recommendations and Implementation Strategies

One goal of future land use development is to avoid areas that are environmentally sensitive. These sensitive areas include potential greenways, recreation areas and pedestrian path-ways. But, perhaps the most important area to avoid development is in the floodplain. Clymer Borough Officials should avoid such land use conflicts by reviewing all development plans to ensure that development will not occur in proposed recreational or open-space areas. As well, development should not be targeted for any locations that are included in the Federal Emergency Management Agency floodplain designation.

Future planning should provide for the orderly growth and development of Clymer. To fulfill this goal, Clymer should adopt zoning laws or ordinances to focus growth where appropriate. Subdivision and land development regulations should be prepared to properly maintain growth and the division of land.

One way to meet the above goal of orderly growth is the re-use of existing underutilized or vacant land. The first step in meeting this goal is to determine what infill development is compatible with, and will compliment, existing businesses and then to catalogue properties suitable for infill development.

In addition, borough officials should determine what is the best use of open space available in Clymer. The objective of this goal is to utilize open space in the downtown area to increase or improve circulation. To fulfill this step officials must identify all open space areas, noting ownership and accessibility and prepare a plan that interconnects the existing open space to the downtown area.

Streams

Water monitoring will help to identify the quantity and degree of pollutants and begin to focus clean up efforts where needed most. There are three programs that help interested parties create, maintain and manage volunteer monitoring groups. The first one, the

Citizens' Volunteer Monitoring Program is sponsored by Pennsylvania Department of Environmental Protection (PA DEP) and provides information on both surface water and groundwater sampling. The second organization is the Alliance for Aquatic Resource Monitoring (ALLARM). This is a grass roots organization that maintains a water quality database and provides technical support for monitoring groups. Finally, local citizen groups that address non-point source pollution may receive funding for projects that utilize education, monitoring, and innovative control methods. More information is available through the Bureau of Watershed Conservation's Non-point Pollution Control Program

PA DEP also sponsors several programs related to stream habitat improvement and reclamation. The Stream Improvement Program, managed by the Bureau of Waterways Engineering, was developed to facilitate design and implementation of in-stream improvements, bank rehabilitation projects, and projects related to reducing the threat of flooding and streambank erosion. Further assistance on watershed restoration is available from the PA DEP, Bureau of Abandoned Mine Reclamation. The Watershed Restoration Program provides assistance in developing rehabilitation plans for watersheds experiencing deleterious effects from AMD.

Floodplains

Future development and land use plans should be coordinated with the Federal Emergency Management Agency and the National Flood Insurance Program to determine floodplain and special flood hazard areas within the corridor.

Existing development can utilize emergency flood response resources. The National Weather Service (NWS) operates river forecast points throughout the Commonwealth. This information is available through recorded messages, the NWS internet site (www.nws.noaa.gov.er.pitt), and National Oceanic and Atmospheric Administration (NOAA) weather radio.

PA DEP Bureau of Waterways Engineering sponsors two programs which provide funding and technical assistance related to flood protection. The Pennsylvania Flood Protection Program offers assistance in the design and construction of flood protection projects which are economically justifiable within the state capital budget process. A second program, the Federal Flood Protection Cost Share, provides up to 50% non-federal share funding for flood protection projects, which are designed by federal agencies.

Wetlands

Wetland encroachments within the Commonwealth are regulated by the U.S. Army Corps of Engineers (ACOE) under Section 404 of the Clean Water Act. In cases where a riverine wetland is involved, the wetland is treated as both a waterway and a wetland. As a result of this dichotomy, riverine system encroachments are jointly reviewed and permitted for by the ACOE and PA DEP. Information regarding activities which require a Section 404 permit or a Waterways Obstruction and Encroachment permit can be obtained by contacting PA DEP, Bureau of Dams, Waterways and Wetlands.

PA DEP also oversees the Wetlands Replacement Program which makes funding available for the restoration and design of wetlands. Information is available through the Bureau of Water Quality Protection.

Riparian Buffers

Reestablishing riparian buffers which exist along Clymer's streams will improve the environmental degradation to these systems, but proper maintenance, management, and integration with other conservation techniques will also be required. In order to properly manage riparian forest buffers, there are several guidelines or considerations that should be made. Most importantly, riparian buffers will not improve the water quality alone. There must be an integrated ecosystem approach including sediment and erosion plans, pollution abatement projects and proper land management techniques.

Technical assistance and information regarding proper maintenance or reestablishing riparian forest buffers is available from several government agencies including the U.S. Department of Agriculture, the U.S. Fish and Wildlife Service, the Natural Resources Conservation Service, and Pennsylvania Department of Conservation and Natural Resources. Also, as cited under the Streams section, PA DEP operates the Stream Improvement Program which addresses riparian habitat and streambank erosion.

Invasive Vegetation

Eradication of established communities of Japanese knotweed has proved difficult, if not impossible. The two areas identified were not well established however, covering approximately 20 square yards.

Some success on newly developing communities has been demonstrated through manual and chemical controls. Biological controls remain speculative and only very preliminary work has been done. Manual control consists of digging out the rhizomes (root stems which serve in propagation) or cutting the stalks. Research indicates that at least three cuttings are needed during the growing season to offset rhizome production. Biocidal chemicals have also proved effective against Japanese knotweed but are often undesirable due to non-selectivity and water contamination. Only one agent, glyphosphate [N-(phosphonomethyl) glycine] (RodeoTM), has been approved for use near water. Both of these remedies require continued management and are labor intensive, but where populations are small and isolated, they represent the best option.

Land Use					
GOAL: Protect environmentally sensitive areas					
RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Avoid development of Potential Greenway and recreational links/areas	Review all development plans to ensure that they are not targeting the propose recreational links/areas or greenways	N/A	Ongoing	Borough Council and Staff	N/A
Avoid future development in floodplains	Review all development plans to ensure that they are not included in the Federal Emergency Management Agency designated floodplain.	N/A	Ongoing	Borough Council and Staff	N/A

GOAL: Determine best use of open space in Clymer					
RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Utilize open space in Downtown area to increase or improve circulation	1.) Identify areas, noting ownership and accessibility 2.) Prepare plan that interconnects open space to Downtown area	To Be Determined	Short Term	Borough Council and Staff	DCED

Land Use					
GOAL: Determine best use of vacant & underutilized lands					
RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Identify properties suitable for infill development	Identify property, research cost and make recommendations	N/A	Short Term	Borough Council and Staff	N/A
Ensure that infill development is compatible with existing business	Perform Business Survey and consumer survey, Research business trends to make best recommendations	N/A	Short Term	Borough Council and Staff	N/A

GOAL: Provide for the orderly growth and development of Clymer					
RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Adopt zoning laws to focus appropriate growth and economic development	Council and Planning Commission to review current development, prepare zoning recommendations and Council to adopt regulations	N/A	Short Term	Borough Council, staff, planning consultant and County Planning Commission	N/A
Develop subdivision and land development regulations to ensure orderly growth	Council and Planning Commission to review current development, prepare land development recommendations and Council to adopt regulations	N/A	Short Term	Borough Council, staff, planning consultant and County Planning Commission	N/A

GOAL: Provide for new development within Clymer					
RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Extend gas service to those areas is Clymer currently without, thus providing incentive for development in the Harrison St. area	See Implementation under Public Utility Section		Immediately	Council, Staff, Columbia Gas, Land Owners	DCED, PennVest
Extend road way connecting both sides of Dixon St. Provide utility service to this area as well.	See Implementation under Public Utility and Transportation Sections.		Immediately	Council, Staff, Penn Dot Agility Program, Water and Sewage Authority	DCED, PennVest
Consider the possible merger with Cherryhill Township if there is no interest at the least discuss the potential for future shared planning projects to extend development areas.	Consult with Center for Local Government Services and Cherryhill Township to determine interest, benefits, challenges of merger	N/A	Mid Term	Council, Staff, Planning Commission, Center for Local Gov't Services Study Team, DCED, Columbia Gas, Penn Dot Agility Program, Water and Sewage Authority	N/A

Land Use

GOAL: Provide for industrial use areas within Clymer

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Investigate and identify area to be zoned for industrial use. Possible to utilize the Sample Run Park Area.	Zone for Special Growth in a targeted area to offer new opportunities for industrial or institutional development.	N/A	Immediately	Council, Staff, Planning Commission, Center for Local Gov't Services Study Team, DCED, Columbia Gas, Penn Dot Agility Program, Water and Sewage Authority	N/A

GOAL: Protect and enhance waterways within Clymer Borough

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Identify and implement projects that provide corrective measures for identified causes of degradation and flood hazard concerns	Review watershed and community plans, work with Blacklick Creek Watershed Association to identify major degradation and flood hazard issues	to Be Determined	Immediately	Borough Council, US Army Corps of Engineers, PA DEP, county Planning Office, County Conservation District	PA DEP, PA DCNR- Growing Greener program, US Army Corps of Engineers

8. UNIQUE ELEMENTS

Historic Preservation

Historic conservation can be viewed from three angles: preservation, recognition, and interpretation. Preservation includes the physical rehabilitation of structures, districts and sites. Recognition is done through the formal process of placing sites and structures on lists of historical resources. These lists are kept and managed by groups at different political levels, such as local historical societies, the state (PHMC), and federal (National Register of Historic Places). Interpretation of historical resources means placing value in the past usage or significance of a site or structure and increasing overall awareness of that significance. Interpretation can take the form of reusing a structure for modern purposes while maintaining the architectural integrity of its past.

