

newbrightonareaplan



2022 Implementable Comprehensive Plan

DAUGHERTY TOWNSHIP - FALLSTON BOROUGH

NEW BRIGHTON BOROUGH - PULASKI TOWNSHIP

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Plan Adoption

New Brighton Borough Council adopted this plan by Resolution 2022.04-02 on April 21, 2022.

Daugherty Township Supervisors adopted this plan by Resolution 22-01 on April 13, 2022.

Fallston Borough Council adopted this plan by Resolution 22-01 on May 9, 2022.

Pulaski Township Supervisors adopted this plan by Resolution 416 on May 9, 2022.

Resolutions appear in the Appendix.

Funding and Collaboration

Work on this multimunicipal Implementable Comprehensive Plan was funded by the U.S. Department of Agriculture, PA Department of Community and Economic Development and New Brighton Borough. Pashek+MTR served as planning consultant.

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Executive Summary

“We must move forward together.”

Introduction

New Brighton, Daugherty, Fallston and Pulaski, four Beaver County, Pa., communities with distinct characteristics and charm, consider themselves also to be a singular, united place with a shared future.

This collaborative vision was an underlying theme as the four municipalities came together to undertake a joint implementable comprehensive plan and joint zoning ordinance.

Despite having experienced their share of hard times – primarily traced to the common Western Pennsylvania plights of declining populations and loss of traditional jobs – the communities also possess invaluable strengths. They have Beaver River waterfronts, historical and cultural assets, New Brighton’s attractive downtown, and economic sectors including agriculture, industry, manufacturing and commercial.

They also have enthusiastic, motivated residents and community leaders who want to make the most of assets and strengthen their social fabric and economies.

As one steering committee member put it at the first meeting, “We must move forward together.”

This comprehensive plan describes the process of identifying problems to address and strengths to build on, and proposes implementable next steps for doing exactly that: moving forward together.

The Planning Process

The first task toward producing this comprehensive plan was a review of previous plans and studies, particularly the 2001 Northeast Upper Beaver Valley Comprehensive Plan. The highest-priority recommendations from that plan included: more multimunicipal collaboration, protecting open space, improving parks and recreation options and proactively manage land development. Details are provided in the Appendix.

Work on this implementable comprehensive plan began in earnest in November 2020 as a steering committee representing all four communities held its first meeting with the consultant. Through a series of five meetings and several outreach events, the committee guided the development of the plan. The work was divided into these four components:

- Listening to the community
- Identifying the key issues to address
- Defining a vision for the future
- Providing step-by-step implementation strategies

This process is rooted strongly in public opinions about how the communities should change in the next four years, and in sincere input from community leaders and the steering committee about what is feasible to accomplish. This plan invested significant time and effort in “ground-truthing” what is most important and what is viable.

It should be noted that the plan does not attempt to solve every conceivable problem or issue in the communities. There are four “key issues,” which the community members said were important to them and which the steering committee and consultant agreed could realistically be addressed.

The recommendations in the plan, though ambitious and rooted in best practices, take into account the relatively small size of the four communities in terms of population, staffing and financial capacity. The plan



makes every effort to identify potential partners, funding sources and pathways for moving toward the kinds of change the communities want.

Recommended strategies are broken down into finite and specific step-by-step guides, detailing who needs to do what, in which order. The chapters on each Key Issue should serve as a workbook for how to proceed. In some cases, work began on some recommendations as part of plan development.

Structure of this Report

- **The Executive Summary** serves as an introduction and overview of the process, key issues and recommendations. It ends with a “Start-up To-Do List,” which are the most important first steps for the most important recommendations.
- **Chapters 1-4** each tackles one of the four key issues (Vibrant, Healthy, Safe, Collaborative communities). These chapters explain the background, context and focus of each issue, and provide recommendations.
- **Other important content** appears in Chapter 4: Collaborative Communities. The state’s Municipalities Planning Code includes certain expectations for comprehensive plans, including that they will look ahead to future land use and that they include Community Development Objectives. These elements are provided in Chapter 4 are summarized later in this Introduction and Executive Summary.

Public Engagement



Community leadership and steering committee members discuss how the communities should change.

Steering Committee

The joint steering committee met five times between November 2020, and September 2021. Issues identified for the comprehensive plan included infrastructure and land use, property maintenance, downtown business and community development, recreation and parks, and transportation.

Stakeholder Interviews

Pashek + MTR interviewed 20 people based on recommendations from the steering committee and the contents of the comprehensive plan. Those interviewed had diverse backgrounds and included people from the education field, religious leaders, long-term residents, and others involved in the community. Issues identified from key person interviews included infrastructure, outdoor recreation, business and downtown development, community involvement, and property maintenance.



Community Questionnaire

Members of the public filled out the questionnaire between December 2020 and Feb. 15, 2021. The 765 respondents identified issues such as public safety, property maintenance, main street and downtown development, community involvement, housing availability, outdoor recreation, and more connections between the four communities.

SAMPLE QUESTIONNAIRE RESULTS

Please select two places or things you particularly value in New Brighton, Daugherty, Fallston and/or Pulaski.	% as selected as a valued place in New Brighton, Daugherty, Fallston, or Pulaski
Local businesses	50%
Restaurants	33%
Neighborhoods	29%
Parks and trails	29%
Schools	26%

How important to you are improvements in the following issues in the communities as we move forward?	Ranking (Out of 5)
Emergency services	4.51
Downtown businesses	4.46
Dilapidated buildings, blight	4.39
Streets and roads, traffic	4.33
Developing/redeveloping targeted areas	4.27
Things to do	4.25
Parks and trails	4.07

Leadership Event: Pizza, Pours, and a Plan

On May 25, 2021, Pashek + MTR invited elected and appointed officials from the four communities to attend Pizza, Pours and a Plan, a comprehensive plan update event. Twenty-one local leaders attended the event, which was held at Merrick Art Gallery. Attendees provided feedback, including feasibility and possible barriers to implementation regarding the comprehensive plan recommendations.

Community Event: New Brighton Area National Night Out

On Aug. 3, 2021, community members attending New Brighton's National Night Out event spoke up about the four key issue topics: Vibrant, Healthy, Safe, and Collaborative. Area residents stopped by a booth, staffed by the consultant and steering committee members, to suggest specific changes they would like to see in the communities within those key issue themes. The most popular comments included repairing the Fallston Bridge, improving existing parks, adding activities for youth and kids, and improving the business district improvements. Participants also signed up for focus groups.



Members of the comprehensive plan steering committee begin collecting input from people attending National Night Out in Townsend Memorial Park, New Brighton.



Community stakeholders with interest in greater individual and community health specify which proposed recommendations are the highest priority and the most feasible to achieve.

Focus Groups

At two focus groups on Sept. 23, 2021, stakeholders provided input about the content of recommendations drafted to include in the comprehensive plan. The groups addressed the key issues of “Healthy” and “Vibrant.” Business owners, local organization leaders, and involved residents prioritized the recommendations and said which they considered the most and least feasible, and why. A few days later, the comprehensive plan steering committee discussed the focus group input.

Community Event: Fall Festival

On October 16th, 2021, Pashek + MTR and steering committee members participated in New Brighton’s Fall Festival. Residents provided recommendation feedback by participating in map and sticker activities. Those who participated entered to win gift cards from local businesses. Residents provided feedback on park and other green space improvements as well as the future of the business districts. Some of the popular priorities included restrooms in the parks and restoration of the Fallston Bridge.



A family at the New Brighton Fall Festival gives input about priorities for change. People who shared their opinions qualified for a drawing to win gift cards to five area businesses.

Chapter-by-Chapter Review

After incorporating the most recent input and ideas into the draft version of this comprehensive plan report, the consultant shared each chapter with the steering committee, requesting their review of the contents.

The Key Issues

What are “problems to solve” and “strengths to build on?”

In order to get to the issues that really matter to people, we asked those who live, work and own businesses in the four communities. The residents and businesspeople of New Brighton, Daugherty, Fallston and Pulaski were exuberantly forthcoming about what they want to see change or be elevated in value and retained in their communities. Their input is rolled up into these four key issues:

1 VIBRANT

The communities of New Brighton, Daugherty, Fallston, and Pulaski foster vibrant community centers to serve current residents and attract new ones through business growth, property beautification, and effective marketing of the area and its assets.

2 HEALTHY

The communities of New Brighton, Daugherty, Fallston, and Pulaski improve the convenience and desirability of their recreation assets, green spaces and community connections to encourage a sense of community and contribute to overall health and well-being.

3 SAFE

The communities of New Brighton, Daugherty, Fallston, and Pulaski work to resolve issues of public safety to ensure enhanced quality of life for their residents. This includes tackling issues such as speeding, property crimes, and illegal drugs, and enhancing communication.

4 COLLABORATIVE

The communities of New Brighton, Daugherty, Fallston, and Pulaski consider themselves a single region and collaborate on issues such as planning, marketing, infrastructure, and land use in order to foster pride and community cohesion and encourage regional success.



Community Development Objectives

Comprehensive Plans must set forth a statement of objectives to guide long-term planning. Here are the Objectives shared across all four communities. These and individual municipal Objectives are provided in the “Collaborative” chapter:

- Ensure quality, visually attractive development that reinforces a safe and inviting public realm.
- Provide for a balance of land uses to meet the needs of existing and future residents across the full four communities, rather than within each.
- Control sprawl by focusing new development where infrastructure capacity is planned or available.
- Incentivize compatible infill and revitalization within built-out areas.
- Preserve and grow each community’s municipal tax base.
- Enhance environmental quality and sustainability by reducing stormwater runoff, protecting groundwater and streams, creating buffer areas, limiting development of steep slopes and green space, limiting further impervious coverage and improving air quality.
- Enable and promote tourism of the communities, creating and enhancing attractions that reflect the New Brighton Area’s unique history and natural amenities.
- Forge and improve safe, practical and inviting routes for walking and cycling within and beyond the communities.
- Provide a range of affordable housing types and styles.
- Provide incentives to improve and/or adapt vacant or underutilized structures.
- Build flexibility into regulations to accommodate innovative uses and creative

solutions that are consistent with this plan.

- Provide for compatible land use along municipal borders.

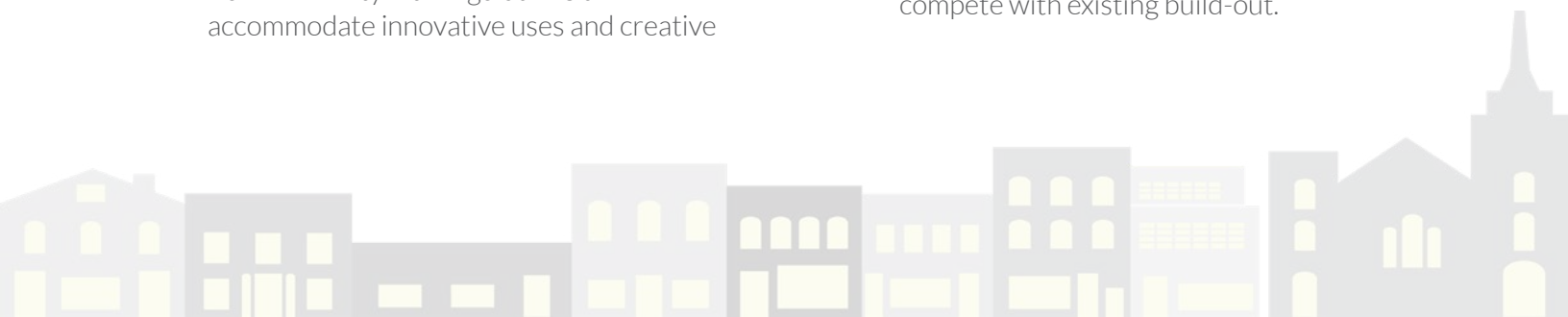
Future Land Use Planning

Comprehensive Plans depict how land uses should change in coming years. This plan assumes that all four communities will embark on joint land use planning and zoning after elected officials adopt the plan. A summary of the communities’ plan for future land use appears here as well as with the Future Land Use Map in the “Collaborative” chapter.

The New Brighton Area communities intend to leverage the advantages of joint zoning by allocating land uses across borders — meaning that local leaders can provide for each use in the area where it makes the best sense, regardless of municipal boundaries. Drafting a Joint Zoning Ordinance will allow the communities to work together on well-coordinated, streamlined regulations.

The Future Land Use Map does not represent a drastic departure from existing uses.

- Existing commercial nodes should be reinforced and primed for further reinvestment within the historic fabric of their existing building and block patterns, with flexibility built in to incentivize adaptive reuse and creative solutions.
- Mixed-use should be encouraged within and beyond current commercial areas, with appropriately scaled institutional, civic and commercial uses sited where they can meet neighborhood needs.
- Existing residential neighborhoods should be preserved and improved, with care taken to ensure that the four communities collectively provide a wide array of housing types.
- Growth into undeveloped or under-developed areas should proceed in concurrence with infrastructure and in ways that do not compete with existing build-out.



Startup To-Do List

ALL FOUR COMMUNITIES

1. Adopt this comprehensive plan.
2. Engage in the multimunicipal land use planning and zoning initiative. (COLLABORATIVE: Strategy No. 1)
3. Strive to build community capacity for implementing next steps toward change. Begin by participating in initial joint meetings in 2022 of an “umbrella” group of local governments, non-profits and civic organizations. (VIBRANT: Strategy No. 1)
4. Help to propel a volunteer-led effort to define the area’s identity, with the goal of creating a unified “brand” for the communities. (COLLABORATIVE: Strategy No. 3; VIBRANT No. 3; HEALTHY No. 8)
5. Convene a joint meeting of the Recreation Commission, Downtown Business Authority and larger civic groups and non-profits to review all existing community recreation programs, activities and events, and discuss revising the overall lineup to better meet community needs. (HEALTHY: Strategy No. 1)
6. Review the proposed priority route for cycling and walking, and determine if any easements need to be acquired. (HEALTHY: Strategy 2)
7. Engage in next steps with the “umbrella” group noted in Step 3 above toward creating a Community or Economic Development Corporation. (VIBRANT: Strategy No. 1)
8. Improve area-wide communications and promotion by creating a unified website or social media page and updating the digital presence of each community. (COLLABORATIVE: Strategy No. 5)

NEW BRIGHTON

1. Post on the New Brighton website Code Enforcement page the diagram provided in this report explaining the process of property inspections and code enforcement. This is a tool to explain both how the processes work and how long they can take. (VIBRANT: Strategy No. 4)
2. Explore property acquisition and potential funding for a flexible space green park area in downtown. (VIBRANT: Strategy No. 6)
3. Re-engage with Beaver County officials about the future of the Fallston Bridge, with the goal of transforming it into a pedestrian/bicycle “park.” (HEALTHY: Strategy No. 3)

DAUGHERTY

1. Open conversations about revising the township’s multimunicipal Act 537 Plan to explore next steps in appropriate infrastructure expansion to support land use goals. (VIBRANT: Strategy No. 5)

FALLSTON

1. Apply to Rural Development for a grant to develop an environmental assessment and preliminary engineering report as initial steps toward an Act 537 Plan. (VIBRANT: Strategy No. 5)

PULASKI

1. Engage fully in the multimunicipal efforts listed at the top of this page and throughout this report. Joint and collaborative efforts will alleviate some of the pressures the township currently experiences in providing services and supporting investment.



VIBRANT

What would a more vibrant New Brighton Area look like?

The communities of New Brighton, Daugherty, Fallston, and Pulaski foster vibrant economic sectors that serve current residents and attract new ones through business growth, property beautification, and effective marketing of the area and its assets.



New Brighton's downtown business district is a gravitational center of the four communities.

“Vibrant” Communities

Community and economic life in New Brighton, Daugherty, Fallston and Pulaski center on the school district, close-knit neighborhoods, small shopping areas and New Brighton's downtown. Longtime residents highly value the tight social bonds that developed over generations as children went to school together and then became neighbors, work colleagues and customers of local businesses.

Residents participating in this comprehensive plan want to retain the best elements of that community

cohesion and to find ways to become more welcoming and desirable so that they may retain current residents and businesses and attract newcomers and investment.

The communities can create the best conditions for success by focusing on mutual goals and on community capacity-building for addressing problems and seeing new investment. In addition, the communities should seek to create a visually pleasing landscape and reduce visual cluttering for residents, visitors, and potential investors. The municipalities should also enhance and protect their respective unique landscape to promote economic development and the quality of life for their residents.

Background and Context

The four contiguous communities have distinct characters and independent governance, but hold shared interests. First, their borders are the same as those of the New Brighton Area School District. Second, although the four contain separate neighborhoods, commercial areas, industries and agricultural lands, the communities share a “center,” which is New Brighton Borough's downtown.

The communities also share numerous assets based on their historic development patterns and geography.

But, as with most Western Pennsylvania communities, shared realities also include declining populations, which typically results in some degree of disinvestment, including in home ownership, and increases in both residential and commercial vacancies. These issues put pressure on tax bases and municipal revenue streams.



Talking Points

LINKED FUTURES

Community leaders undertook this multi-municipal planning and zoning effort because they recognize that their communities' future vitality is shared as they strive to capitalize on assets and improvements and to address challenges.

Their small populations – about 10,000 residents in total – limits, in terms of human and financial capacity, their ability to undertake new initiatives.

Therefore the clearest routes to implementing changes involve various forms of collaborative action, some of which are detailed in this chapter. Among these, the focus is to dedicate effort to the vitality of New Brighton's downtown while also seeking solutions for individual communities' highest priorities.

INDIVIDUAL COMMUNITY PRIORITIES

- Pulaski Township, population about 1,300, faces challenges to maintain services and create investment. Pulaski's business mix is highly dependent on the automotive sector (body shops, engine repair, car sales), and the community suffers from visible presence of property deterioration along its main corridors.
- Fallston Borough, population about 260, wishes to improve its Route 51 highway commercial corridor, but that would be dependent on the expansion of utilities, specifically sewers.
- Daugherty Township, population about 3,000, hopes to diversify and expand its rural agricultural and residential tax base.
- New Brighton Borough, population about 5,700, wishes to continue to reinvigorate its

downtown and slow the conversion of owner-occupied housing to rental units, and deal even more effectively with property deterioration and reinvestment.

BUILDING CAPACITY

A significant obstacle for most small communities seeking to implement change is identifying the people, funding and time for accomplishing work. In New Brighton, Daugherty, Fallston and Pulaski, all those resources are rather scarce.

Civic groups and boards are populated largely by the same people who are also volunteering with other efforts as well. Fundraising is not unlimited, to say the least. Organizations have plenty of ideas but do not always have the resources needed for implementation.

Therefore, the communities' ability to do more may hinge on identifying more people to help and strengthening or building the organizational capacity to effect change.

Several strategies in this chapter use capacity-building as a crucial step toward achieving other goals.



Fallston's main commercial area is along Route 51; development is currently limited to businesses who can operate on septic systems.

What we heard from people in the communities

STEERING COMMITTEE

When asked about community key issues, the steering committee had a few comments regarding creating a more vibrant New Brighton Area community. For example, business and downtown development were voiced by multiple steering committee members. Other comments mentioned walkability, downtown amenities, green spaces, and connecting Big Rock Park to New Brighton's downtown.

KEY PERSON INTERVIEWS

There were multiple comments from key community stakeholders regarding a more vibrant New Brighton Area community. These comments included attracting new businesses as well as supporting local businesses. In addition, identifying barriers to development was a concern. Lastly, multiple stakeholders indicated the need to form a New Brighton Area identity as a destination due to the area's many cultural and natural assets.

COMMUNITY QUESTIONNAIRE

Residents communicated many ways to make the New Brighton Area more vibrant. For example, increasing property improvements and code enforcement. Regarding main streets and downtowns, residents indicated a need for more businesses and restaurants and improved walkability. Lastly, more affordable housing options were indicated as a way to make the community more vibrant.

LEADERSHIP MEETING

At the meeting for New Brighton Area leadership, the leaders indicated that a more vibrant community involves ground-up building and improved infrastructure such as sewage and gas. In addition, they indicated the need for more green space, outdoor seating, and community activities. They also indicated turning the Fallston Bridge into a pedestrian bridge.

COMMUNITY EVENT INPUT

Input from the community event included comments for a more vibrant downtown. For example, community members indicated the needs for new businesses, addressing downtown vacancies and market properties, improved downtown streetscapes, and the promotion of local businesses and the business districts as well as the area's historic and cultural assets. In addition, residents expressed the need for more community events and activities for kids and youth. Lastly, residents acknowledged the need for improved property maintenance and code enforcement as well as more affordable housing options.





1. Help build community capacity for economic and community development

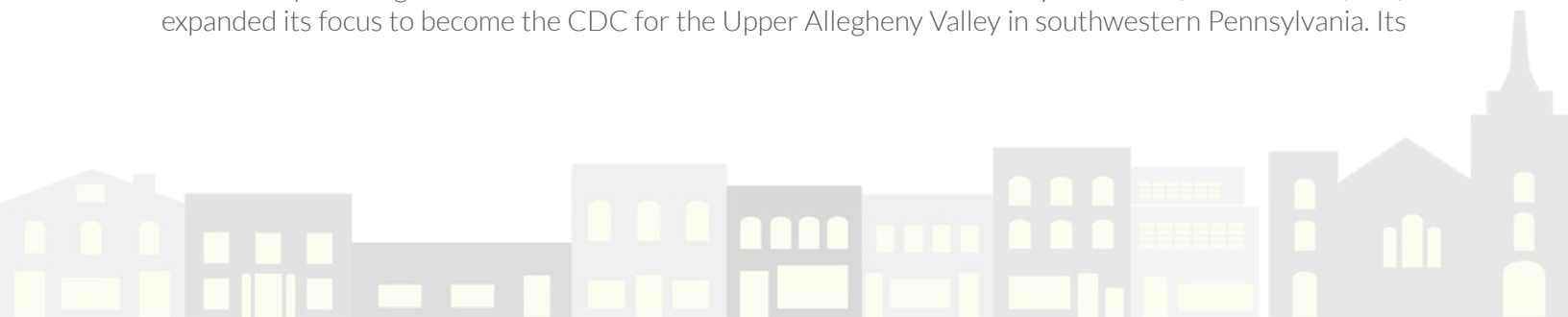
- Encourage and support collaboration among key non-profit organizations, commissions, authorities and civic groups – to be aware of each other’s goals and priorities, and to align efforts where possible.
 - Create an initial conversation amongst the major organizations to express the need to keep each other informed and to maximize opportunities for mutual support.
 - This group should meet quarterly or semi-annually as an “umbrella” network until an Economic Development Corporation or Community Development Corporation is created.
- Foster creation of an Economic Development Corporation or Community Development Corporation. (The “Example from Elsewhere,” which follows, shows how three southwestern Pennsylvania communities worked with a local non-profit organization to accomplish this.)
 - Identify an area non-profit that is interested in adding economic- or community-development initiatives to its mission. This could be an outcome of the quarterly umbrella network meetings
 - Begin a conversation between community and business leaders to explain the potential value of an EDC or CDC, identify obstacles and how to overcome them.