Clymer Borough developed almost over night with rapid construction, lot auctioning, and street layout. Many of the early structures remain today, and this is naturally a great strength in terms of historical resources.

Early construction benefited from the presence of the Clymer Brick and Fire Clay Company, producer of a distinct yellow-white brick used in local construction. Brick is a durable building material, which is part of the reason why so many of the structures built between 1910 and 1920 can be found in stable condition in Clymer today, some 80 years later.

Another strength of Clymer's historic resources is that they vary in architectural style. There are buildings in the styles of Late Gothic Revival, Romanesque Revival, Byzantine Revival, Transitional Queen Ann, Dutch Colonial Revival, and Vernacular Commercial. There are also a number of structures representing the style and character of the coal mining era. For example, there are houses built by foreman, company-built worker housing, and Colonial Revival homes.

The obvious weakness of having these historical resources is that none of them are listed on the Historic Register at the local, state, or national level. Consequently, there is always the threat of losing these valuable structures to dilapidation, neglect, and in many cases new development.

Recommendations and Implementation Strategies

Clymer Historic Preservation Commission

Establishing an organization to oversee historic preservation in Clymer is important to the preservation movement and downtown revitalization. It is recommended that a Clymer Historic Preservation Commission (CHPC) be established to act as a local historical organization. The commission will be comprised

"Historic district designation is reputed to increase or stabilize property values, foster pride and appreciation of the historic built environment, and consequently contribute to the quality of life in the community" (Lefevre, 1997).

of volunteer members and a board representing residents, business owners, and other interested parties. The commission should consist of a minimum of five (5) members and a maximum of nine (9). Members of the commission will be appointed to three (3) year staggered terms, with anywhere from 2 members (in the case of a five member board) to 3 (in a nine member board) expiring each year.

Preservation Plan

Long term historic preservation planning requires that an assessment of the existing resources be assembled, as well as a list of goals and objectives for the future. The CHCP would be the organization to oversee long-term efforts. The commission will be responsible for prioritizing eligible structures for nomination to the National Register of Historic Places. After setting a strategy for nominating structures, the commission should pursue progress of these nominees.

Clymer must maintain an inventory of its historic resources to help the community understand and define its historic character. The preliminary list, Appendix B, should serve as a starting point, however it must be updated regularly. In combination with the resource list, goals for economic development should be established on a community-wide basis. Clymer has already taken initiative along this line. The organization of “George Clymer Days” to attract tourism and celebrate their history is a prime example of community involvement. The strategy should be to make economic development synonymous with historic preservation efforts.

It is important that efforts by the commission be coordinated with residents and business owners. Information collected by the commission may supersede that of structural identification, at which time additional information regarding culture and local history should be retained for the proposed museum.

Historic Districts

Historic district designation began in the United States in the 1930s, however it took until 1961 for the Pennsylvania General Assembly to enacted legislation (1961 P.L. 282, No. 167) that for the first time allowed municipalities to designate areas as historic districts. Examples of historic districts include: business districts, college campuses, estates and farms, industrial complexes, transportation networks, rural historic districts, and so on.

There are two main types of historic districts in Pennsylvania.

1. National Register Historic Districts

Areas possessing a significant concentration, linking or continuity of historic buildings, structures, objects, or sites which have been designated by the National Park Service as worthy of preservation (Lefevre, 1997).

2. Municipally Regulated Historic Districts

Areas that are either residential or commercial neighborhoods, or a combination of both and are delineated by boundaries that include buildings, structures, objects, or sites that may be listed in or eligible to the National Register of Historic Places and are subject to protection *by a local ordinance* (Lefevre, 1997).

There are direct and indirect benefits to listing properties and districts on the National Register. In the case of Clymer, the economic advantages are the most desired, however there are also positive cultural benefits. Direct economic benefits are achieved through federal income tax credits and increased marketability of properties. Cultural benefits are indirectly felt through an increase in community pride. Clymer residents already have a strong degree of local pride and appreciation for its heritage and namesake George Clymer.

Clymer Historic District

The process of listing historic resources requires the Bureau for Historic Preservation (BHP) to conduct reviews of eligible properties. Clymer Borough should actively pursue designating the Franklin and Sixth Street corridors as a historic district. The procedure is to submit detailed information on the historical background and significance of the proposed district to the state on a Pennsylvania Historic Resource Survey Form, which will be sent to the Pennsylvania Historical and Museum Commission's (PHMC) Bureau for Historic Preservation. The boundaries of the district must be clearly outlined on a map and described in written text for BHP to review.

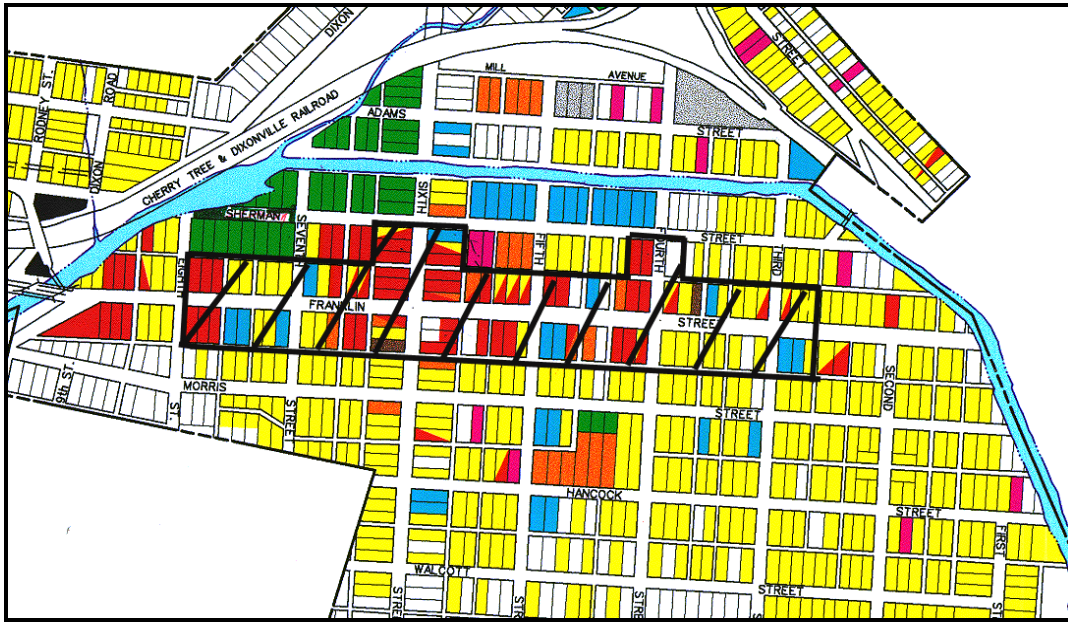
Pennsylvania Historical and Museum
Commission
Bureau for Historic Preservation, Box 1026
Harrisburg, Pennsylvania 17108-1026
(717) 783-8946

The BHP considers the following characteristics of a historic district (Transcribed from *Part VII Historic District Designation in Pennsylvania*, Lefevre, 1997):

- a. The area should possess a high degree of historic and architectural integrity with a minimum of non-historic buildings and features (i.e. parking lots).
- b. The area should possess an implied cohesiveness through characteristics of architectural style such as height, proportion, scale, rhythm and detail.
- c. The area should possess a particular and identifiable character, a special historical or aesthetic atmosphere which distinguishes it from the surrounding area.
- d. The area should be readily definable by physical factors.
- e. The area should be significant in the historical or cultural life of the locality, the state or the nation.
- f. The district need not represent a particular style, and may in fact, contain a wide variety of styles, providing they are in a harmonious relationship.

Clymer's commercial area is a prospective candidate for historic district designation according to the above criteria. The following area is outlined as the potential historic district for Clymer.

Figure 7
Proposed Historic District



The southern boundary is to follow the alley between Franklin Street and Morris Street. The western boundary is Eighth Street and the eastern boundary is the first alley past Third Street. The northern boundary, starting at Eighth Street on the western end, follows the alley between Franklin Street and Sherman Street until it meets the eastern border. However, the northern border also includes the additional block and lots on either side of Sixth Street and Fourth Street up to Sherman Street.

This district boundary has been identified for historic preservation because it contains:

- the oldest businesses in the borough
- a number of historically significant structures including the Clymer National Bank building and several churches
- the identity as Clymer's original shopping/retail streets
- an implied cohesiveness through characteristic of architectural style such as height, proportion, scale, rhythm and detail

There are some buildings which obviously do not fit and actually contradict the historical character of this district, namely the convenience store at Sixth and Franklin and the senior citizen center. However, this should not dissuade Clymer to have a district nominated in the commercial area.

Nomination is only the first step. The enactment of historic district ordinances must be done to justify the borough's commitment to their district. Historic district ordinances give local governments the tools to protect their historic resources, therefore the borough must provide a copy of the historic district ordinance, signed by the President of Borough Council, to the Pennsylvania BPH along with the Pennsylvania Historic Resource Survey Form.

Finally, the BHP makes recommendations on the proposed district to the Executive Director of PHMC which is then placed on the agenda for their monthly meeting. If approved, a formal resolution by PHMC certifies the historical district, and PHMC notifies the local government. Following receipt of the certificate, the Clymer Borough Council would then appoint a Historical Architectural Review Board (HARB).

Historic District Ordinances

The initiation of historic district ordinances in the United States dates back to October 13, 1931 in Charleston, South Carolina. The first historic district in Pennsylvania was Bethlehem's Moravian neighborhood in 1961. Today there are more than 2,000 in place throughout the country.

Historic resources are continually threatened by full destruction or alterations that corrupt their original appearance, therefore ratifying zoning ordinances is the best step toward community-wide protection. An updated list of municipalities which have enacted historic district zoning ordinances under the Historic District Act of 1961 can be obtained from BHP. This list may serve as a resource for Clymer when specific questions arise because it contains the names, telephone numbers and addresses of HARB chairpersons and municipal staff.

Zoning ordinances regulate the use of property and buildings, while historic district ordinances regulate only the architectural changes to the exterior. Both regulations may be contained in the same ordinance, if the municipality so chooses. However, doing so may result in conflicts. If a municipality has both ordinances in separate documents, the underlying zoning regulation are unaffected while the historic district ordinance serves as an "overlay".

In Pennsylvania, local governments may adopt a "special purpose" historic district under the Historic District Act. Although it is recommended that Clymer enact a formal zoning ordinance to protect historic resources, the "special purpose" historic district is a way to create a limited ordinance in municipalities which lack zoning controls. Obviously this is better than nothing. Clymer should first set its sights on enacting a full zoning ordinance, then a historic district ordinance. If they fail to receive approval, then reverting to the special purpose ordinance should be viewed as a last resort to historic district regulations.

Historical Architectural Review Board (HARB)

It is recommended that in the event of certification, the HARB be established through the CHPC. Due to the limited population in Clymer, some members of the CHCP will most likely sit on the review board as well. In Pennsylvania, the Historic District Act of 1961

requires that a HARB be established to review and make recommendations to the elected governing body (borough council) as to the appropriateness of changes to buildings. The duties of HARBS are challenging. They have quasi-judicial responsibilities, therefore, they are supposed to “exercise discretion of a judicial nature” (Lebevre, 1997). Membership of a HARB requires professional credential as set by the Certified Local Government program, for example architects, engineers, historians. Although meetings are more informal than courts of law, there are rules of order.

Through the combined effort of the CHCP and Clymer HARB, historic preservation incentives can be utilized by residents. CHCP should take an active role in informing residents of tax incentives for historic preservation and assisting them in accessing them. There are incentives available at the national, state, and local governmental levels, including grants, income tax credits for rehabilitation of historic structures, low interest loans, and local tax abatement.

Tax Incentives for Certified Historic Structures

The Tax Reform Act of 1986 opened new doors for tax incentives to owners of certified historic structures. According to Michel Lefevre in *Historic District Designation in Pennsylvania* (1997) the Act entitles a property owner to:

- a 20% tax credit along with a 27.5% to 31.5 % straight-line depreciation for the substantial rehabilitation of historic structures for commercial, industrial and rental residential purposes
- a 10% tax credit for the substantial rehabilitation of nonresidential buildings built before 1936

A property owner must find out whether their building is a contributing historic structure within the historic district or they are not eligible for tax credits. Also, local government approval of an owner’s preservation project does not mean that BHP will approve the same project. Contact BHP for a copy of the Tax Certification Application and information on compliance.

Future Projects Slated for the CHPC

Future tasks and projects of the commission are to recruit a graduate student or students in history (most likely from Indiana University of Pennsylvania) to do research projects on local history (e.g. coal company housing, turn of the century politics or commerce in Clymer, early transportation in Clymer, floods). The goal behind these projects is to write a more updated and academic history book on Clymer Borough. Grant money or private funding could be sought for a project like this.

The commission would be active in finding a location to display information and artifacts on history and culture. The idea is to turn this information into a local museum. Clymer Borough and local residents already have a significant collection of artifacts and photographs to display. The most ideal place to open a local museum is in the proposed multi-use community facility. Overseeing and organizing a museum for local history is recommended as a future project of the CHPC.

Signs to Highlight Historic Resources

Recognizing historical structures with a uniform type of sign or marking plate will attract attention and increase support for preservation. These signature markings will alert those passing through Clymer to the historical significance of the borough. As it

stands, people driving down Franklin Street are not aware that many buildings were built in the early 1900s or that some of the businesses have been in operation for over 50 years. The signs designed to highlight Clymer's historic structures should be similar in color or style to that recommended in the Downtown Revitalization Plan. By making the signs relate in some fashion, the business district will adopt a more uniform Main Street feel, while those of historic significance will have the adding effect of a historical name plate sign. Visually the signs should be subtle, yet attractive and placed in the same basic location on each building.