Example from Elsewhere

UPPER ALLEGHENY COMMUNITY DEVELOPMENT CORPORATION

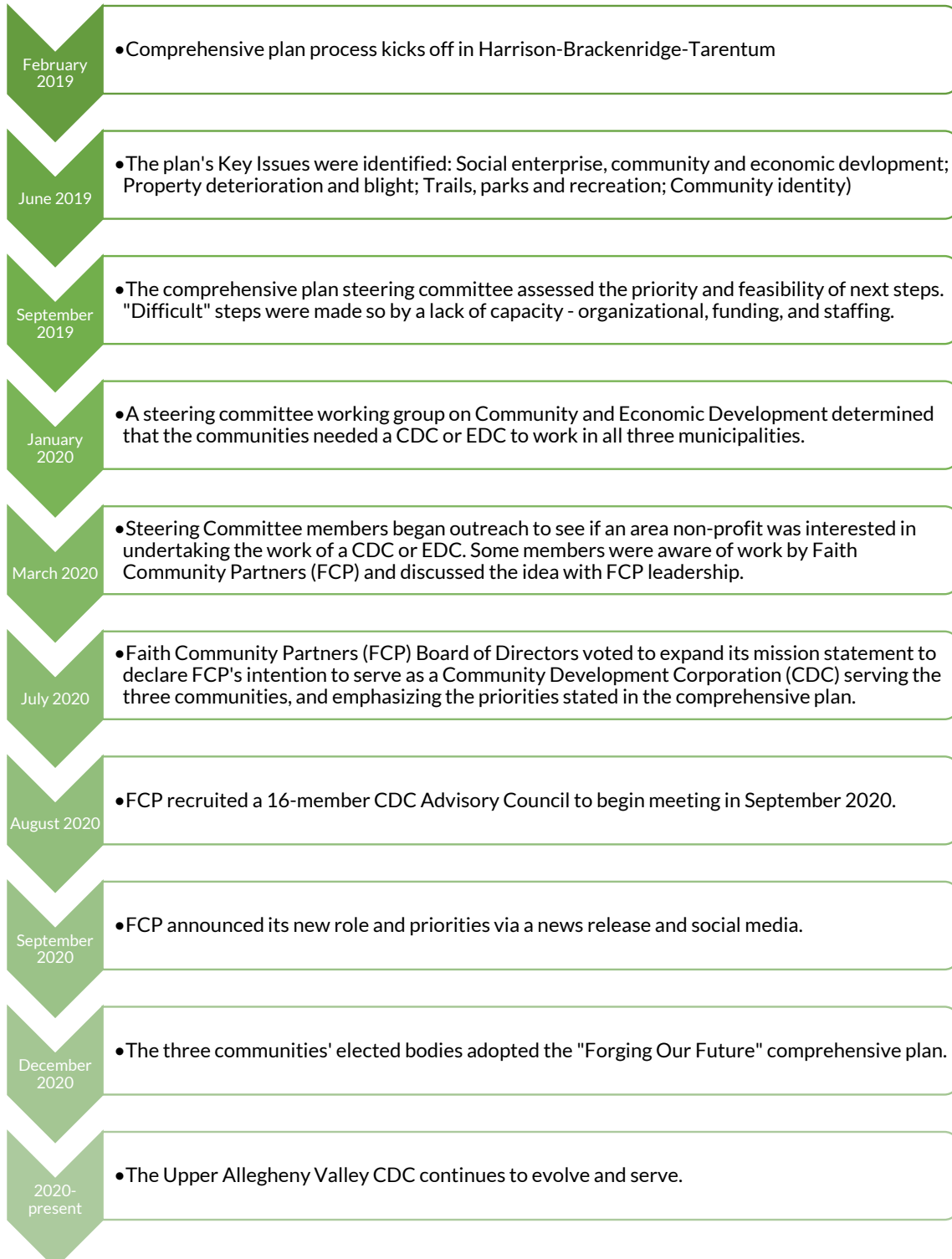
A strategy in the comprehensive plan for Harrison, Brackenridge and Tarentum, three Allegheny County Communities, was to establish an Economic Development Corporation or Community Development Corporation.

A local nonprofit organization was able to fulfill this role. Faith Community Partners’ (FCP Services, Inc.) expanded its focus to become the CDC for the Upper Allegheny Valley in southwestern Pennsylvania. Its



Example from Elsewhere (continued)

geographic scope is Harrison Township and the Boroughs of Brackenridge and Tarentum. The mission of the CDC is to stimulate positive redevelopment and to improve the quality of life for residents. The organization's priorities are: remediating blight, restoring and repurposing vacant and underutilized commercial and residential buildings, and building a coalition of community organizations, governmental agencies, businesses, and faith-based organizations that implement the joint planning efforts of the region's three municipalities. **Shown below is a timeline for the process of creating this CDC.**



- New Brighton should continue to contribute input to and support the goals of the Business District Authority. All four municipalities should strive to extend the goals as appropriate in other communities. New efforts could include:
 - Maintain and publicize a business directory website.
 - Create a physical presence in the downtown, such as pop-ups in vacant storefronts staffed by a new CDC or a volunteer to answer questions about location improvement initiatives and recruit volunteers.
 - Hold an annual “vacant building open house tour” as a way of attractive potential tenants or owners. - Maintain marketing inventory of vacant buildings that could host new businesses/housing.
 - Connect business owners with Beaver County façade improvement program.
 - Give support to new businesses (welcome events).
 - Offer a walking tour of businesses.
 - Continue to promote Business District Authority events.
 - Continue to encourage events downtown that include local businesses.
 - Encourage local businesses to extend or adjust hours during community events.
 - Ensure that the contracted consultant funded by Beaver County Economic Development is working to meet the goals of the Business District Authority.
- Pursue volunteer recruitment for community improvements/events.
 - One annual event should also serve as an “organization fair” (like a job fair) to educate the community and build a volunteer base. A main focus of the community event would be to recruit people as potential volunteers for planning or staffing future events, providing specific skills or expertise, and enlisting others. To make an “organization fair” engaging, it could be held in tandem with a high-value local event like a “Battle of the Bands,” with each community organization having a couple minutes between songs to make its case and recruit volunteers. The four municipalities can support this through the umbrella network or future EDC/CDC.
 - An umbrella network or a future EDC/CDC should develop a community engagement role to maintain a volunteer database and help to recruit for specific community initiatives. The EDC/CDC, with help from the municipalities and ideally “seeded” with grant money, should create a Volunteer Corps to identify tasks and needs, and match these with groups or individuals that are able to address the needs.



2. Encourage, enable and promote business development in each community to stabilize and expand the tax base and serve the needs of residents and visitors.

- Reinforce general business development through the means already under way.
- Support the work of an EDC or CDC to seek new investment, assist with funding for addressing property deterioration, market specific locations.
- Using land-use planning and zoning as tools, encourage future development of the business, housing, agriculture, agritourism, and industrial segments that aligns with the historic patterns of the built environment in the four communities.
- Encourage business development that aligns with an Outdoor Town/Nature Based focus in all four communities. This can include business types directly related to or adjacent to the needs of outdoor enthusiasts of all types (e.g. kayak rentals and bike repair, but also restaurants and brewpubs) and agritourism in Daugherty (e.g. farm visit/tour/dining, U-pick/corn maze/pumpkin patch, Christmas tree farm, barn events rental).
 - As noted in No. 3, below, and in the “Healthy” and “Collaborative” chapters, promote outdoor recreation opportunities to foster community pride, enhance community assets for residents’ enjoyment, and attract visitors.
 - Provide tax credits or other incentives.
 - Activate green spaces to draw crowds to downtown.
 - Embrace a mixed-use commercial, residential and industrial downtown.
 - Use signage to attract people, including PennDOT’s attraction signage to be installed on state-owned roads
 - Periodically evaluate and assess the downtown(s) using a Strengths/Weaknesses/Opportunities/Threats analysis, a downtown inventory or market analysis
 - Continually improve the appearance of commercial areas, including streetscapes, facades, signage, pedestrian access



Some public-facing agricultural-related businesses in Daugherty.

3. Develop a four-community “New Brighton Area” regional identity, as detailed in Strategy 3 in the “Collaborative” chapter. This should include (if not be centered on) the communities’ burgeoning reputation as Outdoor Towns and may, in the future, incorporate the Nature-Based Place designation.

- A regional identity or “brand” will assist the communities through economies of scale to promote assets internally to residents and externally to potential visitors. See Chapter 4 - Collaborative Communities.

4. Address issues associated with vacant and/or deteriorated properties.

- The communities should continue to employ a joint approach to code enforcement and embark on a joint zoning initiative as proposed in Chapter 4 - Collaborative Communities.
- The communities should continue to employ prevention strategies such as the newly implemented ticketing program; code enforcement that balances assertiveness with a wish to be welcoming; pre-sale inspections; occupancy permits; rental registry; and a three-strikes ordinance.
- Encourage Beaver County’s tax claim bureau to maintain a blight remediation database that would monitor bidders for delinquencies or code violations on their properties and deny additional acquisitions.
- Continue to maintain the database of deteriorated and condemned properties, including residences, churches, and commercial structures.
- Continue to incorporate into code enforcement inspections the regular updates to the International Property Maintenance Code.
- Work with a new Community- or Economic Development Corporation to seek foundation money to support well-developed redevelopment plans, potentially including renovations.
- Consider creating a land bank to encompass the four communities and school district, with technical assistance from the Beaver County Regional Council of Governments. Contact COG Executive Director Bethany Williams, brcog@gmail.com.

10,000 minimum population is required for localities to embark on land banking.

New Brighton	5,729
Daugherty	3,078
Fallston	259
Pulaski	1,300
Total	10,366



If one of the communities does not participate, the threshold could be attained by partnering with a neighboring community that has expressed interest but is too small to proceed alone:

Beaver Falls	9,005
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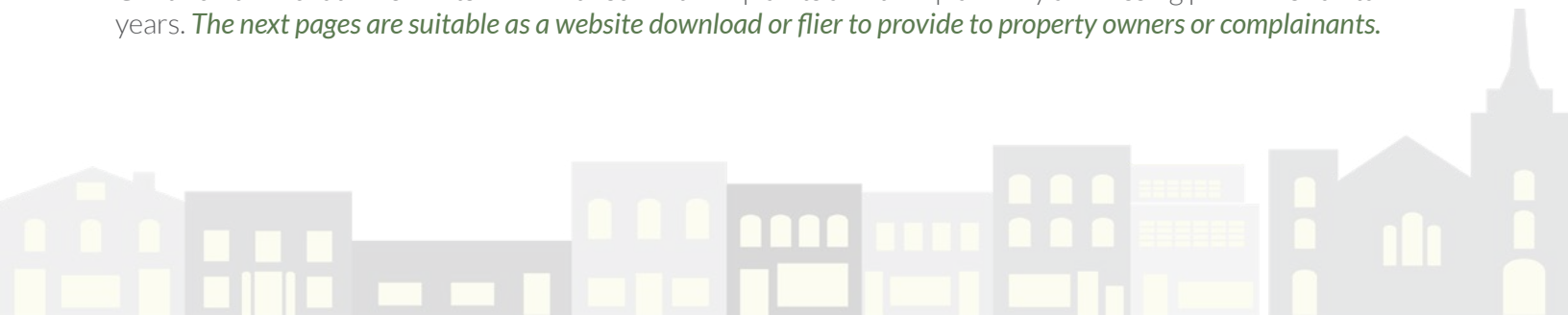


The associated school districts must also participate.

- New Brighton Area School District
- Big Beaver Falls Area School District

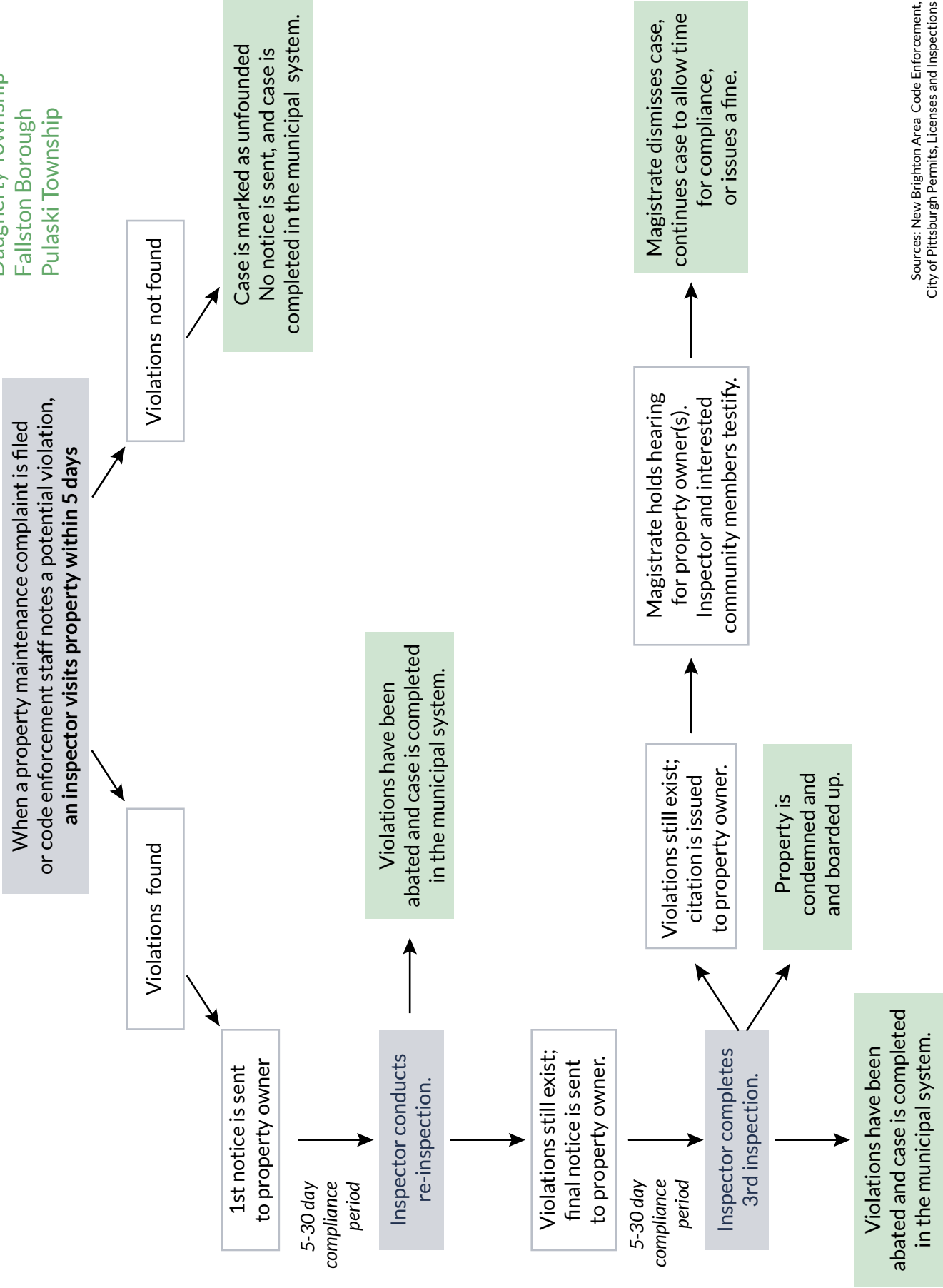
- An option to land banking would be working with non-profit organization willing to become a land trust. A land trust must be operated by a highly stable organization, as it purchases and holds ownership of land parcels while granting 99-year leases on buildings.
- Continue to employ a side-lot program to incentivize neighbors to acquire adjacent property upon removal of structures.
- Consider adding incentives for development.

Continue to educate residents on how to submit complaints and to explain why addressing problems can take years. *The next pages are suitable as a website download or flier to provide to property owners or complainants.*



PROPERTY MAINTENANCE CODE PROCESS

New Brighton Borough
Daugherty Township
Fallston Borough
Pulaski Township



Sources: New Brighton Area Code Enforcement,
City of Pittsburgh Permits, Licenses and Inspections

5. Plan and develop sewerage utilities appropriate for the development and preservation goals of the communities.

- Sewer infrastructure should be provided in Fallston and some areas of Daugherty to protect water quality and to potentially enable scaled and location-appropriate development.

The two municipalities wish to enable additional commercial development, improve quality of life and protect their lands and waters, but are hampered in doing so by a lack of public utilities, and especially sewerage. The lack of sewer infrastructure threatens water quality, as property owners rely entirely on on-site treatment such as septic systems, many of which are presumed to be 40 to 100 years old and thus currently or potentially in a state of failure. Some un-sewered residential neighborhoods are very dense, with small lots, which makes installation of new on-lot systems difficult.

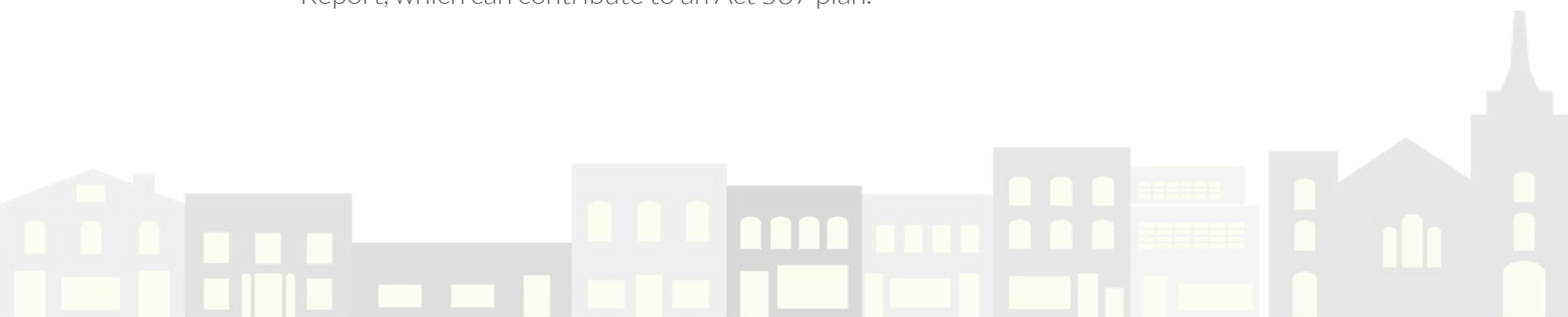
Besides the obvious environmental gains, infrastructure could potentially support appropriate growth and stabilize neighborhoods. Cautious expansion of infrastructure should be pursued in such a way that it does not engender sprawl. In Daugherty, pockets of existing residential development should be served as a priority; extensions along Mercer Road and Marion Hill Road would make that possible and set the groundwork for future service to additional areas. In Fallston, the Route 51 commercial corridor currently can support only those businesses able to operate with no sewerage (such as storage units) or with on-lot solutions. Fallston's Beaver Street neighborhood and several of Daugherty's established neighborhoods are likely to have future progress thwarted without public sewerage.

The Pennsylvania Sewage Facilities Act (Act 537), requires each municipality in the state to have an Official Sewage Facilities Plan that addresses the existing and future sewage disposal needs of the municipality. Fallston's previous Act 537 Plan is dated prior to 1971; Daugherty's is from 2003.

- Daugherty and Fallston should update their Act 537 Sewage Plans, as revised plans would document existing risks to the environment and outline, explain and prioritize needs and proposed next steps. Future permitting and funding for sewer projects is more likely when a funding application is rooted in a current plan.

Act 537 plans will likely cost about \$60,000 for a single municipality, and more for a multimunicipal plan. Grants are available for funding an Act 537 plan or the components of one.

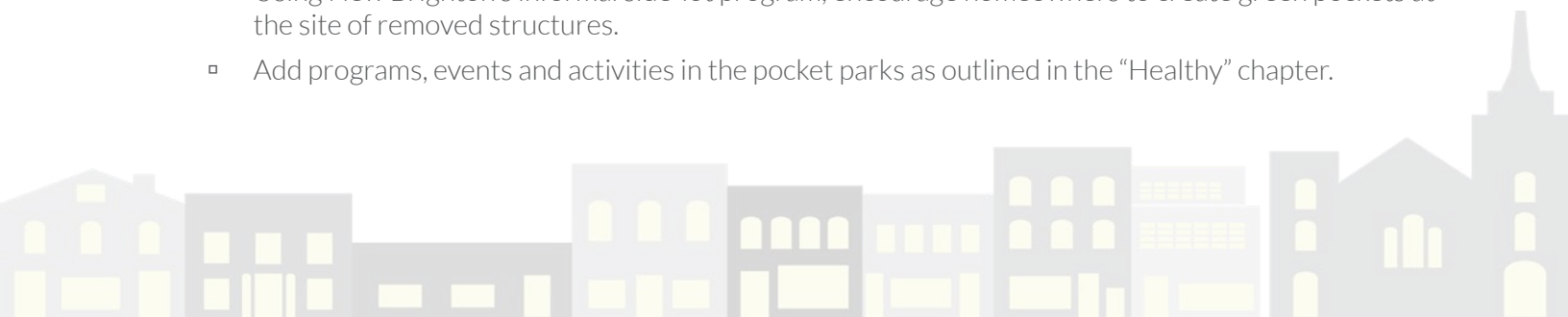
- State grants through the Department of Environmental Protection are available on a reimbursement (not up-front) basis. Under this grant program, the municipality can be reimbursed for 50 percent of its cost of plan preparation after the DEP approves the plan's contents. The application will be processed and paid as soon as possible. Legitimate plan preparation costs incurred by other groups on behalf of a municipality are also eligible for reimbursement if previously authorized in writing by the municipality. For more information on specific procedures, contact the DEP regional official for Beaver County: (724) 847-5270.
- U.S. Department of Agriculture Rural Development funding could also be available via the agency's Water & Waste Disposal Predevelopment Planning Grants program, most likely for Fallston, where median income for households falls within parameters of the program. The program helps communities develop a preliminary engineering report and an environmental assessment, which in turn are the building blocks of an Act 537 plan. Grants of \$25,000-\$30,000 could be attained for developing an Environmental Assessment and Preliminary Engineering Report, which can contribute to an Act 537 plan.