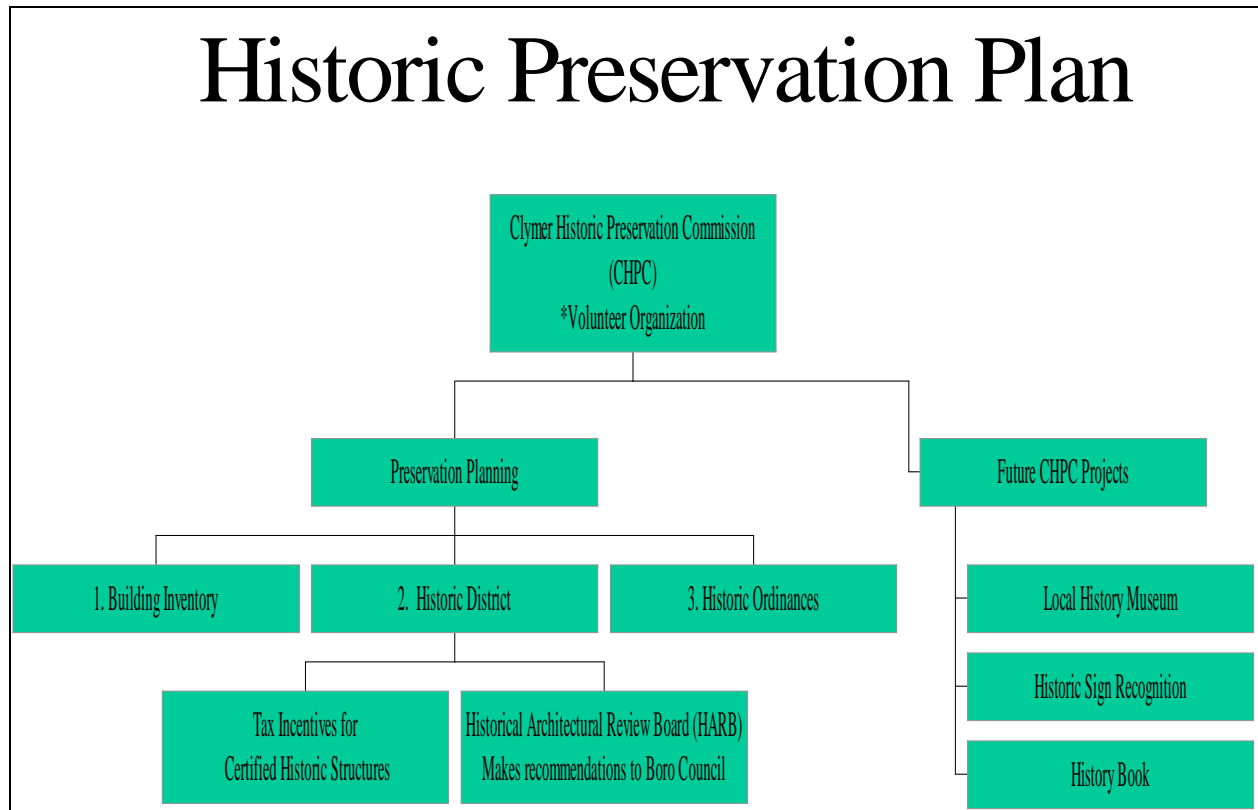
SMITH's Barbershop

Since 1912

**Clymer Borough Historic
Landmark**

Signs identifying historic structures often have the added benefit of increasing or stabilizing housing values. There is often a two-fold effect of living in a historic structure, district, or community: 1) outsiders appreciate the historic character and tourism may increase, and 2) local residents feel pride in their historic resources and value their community more. Identifying and appreciating historic resources can lead to annual parades and seasonal house tours to showcase style and architecture.

Figure 8
Organizational Chart for Historic Preservation Efforts



Goal: To capitalize on the Historic Significance of Clymer Borough

Objective: Establish a Multi-Use Community Facility that would serve as a local museum to house historic items

The historic attractions and amenities of Clymer were also targeted as important features of the community. Clymer has a local historian, who has collected a wide range of artifacts, post cards and photographs from the borough over time. In unison with historic preservation efforts for the future, a multi-use facility could be used to house a library or gallery of sorts. This would provide a central location to oversee the community's historic resources, which are of interest to tourists and local residents.

Historical Preservation

GOAL: Preserve and Promote the Historic Significance of Clymer Borough

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Establish an organization to oversee the historic preservation efforts and coordinated with the downtown revitalization efforts	A commission consisting of 5-9 members, serving 3 year staggered terms to be appointed by Borough Council will act as a local historical organization. Members must have professional credentials and experience.	N/A	Immediately	Borough, volunteers, local historians	For technical assistance contact: The Pennsylvania Historical and Museum Commission Bureau for Historic Preservation, Box 1026, Harrisburg, PA 17108-1026 (717)783-8946, fax- (717)772-0920
Research the best alternative for Clymer to preserve their historic characteristics: Historic District, Conservation District, Zoning	the Commission to work with the Borough Council to determine to what extent the Borough wishes to regulate historic preservation.	Minimal	Immediately	Borough, volunteers, local historians, school students, IUP interns	Bureau for Historic Preservation, Division of Grants and Planning
Complete a comprehensive survey of the buildings in Clymer to determine the historical and architectural significance of the community.	Contact the Pennsylvania Historical And Museum Commission's Bureau for Historic Preservation for technical assistance and survey guidelines	To be determined	6-8 months after the preliminary research on preservation methods	Borough, volunteers, local historians, school students, IUP interns	Bureau for Historic Preservation, Division of Grants and Planning
Develop a Clymer Historic Preservation Plan and historical map.	Utilize all information generated from the prior research, survey and community participation to develop a long range historic	To be determined	To begin immediately after survey process	Borough, volunteers, local historians, school students, IUP interns	Bureau for Historic Preservation, Division of Grants and Planning

Historical Preservation

GOAL: Increase citizen recognition and knowledge of Clymer's history

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Utilize survey process as a method of gaining public support to historic district.	Organize public meetings, invite the newspaper to attend and encourage the paper to do a series focusing on the historic significance and process of establishing a district. Involve school students in the process, possibly beginning a club to assist	Minimal	During survey process and ongoing	Borough, volunteers, local historians, school students, IUP interns	Clymer Business Association, Borough, Volunteers

GOAL: Increase General Knowledge of Clymer's History

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Promote the Historical Significance of Clymer to People Traveling Through the Area	Using historical theme develop sign system throughout the borough, determine guidelines and potential of Clymer's inclusion into the National Registry program	To be Determined	1 to 2 Years	Borough and historical commission	National Register of Historic Places and the Pennsylvania Historical and Museum Commission

Historical Preservation

GOAL: To support Historic Preservation through enabling legislation

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
...create and define, by ordinance, a historic district...", establish using regulations determined by the Historic District Act or enact through zoning permitted uses of land	Prepare a draft ordinance for review by the Bureau for Historic Preservation. Hold a formal hearing to introduce ordinance to public.	Minimal	6 months to 1 year	Borough	Bureau for Historic Preservation, Division of Grants and Planning

GOAL: Preserve and promote the historical significance of the USS George Clymer

RECOMMENDATION	IMPLEMENTATION STRATEGY	COST ESTIMATE	TIME FRAME	RESPONSIBILITY & PARTNERS	POSSIBLE FUNDING SOURCES
Take advantage of the historical significance of the USS George Clymer to promote the town of Clymer	Establish a museum or identify a structure to house the collection of artifacts gathered from the USS George Clymer.	To be determined	Immediately	Borough and historical commission	National Register of Historic Places and the Pennsylvania Historical and Museum Commission

9. *INTERRELATIONSHIP STATEMENT*

The Clymer Borough Comprehensive Plan Steering Committee is aware of the importance of coordinating planning activities within the municipality, there for each related document has been reviewed so that proper integration occurs between planning documents.

Recommendations for Community Facilities and Services reflect the small community environment of the borough and its need for specific services. Many of these recommendations are geared to promoting and enhancing the available facilities within the borough, while capitalizing on those services offered on a countywide basis.

Land Use recommendations within this plan were made promote and best serve current land uses. In addition to providing for new development opportunities the plan also aims at preserving historic cultural and natural resources.

Public Utilities and Transportation recommendations extend to include the goals of future countywide plans as well as those specific to the borough. The effect of both these vital elements have been made in consideration to existing and future land use objectives.

Again, the Clymer Borough Comprehensive Plan Steering Committee is aware that each plan element has a bearing upon one another and should be implemented in respect to other plan elements, so that no development of one plan element will not cause an adverse effect upon other elements.

10. CONTIGUOUS MUNICIPALITIES STATEMENT

As per Article III, Section 301 (5) of the PAMPC, a statement has been prepared indicating the relationship of the existing and proposed development of Clymer Borough to the existing and proposed plans of the surrounding municipality, Penns Manor School District, and to the objectives of Indiana County, and the region.

It is the belief of the Clymer Borough Planning Committee that the goals and objectives of this plan are in concert with those of surrounding municipality, Cherry Hill Township. The Goals and Objectives of this plan were submitted to Cherry Hill Township and the Penns Manor School District, and the Indiana County Office of Planning and Development. There being no objections to the goals and objectives of this plan, the plan is to be adopted by resolution with no changes from the above mentioned institutions or governments.

Land use patterns mirror those of Cherry Hill Township at the appropriate boundaries. Those land uses which do not reflect the land use patterns do not cause conflict with the municipality. Transportation, public water and sewer service needs and housing needs in Clymer Borough are all similar to those in the municipality surrounding the Borough.

This plan promotes the concepts of regional planning and intergovernmental cooperation.

APPENDICES

appendix a

COMPREHENSIVE PLAN
RECOMMENDATION OUTLINE

CLYMER BOROUGH COMPREHENSIVE PLAN RECOMMENDATION OUTLINE

III. Community Facilities

A. Public Facilities & Institutions

- Goal: To identify a safe and convenient location for the Clymer Post Office
- Goal: Expand Municipal services
- Goal: Increase citizen awareness of emergency medical services available to Clymer citizens

B. Infrastructure (public utilities)

- Goal: Expand the service area of water and sewage facilities
- Goal: Provide natural gas service to all Clymer residents
- Goal: Ensure the safe and efficient management of storm water

C. Parks & Recreation

- Goal: Increase the Municipality's potential to improve recreational opportunities
- Goal: Increase the recreational opportunities available to the citizens of Clymer
- Goal: Capitalize upon Clymer's existing areas for use in public recreation/greenspace
- Goal: Maintain & improve the recreational facilities/services in Clymer

IV. Movement of People & goods (Transportation & Circulation)

- Goal: Provide an alternate vehicular link for residents on the north and west side of Rt. 286
- Goal: Ensure the safe and efficient movement of vehicular traffic
- Goal: Replace, repair or improve the appearance of the Sixth Street Bridge

V. Housing

- Goal: Provide for sufficient housing opportunities for all ages and incomes
- Goal: Market housing opportunities to outside communities and residents

VI. Economic Development (Downtown Revitalization)

- Goal: Create a "Town Square"
- Goal: Establish entity to implement the strategies of the downtown revitalization project
- Goal: Implement flexible zoning regulations within Clymer
- Goal: Support the downtown revitalization project through public investment
- Goal: Adopt the downtown revitalization project goals as an essential element of Clymer planning efforts
- Goal: Simplify the permit process
- Goal: Ensure that Infill Development and building re-use is compatible with existing businesses
- Goal: To incorporate facade improvements in downtown beautification efforts
- Goal: Increase consumer awareness and promote local support
- Goal: Maintain adequate, safe and efficient parking for vehicles in Clymer
- Goal: Create a pedestrian friendly downtown area
- Goal: Link the downtown area by providing walkable access to community facilities, businesses and recreation
- Goal: Promote a unified and attractive theme unique to Clymer
- Goal: Incorporate the thematic approach throughout the downtown area
- Goal: Define Clymer's borough limits and downtown area
- Goal: Increase recognition and awareness of Clymer Borough limits and downtown area through approach

VII. Land Use

- Goal: Protect environmentally sensitive areas
- Goal: Determine best use of open space in Clymer
- Goal: Determine best use of vacant & underutilized lands
- Goal: Provide for the orderly growth and development of Clymer
- Goal: Provide for industrial use areas within Clymer
- Goal: Protect and enhance waterways within Clymer Borough
- Goal: Provide for new development within Clymer

VIII. Historic Preservation

- Goal: Preserve and promote the historic significance of Clymer Borough
- Goal: Increase citizen recognition and knowledge of Clymer's History
- Goal: To support historic preservation through to enabling legislation
- Goal: Preserve and promote the historic significance of the USS George Clymer
- Goal: Increase general knowledge & travelers recognition of Clymer's history

appendix b

HISTORICAL STRUCTURES LIST

CLYMER'S HISTORICAL STRUCTURES LIST

Structure	Circa	Address	Present Uses	Owner
Late Gothic Revival Church First Presbyterian Church	1908	S corner of Sixth and Hancock Streets	church	First Presbyterian Church of Clymer
Romanesque Revival Church (brick)	1910	SW corner of Franklin and Seventh Streets	church	Christian Church of Clymer
Byzantine Revival (in brick) St. Michael's Greek Orthodox	1919	E corner of Morris and Fifth Street	church	St. Michael's Church
Vernacular Commercial (brick) Clymer Nat'l Bank	1912	SW corner of Franklin and Sixth Streets	apartments	Richard Work
Vernacular Commercial (brick)	1900-1924	North Sixth Street	commercial furniture store	Carl Bence
Queen Anne Commercial (brick)	1900-1924	North Sixth Street	commercial w/ 2fl residential	Louis Tate
Cubic style office building (brick and wood) for the CBCC general offices 1905	1900-1924	South Sixth Street	offices	David Sparks
Street railway station (brick structure)	1908	SE side of Dixon Road	residence	Ronald Wincek
Bungalow w/side gable (brick) a foreman's home	1900-1924	44 Sixth Street	residence	Virginia Neal
Cubic Style house (brick) Foreman Harper's home	1900-1924	SE side of Morris Street	residence	Ann Chiodini
I-House/ worker housing (wood) built by Dixon Run Land Company	1905	16 Franklin Street	residence	Joseph Busovicki
2 Story front gable house (brick) company house built by DRL Co	1910	Jefferson Street	residence	Rosemarie Brady
Transitional Queen Ann to Colonial Revival (wood)	1905-1915	S corner of Morris and Fifth Street	residence	McQuown
I-House: two story side-gabled (wood) pre-Clymer structure	1875-1899	Jefferson Street	residence	William Britsky
Cubic house (concrete block)	1900-1924	Morris and Fourth Streets	residence	Anthony Tate
Dutch Colonial Revival (brick)	1900-1924	W corner of Hancock and Fourth Street	residence	Mike Petras Jr.
Upright & Wing houses (wood) variation of I-house	1900-1924	SE side of Hancock Street	residence	Claire Leasure
Colonial Revival House (brick) 1 ½ story example	1900-1924	SE side of Walcott Street	residence	George Misurda
Colonial Revival House (wood) non-worker housing	1900-1924	SE side of Hancock Street	residence	William Wolff

appendix c

BUSINESS SURVEY SUMMARY

CLYMER BUSINESS SURVEY SUMMARY

There are 56 businesses in Clymer of which 42 responded to the survey.

Age of business:

Businesses that have been operating in Clymer for 20 years or more:

Business	Street	Type	Years of operation	rent/own
Dentistry With a Difference	Sixth	service	20	own
Mears Enterprises, Inc	Franklin	mining	20	own
Clymer Electric	Franklin	retail/serv	22	own
Clymer True Service Hardware	Sixth	retail	27	own
Thomas Floral	Franklin	retail	41	own
Stan's Service	Franklin	retail/service	51	own
Laurel Bank	Franklin	service	62	own
Bence Funeral Home	Franklin	service	65	own
Paul's Used Cars	Franklin	retail	40+	own
Scerbo's Pharmacy	Franklin	retail	40+	own
Tate's Supermarket, Inc	Sherman	retail	90	own

- Respondents in favor of street trees = 48 percent (20/42)
- Respondents in favor of street furniture = 50 percent (21/41)
- Respondents who have safe sidewalks outside their businesses 88 percent (35/40)
- Most of the businesses are service providers = 59 percent (23/39)
- Retail businesses make up 41 percent of the respondents
- The average number of full-time employees in a Clymer business is 4.4
- The average number of part-time employees in a Clymer business is 2.9
- Most business owners who responded own their building/space = 83% own (35/42)

appendix d

HOUSING CONDITIONS SURVEY

TABLE I-D, 1

**CLYMER BOROUGH
INDIANA COUNTY
HOUSING CONDITIONS SURVEY**

Address:

A. STANDARD:____ MOBILE HOME____ SINGLE-HOUSEHOLD____
MULTI-HOUSEHOLD____

B. # OF DWELLING UNITS____

C. # OF VACANT UNITS____

D. # OF NON-RESIDENTIAL UNITS____

STRUCTURAL CONDITIONS (EXTERIOR)

COMPONENTS	DEFICIENCIES				POINT FACTOR	POINTS	NOTES
	NONE	MINOR	MODERATE	MAJOR			
Foundation					10		
Exterior Wall					10		
Roof					10		
Chimney					10		
Porches					10		
Stairs					10		
Doors					10		
Windows					10		
Additions					10		
Auxiliary Additions					10		
total							

Source: Mackin Engineering Company, May 1997

The survey conclude that there were several housing units in the township that could be candidates for conservation, demolition, rehabilitation, or weatherization. The following tables list those structures:

TABLE I-D, 2-A

Address:

Street Address	Conservation	Demolition	Rehabilitation	Weatherization
SOURCE: MACKIN ENGINEERING COMPANY, MAY 1997				

appendix e

HOUSING DEFINITIONS

HOUSING DEFINITIONS

The following definitions are taken from *The Illustrated Book of Development Definitions*, by H. Moskowitz and C. Lundbloom.

Housing Unit

A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

Attached Dwelling

A one-family dwelling attached to two or more one family dwellings by common vertical walls.

Detached Dwelling

A dwelling which is not attached to any other dwelling by any means.

Two Family Dwelling

A structure on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

Multi Family Dwelling

A dwelling containing more than two dwelling units.

Apartment

A multifamily dwelling. There are three types: Garden, High-Rise and Mid-Rise Apartments. A high rise apartment would include eight or more stories, and a mid-rise apartment building would contain from three to seven stories. A garden apartment is the smallest of the three. The height is usually not more than a maximum of 2 1/2 stories or 35 feet with two levels of dwelling units. They are somewhat higher in an urban area and lower in a rural area. Garden apartments can be located on top of each other, and communities may opt to permit or prohibit the back to back type of units.