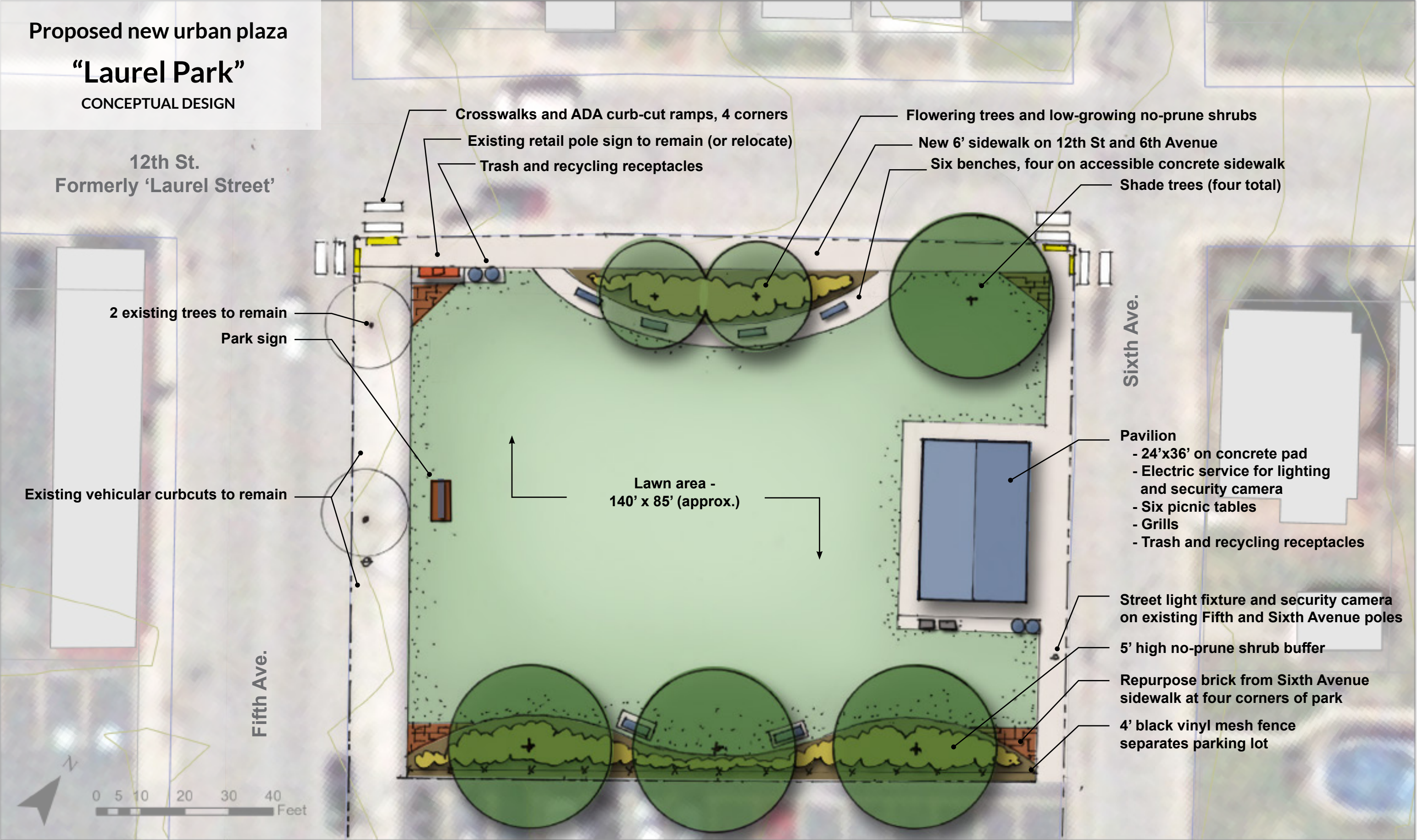


- FALLSTON next steps:
 - Fallston applies for a grant for \$25,000 to \$30,000 from Rural Development to conduct an environmental assessment (EA) and preliminary engineering report (PER). Contact: Todd Colley, Water and Environmental Programs Area Specialist, USDA Rural Development, (724) 482-5290, todd.Colley@usda.gov.
 - After the EA and PER are completed, Fallston prepares an Act 537 plan, potentially for \$30,000 to \$35,000. The cost should be well under the estimated \$60,000 for a typical plan because the two previous studies contribute significantly to the Act 537 plan.
 - Fallston submits its Act 537 plan to the Pennsylvania Department of Environmental Protection, seeking DEP's reimbursement-style grant. When DEP approves the plan, Fallston can potentially be reimbursed for 50% of the Act 537 plan's cost.
 - Once the Act 537 plan is complete, Fallston applies to Rural Development for the infrastructure project, as the borough might at the time qualify to get 45% of the cost as a grant, and the rest at a below-market loan.
- DAUGHERTY next steps:
 - Daugherty should consider revising its Act 537 plan if the 2003 study (prepared with New Brighton and Pulaski) shows changed conditions. The most narrow approach would be to study specific sewer expansions that would create public sewer service for existing development past the terminal point of existing public sewers. The two areas are: northward on Mercer Road from McGuire Memorial to the high point at the Old Mercer Road intersection or to the Wises Grove Road intersection, and eastward on SR 1022/44th Street from Daugherty Fire Station 86 to Route 68, then eastward to the Tulip Drive intersection. This limited scope study should cost considerably less than a full update of the Act 537 plan from 2003.
 - Another option, however, would be for Daugherty and its partners to fully revise the Act 537 study to examine all public sewerage expansion possibilities and their benefits and cost-effectiveness.

6. Increase efforts to “activate” New Brighton’s downtown through further development of pocket-park green spaces, corridor, gateway and streetscape improvements.

- Improve and enliven pocket park green spaces:
 - Continue developing existing or new flex-space pocket parks as a way to encouraging activity and foot traffic for local businesses as well as events that support community cohesion. *(Also noted as a step for enhancing recreation opportunities in the “Healthy” chapter.)*
 - New Brighton should seek to develop the unoccupied paved lot at the corner of Fifth Avenue and 12th Street. Though this is just off the main downtown, it may the best option for the type of flexible-use site that would best serve the community. The first steps would be to pursue property acquisition, and to seek funding. A “Laurel Park” concept plan and budget cost estimate on the following pages could host a farmer’s market and other events, casual use and pavilion rental.
 - Preserve, protect and develop additional green pockets through land acquisition or in collaboration with private landowners.
 - Using New Brighton’s informal side-lot program, encourage homeowners to create green pockets at the site of removed structures.
 - Add programs, events and activities in the pocket parks as outlined in the “Healthy” chapter.





Proposed "Laurel Park" - Budget Cost Estimate				
Budget-Level Opinion of Probable Construction Cost			Date Prepared:	8-Dec-21
			Date Printed:	11-Jan-22
			Prepared by:	Pashek+MTR
Notes:				
Costs are expressed in 2021 dollars. Costs include materials and labor.				
Future costs should be estimated at 4% annual escalation, compounded				
Item	Quantity	Unit Cost	Subtotal Cost	Total Cost
Site Preparation & Removals				\$ 50,660
Erosion & sedimentation controls	1 LS	\$ 10,000	\$ 10,000	
Remove existing bituminous paving and gravel base (assuming 15" profile), and existing concrete or brick sidewalks along Sixth Avenue and 12th Street	2,000 SY	\$ 12	\$ 24,000	
Earthwork: Grade and provide 9" good, drainable fill dirt and 6" topsoil	833 CY	\$ 20	\$ 16,660	
Pavements				\$ 68,550
6' concrete sidewalks along Sixth Avenue and 12th Street, 4" depth	120 SY	\$ 115	\$ 13,800	
6' concrete ADA walkway for benches	80 SY	\$ 115	\$ 9,200	
Concrete pad for shelter, 4" depth	170 SY	\$ 115	\$ 19,550	
Brick work	1 LS	\$ 2,000	\$ 2,000	
Curb cut with tactile warning strip	4 EA	\$ 1,000	\$ 4,000	
Crosswalk - thermoplastic "Continental"	4 EA	\$ 5,000	\$ 20,000	
Site Improvements				\$ 95,650
Rigidply pavilion 24'x36', installed	1 LS	\$ 50,000	\$ 50,000	
Picnic tables	6 EA	\$ 1,200	\$ 7,200	
Grills	2 EA	\$ 750	\$ 1,500	
Benches	6 EA	\$ 1,200	\$ 7,200	
Trash receptacles	4 EA	\$ 1,000	\$ 4,000	
Shelter lighting	1 LS	\$ 8,000	\$ 8,000	
Street lights added to existing utility poles	2 EA	\$ 4,000	\$ 8,000	
Security cameras	3 EA	\$ 1,000	\$ 3,000	
4' vinyl-coated mesh buffer fence along retail parking lot	150 LF	\$ 45	\$ 6,750	
Park sign	1 LS	\$ 2,500	\$ 2,500	
Planting				\$ 15,700
Lawn seeding	18,000 SF	\$ 0	\$ 6,300	
Shrub border along retail parking lot	40 EA	\$ 100	\$ 4,000	
Shrub border along 12th Street	24 EA	\$ 100	\$ 2,400	
Trees, with staking, tree protection	6 EA	\$ 500	\$ 3,000	
		Construction Cost		\$ 230,560
	General conditions		8%	\$ 18,445
		Subtotal	\$ 249,005	
	GC Overhead & Profit		10%	\$ 24,900
		Subtotal	\$ 273,905	
	Contingency		15%	\$ 41,086
		Total	\$ 314,991	

Proposed "Laurel Park" - Funding Strategy		
SOURCE	AMOUNT	NOTES
Grantor No. 1	\$225,000	DCED GTRP max grant is \$225,000, and borough needs to provide 15% match
Borough direct funding	\$25,750	Borough's portion (direct and in-kind) must constitute 15% of DCED grant amount, or \$33,750
Borough in-kind contributions (DPW)	\$8,000	
Grantor No. 2	\$56,250	DCNR, CDBG or other funders such as Colcom Foundation could potentially provide a match for remainder
TOTAL PROJECT COST	\$315,000	



“Character images” to show design intent, counterclockwise from left:

- Rigidply Glulam pavilion. A 24'x36' pavilion can accommodate six picnic tables.
- Park site furnishings like these Victor Stanley “ribbon” bench and trash receptacle are durable and come in several colors to fit the area’s branding.
- Native plants can provide visual interest in all seasons. At bottom, Yellowwood and Sugar Maple trees, and below, Sweetspire shrub.



- Implement community gateway and corridor improvements that use placemaking techniques to reinforce the New Brighton Area identity, including the Outdoor Town component.
 - New Brighton: Tree plantings to accompany the community identification sign at the northern community gateway (3rd and 5th Avenue ramps at 7th Street Bridge)
 - Daugherty: Community identification signs at Mercer Road/Main Avenue traffic island, westbound Wises Grove Road (on the left, exiting the “four corners” area), westbound Rt. 68/Sunflower Road (on the right exiting New Sewickley), eastbound Sunflower Road (on the right exiting Pulaski), eastbound Blockhouse Run Road, on right, exiting Pulaski)
 - Fallston: Community identification signs at northbound Constitution Boulevard/Route 51 (on the right, exiting Bridgewater) and southbound Constitution Boulevard/Route 51 (on the right, exiting Patterson Township), southbound Darlington Road (on the right, exiting Patterson)
 - Pulaski: Community identification signs at eastbound Sunflower Road/13th Street (on the right, exiting New Brighton), westbound Sunflower Road (on the right, exiting Daugherty), northbound Rochester Road (on the right, near the Beaver Street intersection, exiting Rochester), eastbound Blockhouse Run (on the left due to hillside, exiting New Brighton)
- Identify and prioritize needed accessibility improvements, and implement projects.
 - Participants in the public process for this comprehensive plan suggested sidewalk improvements on Fourth Avenue in New Brighton between Plum Alley and 11th Street; in the general area of 5th and 6th streets and Fourth to Sixth avenues (near the Speedway, Kwik Fill, restaurants and Dollar General); and in locations on Third and Fifth avenues where frost or tree roots have created heaves.

7. Encourage housing development appropriate to the nature of the communities

- Incorporate zoning provisions to encourage denser residential options near New Brighton’s downtown without detracting from existing character.
- Identify locations in Daugherty near existing infrastructure where neighborhood housing development could be appropriate without detracting from the rural character.
- Encourage broader housing choice without damaging the communities’ existing character.



8. Review current safety-net services in the four communities to determine whether or which health and human services (e.g. job training, substance abuse treatment, after-school activities for youth, etc.) are needed in the four communities

- New Brighton Area School District is in the process of developing a list of resources. When completed, the four municipalities should review the list, striving to identify gaps.
- A future umbrella group of local organizations or a future EDC/CDC and municipal governments should work with community partners (non-profits, YMCA, police department and emergency services, school district, Beaver County, etc.) to make them aware of the need(s).
- The EDC/CDC and municipal governments should strive to identify potential service provider(s) and recruit them to deliver assistance in the four communities .

9. Strive to preserve the economic value of existing farmland in Daugherty, by making farmers aware of programs that could help their lands remain in agriculture.

- The Western Pennsylvania Young Farmers Coalition helps new farmers find agricultural land to lease or acquire. Contact Karen Gardner, western.penna.yfc@gmail.com.
- The Western Pennsylvania Conservancy has created a land management and land lease/acquisition program that assists farmers. Visit <https://waterlandlife.org/land-conservation/farmland-access-program/> or call the Western Pennsylvania Conservancy's Land Conservation Department, 412-288-2777.

10. Pulaski should explore creative solutions to its township administrative space needs.

Currently, township functions are managed out of the Pulaski Volunteer Fire Department building. Space may be inadequate for storage or administrative functions or some meeting types. The community could explore agreements with other property owners in the township, including the New Brighton Area School District.

- If the township owns property that could accommodate a low-cost construction option, some funding could potentially be available through U.S. Department of Agriculture's Rural Development Community Facilities Direct Loan & Grant Program. A program fact sheet is provided in the appendix. Contact Keith Lehman, Community Facilities Area Specialist, (724) 482-5289, keith.lehman@usda.gov.





HEALTHY

What would a healthier New Brighton Area look like?

The communities of New Brighton, Daugherty, Fallston, and Pulaski utilize and improve upon their recreation assets and green spaces. More convenient and desirable recreation assets, programs, green spaces and community connections encourage a sense of community and contribute to overall community health and well-being.



Healthy Communities

New Brighton, Daugherty, Fallston and Pulaski are linked by geography, including convenient access to the Beaver River, and by a school district and recreation commission that serve all four communities. With so many assets in common, the communities are well positioned to take a joint approach to programming and recreation that reflect community needs and preferences.

Background and Context

Parks and recreation opportunities and healthy living have long been important to community life, but interest and awareness appeared to spike during the Covid-19 pandemic. More residents turned to outdoor spaces for activity, general recreation and solace during lock-downs.

People sought ways to safely interact. Friends sought outdoor meeting places for socializing; parents looked for ways to get their kids outside to blow off steam; people of all ages and abilities needed opportunities to exercise; many found new appreciation for the mental health benefits of being immersed in nature.

Beyond the effects of the pandemic, interest in Big Rock Park increased in the past several years with the arrival of a pair of eagles that established a nest across the Beaver River. The eagles' presence created a draw for park-goers, including the near-daily appearance of photographers who positioned their tripods for hours on end. As typically occurs, increased attendance at the location, which is rather isolated due to the train tracks, created an improved sense of safety and security, and indeed drove out some undesirable activities.

The communities' other parks, playgrounds, plazas and sports facilities have a variety of ownership and management structures that may include the New Brighton Area School District, the New Brighton Area Recreation Commission, the non-profit BrightonUP, New Brighton Borough, and/or private property.



Talking Points

PROGRAMS

Numerous entities create community programs, activities and events in the four communities, some geared specifically for residents (e.g. summer programs for youth), and some that welcome people from the immediate area and beyond.

The primary producers of programs and events are:

- New Brighton Area School District
- New Brighton Area Recreation Commission
- New Brighton Downtown Business Authority
- Rotary Club
- Historical Society
- Beaver County YMCA

This comprehensive plan asked residents what they enjoyed the most and would like to see continue or start.

TRAILS AND CONNECTIVITY

Reliable walking and biking routes are increasingly seen as crucial to a community's livability. While some people choose to walk or bike for the health benefits or to lower consumption of fossil fuels, others need to be able to reach everyday destinations on foot or bike because they do not have access to a vehicle.

Walkability and bikeability are therefore important elements of what makes a community feel neighborly and welcoming, and attractive to current and new residents. In addition, the presence of a spur of the Ohio River Water Trail on the Beaver River, stands as a highly desirable resource for paddlers.

Increasingly, connections to larger land- and water-trail networks are perceived as valuable community assets, and this plan supports the development of local routes that could potentially connect to a larger network.

Finally, it is useful to consider developing and formalizing various casual woodland trails via

easements on private property, in collaboration with landowners.

PARKS

New Brighton provides these public parks:

- Big Rock Park
- Hunkey Alley
- Oak Hill Park
- Townsend Memorial Park

In addition, the New Brighton Area School District (NBASD) owns Grove Avenue Park, associated with the middle school, and Fallston provides Fallston Park.

NBASD operates several sports field in Pulaski and New Brighton.

RECREATION COMMISSION

The school district and four communities participate in the New Brighton Area Recreation Commission (NBARC). The commission operates playground programs, maintains landscaping at athletic fields, and provides some recreation services.

While each entity maintains its own recreation facilities, the commission maintains school district ball fields and conducts playground safety inspections. Each member entity assumes financial responsibility for capital projects, including match money for grants; in some cases NBARC provides some financial support.

Currently, commission-sponsored programs and activities are:

- Two 5K and Fun Walks
- A sanctioned triathlon
- Movies in the Park
- Summer playground program in conjunction with the YMCA
- Rivers Casino bus trips



What we heard from people in the communities

STEERING COMMITTEE

For a healthier New Brighton Area, the steering committee had various ideas. For example, they recommended taking advantage of the natural assets of the community such as the community garden, parks, and the river.

KEY PERSON INTERVIEWS

Community stakeholders also had ideas for a more healthier New Brighton Area. These included more play areas and spaces for kids as well as more recreation opportunities overall. Lastly, recommendations included improving or expanding upon Big Rock Park amenities.

COMMUNITY QUESTIONNAIRE

New Brighton Area community members love the proximity to the river, access to parks and the wildlife and the agricultural landscape of some of the area. Recommendations included more parks and playgrounds as well as more outdoor recreational facilities.

LEADERSHIP MEETING

Local leadership had a few recommendations for a healthier New Brighton Area. These included more community events and engagement opportunities such as recreation activities, festivals, flea markets and community gardens.

COMMUNITY EVENT INPUT

From community members, a healthier New Brighton Area would include improvements to existing parks and playgrounds, more outdoor recreation facilities, increased walkability, and more access to the river.





1. Continue to provide programs, events and activities that meet the needs of residents.

- Review and possibly revise list of programmatic offerings.
 - The Recreation Commission should meet annually with the other main providers of events and activities for yearly discussions about what to continue, start or stop offering. Community interests and needs change over time, so offerings that were suitable some years ago may no longer be of interest. Moreover, some offerings may require more resources than can be mustered and should be discontinued, or, on the other hand, may be deemed so crucial that groups decide to focus all efforts on them.
 - The commission should consider mounting an online questionnaire to ask the community at large about preferences.
 - During the public process for this comprehensive plan, residents attending the Fall Festival were asked to say which current activities they would like to see continued, and which new ones they might prefer. Here were the results:

EVENT	Votes to Continue	EVENT	Votes to Continue
Fall Festival	36	Mother's Day Brunch	17
Halloween Parade	36	Wine Walk	16
Car Cruise	33	Art in the Park	16
Trick or Treat	30	Fishing Tournament	15
Christmas in the Park	28	Halloween Five K and Fun Walk	15
Memorial Day Parade	27	Pumpkin Roll	14
Small Business Saturday	26	Easter Bunny Giveaway	13
Movies in the Park	25	National Night Out	13
Taste of the Town	22	Memorial Triathlon	8
Summer Playground program	20	Wassail Walk	8

This was by no means a statistically valid sampling, and it should not be surprising that Halloween events scored high among respondents who were themselves attending an autumn event. Nevertheless, lower-ranking items could be considered for replacement or may benefit from additional marketing so that people are aware of them.

- The following events were suggested as new programs or activities (not in any order):

Suggested new events	Suggested new events
More street events	Weekly sidewalk event with outdoor vendors and restaurants as in Zelienople on Thursdays
Music festival	More free events
Veteran's Day Parade	Fireman's parade
"Mom things"	Street Fair
Raptor Day at Big Rock Park in May/June accompanied with painting and photo exhibit, maybe part of Art in the Park	More weekly events; events that are more often
Kids Day	Haunted house
Homecoming school-town weekend	Christmas Festival on Main Street
Involve Fire Department	July 4th Parade
Beer Fest!	More things for kids to do

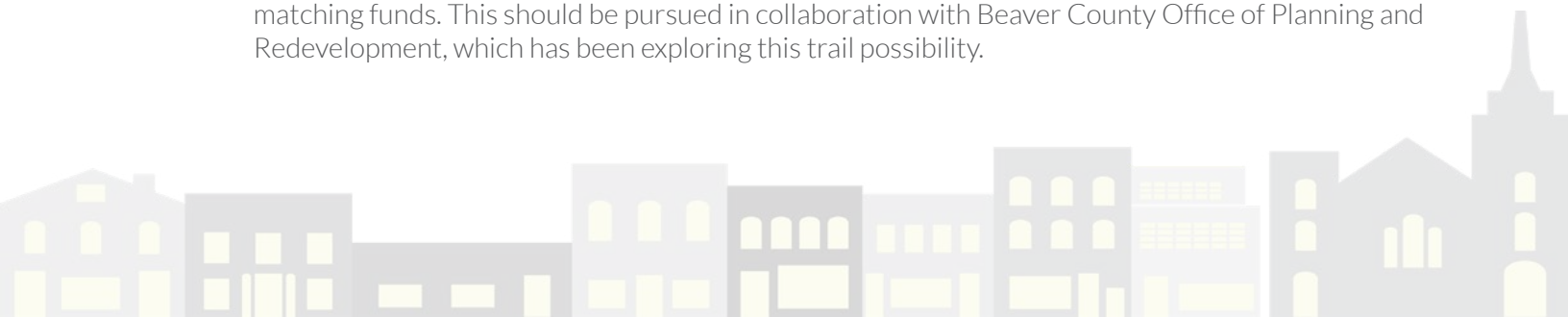
- In debating what to stop, start or continue, the municipalities and local groups should consider the roles and goals of key organizations, including the Recreation Commission and Business District Authority, and the number of volunteers and other resources required.
- Consider adding community features or programs for youth
- Include outreach about events, programs and activities that will engage participation by people and groups that may have lower awareness of the events, such as lower-income families and senior citizens in affordable housing communities, such as placing fliers at the management offices.

2. Create a multi-use trail network within the communities and connecting externally to neighboring locations

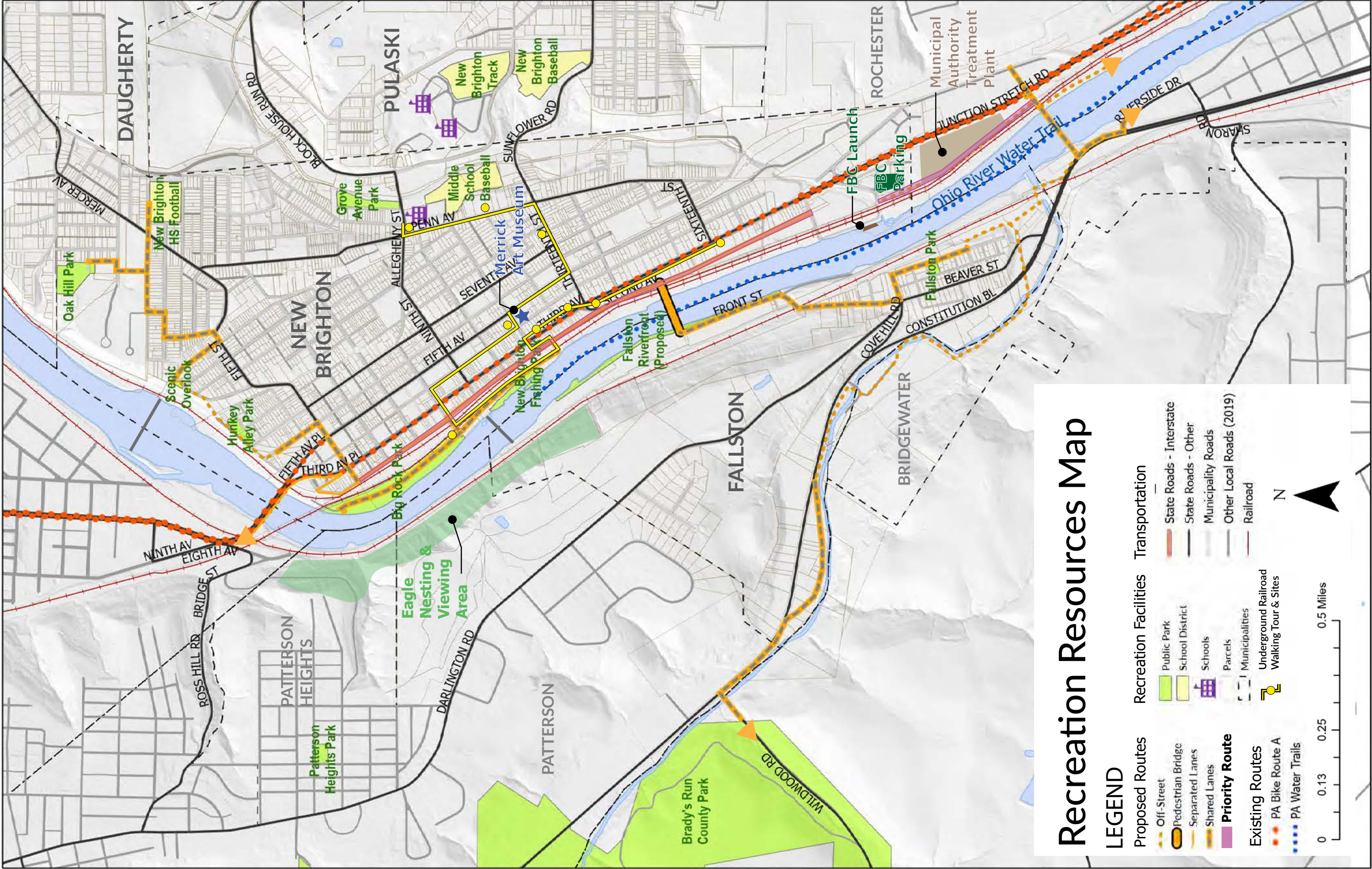
- A network of proposed walking and biking routes is shown on the next page. The priority should be to develop a multi-use route in New Brighton, primarily on Second Avenue, with links to Big Rock Park, Third Avenue and Fallston Bridge (assuming it is rehabilitated for pedestrian use). The route should extend from the New Brighton Water Pollution Control Plant at the south to the Seventh Street Bridge ramps at the north.