Townhouse

A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire resistant walls.

Mobile Homes

A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, which is built on a permanent chassis and designed to be used as a dwelling unit, with or without a permanent foundation when connected to the required utilities.

appendix f

ISSUES, STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS

Clymer Borough
Issues, Strengths, Weaknesses, Opportunities

Issues:

Parking
Buying local
Parks, Recreation, Civic
Downtown revitalization/business organization, business retention
Zoning
Annexation
Industry
Housing
Road system
Bars
Post office
Streams/watershed plan
Public Transportation
Ambulance service

Strengths:

Aesthetics

Small town atmosphere that is friendly & vibrant, but stable and secure with close knit people who enjoy a peaceful/slow pace of life
Availability of goods: Town has most amenities needed (restaurants, grocery stores, doctors).
Everything is local and convenient (walkable).
Low Crime Rate
Potential for growth
Business participates in community functions/events
Location: Access to larger cities
Historically rich, proud of heritage (USS George Clymer)
Influx of new people from other areas to live in Clymer
Historically Rich
True community character

Government Services, Amenities, Community Facilities & Services:

Strong parent participation in school activities
School has recently completed upgrades to sports facilities
Many children in borough
Good supermarket
Senior Center
Good municipal services (fire and police, good active council and cooperation between members, excellent tax collector-money goes to the right places)
Leadership of elected officials
Active and trained Fire Dept.
Relationship with Cherryhill Township

Recreation:

Little League fields are in good condition
Park System

Infrastructure:

Water and Sewage: Water and sewage plant has room to grow
Recent water system upgrades
Rates for water and sewage are lowest in county
Roads: Road system upgrades
Good streets
Alleys and roads being improved
Borough is following a paving schedule

Housing/Land Use:

Land available for housing
Rent is cheap
Housing is affordable
Low income and elderly housing
Rise in property values

Weaknesses:**Aesthetics:**

Youth leave town
Lack of volunteerism in community
Population is more of a retired community
Young, energetic people are not involved in Clymer's government or community
Trash in borough/illegal dumping
Stray dogs (*Animal control?*)

Government Services, Amenities, Community Facilities & Services

Too many bars and churches
School district has nothing for elementary age children
No library or museum
Post office not convenient
Local government does not aggressively seek out additional sources of funding
(state/federal/foundation)
Snow plowing services
Parking meters
Lack of funding for the fire department
A lack of understanding of fire dept. services
Lack of participation of fire dept. members
No ordinance enforcement

Recreation:

Lacking a variety of things to do after dark

Few activities for children, especially teens,
Children do not self-direct activities
Lack of recreation or activities on north side of Rt. 286 (trails)
No recreation activities for community—nothing for indoor activities or swimming pool, tennis courts etc.
Little League: fields are in a flood zone—in the past they have had to take out loans to repair flood damage

Infrastructure:

Drinking water is bad since improvements were made
Waterfront: Two Lick Creek has a sulfur problem
Creek bed should be dredged, right now it creates a flooding problem for the watershed
Absence of a traffic signal at 4th & Franklin
Lack of parking/parking meters
Sidewalks and streets have broken pavement which is unsafe

Economic Development:

Lack of cooperation between businesses, no central marketing approach
Businesses cater only to elderly
Major shopping takes place in Indiana
No employment for teens
No Industry

Housing/Land Use:

Shortage of housing in borough
No room for growth

Wish List/Opportunities:

Aesthetics:

Change in attitude
Clymer beautification: Beautify Main Street, new facades for businesses
Increase volunteerism
Keep youth in town
Increase hunting and fishing in the area
Preserve and highlight Clymer's history
Increase heritage sites-identification of sites with plaques
Increase in Population (more middle age, have too many elderly and very young)

Government Services, Amenities, Community Facilities & Services

Strengthen ordinances to clean up junk/stop illegal dumping
Younger educated leadership
Speed sign to notify drivers of speed or lower speed limits and enforce
Clean and dredge creek
Improve services to community including plowing and winter street maintenance,
Paving alleys should be a priority
Expand Police Dept. & increase number of officers, equipment (cameras) and pay.

Purchase a snow plow for the borough
Build new Borough building
Bring EMS service in to Clymer
Fire Department: New Equipment for Fire Dept.
New pumper to replace 1965 pumper
75' Quint to replace ladder truck presently being used
Enlarge truck hall
More hydrants
Shared services with Cherryhill Twp—future planning areas.
Proposed future medical center

Recreation:

Facilities for recreation
Activities for children
Invest in public recreation especially along the waterfront
Construct a Community Center/Full scale youth center
Rail to Trail system to Indiana
Playground on North side of town
More Volunteers for little league
Addition of second story above the concession stand for storage & offices
Playground for siblings not playing little league
New fields that are out of flood zone
Equipment to spread dirt on little league fields
Purchase property where dugout is located on far field

Economic Development:

Attract businesses and jobs
Create a business friendly atmosphere
Attract decent sized employer/Industry
Partner with media to improve public image
Change negative attitudes of business people
Expand business district
Recycling center
Vacant lots
Vacant store fronts
downtown revitalization/business organization

Infrastructure: Housing/Land Use:

Traffic signal at 4th & Franklin
Expand Sewage services
No more low income housing
Route 286 improvements
Improve parking (residential and commercial)
Increase elderly housing for all income types
Extend gas lines to Harrison St.

Obtain vacant lots on Main St.

Maintain storm sewers (clean and drain)

Market housing in Clymer to attract people from outside areas

appendix g

The Pennsylvania Downtown Program PDP

The Pennsylvania Downtown Program (PDP), sponsored by the Pennsylvania Department of Community and Economic Development, is a community development program that promotes economic growth and revitalizes communities. Goals of the PDP are to:

- Promote and preserve the existing community center;
- Improve the central business district and the quality of life for residents by making it an attractive place to live and work;
- Foster small business development;
- Increase tax revenues within the Central Business District;
- Promote the preservation and adaptive reuse of existing structures through historic preservation, effective land use planning, rehabilitation and quality design;
- Protect farm land and open space and utilize existing infrastructure by focusing appropriate activity within existing commercial centers;
- Develop local capacity for creating public/private partnerships and community ownership as a mechanism for revitalization;
- Provide assistance to communities to achieve and maintain a viable downtown;
- Foster partnerships between local governments and institutions as well as intergovernmental units;
- Promote economic and community development decisions by local officials.

To accomplish the above goals the PDP is comprised of two separate elements that are designed to compliment and support each other, the Main Street program and Commercial Reinvestment.

The Main Street element is a five year program that is designed to promote economic growth and development. To achieve this goal, a formal organization is established with a full-time Main Street Manager whose responsibility it is to generate interest and support for adaptive reuse of existing downtown business district buildings, develop collaborative support and programs for new economic initiatives and studies strategies to market the business district to outside interests.

The Main Street Program includes business development, retention and expansion programs; diversification of downtown businesses; providing technical assistance to businesses; promoting the reuse of existing building infrastructures for business and residential uses; conducting marketing studies and analysis; and developing financial assistance programs to encourage investments in the central business district.

All Pennsylvania communities are eligible to apply for the Main Street program. Communities that have a population of under 5,000 may begin the program with a part-time downtown coordinator. Funding for the PDP's Main Street Manager Program is on a partial assistance program for the first five years after which the local community is to continue the effort through local funding sources. The parent organization for the Main Street Manager project may be a non-profit group or the municipality. For smaller, contiguous municipalities who are interested in establishing a program an arrangement can be initiated to share a full-time Main Street Manager.

Grants are provided for administrative costs only and must have a local match as outlined:

- First year grants are available for up to \$5,000 and require a zero match
- Second year grants are available for up to \$35,000 (or 70% of the budget) and require a match of at least \$15,000
- Third year grants are available for up to \$30,000 (or 60% of the budget) and require a match of at least \$20,000
- Fourth year grants are available for up to \$25,000 (or 50% of the budget) and require a match of at least \$25,000
- Fifth year grants are available for up to \$20,000 (or 40% of the budget) and require a match of at least \$30,000

The Commercial Reinvestment Component supports commercial projects within the downtown business district. This component places a heavy emphasis upon local funding support, and may require at least a 50% match. Maximum grants available are \$250,000 and the applicant must be able to show that the project is supported by a locally adopted Business Action Plan.