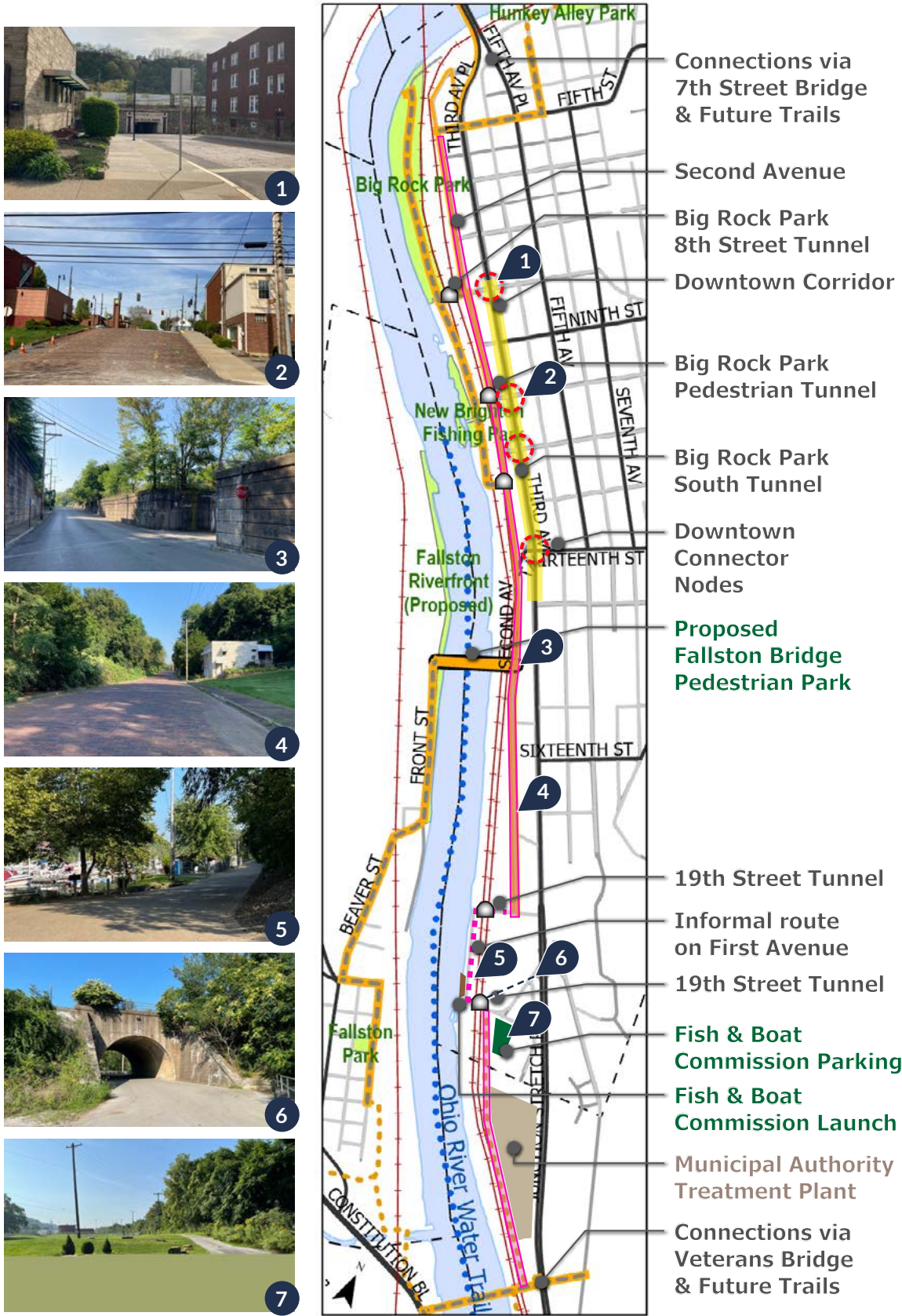
Pictures of the proposed route and the type of trail proposed are shown on subsequent pages.

- Determine whether any property needs to be acquired or leased, or if the proposed trail alignment needs to be revised to remain on municipal property.
- Acquire property or secure easements as needed to support the alignment.
- To develop this route, New Brighton may need to seek planning and implementation grants and raise matching funds. This should be pursued in collaboration with Beaver County Office of Planning and Redevelopment, which has been exploring this trail possibility.



Proposed Recreation Assets Map





- Potential funders are listed here, with additional information in the appendix:
 - Southwestern Pennsylvania Commission and PennDOT - Transportation Alternatives Set-Aside Program
 - Department of Community and Economic Development - Multimodal Transportation Fund (MTF)
 - Department of Community and Economic Development - Greenway, Trails and Recreation Program (GTRP)
 - Department of Conservation and Natural Resources - Community Conservation Partnerships Program (C2P2)
 - PennDOT - Multimodal Transportation Fund
- Construct the proposed trail segment from the Route 65-Veteran’s Memorial Bridge intersection to 21st Street, if possible, at the location of an existing trail surfaced with decomposed limestone.
- Celebrate the success of this accomplishment with a ribbon-cutting or other community event to help build support for extending the route through New Brighton.
- Erect directional signs for north- and southbound trail users, suggesting that cyclists and pedestrians navigate under the 21st and 19th street railroad bridges via First Avenue.
- The designated, marked route continues in New Brighton on Second Avenue between 19th Street and Fifth Street. The municipality or advocacy groups should paint shared road markings on Second Avenue. In addition, the municipality should repair or replace the Second Avenue sidewalk as necessary to provide safe and accessible pedestrian passage.
- When New Brighton or Fallston prepares to develop subsequent routes depicted on the network map, the communities should identify priorities through community outreach, possibly with help from the Recreation Commission, Ohio River Trail Council, or the Beaver River Rails to Trails Association.
- Improve overall community walking and biking connections, such as creating inviting connections to parks, and addressing sidewalk deterioration or missing links.
 - See the proposed improvements to the Big Rock Park entrances in the “Safe” chapter.
 - See the suggested improvements to accessibility and general walking conditions on Fourth Avenue as noted in the “Vibrant” chapter.
- As routes are added, concurrent improvements should include installation of seating, bike racks, directional signage and shade.
- Create a user-friendly map of trails and assets for download or mobile use, either proprietary or via an application like AllTrails. Consider adding large-format maps along the route, guiding users to points of interest and shops.

3. Transform the Fallston Bridge into a community recreation asset and regional attraction as a park and pedestrian/bicycle connection.

Residents participating in this comprehensive plan process placed the highest priority on re-opening the Fallston Bridge as a pedestrian and bicycle link and a high-visibility recreation asset. It is not listed as the first strategy in this chapter only because the feasibility of implementation is not completely clear at this time.

People in New Brighton and Fallston, especially, are deeply interested in restoring a direct link for non-vehicular traffic. But people from all four communities stated a belief that a “Fallston Bridge Park” could become an extremely popular local asset that not only connects communities but also connects people with the Beaver River and the outdoor world. Further, it holds the potential of becoming a very important, distinctive asset and attraction for the communities as they strive to define themselves with a unique, New Brighton Area identity.

The images below show how bridges in other locations were repurposed for pedestrian and bicycle use.



The steps for pursuing this important strategy center begin with ascertaining its feasibility in terms of cost and support from decision makers. Based on input gathered as part of the planning process, the bridge ideally would be repaired to safe conditions and opened as a “park” and bicycle/pedestrian route.

- Beaver County owns the bridge, and therefore is the main stakeholder in determining its future. Fallston and New Brighton officials should open a new conversation with County Commissioners and key staff members, using these pages as one tool or guide.



Fallston Bridge Fact Sheet

SPECIFICATIONS

- Built: 1884
- Owner: Beaver County
- Design: Double intersection whipple through-truss bridge
- Length: 406 feet, (two spans of 203 feet)
- Width of deck: 20'-2½"
- Substructure: Two masonry wing-wall abutments and one pier

KEY DATES

1884 – Penn Bridge Company of Beaver Falls constructs the Fallston Bridge after the previous bridge was destroyed in a flood. It is an iron truss bridge with steel floorbeams and steel stringers. The design – a double intersection whipple through-truss bridge – is considered uncommon and notable.

1981 – Major superstructure and minor substructure rehabilitation work is done on the bridge.

2003-2012 – Various repairs and maintenance work is done on the bridge, including adding more stringers, which are the parallel beams that support the bridge deck.

2014 – The Veteran's Memorial Bridge opens. The new bridge crosses the Beaver River 1 mile downstream from the Fallston Bridge. Construction costs are \$22.5 million.

2015 – A water line that the Fallston Bridge carries across the river freezes and ruptures, causing serious damage to the sidewalk along the southern side of the bridge, and its supporting floor system. An inspection also reveals critical structural issues posed by deterioration of the stringers, and the bridge is closed immediately.

2017 – Pennsylvania Department of Transportation (PennDOT) conducts a preservation assessment of the Fallston Bridge. The report suggests the following options for decisionmakers to consider:

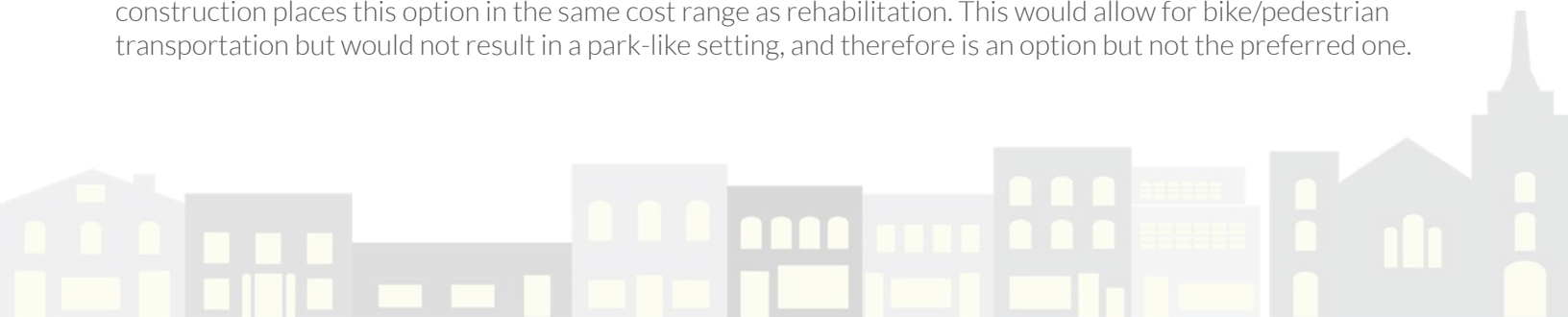
- Rehabilitate the bridge without damaging its historic features: \$2.66 million
- Relocate and rehabilitate the bridge for use elsewhere
- Replace the bridge: \$5.5 million
- Perform a rehabilitation that converts the bridge to pedestrian usage

2019 – Historic Fallston Bridge Commission is established and soon disbanded. This group explores the feasibility of historic restoration and preservation of the bridge, and estimates repairs to be \$1.14 million. The Beaver County Commission decides not to proceed.

THE SITUATION TODAY

This Comprehensive Plan process reveals a strong thread of interest in the community to open the bridge for pedestrian and bicycle use and as a "park." However, transportation engineering standards require that, even for pedestrian use only, the bridge needs to be repaired to a standard that allows access by emergency vehicles. Therefore, the previous cost estimates for repair - \$1.14 million to \$2.66 million - are understood to be in the ballpark (but do not account for inflation, meaning the costs could now be higher).

An option to repairing the existing bridge could be removing the existing metal grated deck and building a new pedestrian bridge "inside the bridge," using the existing pier and abutments but not relying on the historic bridge for structural support. The cost estimate for new bridge materials only, not including removals or construction costs, is \$1.05 million. (This cost estimate is provided in the appendix.) The additional costs of removals and construction places this option in the same cost range as rehabilitation. This would allow for bike/pedestrian transportation but would not result in a park-like setting, and therefore is an option but not the preferred one.



4. Improve neighborhood parks in collaboration with the Recreation Commission and school district.

- Potential targets for improvements are the community parks: Fallston Playground, Hunkey Alley Park and Oak Hill Park. The New Brighton Area Middle School-affiliated park on Grove Avenue is owned by the school district and therefore is outside the direct scope of this comprehensive plan; however, it has significant potential and currently is a drag on the community, and thus is mentioned here as well. Finally, Fallston Borough owns an open parcel on Beaver Street that it would like to develop as a public space.

The four existing parks and play areas are showing their age. Some have obvious safety problems, such as inadequate fall-zone safety surface or equipment that does not meet standards. All are said to be magnets for “trouble,” such as fights, drug use and vandalism. In short, all of them should be revitalized to serve community needs for healthy and safe spaces where people of all ages and abilities can enjoy outdoor recreation.

Revitalizing the parks and play areas would substantially improve quality of life in the communities. Importantly, improved facilities would encourage their use – and populated spaces that look like they are cared for and respected are far less likely to become targets of vandals or locations for bad actors to engage in illegal or illicit activities. (Local residents have noticed and freely state how much nicer Big Rock Park is now that people are always there to watch the eagles.)

The top priority for the four neighborhood parks should be addressing existing playground safety issues that have been identified, as these pose a liability for the community. However, installing new equipment and safety surface is likely to be more cost-effective than extensive repairs. Also, new equipment is far more likely to present options for creating safe and accessible options for people with varying physical abilities, and thus to encourage lots of use by residents.

For those reasons, this plan recommends re-envisioning the four neighborhood parks. Upon request, Pashek+MTR would produce sketch master plans, budget cost estimates, and funding strategies for the parks for the cost of \$2,000 each. Cost estimates, sketch master plans and the documentation in this comprehensive plan would position the communities, Recreation Commission and school district to pursue grant funding.

The sketch master plans would cover issues raised in this chapter of the comprehensive plan as well as in the “Vibrant” and “Safe” chapters, including:

- | | | |
|--|---|---|
| - Play area equipment | - Shade and seating | - Community connections to encourage park use |
| - Other potential facilities and amenities | - Pavilions with picnic tables and grills | - Perimeter pathways |
| - Accessibility | - Safety and security provisions, such as fencing, lighting and cameras | - Plantings |
- Oak Hill Park improvements should potentially include a new play area, security lighting and cameras, quarter-mile walking loop, playing field improvements, a small pavilion, plantings, organized parking off Short Street and North 4th Street, and perhaps remediation of the spoils area to prevent damaging runoff and to enlarge the park. Grants could be sought from, among others, the Department of Community and Economic Development’s Greenspace, Trails and Recreation Program, the Department of Conservation and Natural Resources’s Community Conservation



Partnerships Program, and possibly the Department of Environmental Protection if certain remediations are included. If grants are awarded and bundled as matches, costs to the municipality would likely be manageable.

- Hunkey Alley Playground improvements should potentially include accessibility, new play equipment with appropriate safety surfacing, a small pavilion, plantings, seating, ballfield improvements, security lighting and cameras, and resurfacing/repainting of the basketball court for multiple uses. If an easement could be acquired for adjacent lots owned by railroad companies, the park could be extended to include other appropriately-scaled facilities for neighborhood use.
- Fallston Playground improvements should potentially include accessibility, new play equipment with appropriate safety surfacing, organized parking areas, assessment of the condition of the existing pavilion, plantings and neighborhood connections.
- Improvements at the Middle School playground/park (on school district property along Grove Avenue) should potentially include accessibility, repurposing one tennis court for pickleball, renovating the other tennis court for similar use or a different use; organizing the parking lots and adding stormwater management for runoff, and adding security lighting and cameras, and pedestrian connections.
- The undeveloped parcel in Fallston is very small, and probably can accommodate only a small pavilion with two picnic tables, some plantings and accessible walkways.

5. Improve green spaces in collaboration with the school district, private owners, and all four municipalities.

- Add pocket park(s) or green space(s) in commercial areas to activate the downtown/business districts. An example is provided in the “Vibrant” chapter.
- Consider working with the existing volunteer corps at the Children’s Garden (Fourth Avenue and 13th Street) to adapt the focus to also serve as an urban farming “incubator” for youth, perhaps in collaboration with the school district or other program partners.
- Improve existing undeveloped green spaces with appropriate sustainable development, including pathways, amenities and access. This can include:
 - Acquiring land or easements trail development.
 - Some important potential routes could be planned on abandoned railway lines or paper streets, such one that would connect residents and neighborhoods to the Middle School Park on Grove Avenue, the Middle School ball fields behind Penn Avenue, and the YMCA. Over time, this route could become a trail loop by connecting it up with the priority multi-purpose route shown on the Proposed Recreation Resources map in this chapter. Developing this route/link would involve acquiring easements on a former rail bed east of Brightwood Manor and Valleyview Gardens housing communities in southern New Brighton and along the eastern edge of the Middle School ball fields, as well as the 11th Avenue “paper street” bisecting the Ceramic Color and Chemical.
 - Another potential walking route requiring easement acquisitions would be a hiking trails to “Angel Falls” and “Skull Cave,” two informal local natural landmarks that lie on private property in Daugherty Township. Should easements be acquired on several properties, access could be gained via Elm Street or McGuire Street, with a route possible to Oak Hill Park via local streets. A model easement agreement is provided in the appendix.



6. Improve Beaver River water trail conditions, add community amenities for users, and encourage paddling.

The Beaver River south of the Townsend Dam is a significant recreation asset for the communities as a location for paddleboarding, kayaking and canoeing. Participants in this comprehensive plan said activities that attract 2 to 200 people occur each summer, and that New Brighton, particularly, should encourage this and reap the benefits. Existing facilities could be the subject of much more marketing via social media, and improvements ranging from small to significant, would attract even more users. *Some typical amenities are shown on the next page, along with approximate costs, in addition to proposed specific improvements at the Big Rock Park access point, explained below and on subsequent pages.*

- Improve kayak/canoe facilities on the Beaver River in the New Brighton area communities.
 - Rehabilitate the paddling access point at Big Rock Park, where the surface has become hazardous. This involves resurfacing the pedestrian ramp above the water line (approximate cost: \$25,000). It could also include demolishing and removing unneeded paving from the roadway, creating a more modest pathway, marking off a more formal loading zone area with signs, and adding plantings to help with stormwater runoff. See proposed improvements site drawing and budget cost estimate on subsequent pages. *A funding strategy box is at the bottom of the cost estimate.*
 - Place mile markers or other signs along the river to help paddlers locate river-bank access points.
 - Erect a sign near the Big Rock Park access point showing a map of the Beaver River spur of the Ohio River Water Trail, so users may clearly understand potential destinations.
 - Also at the Big Rock Park access point, provide a community map to help paddlers identify local amenities in New Brighton's downtown area.
- Encourage development of water trail-related businesses via Outdoor Towns efforts or ideas in the "Vibrant" chapter.
- Encourage use of water trail by providing helpful information in community publications, including those of Rochester, Bridgewater, Beaver and Beaver Falls.



Existing launch area/access point, Big Rock Park



Kayak rack at Big Rock Park



Mile-marker
access point
sign:

Approximately
\$500 installed



A map of the Beaver River Water Trail (a spur of the Ohio River Water Trail) could be installed at Big Rock Park.

Trail Map sign, approximately
\$3,000.



Kiosk with bench and laminated signs: Approximately
\$7,500 if built from a kit and installed by volunteers.



Community amenities signs can be installed at access
points or gateways for water- or land trails to guide trail
users to local shops or restaurants. Advertisements on
the reverse side could fund the sign. 8' x 7' sign with
map: Approximately \$5,000.

Big Rock Park Water Trail Access Point Improvements



Big Rock Park Water Trail Access Point Improvements

Budget-Level Opinion of Probable Construction Cost

Date Prepared: 10-Nov-21

Date Printed: 10-Nov-21

Prepared by: Pashek+MTR

Notes:

Costs are expressed in 2021 dollars. Costs include materials and labor.

Not included: design and engineering fees, permitting fees

Item	Quantity	Unit Cost	Subtotal Cost	Total Cost										
Site Preparation & Removals				\$ 5,150										
Remove existing bituminous paving and curbing	1 allow	\$ 2,000	\$ 2,000											
Prepare existing concrete ramp for overlay, or remove to grade	1 allow	\$ 1,500	\$ 1,500											
Earth moving - excavate for bioswale to subgrade and haul off excess soil	55 cy	\$ 30	\$ 1,650											
Infiltration bioswale soils				\$ 8,250										
placed, 12" depth	55 cy	\$ 150	\$ 8,250											
Pavements				\$ 33,160										
Concrete ramp paving (4" thick) - no-slip scored finish	1 allow	\$ 25,000	\$ 25,000											
Asphalt loading zone pavement	51 sy	\$ 160	\$ 8,160											
Loading zone painted space for vehicle, trailer	1 allow	\$ 1,500	\$ 1,500											
Asphalt pathway pavement	55 sy	\$ 160	\$ 8,800											
Site Improvements				\$ 10,750										
Loading zone sign	1 ea	\$ 250	\$ 250											
Water trail map	1 ea	\$ 3,000	\$ 3,000											
Kiosk with bench (from kit)	1 allow	\$ 7,000	\$ 7,000											
Water Trail mile marker	1 ea	\$ 500	\$ 500											
Planting				\$ 2,000										
Bioswale lawn seeding	500 sf	\$ 1	\$ 500											
Trees, with staking, tree protection	3 ea	\$ 500	\$ 1,500											
<div>FUNDING STRATEGY: Water Trail Access Improvements</div> <table><tr><th>SOURCE</th><th>AMOUNT</th></tr><tr><td>Grantor</td><td>\$41,000</td></tr><tr><td>Borough direct funding</td><td>\$35,850</td></tr><tr><td>Borough in-kind contributions (DPW)</td><td>\$5,150</td></tr><tr><td>TOTAL PROJECT COST</td><td>\$82,000</td></tr></table>	SOURCE	AMOUNT	Grantor	\$41,000	Borough direct funding	\$35,850	Borough in-kind contributions (DPW)	\$5,150	TOTAL PROJECT COST	\$82,000		Construction Cost		\$ 59,310
	SOURCE	AMOUNT												
	Grantor	\$41,000												
	Borough direct funding	\$35,850												
	Borough in-kind contributions (DPW)	\$5,150												
	TOTAL PROJECT COST	\$82,000												
		General conditions	8%	\$ 4,745										
			Subtotal	\$ 64,055										
	GC Overhead & Profit	10%	\$ 6,405											
		Subtotal	\$ 70,460											
	Contingency	15%	\$ 10,569											
		Total	\$ 81,029											

FUNDING STRATEGY:

Water Trail Access Improvements

SOURCE	AMOUNT
Grantor	\$41,000
Borough direct funding	\$35,850
Borough in-kind contributions (DPW)	\$5,150
TOTAL PROJECT COST	\$82,000

7. Continue to improve access and amenities for passive use of the Beaver River riverfront in Fallston and New Brighton (beyond paddling).