Formal application for the Commercial Reinvestment includes demonstrating the public benefit for commercial projects. Potential activities include rehabilitation for residential reuse on upper-levels of commercial buildings, facade improvements and adaptive reuse of buildings in the downtown area. The creation of a Business Improvement District is one tool that can assist with the local match and serve to develop a solid plan for projects as well as create support for Commercial Reinvestment projects.

The Pennsylvania Office of Community Development and Housing under the Department of Community and Economic Development administers the program. Eligible applicants are local government entities and redevelopment authorities. Applicants should call the Pennsylvania Department of Community and Economic Development for technical assistance and additional project information for both Pennsylvania Downtown Programs.

appendix h

Annexation
Merger

Annexation The procedure to begin the annexation process first begins with the Initiative Petition. Each municipality affected by the proposed boundary change must present its own initiative and file it at the County Board of Elections 90 days prior to the next primary or general election of even-numbered years. (The petition must be signed by registered voters and must be at least five percent of the total number of votes cast for the office of governor in the last gubernatorial general election within the municipality.)

The Initiative Petition acts as the legal document outlining procedures for annexation should the petition be approved. Petitions should follow the form of candidate petitions as provided for by the Pennsylvania Election Code and available at county election offices. The Initiative Petition should have the following details:

- A statement of the proposal to be placed on the ballot.
- A statement of a description of the area to be annexed.
- A statement explaining the procedure for the adjustment of the municipal boundary change including assets and liabilities
- An effective date for the change.

The County Board of Elections places the petition on the ballot of every municipality affected in a manner that fairly and accurately represents the proposal and may only do so for the spring primary or the Fall general election in even-numbered years.

Once the proposal for annexation is placed on the ballot it is considered a Special Election and must be conducted by election officials in compliance with the Election Code. The County board of Elections will prepare a thorough explanation of the proposal on the ballots of each affected municipality and is to include the purpose, limitations and effects of the proposed annexation.

To be deemed approved, the initiative must receive a majority of the votes cast in each affected municipality. The County Board of Elections will certify the results with the Department of Community and Economic Development (DCED) within ten days of the election.

It is the Municipal Secretary's responsibility to notify the Department of Community and Economic Development (DCED) of the proceedings and to provide a plot of the annexed territory and certified copies of the petition and question approved by the electorate. The Municipal Secretary is not required to, but should also, notify the county assessment office and the county planning commission of the approved boundary change.

There are certain restrictions placed upon submitting annexation proposals for vote. The Pennsylvania Constitution prohibits the act of submitting similar annexation proposals more than once in five years. This restriction acts as a balance against proposals to reverse an approved boundary change as well as eliminate continual submission of previously defeated annexation proposals.

Merger and Consolidation are another form of addressing municipal boundary change. By definition, a Merger occurs when one municipality is absorbed by another, usually the larger

entity. By contrast, Consolidation occurs when the affected entities relinquish or end their classification and join to create a new municipal corporate identity. Legislation for Mergers or Consolidation was enacted in 1994 and provides for the process of combining municipal entities. In addition, Article IX, Section 8 of the Pennsylvania Constitution protects the right of the voters to consolidate or merge municipalities by initiative and referendum without the approval of any government body.

There are several ways to begin the merger or consolidation process; a Joint Agreement or Voter Initiative by Petition. When a Voter Initiative has received a majority of votes, the governing bodies of the affected municipalities must adopt a Consolidation/Merger Agreement. The new municipality assumes its duties after the new officers are elected and take office and the entity merged into the newly formed municipality is terminated on the effective date as stated in the Initiative.

To approve the merger/consolidation process, a referendum is to be placed on the ballot by the County Board of Elections at the next primary, municipal or general election at least 13 weeks after the filing of the Voter Initiative or the date of the Joint Agreement. The referendum must be approved by a separate majority in each municipality affected. If the referendum is approved, the consolidation or merger begins to take effect at the first Monday of January following the municipal election.

The Initiation by Joint Agreement is an ordinance of the governing entities of the affected municipalities, must be filed with the County Board of Elections 13 weeks before the next primary, municipal, or general election; and must contain the following:

- The names of the municipalities involved,
- The name and territorial boundaries of the consolidated or merged municipality
- The type and class of the resulting municipality,
 - *The municipal code appropriate to its designated class.
 - *A home rule charter or optional plan already in place in one of the constituent municipalities,
 - *A new home rule charter or optional plan approved by each municipal governing body.
- The number and boundaries of districts if some or all members of the governing body are elected by district,
- If an optional charter city is the surviving unit in a merger, whether the resulting unit will continue to use the optional charter,
- Financial arrangements including the following:
 - * Disposition of the assets of the existing municipalities,
 - * Liquidation of existing indebtedness of constituent municipalities,
 - * Assumption, assignment or disposition of existing liabilities,
 - * Implementation of a legally consistent uniform tax system.
- The elected officers required by the form of government,
- A transition plan and schedule for elected officers,

- Common administration and uniform enforcement of ordinances within the resulting municipality.

Voter Initiative by Petition is submitted by the voters for each municipality involved, it must be signed by registered voters, and contain at least five percent of the number of votes cast for the office of governor in the last gubernatorial general election in the municipality. The Voter Initiative by petition may be circulated only between the 20th and 13th Tuesdays before the Election and filed by the 13th Tuesday. This initiative should follow the form for candidate petitions as specified in the Pennsylvania Election Code. The Board of Elections will submit a copy of the petitions to each of the affected municipalities. The Voter Initiative by Petition should contain the following information:

- The Name of the municipality of signers,
- The names of the municipalities proposed to be merged or consolidated,
- The name of the consolidated or merged municipality
- The type and class of the resulting municipality,
- The way the resulting municipality will be governed, one of the following:
 - * The municipal code appropriate to its designated class,
 - * A home rule charter or optional plan already in place in one of the constituent municipalities,
 - * An optional plan selected by the petitioners.
- If an optional charter city is the surviving unit in a merger, whether the resulting unit will continue to use the optional charter,
- The number of districts if some or all members of the governing body are to be elected by district.

Consolidation/Merger Agreement is necessary when a voter Initiative by Petition implements the referendum. Within 60 days of an approved referendum, the governing entities of each affected municipality must meet and develop a statement to address the following:

- The number and boundaries of districts if some or all members of the governing body are to be elected by district,
- Financial arrangements to include the following:
 - * Disposition of the assets of the existing municipalities,
 - * Liquidation of existing indebtedness of constituent municipalities,
 - * Assumption, assignment or disposition of existing liabilities.
- The elected officers required by the form of government and a transition plan and schedule for elected officers,
- Common administration and uniform enforcement of ordinances within the resulting municipality,
- Implementation of a legally consistent uniform tax system.

Restrictions upon mergers or consolidation procedures are the exclusion of Philadelphia and Pittsburgh as eligible to participate in either proposal. Secondly, although the number of municipalities allowed to participate in either a merger or a consolidation is not limited, the municipalities affected must be contiguous to at least one of those included

Appendix:

HOUSING DEFINITIONS

The following definitions are taken from *The Illustrated Book of Development Definitions*, by H. Moskowitz and C. Lundbloom.

Housing Unit

A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

Attached Dwelling

A one-family dwelling attached to two or more one family dwellings by common vertical walls.

Detached Dwelling

A dwelling which is not attached to any other dwelling by any means.

Two Family Dwelling

A structure on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

Multi Family Dwelling

A dwelling containing more than two dwelling units.

Apartment

A multifamily dwelling. There are three types: Garden, High-Rise and Mid-Rise Apartments. A high rise apartment would include eight or more stories, and a mid-rise apartment building would contain from three to seven stories. A garden apartment is the smallest of the three. The height is usually not more than a maximum of 2 1/2 stories or 35 feet with two levels of dwelling units. They are somewhat higher in an urban area and lower in a rural area. Garden apartments can be located on top of each other, and communities may opt to permit or prohibit the back to back type of units.

Townhouse

A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire resistant walls.

Mobile Homes

A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, which is built on a permanent chassis and designed to be used as a dwelling unit, with or without a permanent foundation when connected to the required utilities.

Appendix:

LAND USE DEFINITIONS

Definitions are being included as part of this background study. These definitions are provided provided so the reader may have a better understanding of the land use categories. Definitions were taken directly from the *Illustrated Book of Development Definitions* (Moskowitz and Lindbloom, 1995).

Residential Dwelling, Single-Family Detached:

A building which is designed for and occupied by not more than one family, and surrounded by open space or yards and which is not attached to another dwelling unit by any other means.

Residential Dwelling, Two-Family :

A structure on a single lot containing two dwelling units, each of which is totally separated from the other by an un-pierced wall extending from ground to roof or an un-pierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

Residential Dwelling, Multi-Family:

A dwelling containing more than two dwelling units

Open Space:

Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

Commercial:

A land use or structure used by the owner or occupant to achieve a pecuniary gain. Typically, these types of land uses are clustered together and form a commercial district.

Land Use:

A description of how land is being used.

Land Use Plan:

A plan showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of commercial, residential, industrial, recreational, agricultural, public and semi-public, and other public and private purposes or a combination of purposes.

Appendix:
ROAD CLASSIFICATION CHART

Name	Class:	Length (miles)	Cartway (feet)	R.O.W (feet)	Surface Type	Owned by:
PA Route 286	Arterial				Asphalt	
PA Route 403	Collector				Asphalt	
1st Street	Local			50	Asphalt	
2nd Street	Local			50	Asphalt	
3rd Street	Local			50	Asphalt	
4th Street	Local	.		50	Asphalt	
5 th Street	Local	.27		50	Asphalt	
6th Street	Local			60	Asphalt	
7th Street	Local			50	Asphalt	
8th Street	Local	.04		50	Hard Surface	
9th Street	Collector			50	Asphalt	
Ash Avenue	Alley			16		
Adams Street	Local	.31			Asphalt	
Bayberry Avenue	Alley			16		
Birch Avenue	Alley			16		
Beech Avenue	Alley			16		
Crabtree Avenue	Alley			16		
Cedar Avenue	Alley			16		
Cherry Avenue	Alley			16		
Cypress Avenue	Alley			16		
Dixon Road	Local			16	Asphalt	
Ebony Avenue	Alley			16		
Elder Avenue	Alley			16		
Name	Class:	Length (feet)	Cartway (feet)	R.O.W (feet)	Surface Type	Owned by:
Elm Avenue	Alley			16		
Franklin Street	Collector				Asphalt	
Gerry Street	Local					
Hancock Street	Local				Asphalt	
Hemlock	Alley			16		

Avenue						
Hickory Avenue	Alley			16		
Hines Street	Local				Asphalt	
Horn Avenue	Alley			16		
Juniper Avenue	Alley			16		
Larch Avenue	Alley			16		
Lee Street	Local				Asphalt	
Lombardi Avenue	Alley			16		
Mill Avenue	Alley			16		
Morris Street	Local				Asphalt	
Oak Avenue	Alley			16		
Peach Avenue	Alley			16		
Penn Street	Collector				Asphalt	
Plum Avenue	Alley			16		
Pine Avenue	Alley			16		
Poplar Avenue	Alley			16		
Rodney Street	Local				Asphalt	
Ross Street	Local				Asphalt	
Rush Street	Local				Asphalt	
Sage Street	Local				Asphalt	
Sherman Street	Local				Asphalt	
Spruce Avenue	Alley			16		
Tulip Avenue	Alley			16		
Walcott Street	Local				Asphalt	
Walnut Avenue	Alley			16		
Williams Street	Local				Asphalt	
Willow Avenue	Alley			16		
Wislon Street	Local				Asphalt	
Total Miles		Mi.				

Source: Mackin Engineering Company 1997

CLYMER BUSINESS DISTRICT SURVEY

NAME OF BUSINESS: _____ DATE: _____

OWNER _____

ADDRESS: _____

(Please circle or check one)

1. Type of business: Wholesale _____ Retail _____ Service _____

2. Number of Employees: Full Time _____ Part Time _____ Seasonal

3. How long have you operated this business in Clymer? _____

4. Do you rent or own your location? _____

5. How many parking spaces does your business require? _____

6. Where do your customers park?

on-street _____ off-street _____ walk _____ bike _____

7. Do you have safe sidewalks in front/side of your business? yes no

If no, where is it needed? _____

8. Have you renovated your building facade? _____ If yes, when? _____

If no, would you like to, or do you have future plans to?

9. Do you see the need for street furniture in public spaces (i.e. benches, ornamental lighting)?

yes _____ no _____

If yes, what do you suggest?

10. Do you see the need for shade/ornamental trees along Franklin street? yes no

11. Where does your business receive loading/unloading of goods?

Front_____ **Rear** _____ **Side**_____

12. Any further comments or concerns related to your business in Clymer.

EXECUTIVE SUMMARY

Through the comprehensive planning process, Clymer Borough has studied its own history and land development in order to uncover trends and characteristics of Clymer's population, housing, land use, environment, parks, community facilities, public utilities and transportation network.

Population

The background studies on Clymer Borough's population characteristics show that a consistent loss of population over the past 50 years has been one of the primary influences on the borough. Although there has been a decline in total population, the age composition of the residents has remained stable, with a fairly even break-down of children, elderly, and people of working age.

In Clymer Borough, the majority of the households are married families. There are, however, a number of female-headed households (20 percent) in the borough as well. The median incomes of Clymer Borough residents is lower on average than Cherryhill Township residents, and county residents. In addition to declining incomes in the borough, the rise in persons living below the poverty level is a matter of concern. Children under the age of 18 represent a large number of those living in poverty.

Housing

Clymer Borough has a relatively sound housing stock. Dwelling units can be found in a variety of structural types and price ranges. The different types of dwelling units found in the borough include single-detached dwelling units, two-family units, multi-family units and mobile homes. There are two county-managed housing developments in the borough. Together they house approximately 38 families. These subsidized units are in excellent physical condition.

The age of the housing stock in Clymer Borough is older than the housing in the surrounding areas. However, housing has been maintained and upgraded over the years, thereby contributing to a fairly sound housing stock in the borough. Improving and maintaining the housing stock in Clymer should continue to be a priority because of the age and decline in housing value. Clymer's median housing value for owner occupied units is approximately 28,000 dollars less than neighboring Cherryhill Township.

Land Use

Land use has not changed significantly in the borough since its origin. The borough is a mix of land uses with a small, centralized business district. There are few conflicting land use patterns existing at this time and most noncompatible land uses are buffered from one another by environmental and natural features. The borough's existing land use controls should include a zoning ordinance and be reflective of the comprehensive plan, in particular its community development goals and objectives.

Environment

Environmental features are an important aspect of any community. An overview of the environmental characteristics of Clymer Borough indicate slopes, floodplains, and wetlands. An evaluation of the streams was the first step in identifying reasons for stream degradation and the types of vegetation which are aiding or abating the water quality. The Environmental Plan section will deal with methods of remediation.

Parks and Recreation

Clymer Borough has a good representation of recreational facilities for a community of its size. Most of the existing floodplain in the borough is occupied by parks or ballfields. Overall, the borough's recreational facilities meet the needs of existing residents; however, the Sample Run park is in need of being rehabilitated or the equipment removed. The equipment at the park is broken and the ballfield is overgrown with weeds. The existing facilities are geared toward children of school age. There are fewer recreational facilities and opportunities for elderly residents.

Community Facilities

The level of community facilities in Clymer meets the needs of its borough residents. It is suggested that the borough investigate forming either regional police and public works departments or shared services agreements with neighboring Cherryhill Township. It is also suggested that the borough volunteer fire department contact a local bank, store, or seek funding from the local legislature or Community Development Block Grant (CDBG) to purchase and distribute smoke detectors to low to moderate income residents. This would lower insurance rates and reduce the potential for fire related injuries in the borough.

Public Utilities

The availability of public utilities has had a direct impact on the past development patterns of Clymer Borough. The borough is well-served by public sanitary sewer service. Existing gaps in the sanitary sewer service have been identified. Land uses in areas not served by public sanitary sewer service are primarily vacant lots and low density residential development.

Public water is available throughout most of the borough. There are a few short gaps in water service in the borough. This is reflected by the low number of housing units using wells for potable water. It is recommended that the gaps in water service be connected in the near future.

Transportation

Clymer Borough has an extensive road network that provides acceptable vehicular circulation. The network consists of infrastructure (bridges and roads), storm water management facilities such as catch basins, storm sewer pipes, and curbing to channel water, and traffic control features such as traffic lights and traffic control signs. Pedestrian circulation is necessary in the more densely settled areas of the Borough. Sidewalks are needed in various sections of the borough. Completion of the gaps in sidewalks will ensure a safe and efficient future pedestrian circulation network. Road maintenance is performed in house by the borough road department. Several suggestions for future transportation improvements will be made in Phase III of this Comprehensive

Plan.