- Identify additional potential passive recreation uses and improvements for Big Rock Park.

Big Rock Park is the primary location for Beaver River access in the four-community area, and numerous improvements have been made, with more planned. Because of limited space and access to the park via the railroad track tunnels, it is important not to overpopulate the park with features or amenities that would add demand for parking that cannot be accommodated.

Listed here and shown on the next page along with approximate cost are some appropriately scaled development ideas for Big Rock Park. These could be considered and prioritized during quarterly “umbrella” meetings of all local civic groups and other bodies, as outlined in the “Vibrant” chapter. Some potential improvements are of low enough cost that a small organization could be able to pursue them. Pashek+MTR could sketch a master plan and produce budget cost estimates for Big Rock Park upon request for \$5,000.

- Swing bench, Adirondack chairs, and/or mounted lounge chairs
 - Interpretive sign(s), perhaps about raptors, Underground Railroad route, other aspects of the site’s natural or cultural heritage.
 - Shade structures, perhaps along pathway.
- Identify potential riverfront access points for passive recreation such as viewing, picnicking, birdwatching, and fishing, and consider appropriate development:
 - Consider additional improvements, such bench or bench swing seating at the scenic overlook in New Brighton.
 - Fallston should consider acquiring an easement for public riverfront access north of the Fallston Bridge.

8. Capitalize on all Outdoor Towns-related improvements through marketing and promotions. This is also noted in the Vibrant and Collaborative chapters.

- Even without formally participating in the Outdoor Towns program to date, the communities have already achieved some of the program goals and followed many of the steps set out in the toolkit. This plan recommends continued emphasis on developing business and community recreation resources that support this aspect of the communities’ identity, using the Outdoor Towns model and toolkit.

“Outdoor Towns” is a project of the Pennsylvania Environmental Council. Its toolkit lays out steps to encourage outdoor- and nature-based community development. The benefits to communities are:

Economic: Outdoor recreation generates spending and jobs. It also positions the communities for attaining the Nature-Based Place designation, explained further below.

Quality of Life: The Outdoor Towns model creates welcoming outdoor environments, including improved walkability and bikeability and parks/greenspace. These improvements result in increased neighborliness and social interaction, better access to the outdoors and nature, better access to physical activity, and increased access to local businesses and community assets.

Health: Community access to (and awareness of) outdoor recreation opportunities improves individual community mental and physical health.

Continued on *Page 47*





Ohio Riverfront “swing garden” of bench swings
Approximately \$10,000 per swing, including concrete pad and installation.



Allegheny Riverfront lounge chairs
Approximately \$6,000 each, including installation.



Non-fixed Adirondack style chairs
Approximately \$500-\$1,000 each, no installation



Shade structures make seating and viewing more comfortable and inviting. They can be simple to extravagant. Cost depends on size, design and materials. Approximately \$10,000 to \$100,000.



Interpretive signs

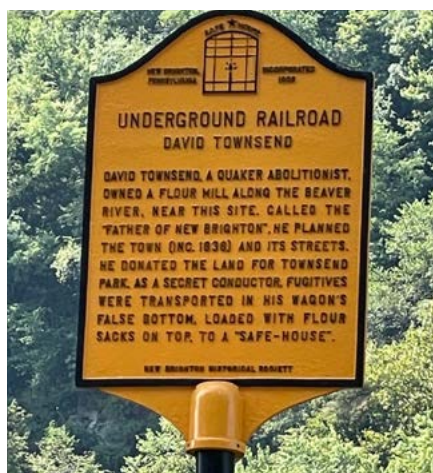
— ESSENTIAL INGREDIENTS OF AN OUTDOOR TOWN —

Most elements are in place. The communities should continue to pursue these ingredients. The highlighted items appear to be the least developed.

- Outdoor recreational assets
- Intuitive connections
- Safe streets for walking and biking
- People and leadership
- A Vision and Plan for the future
- Collaborative partnerships
- Sustainable practices
- Businesses and services to support outdoor recreational users
- Gateways, signage, and visitor information
- Promotion of the outdoor friendly character of your town



River-based assets



Historical Society walking tour



Neighborhood parks, playgrounds

- The communities should formally contact the Outdoor Towns program: Patrick Starr, at pstarr@pecpa.org, as this could lead to awareness of community goals and, potentially, future help such as technical assistance, funding, letters of support.
- Next steps for toward embracing the Outdoor Towns toolkit are seeded throughout this implementable comprehensive plan report in the Vibrant, Healthy, Safe and Collaborative chapters. Some of the more impactful next steps are:
 - Improve collaboration among the various groups working in the communities to attract additional volunteers and effectively move toward achieving high-priority items. (Vibrant chapter)
 - Encourage economic development of businesses and services that support outdoor recreational users. (Vibrant chapter)
 - Add signage that directs residents and visitors to recreation and business assets. (Vibrant chapter)
 - Promote the outdoor-friendly character of the communities by producing materials that include this identity. Target messaging to current residents and also to potential residents and visitors. (Collaborative chapter)

- Continue to encourage improvements to outdoor recreation facilities. (Healthy chapter)
- Improve the safety of parks through design, including addressing some problems at the “tunnel” entrances to Big Rock Park. (Safe chapter)
- Ask the organizers of every public activity, event or program to track attendance, participation or other markers of effectiveness or success.
- Anticipate seeking Pennsylvania Nature Based Place designation in a few years via a program sponsored by the state’s Department of Conservation and Natural Resources and Department of Community and Economic Development. This program is overseen by the Pennsylvania Downtown Center (PDC).

The Nature Based Place program is designed to be an “overlay” on top of existing community efforts to maximize the combined value of a community’s recreation assets, economic activity and local culture. The program assists communities through three stages of effort: exploring possibilities through self-assessment; cultivating, with the help of technical assistance from state departments, improvements in recreation, economic development and placemaking; and ultimately attaining Nature Based Place (NBP) designation, which unlocks additional assistance and benefits. The Pennsylvania Downtown Center currently in the “second round” of the program, with future funding not completely certain at this time.

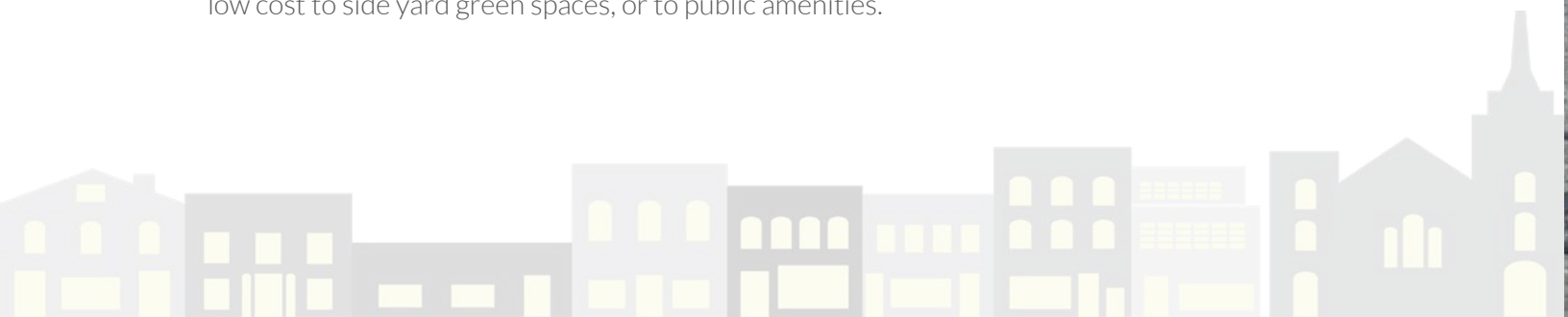
More information is available via the Nature Based Placemaking web page at the Pennsylvania Downtown Center: <https://padowntown.org/programs/nature-based-placemaking-program/>

Additionally, Julie Fitzpatrick, executive director of the Pennsylvania Downtown Center, is aware of the New Brighton area’s efforts, and said the organization would participate in a webinar or video meeting to provide additional information and answer questions upon request. Contact: Julie Fitzpatrick, juliefitzpatrick@padowntown.org, 717-413-4630.

9. Maintain green- and open space in underdeveloped areas through zoning/agricultural security area program.

The intention to preserve, maintain and possibly improve green- and open space in the New Brighton Area differs by community. The more densely developed New Brighton, Fallston and Pulaski have different goals than does Daugherty, which is largely rural.

- In Daugherty, green/open space can be protected with the help of zoning ordinances, but primarily through property owners’ decisions to participate in land preservation programs such as Agriculture Security Areas, or to work with a land trust. Because these are decisions by individual landowners, the role of township government is limited. Township staff can and should, however, generally bear in mind owners’ interests and be prepared to provide useful information.
 - The township can initiate dialogues with owners of remaining large parcels (for example, a farmer whose heirs do not want to continue working in agriculture) to encourage participation in preservation and conservation programs such as land trusts, agriculture security areas or agriculture conservation easements. A toolbox with definitions and resources for local governments and individual landowners is available at We Conserve PA: Conservationtools.org
- In New Brighton, Fallston and Pulaski, zoning ordinances can help to preserve open space. Additionally, municipal governments can remain alert for parcels offered for sale that could be converted at relatively low cost to side yard green spaces, or to public amenities.





SAFE

What would a safer New Brighton Area look like?

The communities of New Brighton, Daugherty, Fallston, and Pulaski work to resolve issues of public safety to ensure enhanced quality of life for their residents. This includes tackling issues such as speeding, property crimes, and illegal drugs, and enhancing police communication.



Grove Avenue Park (near the Middle School and owned by the school district) saw increased police responses to fights during the height of the Covid-19 pandemic.

When asked to rank the most important aspects of the community, 84% of those who participated in the community questionnaire ranked having a safe and healthy community as their highest priority. In addition, fire, police, and emergency services were ranked high.

According to uniform crime reporting data from 2016 to 2020, fewer cases have occurred in all categories, with the exception of a rise in aggravated assaults in 2020 compared with the four previous years. This is believed to be linked to the stresses of the Covid-19 pandemic including illnesses and death, lock-downs, and children's time not being occupied by in-person school.

Therefore, crime is a problem of perception as well as concern backed up by the data. This report includes safety as a key issue because even though the New Brighton Area communities are mostly safe, improvements can be made to increase the quality of life for all residents.

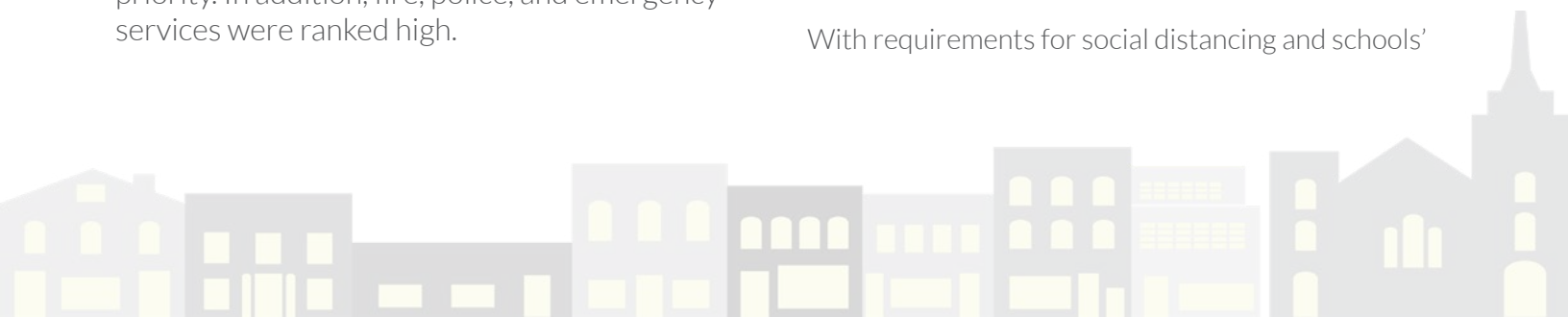
For the New Brighton Area, this would mean investing in safety measures that will ensure that the New Brighton Area community and its visitors can continue to enjoy assets such as parks, playgrounds, neighborhoods, local businesses, and the river for years to come.

Measures for a safer community would include:

- Speeding prevention measures such as speed humps or speed monitors
- Additions such as lighting, security cameras, signage, and paint
- Playground improvements and surface repairs
- Additional opportunities for police-community interaction

A perception held by some that the communities are not safe enough can be aligned with longstanding impressions shaded by realities of the Covid-19 pandemic's onset in 2020-21 when this plan was being developed. Nationally (and presumably, locally) rates of alcohol and drug use increased.

With requirements for social distancing and schools'



being virtual, police staffing models changed, and there were fewer activities to occupy children and teenagers during the day.

These factors contributed to a perception that there is less of a police presence in the community, especially regarding playgrounds and public spaces. In addition, drug usage and trafficking are a perceived crime in the community. However, according to authorities, a strong stance has been taken to prevent drug trafficking and adjacent crimes in the New Brighton Area.

Talking Points

CRIME PREVENTION THROUGH DESIGN

In order to improve the public's perception and overall public safety, the New Brighton Area can make strides towards design improvements that increase foot traffic and community surveillance in areas that are perceived to be dangerous. This could include better lighting and other elements such as cameras, gateways, and landscaping in the communities' public spaces such as playgrounds, parks, and main streets.

TRAFFIC AND SPEEDING

In order to address community concerns about speeding, the New Brighton Area can work together with police to enforce speeding prevention in the community. This could include utilizing mobile speeding monitors in tangent with speed humps or speed limit signage. This could discourage speeding and using neighborhood streets as through ways.

PARK IMPROVEMENTS

Improving New Brighton Area parks and playgrounds would include incorporating design solutions and access. This could include improving access points to Big Rock Park and playgrounds. Additionally, the community should address playground improvements as identified by the recreation commission. This could include additional lighting and amenities at these places.



The tunnel entrances to Big Rock Park deter some visitors.



What we heard from people in the communities

LEADERSHIP MEETING

At the meeting of local leadership, various public safety issues were identified. The most common issues included traffic and speeding, drug trafficking and fights and violence.

COMMUNITY QUESTIONNAIRE

From the community questionnaire, recommendations for a safer New Brighton Area included a higher police presence, as well addressing speeding, blighted buildings, and code enforcement. However, residents overall feel that the New Brighton Area is a safe community.

COMMUNITY EVENT INPUT

From residents, recommendations for a safer New Brighton Area included improving walkability in areas such as the business districts and green space as well as improving cleanliness and safety in these public spaces.





1. Introduce design solutions that improve comfort and safety at parks/playgrounds and other locations.

- Big Rock Park pedestrian and vehicular tunnels
 - Work with Norfolk Southern Railroad for permission to address safety improvements to the tunnel, such as masonry, electrical connections for lighting or cameras.
 - Repair masonry at the entrances of the pedestrian and concrete entrances to tunnels to improve appearance and mitigate further deterioration (also recommended in 2011 CMU study).
 - Repair masonry inside the tunnels prior to painting.
 - Add light-color graffiti-resistant paint to tunnel walls and/or ceilings to freshen the appearance and improve visibility.
 - Repair and pave the pedestrian tunnel surface for safety and comfort. The existing gravel surface is badly eroded and rutted, and poses a hazard.
 - Add lighting within the pedestrian tunnel and the 12th Street vehicular tunnel to improve visibility, accessibility and safety. The municipality previously added lighting to the Eighth Street tunnel.
 - Add security cameras to enhance visitor confidence in the safety of the park and park entrances.
 - Add pedestrian crossing signage and line striping for improved safety along First and Second Avenues at the tunnel entrances.
 - Add trash receptacle bins on the park side of each tunnel to decrease litter (also recommended in 2011 CMU study).
 - Add a pedestrian walking lane on the north side of the 12th Street tunnel (also recommended in 2011 CMU study).
 - Reach agreement with owner of stairs from Third Avenue for public use, which would encourage pedestrian access to Big Rock Park via the 12th Street tunnel.

The following pages contain pictures of the current conditions of the tunnels and examples of comparable tunnel improvements elsewhere, and budget cost estimates for Big Rock Park tunnel safety improvements.

Pedestrian Tunnel



Existing conditions at Big Rock Park's 8th Street tunnel entrance and interior.



Example of improvements to vehicle and pedestrian tunnels.



Example of a bicycle pedestrian tunnel with LED lighting and light paint to improve visibility. Additionally, there is a paved path for increased accessibility.

Pedestrian Tunnel

Big Rock Park Pedestrian Tunnel Improvements

Budget-Level Opinion of Probable Construction Cost

Date Prepared: 7-Jan-22

Prepared by: Pashek+MTR

Notes:

Costs are expressed in 2022 dollars. Costs include materials and labor.

Assume 4% compounded annual escalation of costs.

Design and engineering fees, permitting fees are not included.

Item	Quantity	Unit Cost	Subtotal Cost	Total Cost
Pedestrian Tunnel Improvements				\$ 216,030
Removals and Site Preparation				
Grad existing gravel surface. Remove & discard excess.	100 SY	\$ 12	\$ 1,200	
2nd Avenue curbstone removal	1 LS	\$ 500	\$ 500	
Site Improvements				
Asphalt paving	100 SY	\$ 60	\$ 6,000	
Masonry repair - tunnel façade entrances	408 SF	\$ 125	\$ 50,880	
Masonry repair - tunnel interior	872 SF	\$ 125	\$ 109,000	
LED lighting	1 LS	\$ 21,500	\$ 21,500	
Security cameras	2 EA	\$ 1,000	\$ 2,000	
ADA ramp at 2nd Avenue entrance	1 EA	\$ 8,500	\$ 8,500	
Trench drain at 2nd Avenue	1 LS	\$ 5,000	\$ 5,000	
Intensive shrub plantings at foot of the pedestrian tunnel to mitigate runoff	15 EA	\$ 100	\$ 1,500	
Light-color reflective, graffiti-resistant paint on ceiling and walls	300 SY	\$ 25	\$ 7,500	
Removable bollards	2 EA	\$ 350	\$ 700	
Trash receptacle in park	1 EA	\$ 750	\$ 750	
Pedestrian signage 1st and 2nd Avenues	4 EA	\$ 250	\$ 1,000	
	General conditions		8%	\$ 17,282
			Subtotal	\$ 17,282
	GC Overhead & Profit		10%	\$ 21,603
			Subtotal	\$ 38,885
	Contingency		15%	\$ 32,405
			Total	\$ 343,488
Add-alternate RGB Color-Changing LEDs	1 LS	\$ 7,500	\$ 7,500	
	Including decorative LEDs		Total	\$ 350,988

Eighth Street Tunnel



Existing conditions at Big Rock Park's 8th Street tunnel entrance and interior.

Big Rock Park 8th Street Tunnel Improvements

Budget-Level Opinion of Probable Construction Cost

Date Prepared: 7-Jan-22
Prepared by: Pashek+MTR

Notes:

Costs are expressed in 2022 dollars. Costs include materials and labor.
Assume 4% compounded annual escalation of costs.
Design and engineering fees, permitting fees are not included.

Item	Quantity	Unit Cost	Subtotal Cost	Total Cost
Pedestrian Tunnel Improvements				\$ 306,983
Site Improvements				
Masonry repair - tunnel façade - 1st Ave	892 SF	\$ 125	\$ 111,238	
Masonry repair - tunnel façade - 2nd Ave	272 SF	\$ 125	\$ 33,920	
Masonry repair - tunnel interior	1,062 SF	\$ 125	\$ 132,750	
Light-color reflective, graffiti-resistant paint on ceiling and walls	906 SY	\$ 25	\$ 22,650	
Paint tunnel façades	107 SY	\$ 25	\$ 2,675	
Security cameras	2 EA	\$ 1,000	\$ 2,000	
Trash receptacle in park	1 EA	\$ 750	\$ 750	
Pedestrian signage 1st and 2nd Avenues	4 EA	\$ 250	\$ 1,000	
General conditions			8%	\$ 24,559
			Subtotal	\$ 24,559
GC Overhead & Profit			10%	\$ 30,698
			Subtotal	\$ 55,257
Contingency			15%	\$ 46,047
			Total	\$ 488,102

12th Street Overpass



Existing conditions at Big Rock Park's 12th Street overpass left, and the stairs connecting it with Third Avenue.

Big Rock Park 12th Street Overpass Improvements

Budget-Level Opinion of Probable Construction Cost

Date Prepared: 7-Jan-22

Prepared by: Pashek+MTR

Notes:

Costs are expressed in 2022 dollars. Costs include materials and labor.

Assume 4% compounded annual escalation of costs.

Design and engineering fees, permitting fees are not included.

Item	Quantity	Unit Cost	Subtotal Cost	Total Cost
Pedestrian Tunnel Improvements				\$ 103,587
Site Improvements				
Masonry repair - tunnel façade entrances	300 SF	\$ 125	\$ 37,412	
Masonry repair - tunnel interior	180 SF	\$ 125	\$ 22,500	
Light-color reflective, graffiti-resistant paint on ceiling and walls	373 SY	\$ 25	\$ 9,325	
LED lighting	1 LS	\$ 28,600	\$ 28,600	
Security cameras	2 EA	\$ 1,000	\$ 2,000	
Pedestrian lane designation through tunnel - thermoplastic strip and 2 figures	1 LS	\$ 3,000	\$ 3,000	
Pedestrian signage 1st and 2nd Avenues	3 EA	\$ 250	\$ 750	
General conditions			8%	\$ 8,287
			Subtotal	\$ 8,287
GC Overhead & Profit			10%	\$ 10,359
			Subtotal	\$ 18,646
Contingency			15%	\$ 15,538
			Total	\$ 164,703

- Improve safety at Hunkey Alley, Fallston and Oak Hill parks. *See also a list in the “Healthy” chapter of improvements that would enhance the recreation and social value of the parks..*
 - Revamp the design, equipment and amenities at these parks. As noted in the “Healthy” chapter, park improvements engender safety in two ways: First, more people will use parks that are updated and refreshed, and when more people are there, less bad behavior occurs. Second, refreshed and well-maintained parks are full of visual “cues to care,” which are signals to the public that facilities should be treated respectfully.

This plan endorses and builds on the following recommendations identified by the Recreation Commission for the municipal parks:

- Add security lighting for visibility at night to deter disorderly conduct by teenagers (fighting can scare off other park-goers), as well as illegal or illicit behavior.
- Add security cameras, which would serve as a deterrent and potentially help with identifying any troublemakers. Some troublesome behaviors that currently occur in the parks are fights, vandalism and graffiti; however, it should be noted that the parks are not considered “dangerous.” Rather, the condition of the parks and behaviors of some parkgoers simply reduce the parks’ desirability.
- Create easily identified, defined points of entry while minimizing unneeded fencing.
- Increase community programs at parks to increase foot traffic. *The “Healthy” chapter of this report also recommends re-envisioning recreation programming in the communities.*
- Improve ADA accessibility, which enhances safe use of parks by people of varying physical abilities.



Oak Hill Park has limited lighting and an out-of-the-way entrance that curtails visibility and accessibility. A lack of accessible walkways leaves the park unusable for some residents.



Hunkey Alley Park’s limited lighting reduces visibility and deters visitors. There are no accessible walkways, and some equipment does not have safety surfacing.



Fallston Park also lacks security lighting, safety surfacing and accessible walkways.



- Create a reporting system by which park users can report problems, whether bad behavior or broken equipment.
- Develop a volunteer program to help maintain parks as a way of improving their appearance and desirability but also to put “more eyes” on the parks.
- Create a walking path or trail, where feasible, to increase foot traffic. This recommendation is most appropriate for Oak Hill Park, which can accommodate a quarter-mile loop.
- Pursue funding for park improvements. Some potential sources are:
 - Pennsylvania Department of Conservation & Natural Resources - Park Rehabilitation and Development Program
 - Department of Conservation and Natural Resources - Community Conservation Partnership Program (C2P2)
 - Community Development Block Grants (CDBG)
 - Local organizations or foundations
- New Brighton Area School District owns the Middle School Park on Grove Avenue, and therefore the property is outside the immediate scope of this comprehensive plan. However, the park is available for community use, has a central and visible location in New Brighton, and also is the source of complaints by residents who perceive it as unsafe or unwelcoming due to adolescent misbehavior, such as fights. Since it is a drag on the community, the school district, borough and Recreation Commission to enact improvements. *Note that a course of action for this appears in the “Healthy” chapter of this plan.*
 - Refresh the design and use areas of the park to make it more desirable and increase usership.
 - Remove fencing where appropriate to create a more welcoming environment.
 - Add lighting to improve visibility.
 - Add security cameras, which would serve as a deterrent and potentially help with identifying any troublemakers.



Grove Avenue's fencing does not create a welcoming environment.



Grove Avenue park needs improved lighting and security cameras to improve safety, or convey a sense of security.



2. Encourage compliance with posted speed limits by additional use of traffic calming measures and enforcement.

Residents participating in this comprehensive plan reported feeling unsafe in some parts of the communities due to speeding.

- In Daugherty, the main trouble-spot is at the intersection of Klein Road and Wises Grove Road, where a hill reduces sight-lines and makes left turns dangerous. Signs have been installed to prohibit left turns by drivers going west on Wises Grove or those driving north on Klein. Township leaders have been regularly in touch with the road owner, PennDOT about improvements, but none have been forthcoming. This plan supports installation of a mirror or other accommodations to enhance safety.
- Daugherty, Fallston and Pulaski are served by the New Brighton Area Police Department. These mitigation strategies should be applied in all four municipalities, but particularly at areas that residents expressed frustration about speed enforcement.
 - Regularly use the New Brighton Area Police Department's mobile speed monitor. These devices are effective deterrents to speeding.
 - Add pole-mounted "your speed" signs, which are effective deterrents to speeding.
 - Implement traffic calming measures where indicated, possibly including a neckdown on Sixth Street between 11th and 8th Avenues, and speed humps on Penn Avenue.



An example of a speed hump that could be placed on smaller roads such as Penn Avenue to slow traffic.



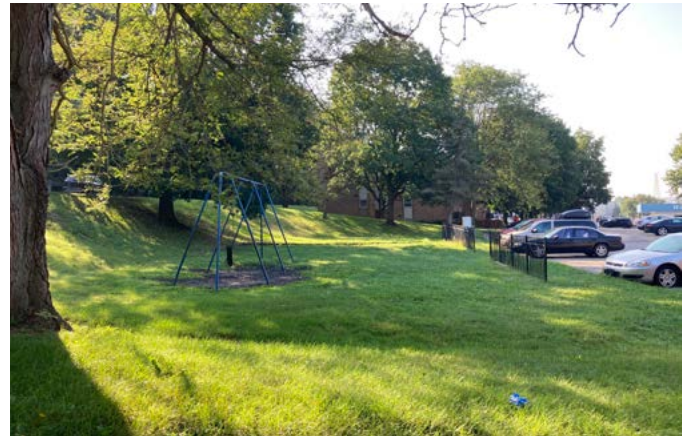
Example of a mounted "Your Speed" monitor that could be used to reduce speeding when paired with collaboration with local law enforcement.

3. Address concerns about safety in neighborhoods or housing communities that currently are the sites of frequent police activity.

- Design solutions such as improved maintenance could help to activate spaces such as former play areas and common areas.
- Since this will require the collaboration of property owners and management companies, this plan recommends that New Brighton inaugurate semi-annual meetings among the property manager, resident council representative, code enforcement officer, borough manager, and police chief to problem-solve.
- Consider applying a high degree of attention by code enforcement to property maintenance issues, such as blight, landscape maintenance, removal of junk cars, and restrictions on junk on porches.
- Police and code enforcement officers should require improved conditions at the neighborhood play areas, which appear to be deficient and unsafe. It should be noted that closing or removing play areas should not be an option.



Property maintenance issues in a New Brighton neighborhood.



A deteriorating play area in a New Brighton housing community.



4. Improve communications between police and community to ensure public has accurate understanding of criminal activity and safety within their community.

- Increase social media posting by the Police Department to provide accurate and current information about police activity or safety concerns. This will address rumor-mill problems that enable misinformation to gain traction. It will also fill a void in which other social media sites can provide incomplete or inaccurate information.
- NBAPD should write a column about a topical issue for the annual newsletter. This demonstrates that the police department is part of active community life. Topics could include topical matters like, “what to do if someone in your household steals from you to support drug use;” “what to do if you see speeding, drug use or kids fighting at a playground,” or “how to keep your home safe from theft, including delivered packages.”
- NBAPD should hold community meeting(s) with any neighborhood that is the location of frequent police activity.
- The department should participate in a community service or volunteer program in the New Brighton Area.
- The school resource officer should consider creating a law enforcement or criminal justice club at the high school and middle school or a summer camp experience for youth, to strive to interest young people to pursue law enforcement careers.

5. Maintain or improve transportation infrastructure.

This comprehensive plan supports expansion of multimodal options as presented in the Healthy chapter, and improved connections to Big Rock Park via the “tunnel” entrances as presented in the Safe chapter.

In addition, this comprehensive plan supports initiatives undertaken by New Brighton, Daugherty, Fallston and Pulaski for planning, design, maintenance, repair or development of the transportation network according to the municipal schedules and priorities.





New Brighton



Daugherty



Fallston



Pulaski



COLLABORATIVE

What would a more collaborative New Brighton Area look like?

The communities of New Brighton, Daugherty, Fallston, and Pulaski consider themselves a single region and collaborate on issues such as planning, marketing, infrastructure, and land use in order to foster pride and community cohesion and encourage regional success.



Elected officials and planning commission members from the four communities discuss future land uses and how best to work together.

Collaborative Communities

The New Brighton Area has already made strides for collaboration between the boroughs of New Brighton and Fallston, and the townships of Daugherty and Pulaski. For example, the four communities share a

school district and recreation commission and are participating in a joint comprehensive plan and joint zoning initiative. These collaborative initiatives will emphasize creating a visually pleasing landscape as well as enhancing and protecting the current unique aesthetics of each municipality. Consensus among the residents in the four communities reflected a want for a regional identity and sense of community. In order to ensure the success of the New Brighton Area, the four communities should collaborate on a variety of issues including planning, marketing, land use, and regional pride.

Background and Context

Regarding a more collaborative New Brighton Area, most of the feedback gathered reflected that there is a need to create a regional identity for branding and marketing purposes. Other recommendations included service mergers or community events, more connections between the communities such as walking and biking trails, better engagement, and improved communication for all four communities via websites, newsletters, or volunteer opportunities.

Talking Points

DEVELOP JOINT LAND USE AND PLANNING

In order to ensure land uses that will foster appropriate development for each community, New Brighton, Daugherty, Fallston, and Pulaski should evaluate how a joint zoning approach can help all of the communities. In addition, this joint zoning approach should have consistent involvement of at least two or more of the communities to ensure its success. The four communities should create a multimunicipal planning commission to ensure that community development goals are cohesive and implemented effectively. Lastly, the four communities should work together to define designated growth areas in both Daugherty and Fallston

where infrastructure could be expanded to enable development. These steps will allow for regional growth and success.



The walkability of New Brighton's downtown could be one contributing factor in defining a community identity.

CREATE A REGIONAL IDENTITY BASED ON "NEW BRIGHTON AREA" COMMUNITIES

From community input, it is clear that the four communities need and want to work as a region. For this, they should define an identity that encompasses their geography and character. A great beginning point would be to assess how the communities currently view their strengths, assets and primary characteristics. The four could embrace, for example, a nature-based or outdoor identity that takes advantage of the communities' natural and cultural assets, or one tied to the school district. New Brighton, Daugherty, Fallston and Pulaski should then select a color palette and some iconography that are in keeping with how the communities see themselves and want to be identified. These could have a function in visible elements (street furnishings, color of road signs, letterheads and welcome signs) and could be used in certain situations such as promoting tourism and attracting families or businesses.

COMMUNICATIONS

To foster collaboration between the four communities as well as better information-sharing with residents, the New Brighton Area should work to improve communications. This could include updating the respective websites of each community or creating a singular online source of information for the entire area. This could be used to promote events and for external marketing and promotions, including working with Beaver County to promote tourist and business attractions. Lastly, the four communities could work together to implement community events that foster a sense of community pride in the entire New Brighton Area community.



What we heard from people in the communities

STEERING COMMITTEE

Regarding a more collaborative New Brighton Area, the steering committee agreed that there is a need to create a regional identity for branding and marketing purposes.

KEY PERSON INTERVIEWS

Key community stakeholders also had recommendations for more collaboration between the New Brighton Area communities. This included unifying the community through service mergers and through more joint events that bring all four together.

COMMUNITY QUESTIONNAIRE

Ideas for a more collaborative community that emerged from the questionnaire included more connections between the communities; more community events and engagement; better communication for all four communities via websites, newsletters; and more joint volunteer opportunities.

COMMUNITY EVENT INPUT

Residents at the community event recommended creating more community activities designed to include all four municipalities. They also suggested renovating the Fallston bridge into a unique, signature feature for the area, and increasing the physical connections among the communities, such as walking and biking routes.





1. Develop the municipal mechanisms for joint land use planning and zoning.

Comprehensive Plans depict how land uses should change in coming years. This plan assumes that all four communities will embark on joint land use planning and zoning after elected officials adopt the comprehensive plan.

The New Brighton Area communities intend to leverage the advantages of joint zoning by allocating land uses across borders — meaning that local leaders can provide for each use in the area where it makes the best sense, regardless of municipal boundaries. Drafting a Joint Zoning Ordinance will allow the communities to work together on well-coordinated, streamlined regulations.

- As a first step, the joint zoning project steering committee should begin meeting in early 2022, with consultant HRG.
 - As part of this comprehensive planning process, three communities (New Brighton, Daugherty and Fallston) named their participants for a steering committee to guide the joint planning and zoning initiative. Pulaski has adopted a wait-and-see position about signing on.
- Create a multimunicipal planning commission.
 - As part of developing a joint zoning ordinance, the communities should concurrently establish a planning commission that represents all participating municipalities and applies decisions in a holistic manner. The steps for creating the planning commission will be developed as the zoning initiative moves ahead. This comprehensive plan supports the vision of joint land use planning, joint zoning and the joint advisory capacity of this multimunicipal planning commission.
 - A model to follow is the 2009 intergovernmental agreement among the boroughs of Avalon, Bellevue and Ben Avon, Allegheny County.
- Decisions to develop a multimunicipal zoning hearing board vs. individual ones for the participating communities will be determined.



2. Develop, adopt and implement joint land use planning and zoning that addresses current needs and anticipates future needs of the four communities.

This comprehensive plan provides the fundamentals needed for the joint land use planning and zoning project, including the following statements of intention, Community Development Objectives and a Future Land Use Map.

Land Use Statements of Intention

- The Future Land Use Map does not represent a drastic departure from existing uses.
- Existing commercial nodes should be reinforced and primed for further reinvestment within the historic fabric of their existing building and block patterns, with flexibility built in to incentivize adaptive reuse and creative solutions.
- Mixed-use should be encouraged within and beyond current commercial areas, with appropriately scaled institutional, civic and commercial uses sited where they can meet neighborhood needs.
- Existing residential neighborhoods should be preserved and improved, with care taken to ensure that the four communities collectively provide a wide array of housing types.
- Growth into undeveloped or underdeveloped areas should proceed in concurrence with infrastructure and in ways that do not compete with existing build-out. (Responsible expansion of sewer infrastructure is proposed in the “Vibrant” chapter.)

Community Development Objectives

Comprehensive Plans must set forth a statement of objectives to guide long-term planning. The lists presented here provide objectives suitable for New Brighton, Daugherty, Fallston and Pulaski, both jointly and individually.

Objectives for all four communities

- Ensure quality, visually attractive development that reinforces a safe and inviting public realm.
- Provide for a balance of land uses to meet the needs of existing and future residents across the full four communities, rather than within each.
- Control sprawl by focusing new development where infrastructure capacity is planned or available.
- Incentivize compatible infill and revitalization within built-out areas.
- Preserve and grow each community’s municipal tax base.
- Enhance environmental quality and sustainability by reducing stormwater runoff, protecting groundwater and streams, creating buffer areas, limiting development of steep slopes and green space, limiting further impervious coverage and improving air quality.
- Enable and promote tourism of the communities, creating and enhancing attractions that reflect the New Brighton Area’s unique history and natural amenities.



- Forge and improve safe, practical and inviting routes for walking and cycling within and beyond the communities.
- Provide a range of affordable housing types and styles.
- Provide incentives to improve and/or adapt vacant or underutilized structures.
- Build flexibility into regulations to accommodate innovative uses and creative solutions that are consistent with this plan.
- Provide for compatible land use along municipal borders.
- Protect steep slopes.
- Emphasize robust community engagement in public processes.
- Seek opportunities to jointly address problems or circumstances that the communities hold in common.

Objectives for New Brighton

- Promote neighborhood investment and stabilization, arresting the spread of blight and encouraging residents to take pride in their property, neighborhood and borough.
- Preserve and protect the historic pattern of New Brighton's built environment, including the street grid, the original orientation of buildings to the street and the embedding of appropriately scaled civic, institutional and commercial activity into neighborhoods.
- Support existing desirable commercial and industrial land uses and provide for their growth.
- Remove barriers to entrepreneurship, provide opportunities for new businesses to locate and expand within the borough.
- Reduce impervious surface coverage and choose site design and parking standards to improve visual quality and to be environmentally sensitive.
- Foster creative approaches to development and redevelopment.
- Apply Complete Streets principles in continuing to improve the Borough's transportation network, considering the needs of all street users.

Objectives for Daugherty

- Maintain a rural atmosphere.
- Preserve and enhance the natural environment and Beaver Riverfront.
- Encourage incentives for quality site design and the preservation of open space, including identifying opportunities for development that preserves natural resources and minimizes disturbance.
- Protect and preserve farmland.
- Maintain infrastructure sufficient to safely convey vehicle and pedestrian traffic.
- Consider sanitary sewer expansion with careful consideration of associated development pressure and long-term costs, prioritizing built-up areas and those where failing septic systems pose health and environmental risks.



- Provide for recreational and community facilities.
- Provide for the appropriate scale and intensity of land uses.
- Encourage site design and parking standards to improve visual quality and to be environmentally sensitive.

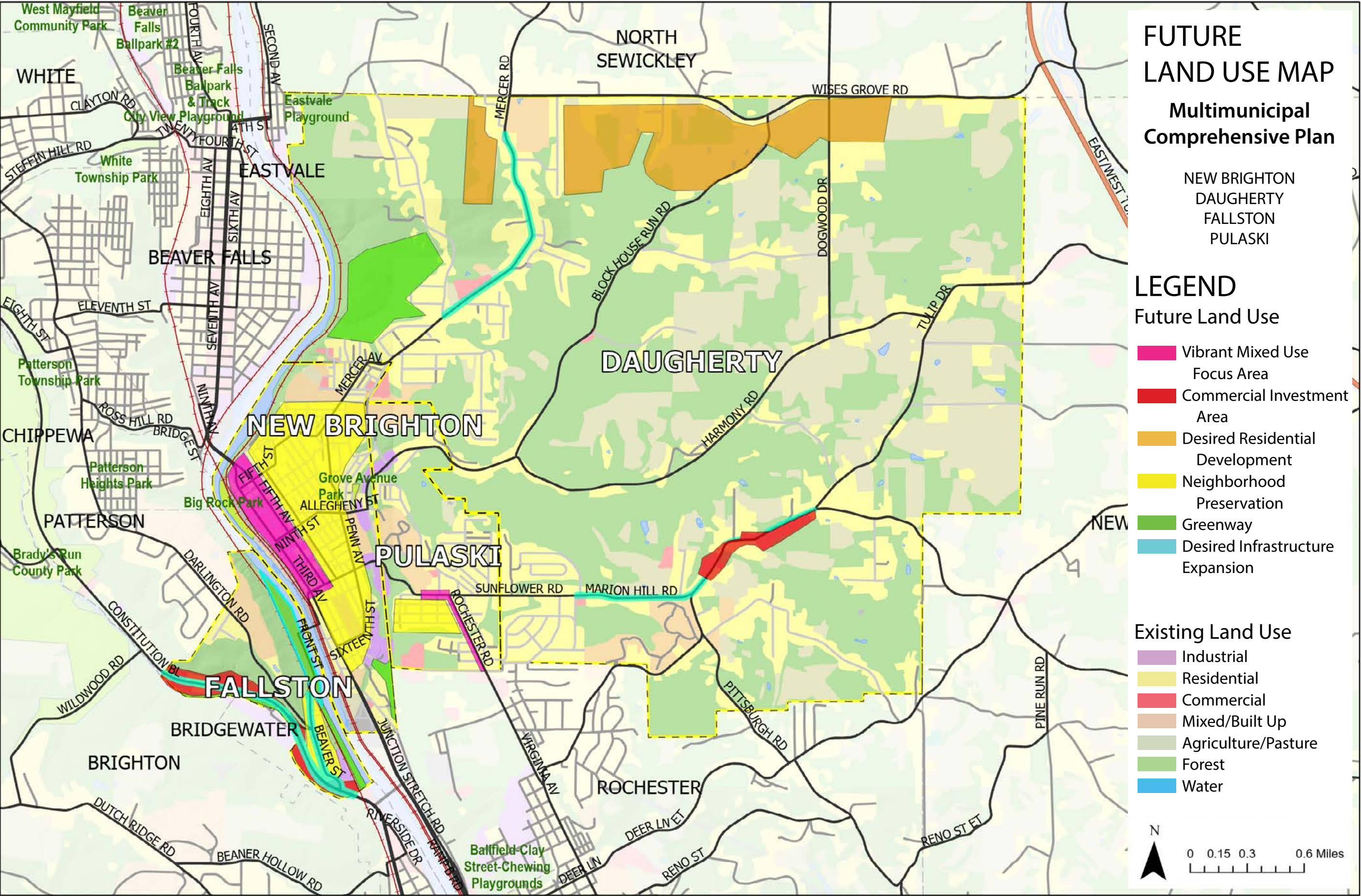
Objectives for Fallston

- Facilitate coordinated and practical community development and redevelopment.
- Continue to cultivate the business district along Constitution Boulevard, expanding utility access and encouraging the area's further development with commercial uses.
- Promote neighborhood investment and stabilization, arresting the spread of blight and encouraging residents to take pride in their property, neighborhood and borough.
- Provide high-quality recreation sites and experiences.
- Maintain a street network that provides safe, convenient routes for all types of users.
- Provide for the appropriate scale and intensity of land uses.
- Encourage site design and parking standards to improve visual quality and to be environmentally sensitive.
- Protect and preserve historic features of Fallston Borough.
- Accommodate a variety of dwelling types and economic opportunities.

Objectives for Pulaski

- Facilitate coordinated and practical community development and redevelopment.
- Promote neighborhood investment and stabilization, arresting the spread of blight and encouraging residents to take pride in their property, neighborhood and township.
- Continue to provide for the compatible integration of uses, incorporating measures and performance standards to reduce the potential for conflict.
- Provide for recreational and community facilities, as well as connections allowing residents to walk or bike to these destinations.
- Maintain a street network that provides safe, convenient routes for all types of users.
- Provide for the appropriate scale and intensity of land uses.
- Encourage site design and parking standards to improve visual quality and to be environmentally sensitive.
- Protect and preserve historic features of Pulaski Township.
- Accommodate a variety of dwelling types and economic opportunities.





Consistency with the Pennsylvania Municipalities Planning Code

In order for governing bodies of New Brighton, Daugherty, Fallston and Pulaski to approve this comprehensive plan, the proposed plan must be reviewed by Beaver County for consistency with the county’s own comprehensive plan, and the plan must meet the requirements of the state Municipalities Planning Code (MPC) Article III, Section 301. The following is a summary of those MPC requirements and a comparison of where that information is included in this comprehensive plan.

ELEMENT OF THE MPC	WHERE IT CAN BE FOUND IN THE COMPREHENSIVE PLAN
Statement of community development objectives	Page 70
Plan for land use	Page 73
Plan to meet housing needs	Housing recommendation in the “Vibrant” chapter.
Plan for movement of people and goods	Multimodal planning, “Healthy” chapter; Statement of support for transportation improvements, “Safe” chapter.
Plan for community facilities	Downtown flex space plaza, “Vibrant” chapter; Parks and trails improvements, “Healthy” chapter; Safety improvements, “Safe” chapter
Statement of interrelationship among various plan components.	The nature of Implementable Comprehensive Planning is to focus on major issues in the community. Each issue tends to address multiple planning elements in an integrated manner. For example, the Improving Borough Communications chapter addresses community engagement in all facets of community life.
Short- and long term implementation strategies	Presented with each recommendation in each chapter.
Statement that existing and proposed development is compatible with existing and proposed development in adjacent communities and consistent with the County Comprehensive Plan.	We believe that the proposals in this plan are consistent with the 2010 Beaver County Comprehensive plan.
Plan for protection of natural and historic resources	The “Vibrant” and “Healthy” chapters emphasize the need to preserve agricultural lands, green space and other natural and historic resources.
Plan for reliable supply of water	2010 Beaver County Comprehensive plan states that the communities’ water supply needs are met.



3. Create a regional identity based on “New Brighton Area communities.”

- The steering committee for this comprehensive plan, should members be willing to continue working on this project, should assemble a small group of local residents or businesspeople with professional expertise in marketing, branding, promotions and graphic design. This group would conduct the process of defining an identity using the following steps. (The consultant heartily thanks steering committee member Alyssa Granati for explaining this process.):
 - Review the input gathered in the public process for this comprehensive plan, especially Question 7, asking people what they most like about living in the area. (A capsule summary at right; the full list is in the Appendix.)
 - Assess the meaning and nature of the comments to list three to six descriptive words that capture the intentions of those who wrote them. These words are called, in some assessment processes, “heart and soul” or “pulse” words. They should evoke not only the communities’ self-assessment of its best aspects, but also the communities’ aspirations for what characteristics they want to carry into the future. The words could be things like: supportive, bustling, feisty, magnanimous, open, mindful, fresh/natural, comforting, and so forth.
 - Though the selection of “heartbeat” words should be a task led by the communities not a consultant, Pashek+MTR’s observation is that the communities’ proximity to the Beaver River and its natural and cultural heritage elements should be incorporated in some fashion. As mentioned in the Vibrant and Healthy chapters, the New Brighton Area could build into its self-assessment discussions the elements of the Outdoor Towns or Nature-Based Placemaking toolkits.
 - After selecting the words that evoke the area’s heartbeat, the working group should identify ways the words’ meaning and intention can be applied within the community by its institutions. The task is, essentially, to answer the question: “How do we ‘live’ our aspirations and intentions?”

What do you like most about living here? (351 responses)

Comments frequently reflected the following:

- Downtown businesses
- Sense of community/family
- Country/agricultural landscape
- Schools
- History
- Walkability
- Local restaurants/shops/places
- Proximity to the river/parks/wildlife
- Proximity to other towns/cities
- Safe communities
- Community events
- Good neighborhoods
- Low cost of living

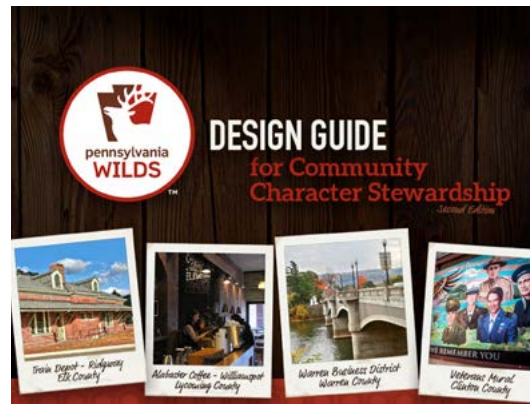
For instance, the group can view the action steps and recommendations of this comprehensive plan through the lens of the “heartbeat” words, using them to suggest priorities to the local governing bodies. The group can ask area non-profits, agencies and organizations to consider the heartbeat words to be guidestars.



- The heartbeat words should also be used by the designers professionals in the working group to inform their creation of a color palette and iconography that evoke the words' meaning and intention.
- The color palette and iconography should then become part of a New Brighton Area toolkit that turns the heartbeat ideas into visible, tangible and meaningful "branding." Some examples of ways communities can incorporate signature elements into physical spaces to create or further evoke a sense of place:



Cranberry, PA, has a ready-made theme color, but uses it effectively as a branding tool by incorporating it in many physical elements as well as the municipal website and logo.



Pennsylvania Wilds, a region encompassing 12 north-central PA counties, developed a logo and then a design guide specifically intended to help communities develop and use placemaking techniques. The design guide is available by download at pawildscenter.org.

If the New Brighton Area chooses to evoke nature or the outdoors in its iconography, it could include an eagle, as this bench (seen from the back) at a wildlife refuge includes birds.



5. Improve area-wide communications, recognizing that the four communities have individual municipal communications but that residents pay attention to what's happening within each other's boundaries

- Ensure that websites and social media platforms encourage news updates, community involvement, and regional collaboration.

The four New Brighton Area communities all strive to provide information via their websites, with New Brighton's presence being the most comprehensive and active due to the borough's size and use of technology. The following ideas are intended as ways to help all four communities do even more.

WEBSITES

- Recognizing that municipal staff members usually do not have time to make frequent updates, the communities should consider these collaborative options:
 - Create a single multimunicipal website with tabs for each community, with those being independently searchable. This could be managed through a shared services contract so that one community maintains and updates the website, and receives appropriate remuneration. This would also support the intention of a New Brighton Area identity.
 - Maintain separate websites, but switch from older website platforms to a more contemporary (and probably cheaper) easy-to-use platform that does not require expertise. If all four municipalities used the same platform, perhaps with different color schemes, the "look" would be similar for all, bolstering the intention of a New Brighton Area identity.
- Websites should add useful links and interactive forms for the community that could include a system for reporting concerns, handy resources (applications, billing, rental, ordinance, business, and permit information), ongoing projects, and job postings. These features are included on municipal websites of communities with the same population as New Brighton, Daugherty, Fallston and Pulaski that won Citizen Communications Awards from Pennsylvania State Association of Township Supervisors (PSATS).

The screenshot shows two parts of the Edgmont website. The top part is a 'File A Report' form with fields for Full Name, Address, City, State, Zip Code, Phone, and Email Address. The bottom part is a resources display with several links and images:

- Upcoming Public Meeting Links:** 809.Auxton, 702.Auxton, 202.Auxton
- Ongoing Development Projects:** This section contains information regarding approved development, current development, or applications for potential development before the Planning Commission or Board of Supervisors.
- Edgmont Township Commercial & Residential U & Z and Reuse Requirements:** There is a Non-Residential U & Z requirement for the rental of vacant spaces in commercial properties. There is also a Public Square District reuse requirement for residential & non-residential property sales.
- Community News:** Updates on important information, events, & announcements for Edgmont residents.
- Recycling and Waste:** Electronic Waste, Household Hazardous Waste, Land and Yard Waste
- Township Calendar:** Click here to find important meeting dates and office closures. If you have any questions, please feel free to contact the office. Thank you!

The system for submitting concerns (at right, top) appears on the Ontelaunee website (ontelauneetwp.net). The resources display (at right) is part of the Edgmont website (edgmont.org). Both websites won communications awards in small-community categories. Ontelaunee, Berks County, has 2,000 residents, and Edgmont, Delaware County, has 4,100.

- When formalizing a plan for improvements, maintenance, and updates, communities without staffing capacity could potentially seek funding for a multimunicipal approach. The communities could seek funding through DCED's Municipal Assistance Program under the category of Shared Services. Before and during the application process, the community should contact Nick Mackereth at DCED who is the policy specialist responsible for Beaver County.
 - Nick Mackereth's Contact Information: 412-770-1660, nmackereth@pa.gov
- Alternatively, it might be possible for one or more of the New Brighton area communities to enlist a university or graduate-school Communications student to develop a project that would serve that person's academic interests as well as municipal goals. In addition, student interns can sometimes be hired to maintain digital content as appropriate. (Point Park, Chatham, Duquesne, University of Pittsburgh, Edinboro and Indiana all have Communications programs.)
- As part of the above steps or via a separate website, the New Brighton Area could also pursue a regional website or social media page ("New Brighton Area Attractions") that incorporates the region's identity and attractions and that highlights the individual opportunities for each community.

SOCIAL MEDIA

- Social media pages are a big challenge for communities; it is difficult to keep them current, and can be time-consuming to manage public comments. Yet residents do expect social media that, at a minimum, promotes local events or informs about dangerous situations or major decisions.
- Many communities with small staff capacity find it easiest to use technology to help. An updated news item in a news feed scroll on the website can, with some systems, be concurrently published on social media accounts.



The PSATS award-winning website for Edgmont (pop. 4,100, Delaware County) includes frequent news updates.

- Collaborate with Beaver County for improved communications.
 - The New Brighton Area individual governments (or the potential New Brighton Area CDC) could work with Beaver County to promote events and opportunities within the area via Beaver County Tourism's website visitbeavercounty.com.
 - The four communities could work with Beaver County to further connect new and current businesses and residents with county resources.
 - Update the New Brighton content in the Beaver County downtowns section of the county website.
- Communicate about events that unite the region and make use of various amenities:
 - Continue to encourage collaborative events that incorporate all four communities and encourage participation from the whole New Brighton Area.
 - Encourage each community to host areawide events to encourage foot traffic and prosperity in all four communities.

6. Find and potentially pursue other opportunities for collaboration.

This chapter of the comprehensive plan has strived to identify some of the more likely means of increasing the partnerships and shared services that the communities maintain and benefit from. The ideas in the Collaborative Chapter build on the successful existing agreements and shared projects, including operations of the New Brighton Area Police Department, inspections and code enforcement functions, and the Recreation Commission. A crucial element of this chapter is the strong recommendation to embark on joint land-use planning and zoning, creating a regional identity, and doing more shared communications.

Collaborations and shared services and agreements among the municipalities are likely to grow increasingly necessary and important over time. Most Western Pennsylvania communities with shrinking populations tend to experience growing challenges in mustering the human and financial resources to maintain government services or even the functionality of required local government operations.

For these reasons, this comprehensive plan recommends that the four communities continually foster honest and wide-ranging conversations that challenge the status quo and think of partnerships in new ways. Recognizing the mutual advantages and perceived disadvantages of increased collaboration, this plan suggests that conversations should include tight partnerships up to and including merger.





newbrightonareaplan



APPENDIX

DAUGHERTY TOWNSHIP - FALLSTON BOROUGH

NEW BRIGHTON BOROUGH - PULASKI TOWNSHIP



Appendix Contents

Adoption Resolutions

Summary of Previous Plans & Studies

VIBRANT

USDA Communities Facilities Direct Loan and Grant Fact Sheet

USDA Preliminary Engineering Reports

List of Potential Funders

HEALTHY

Model Easement Agreement

USDA Environmental Resource Directory and Outline for Environmental Assessments Guide

List of Potential Funders

SAFE

Funders

COLLABORATIVE

Community Input: "What do you like most about living in your community?"

List of Potential Funders

Borough of New Brighton, PA

RESOLUTION 2022.04-02

A RESOLUTION OF THE BOROUGH OF NEW BRIGHTON ADOPTING THE NEW BRIGHTON AREA PLAN - 2022 IMPLEMENTABLE COMPREHENSIVE PLAN FOR DAUGHERTY TOWNSHIP, FALLSTON BOROUGH, NEW BRIGHTON BOROUGH AND PULASKI TOWNSHIP PURSUANT TO ACT 247 OF 1968 AS AMENDED; ARTICLE XI OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS THE OFFICIAL COMPREHENSIVE PLAN FOR THE BOROUGH OF NEW BRIGHTON.

WHEREAS, the Pennsylvania Municipalities Planning Code grants the governing bodies of Pennsylvania municipalities authority to develop, adopt and implement a comprehensive plan; and

WHEREAS, the Borough created a Steering Committee to assist the New Brighton Borough Planning Commission to prepare a comprehensive plan and to adopt the comprehensive plan pursuant to the powers granted by the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Steering Committee, Planning Commission, and Borough Council have completed the procedural process set forth within Article XI of the Pennsylvania Municipalities Planning Code required prior to the adoption of the comprehensive plan; and

WHEREAS, the comments received from the public at public hearings, and from the Beaver County Planning Department have been duly noted; and

WHEREAS, the Borough's appointed Steering Committee, Planning Commission, and Borough Council have reviewed and recommended the approval of the comprehensive plan that addresses community objectives, current and future land use, civil amenities, infrastructure, and regional relationships; and

WHEREAS, the comprehensive plan has also proposed an action plan with respect to planning, zoning ordinances, subdivision regulations, operations and capital improvements, and governmental collaboration; and

WHEREAS, the comprehensive plan also incorporates data with respect to demographics, land policy analytics, existing zoning and land use, environmental characteristics, transportation, public water and sewer infrastructure, community facilities, public cost analysis and community involvement; and

WHEREAS, the Borough will undertake specific policies and actions for implementation of the comprehensive plan within a reasonable timeframe following the adoption of said comprehensive plan; and

WHEREAS, the Borough will charge the administrative staff personnel with providing periodic updates on planning matters to the government of the Borough; and

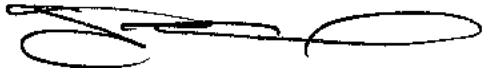
WHEREAS, a copy of the Comprehensive Plan which includes the text, maps, and charts of any other items which form the whole of the comprehensive plan is attached hereto as Exhibit "A".

NOW THEREFORE BE IT RESOLVED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF NEW BRIGHTON that the New Brighton Area Plan - 2022 Implementable Comprehensive Plan for Daugherty Township, Fallston Borough, New Brighton Borough and Pulaski Township, attached hereto as Exhibit "A", be adopted as the Official Comprehensive Plan for the Borough of New Brighton, and that all prior Comprehensive Plans are hereby repealed.

RESOLVED AND ADOPTED this 21st day of April 2022.

BOROUGH OF NEW BRIGHTON

ATTEST:



Thomas J. Albanese
Borough Manager/Secretary



Robert R. Hartwick, Jr.
President of Council

Township of Daugherty, PA

RESOLUTION 22-01

A RESOLUTION OF THE TOWNSHIP OF DAUGHERTY ADOPTING THE COMPREHENSIVE PLAN PREPARED BY THE NEW BRIGHTON AREA COMPREHENSIVE PLAN STEERING COMMITTEE AND THE DAUGHERTY TOWNSHIP BOARD OF SUPERVISORS PURSUANT TO ACT 247 OF 1968 AS AMENDED; ARTICLE XI OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS THE OFFICIAL COMPREHENSIVE PLAN FOR THE TOWNSHIP OF DAUGHERTY.

WHEREAS, the Pennsylvania Planning Code grants the governing bodies of Pennsylvania municipalities authority to develop, adopt and implement a Comprehensive Plan; and

WHEREAS, the Township created a Steering Committee to assist the Planning Commission to prepare a Comprehensive Plan and to adopt the Comprehensive Plan pursuant to the powers granted by the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Steering Committee, Planning Commission and Township Supervisors have completed the procedural process set forth within Article XI of the Pennsylvania Municipalities Planning Code required prior to the adoption of the Comprehensive Plan; and

WHEREAS, the comments received from the public at public hearings, and from the Beaver County Planning Department have been duly noted; and

WHEREAS, the Township's appointed Steering Committee, Planning Commission and the Township Supervisors have reviewed and recommended the approval of the Comprehensive Plan that addresses community objectives, current and future land use, civil amenities, infrastructure and regional relationships; and

WHEREAS, the Comprehensive Plan has also proposed an action plan with respect to planning, zoning ordinances, subdivision regulations, operations and capital improvements, and governmental Collaboration; and

WHEREAS, the Comprehensive Plan also incorporates data with respect to demographics, land policy analytics, existing zoning and land use, environmental characteristics, transportation, public water and sewer infrastructure, community facilities, public cost analysis and community involvement; and

WHEREAS, the Township will undertake specific policies and actions for implementation of the Comprehensive Plan within a reasonable timeframe following the adoption of said Comprehensive Plan; and

WHEREAS, the Township will charge the administrative staff personnel with providing periodic updates on planning matters to the government of the Township.

WHEREAS, a copy of the Comprehensive Plan which includes the text, maps, and charts of any other items which form the whole of the Comprehensive Plan is attached hereto as Exhibit "A";

NOW THEREFORE BE IT RESOLVED AND ENACTED BY THE DAUGHERTY TOWNSHIP BOARD OF SUPERVISORS that the Comprehensive Plan attached hereto as Exhibit "A" be adopted as the Official Comprehensive Plan for Daugherty Township, and that all prior Comprehensive Plans are hereby repealed.

RESOLVED AND ADOPTED this 13th day of April 2022.

ATTEST:

TOWNSHIP OF DAUGHERTY



Secretary-Treasurer

By: 

Chairman, Board of Supervisors



Borough of Fallston, PA

RESOLUTION 22-01

A RESOLUTION OF THE BOROUGH OF FALLSTON ADOPTING THE COMPREHENSIVE PLAN PREPARED BY THE NEW BRIGHTON AREA COMPREHENSIVE PLAN STEERING COMMITTEE AND THE FALLSTON BOROUGH COUNCIL PURSUANT TO ACT 247 OF 1968 AS AMENDED; ARTICLE XI OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS THE OFFICIAL COMPREHENSIVE PLAN FOR THE BOROUGH OF FALLSTON.

WHEREAS, the Pennsylvania Planning Code grants the governing bodies of Pennsylvania municipalities authority to develop, adopt and implement a Comprehensive Plan; and

WHEREAS, the Borough, along with other municipalities, created a Steering Committee to assist the Planning Commission to prepare a Comprehensive Plan and to adopt the Comprehensive Plan pursuant to the powers granted by the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Steering Committee, Planning Commission and Borough Council has completed the procedural process set forth within Article XI of the Pennsylvania Municipalities Planning Code required prior to the adoption of the Comprehensive Plan; and

WHEREAS, the comments received from the public at public hearings, and from the Beaver County Planning Department have been duly noted; and

WHEREAS, the Borough's appointed Steering Committee, Planning Commission and the Borough Council have reviewed and recommended the approval of the Comprehensive Plan that addresses community objectives, current and future land use, civil amenities, infrastructure and regional relationships; and

WHEREAS, the Comprehensive Plan has also proposed an action plan with respect to planning, zoning ordinances, subdivision regulations, operations and capital improvements, and governmental Collaboration; and

WHEREAS, the Comprehensive Plan also incorporates data with respect to demographics, land policy analytics, existing zoning and land use, environmental characteristics, transportation, public water and sewer infrastructure, community facilities, public cost analysis and community involvement; and

WHEREAS, the Borough, and the other municipalities, will undertake specific policies and actions for implementation of the Comprehensive Plan within a reasonable timeframe following the adoption of said Comprehensive Plan; and

WHEREAS, the Borough , and the other municipalities, will charge the administrative staff personnel with providing periodic updates on planning matters to the government of the Borough.

WHEREAS, a copy of the Comprehensive Plan which includes the text, maps, and charts of any other items which form the whole of the Comprehensive Plan is attached hereto as Exhibit "A";

NOW THEREFORE BE IT RESOLVED AND ENACTED BY THE FALLSTON BOROUGH COUNCIL that the Comprehensive Plan attached hereto as Exhibit "A" be adopted as the Official Comprehensive Plan for Fallston Borough, and that all prior Comprehensive Plans are hereby repealed.

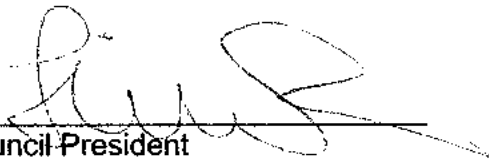
RESOLVED AND ADOPTED this 9~~th~~ day of May, 2022.

ATTEST:

BOROUGH OF FALLSTON



Borough Secretary

By: 

Council President

Township of Pulaski, PA

RESOLUTION # 416

A RESOLUTION OF THE TOWNSHIP OF PULASKI ADOPTING THE COMPREHENSIVE PLAN PREPARED BY THE NEW BRIGHTON AREA COMPREHENSIVE PLAN STEERING COMMITTEE AND THE PULASKI TOWNSHIP BOARD OF SUPERVISORS PURSUANT TO ACT 247 OF 1968 AS AMENDED; ARTICLE XI OF THE COMPREHENSIVE PLAN FOR THE TOWNSHIP OF PULASKI.

WHEREAS, the Pennsylvania Planning Code grants the governing bodies of Pennsylvania municipalities authority to develop, adopt and implement a Comprehensive Plan; and

WHEREAS, THE Township created a Steering Committee to assist the Planning Commission to prepare a Comprehensive Plan and to adopt the Comprehensive Plan pursuant to the powers granted by the Pennsylvania Municipalities Planning Code; and

WHEREAS, The Steering Committee, Planning Commission and Township Supervisors have completed the procedural process set forth within Article XI of the Pennsylvania Municipalities Planning Code required prior to the adoption of the Comprehensive Plan; and

WHEREAS, the comments received from the public at public hearings, and from the Beaver Count Planning Department have been duly noted; and

WHEREAS, the Townships' appointed Steering Committee, Planning Commission and the Township Supervisors have reviewed and recommended the approval of the Comprehensive Plan that addresses community objectives, current and future land use, civil amenities, infrastructure, and regional relationships; and

WHEREAS, the Comprehensive Plan has also proposed an action plan with respect to planning, zoning ordinances, subdivision regulations, operations and capital improvements, and governmental Collaboration; and

WHEREAS, the Comprehensive Plan also incorporates data with respect to demographics, land policy analytics, existing zoning and land use, environmental characteristics, transportation, public water and sewer infrastructure, community facilities, public cost analysis and community involvement; and

WHEREAS, the Township will undertake specific policies and actions for implementation of the Comprehensive Plan within a reasonable timeframe following the adoption of said Comprehensive Plan; and

WHEREAS, the Township will charge the administrative staff personnel with providing periodic updates on planning matters to the government of the Township.

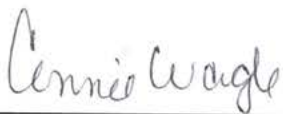
WHEREAS, A COPY OF THE Comprehensive Plan which includes the text, maps, and charts of any other items which form the whole of the Comprehensive Plan is attached hereto as Exhibit "A".

NOW, THEREFORE BE IT RESOLVED AND ENACTED BY THE PULASKI TOWNSHIP BOAARD OF SUPERVISORS that the Comprehensive Plan attached hereto as Exhibit "A" be adopted as the Official Comprehensive Plan for Pulaski Township, and that all prior Comprehensive Plans are hereby repealed.

RESOLVED AND ADOPTED this 9th day of May 2022.

ATTEST:

TOWNSHIP OF PULASKI



Secretary/Treasurer

By: 

Chairman, Board of Supervisors



Summary of Previous Planning Recommendations and Topics

Northeast Upper Beaver Valley Comprehensive Plan (Pashek, 2001)

- Vision: "... a thriving mixture of rural and small-town development with defined pockets of commercial and industrial activity. Diversity in the region's tax base provides economic security and stability. New land use regulations and economic policy have spurred sustainable and valuable public/private reinvestment in the area."

High-Priority Action Steps:

The following are regional. Target area recommendations for each community appear starting on p 75 and are summarized below.

- Intergovernmental:
 - Support the continuation of the Regional Planning Commission (*no longer active*),
 - Develop regional communication (*coordinated by New Brighton*)
 - Shared services between all communities (*exists to a considerable extent*)
- Open space:
 - Integrate environmental concerns into land development decisions, standards into zoning and SALDO requirements (*Fallston does not have zoning. HRG review will evaluate others*)
 - Identify abandoned industrial sites and work with federal agencies to clean them up
 - Implement an ag preservation program that protects key areas
- Parks, recreation, and special events:
 - Hire a regional rec director (*Shared rec board is active*)
 - Continue appropriate maintenance for parks and playgrounds (*ongoing, with notable facility improvements*)
 - Create and provide a variety of year-round programs (*offered in partnership with YMCA*)
- Information sharing:
 - Develop regional information packet (for realtors, developers, etc.)
 - Increase intergovernmental communication and coordination
- Transportation
 - Develop working relationship with PennDOT to address deficient roadway geometry and intersection conditions and other issues on state roads
- Land use:
 - Strengthen controls to proactively manage development in a positive manner that preserves key resources (*growing greener*)
 - Develop/update zoning and SALDO to carry out the goals of this plan
 - Identify and preserve farmland and wooded areas
 - Explore the possibility of creating an agreement between the school districts and a farmer to use a local working farm for educational programs

- Provide density bonuses and other incentives to encourage development in appropriate areas
- Promote the 3rd Ave streetscape plan and maintain/preserve 8th-13th St (*streetscape improvements completed*)
- Consider using Growing Greener Conservation Subdivision Design
- Consider requiring new subdivisions to buffer against adjacent agricultural lands if using conservation subdivision design
- Encourage the construction of a variety of housing types, including affordable housing
- Historic and cultural resources:
 - Complete a historical sites inventory and ranking
 - Develop public/private partnership opportunities to encourage historical/cultural preservation

New Brighton:

- Preserve trees
- Promote streetscape plans
- Preserve the borough's character
- Promote a cultural district
- Encourage more business, office and retail uses along 5th Ave

Pulaski:

- Implement zoning (*enacted*)
- Promote streetscape designs along main streets
- Encourage small commercial areas with local businesses
- Improve existing residential areas
- Improve light industrial areas and brownfield sites

Daugherty:

- Expand commercial and industrial areas
- Preserve prime agricultural soils and land
- Preserve wooded areas
- Diversify housing types

Beaver River Water Trail (Ohio River Trail Council)

- <http://www.water.ohiorivertrail.org/index.php/en/beaver-river-water-trail>



UNITED STATES DEPARTMENT OF AGRICULTURE
Rural Utilities Service

BULLETIN 1780-2

Preliminary Engineering Reports for the Water and Waste Disposal Program

If you have questions pertaining to the Preliminary Engineering Reports process, contact:

**John Brady,
State Engineer
717-237-2290**

View the full document at

<https://www.rd.usda.gov/page/water-environmental-engineers>



Environmental Resource Directory and Outline for Environmental Assessments Guide

September 19, 2017 | Version 1.0

View the full document at

<https://www.rd.usda.gov/resources/environmental-studies/environmental-guidance>

Potential funders for initiatives in this chapter

To enable Fallston to move toward preparation of an Act 537 plan:

USDA RURAL DEVELOPMENT ENVIRONMENTAL ASSESSMENT AND PRELIMINARY ENGINEERING REPORT

Purpose: The electronic Preliminary Engineering Report (ePER) is an online tool designed to allow consulting engineers to enter and upload analyses, data, and technical information and produce a report that can accompany an application for funding from Rural Utilities Service's (RUS) Water and Waste Disposal Loan and Grant program.

Local Match Requirement: No match requirement; grants are in the \$25,000-\$30,000 range.

Website: <https://www.rd.usda.gov/page/water-environmental-engineers>

Contact: Todd Colley, Water and Environmental Programs Area Specialist, USDA Rural Development, (724) 482-5290, todd.Colley@usda.gov.

For parcel acquisition for proposed new "Laurel Park" in New Brighton:

DCNR LAND CONSERVATION, ACQUISITION AND STEWARDSHIP

Purpose: The PA Department of Conservation and Natural Resources helps communities and nonprofit organizations acquire land for public parks and open space to be enjoyed by all for generations to come.

DCNR supports land conservation and acquisition through several methods, including grant funding assistance for acquisition of trail corridors, recreation areas, greenways, critical habitat, and other open space by local government or nonprofit organizations and grant funding assistance for the purchase of conservation easements.

Land acquisition for parks and open space may include fee-simple purchases of a parcel of land, or to fund purchase of properties with rights that have been severed, such as mineral rights.

Conservation easement means an agreement between a landowner and a land trust or government for conservation purposes. The agreement limits certain uses on all or a portion of a property, while keeping the property in the landowner's ownership and control. Provisions that apply may be found in the grant materials.

Eligibility:

- Municipalities
- Non-profit organizations

Local Match Requirement: A match is required for all projects and is usually equal to the grant funds awarded. The local match must be cash or donated land value (specific valuation processes apply).

Website: <https://www.dcnr.pa.gov/Communities/Grants/LandAcquisitionGrants/Pages/default.aspx>

For development of proposed “Laurel Park” in New Brighton, consider the first as a potential primary funder, with DCNR grant funding, Community Development Block Grant funding (CDBG) or Colcom Foundation as secondary funder.

DCED GREENWAYS, TRAILS AND RECREATION PROGRAM (GTRP)

Purpose: Projects which involve development, rehabilitation and improvements to public parks, recreation areas, greenways, trails and river conservation.

Eligibility:

- For-Profit Businesses
- Municipalities
- Councils of Governments
- Authorized Organization
- Institution of Higher Education
- Watershed Organization

Local Match Requirement: Grants shall not exceed \$250,000 for any project. A 15% match of the total project cost is required.

Website: <https://dced.pa.gov/programs/greenways-trails-and-recreation-program-gtrp/>

COLCOM FOUNDATION

Description: The Colcom Foundation is a foundation based in Pittsburgh, PA, whose primary mission is to foster a sustainable environment by addressing the adverse effects of overpopulation on natural resources. The organization’s secondary mission is to support regional conservation, environmental projects, and cultural assets. Regionally, the foundation favors funding environmental projects that involve watershed remediation, protecting natural resources, preserving air and water quality, and conserving farmland and wildlife habitat. Additionally, they fund projects pertaining to communities such as programs to enhance parks and trails, expand public gardens and streetscapes, create and maintain art for public spaces, provide environmental education, and sustain recreation facilities.

Requirements: A Letter of Inquiry is required and accepted on a rolling basis. Once the letter is approved, an organization is able to submit a full Grant Application.

Website: <https://colcomfdn.org/grants/funding-interests/>

To possibly assist Pulaski in construction of a town hall.

USDA RURAL DEVELOPMENT COMMUNITY FACILITIES DIRECT LOAN AND GRANT PROGRAM

See fact sheet on subsequent pages.

Community Facilities Direct Loan & Grant

What does this program do?

This program provides affordable funding to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community in a primarily rural area, and does not include private, commercial, or business undertakings.

Who may apply for this program?

Eligible borrowers include:

- **Public bodies**
- **Community-based nonprofit corporations**
- **Federally recognized Tribes**

What is an eligible area?

Rural areas including cities, villages, townships, and towns including Federally recognized Tribal lands with no more than 20,000 residents according to the latest [U.S. Census Data](#) are eligible for this program.

How may funds be used?

Funds can be used to purchase, construct, and/or improve essential community facilities, to purchase equipment, and to pay related project expenses.

Examples of essential community facilities include:

- Healthcare facilities such as hospitals, medical clinics, dental clinics, nursing homes, or assisted living facilities
- Public facilities such as town halls, courthouses, airport hangars, or street improvements
- Community support services such as child care centers, community centers, fairgrounds, or transitional housing
- Public safety services such as fire departments, police stations, prisons, police vehicles, fire trucks, public works vehicles, or equipment
- Educational services such as museums, libraries, or private schools
- Utility services such as telemedicine or distance learning equipment

- Local food systems such as community gardens, food pantries, community kitchens, food banks, food hubs, or greenhouses

For a complete list see Code of Federal Regulations 7 CFR, Part 1942.17(d) for loans; [7 CFR, Part 3570.62](#) for grants.

What kinds of funding are available?

- Low interest direct loans
- Grants
- A combination of the two above, as well as our [loan guarantee program](#). These may be combined with commercial financing to finance one project if all eligibility and feasibility requirements are met.

What are the funding priorities?

Priority point system based on population, median household income

- Small communities with a population of 5,500 or less
- Low-income communities having a median household income below 80% of the state nonmetropolitan median household income.



Community Facilities Direct Loan & Grant

What are the terms?

Funding is provided through a competitive process.

Direct Loan:

- Loan repayment terms may not be longer than the useful life of the facility, state statutes, the applicants authority, or a maximum of 40 years, whichever is less.
- Interest rates are set by Rural Development, contact us for details and current rates.
- Once the loan is approved, the interest rate is fixed for the entire term of the loan, and is determined by the median household income of the service area.
- There are no pre-payment penalties.
- Contact us for details and current interest rates applicable for your project.

Grant Approval:

Grant funds must be available. Applicant must be eligible for grant assistance, which is provided on a graduated scale with smaller communities with the lowest median household income being eligible for projects with a higher proportion of grant funds. Grant assistance is limited to the following percentages of eligible project costs:

Maximum of 75 percent when the proposed project is:

- Located in a rural community having a population of 5,000 or fewer; and
- The median household income of the proposed service area is below the higher of the poverty line or 60 percent of the State nonmetropolitan median household income.

Maximum of 55 percent when the proposed project is:

- Located in a rural community having a population of 12,000 or fewer; and
- The median household income of the proposed service area is below the higher of the poverty line or 70 percent of the State nonmetropolitan median household income.

Maximum of 35 percent when the proposed project is:

- Located in a rural community having a population of 20,000 or fewer; and
- The median household income of the proposed service area is below the higher of the poverty line or 80 percent of the State nonmetropolitan median household income.

Maximum of 15 percent when the proposed project is:

- Located in a rural community having a population of 20,000 or fewer; and
- The median household income of the proposed service area is below the higher of the poverty line or 90 percent of the State nonmetropolitan median household income. The proposed project must meet both percentage criteria. Grants are further limited.

Are there additional requirements?

- Applicants must have legal authority to borrow money, obtain security, repay loans, construct, operate, and maintain the proposed facilities
- Applicants must be unable to finance the project from their own resources and/or through commercial credit at reasonable rates and terms
- Facilities must serve rural area where they are/will be located
- Project must demonstrate substantial community support
- Environmental review must be completed/acceptable

How do we get started?

Contact your local RD office to discuss your specific project. Applications are accepted year round.

Who can answer questions?

Contact your local RD office.

What governs this program?

- Direct Loan: 7 CFR Part 1942, Subpart A
- Grant: 7 CFR Part 3570, Subpart A

NOTE: Because citations and other information may be subject to change, please always consult the program instructions listed in the section above titled "What Governs This Program?" You may also contact your local office for assistance. You will find additional forms, resources, and program information at rd.usda.gov. USDA is an equal opportunity provider, employer, and lender.

Last Updated January 2020

Healthy



Model Grant of Trail Easement with Commentary

A short-form alternative to the
Model Trail Easement Agreement

2nd Edition

Produced by the
Pennsylvania Land Trust Association
with support from the
Colcom Foundation
William Penn Foundation
Community Conservation Partnerships Program
Environmental Stewardship Fund
under the administration of the
Pennsylvania Department of Conservation and Natural Resources
Bureau of Recreation and Conservation
and other generous contributors

Find the most recent version of this
document at [ConservationTools.org](https://conservationtools.org)

Model last updated – 1/19/2018
Commentary last updated – 1/19/2018



View the full document at

https://conservationtools.org/library_items/720-Model-Grant-of-Trail-Easement-with-Commentary-A-Short-Form-Alternative-to-the-Model-Trail-Easement-Agreement

Potential funders for initiatives in this chapter

To support the construction of a multi-use trail in New Brighton:

TRAIL DEVELOPMENT AND CONSTRUCTION FUNDERS

DCED GREENWAYS, TRAILS AND RECREATION PROGRAM (GTRP)

Purpose: Projects which involve development, rehabilitation and improvements to public parks, recreation areas, greenways, trails and river conservation.

Eligibility:

- For-Profit Businesses
- Municipalities
- Councils of Governments
- Authorized Organization
- Institution of Higher Education
- Watershed Organization

Deadline: Next application period of anticipated February-May, 2022.

Local Match Requirement: Grants shall not exceed \$250,000 for any project. A 15% match of the total project cost is required.

Website: <https://dced.pa.gov/programs/greenways-trails-and-recreation-program-gtrp/>

SPC & PENNDOT TRANSPORTATION ALTERNATIVES SET-ASIDE PROGRAM

Purpose: The Transportation Alternatives Set-Aside (TASA) Program provides funding for programs and projects defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities; infrastructure projects for improving non-driver access to public transportation and enhanced mobility; environmental mitigation; recreational trail program projects; and, safe routes to school projects. Key criterion in the review of applications will be readiness for implementation and delivery, safety, consistency with local or regional plans; collaboration with stakeholders; and, statewide or regional significance.

Eligibility:

- Local governments
- Regional transportation authorities
- Transit agencies
- Natural resource or public land agencies, including federal agencies
- School districts, local education agencies, or schools
- Tribal governments

- A nonprofit entity responsible for the administration of local transportation safety programs
- Any other governmental entity with responsibility for oversight of transportation or recreational trails

Deadline: Next application period of SPC TA Program anticipated August and October, 2022.

Local Match Requirement: There is no match requirement; however, local sponsors pay all costs for pre-construction activities (design, environmental clearance, right of way, utilities, etc.) and PennDOT provides 100% cost reimbursement for the construction phase (including construction inspection).

Website:

<https://www.penndot.gov/ProjectAndPrograms/Planning/Pages/Transportation%20Alternatives%20Set-Aside%20-%20Surface%20Trans.%20Block%20Grant%20Program.aspx>

DCED MULTIMODAL TRANSPORTATION FUND (MTF)

Purpose: Provides grants to encourage economic development and ensure that a safe and reliable system of transportation is available to Pennsylvania residents. The program is intended to provide financial assistance to improve transportation assets that enhance communities, pedestrian safety, and transit revitalization. The program is under the direction of the Commonwealth Financing Authority.

Eligibility: Local Governments; Counties; Councils of Governments; Businesses & Non-Profits; Economic Development Organizations; Public Transportation Agencies (including but not limited to an airport authority, public airport, port authority, or similar public entity); and Rail and Freight Ports

Deadline: Applications are accepted annually between March 1 and Sept. 30.

Local Match Requirement: 30% match of requested amount (state/federal grants do not count as match); Grants must be between \$100,000 and \$3,000,000.

Website: <http://community.newpa.com/programs/multimodal-transportation-fund/>

PENNDOT MULTIMODAL TRANSPORTATION FUND

Purpose: Provides grants to ensure that a safe and reliable system of transportation is available to the residents of this commonwealth. The program is intended to provide financial assistance to municipalities, councils of governments, businesses, economic development organizations, public transportation agencies, rail freight, passenger rail, and ports in order to improve transportation assets that enhance communities, pedestrian safety, and transit revitalization.

Eligibility: Municipalities; Council of Governments; Business/Non-profit; Economic Development Organization; Public Transportation Agency; Ports or Rail / Freight Entity

Deadline: Next application period is yet to be determined. Contact PennDOT's Multi-Modal program liaison to discuss: David Bratina, (717) 705-1230.

Local Match Requirement: 30% match of the amount awarded; grants normally do not exceed \$3,000,000

Website: <https://www.penndot.gov/ProjectAndPrograms/MultimodalProgram/Pages/default.aspx>

To support the construction of a multi-use trail in New Brighton, park renovation, kayak launch:

DCNR COMMUNITY CONSERVATION PARTNERSHIPS PROGRAM (C2P2)

Purpose: DCNR's Bureau of Recreation and Conservation provides a single point of contact for communities and non-profit conservation agencies seeking state assistance through the C2P2 Program in support of local recreation and conservation initiatives and those that implement Pennsylvania's Comprehensive Outdoor Recreation Plan. This assistance can take the form of grants, technical assistance, information exchange, and training. All of DCNR's funding sources are combined into one annual application cycle and there is a single application format and process with one set of requirements and guidelines.

Eligibility: A wide range of grant and technical assistance programs are offered through C2P2 to help communities, land conservancies, and non-profit organizations plan, acquire, and develop:

- Recreation, park and conservation facilities
- Watersheds and rivers corridors
- Greenways and trails
- Heritage areas and facilities
- Critical habitat, natural areas & open space

Deadline: Next application period is yet to be determined.

Local Match Requirement: Generally, a 50% match by either cash or non-cash value is required

Website: <https://www.dcnr.pa.gov/Communities/Grants/Pages/default.aspx>

COLCOM FOUNDATION

Description: The Colcom Foundation is a foundation based in Pittsburgh, PA, whose primary mission is to foster a sustainable environment by addressing the adverse effects of overpopulation on natural resources. The organization's secondary mission is to support regional conservation, environmental

projects, and cultural assets. Regionally, the foundation favors funding environmental projects that involve watershed remediation, protecting natural resources, preserving air and water quality, and conserving farmland and wildlife habitat. Additionally, they fund projects pertaining to communities such as programs to enhance parks and trails, expand public gardens and streetscapes, create and maintain art for public spaces, provide environmental education, and sustain recreation facilities.

Requirements: A letter of inquiry is required and accepted on a rolling basis. Once the letter is approved, an organization is able to submit a full grant application.

Website: <https://colcomfdn.org/grants/funding-interests/>



Potential funders for initiatives in this chapter

To support Big Rock Park tunnel improvements in New Brighton:

PENNDOT MULTIMODAL TRANSPORTATION FUND

Purpose: Provides grants to ensure that a safe and reliable system of transportation is available to the residents of this commonwealth. The program is intended to provide financial assistance to municipalities, councils of governments, businesses, economic development organizations, public transportation agencies, rail freight, passenger rail, and ports in order to improve transportation assets that enhance communities, pedestrian safety, and transit revitalization.

Notes: In the past this grant program has funded sidewalk construction and LED lighting replacements.

Eligibility: Municipalities; Council of Governments; Business/Non-profit; Economic Development Organization; Public Transportation Agency; Ports or Rail / Freight Entity

Deadline: Next application period is yet to be determined. Contact PennDOT's Multi-Modal program liaison to discuss: David Bratina, (717) 705-1230.

Local Match Requirement: 30% match of the amount awarded; grants normally do not exceed \$3,000,000

Website: <https://www.penndot.gov/ProjectAndPrograms/MultimodalProgram/Pages/default.aspx>

DCED MULTIMODAL TRANSPORTATION FUND (MTF)

Purpose: Provides grants to encourage economic development and ensure that a safe and reliable system of transportation is available to Pennsylvania residents. The program is intended to provide financial assistance to improve transportation assets that enhance communities, pedestrian safety, and transit revitalization. The program is under the direction of the Commonwealth Financing Authority.

Notes: Grant parameters exclude funding of security cameras but appear to include other elements of improving the Big Rock Park tunnel entrances.

Eligibility: Local Governments; Counties; Councils of Governments; Businesses & Non-Profits; Economic Development Organizations; Public Transportation Agencies (including but not limited to an airport authority, public airport, port authority, or similar public entity); and Rail and Freight Ports

Deadline: Applications are accepted annually between March 1 and Sept. 30.

Local Match Requirement: 30% match of requested amount (state/federal grants do not count as match); Grants must be between \$100,000 and \$3,000,000.

Website: <http://community.newpa.com/programs/multimodal-transportation-fund/>

To support the improvement of the Big Rock Park Tunnel entrances, safety improvements at parks:

COLCOM FOUNDATION

Description: The Colcom Foundation is a foundation based in Pittsburgh, Pennsylvania whose primary mission is to foster a sustainable environment by addressing the adverse effects of overpopulation on natural resources. The organization's secondary mission is to support regional conservation, environmental projects, and cultural assets. Regionally, the foundation favors funding environmental projects that involve watershed remediation, protecting natural resources, preserving air and water quality, and conserving farmland and wildlife habitat. Additionally, they fund projects pertaining to communities such as programs to enhance parks and trails, expand public gardens and streetscapes, create and maintain art for public spaces, provide environmental education, and sustain recreation facilities.

Requirements: A letter of inquiry is required and accepted on a rolling basis. Once the letter is approved, an organization is able to submit a full grant application.

Website: <https://colcomfdn.org/grants/funding-interests/>

DCED GREENWAYS, TRAILS AND RECREATION PROGRAM (GTRP)

Purpose: Projects which involve development, rehabilitation and improvements to public parks, recreation areas, greenways, trails and river conservation.

Eligibility:

- For-Profit Businesses
- Municipalities
- Councils of Governments
- Authorized Organization
- Institution of Higher Education
- Watershed Organization

Deadline: Next application period of anticipated February-May, 2022.

Local Match Requirement: Grants shall not exceed \$250,000 for any project. A 15% match of the total project cost is required.

Website: <https://dced.pa.gov/programs/greenways-trails-and-recreation-program-gtrp/>

Collaborative



Community Questionnaire: New Brighton, Daugherty, Fallston and Pulaski

#	RESPONSES	DATE
1	What I like most about living in New Brighton is feeling valued by the community and being able to have a spoiled impact on the people around me. Our community ought to be known for its rich heritage, it's ties to the Underground Railroad, and for the breadth of industrial innovations that came from this area.	2/11/2021 11:38 AM
2	How everyone in the community helps out in some way.	2/10/2021 3:10 PM
3	We have Great access to the Beaver river! Beautiful old homes and a Great downtown full of potential.	2/6/2021 9:26 AM
4	I love our local, downtown businesses. Wonderful, friendly business owners who I love to support whenever possible!	2/1/2021 9:37 AM
5	Close knit community. People care about each other and really look out for their neighbors.	2/1/2021 4:45 AM
6	I have recently moved from Daugherty TWP. My thoughts are and will always be with the community and the progress it makes.	1/31/2021 4:58 PM
7	Family and the sense of belonging.	1/31/2021 11:13 AM
8	Amazing developments to bring people together	1/31/2021 10:21 AM
9	Not being downtown	1/30/2021 6:55 PM
10	Being away from congestion	1/30/2021 10:13 AM
11	Wonderful neighborhood and awesome neighbors lived on 13th Ave for 20 years my children went to New Brighton school district and got a good education close to walking to the stores	1/30/2021 9:49 AM
12	unity and advancement	1/29/2021 11:15 PM
13	The local businesses that have been here forever. Loke Rosalinds....	1/29/2021 4:39 PM
14	Beautiful and energetic	1/29/2021 3:51 PM
15	Family connections and agricultural community	1/29/2021 10:35 AM
16	Neighbors know each other and are very friendly and helpful.	1/28/2021 10:37 PM
17	Close to work.	1/28/2021 10:36 PM
18	friendly neighborhood..looking out for each other..respecting each other and pur differences.	1/28/2021 1:32 PM
19	Farm country, country landscape	1/28/2021 11:55 AM
20	Well it used to be the pride we took in every aspect from working to athletics now just seems so gloomy here. I will always love what new Brighton has made me as a person	1/27/2021 11:30 PM
21	Safe and friendly	1/27/2021 8:00 PM
22	The sense of community.	1/27/2021 7:39 PM
23	Park, library, restaurants, events	1/27/2021 6:31 PM
24	I love how close nit the town is and how it and the community take pride in the town and school	1/27/2021 3:29 PM
25	It is the community. Hometown feeling Lifetime living in New Brighton. Able to walk around the community without fear.	1/27/2021 12:24 PM
26	The school system is great and the community is close.	1/27/2021 12:19 PM
27	Great accessibility to a variety of stores, community activities and great schools.	1/27/2021 8:57 AM
28	We love the family atmosphere, everyone knowing each other.	1/26/2021 8:30 PM
29	it's where i have grown up and am now raising my children.	1/26/2021 5:14 PM
30	I both live in and manage a business in New Brighton for a few years now. I have seen a dramatic change in the look and care of the borough for the better. When I think of New Brighton, I think of a historic town. There are many older buildings and places of history that I really think people should know more about.	1/26/2021 1:12 PM

Community Questionnaire: New Brighton, Daugherty, Fallston and Pulaski

31	Fairly safe. Mostly quiet, friendly neighborhoods to raise a family in.	1/26/2021 11:37 AM
32	Downtown businesses	1/26/2021 8:56 AM
33	People and the hills	1/25/2021 9:58 PM
34	I live in New Brighton and I love the parks. Also how clean the city is. People care enough not to leave trash lying around or at least people are very good about cleaning it up.	1/25/2021 8:57 AM
35	New Brighton has always been known for its safe friendly neighborhoods that except all equally.	1/25/2021 8:51 AM
36	Great community but it is slipping into a rental community. Way to much low income/ transient population.	1/24/2021 8:27 PM
37	Being able to walk places. Specially during the pandemic it was so nice to take walks as a family w my kids to local businesses such foodland or the hot dog shop. And the beaver river area w big rock park is awesome it just needs a small park area and cleaned up to look and feel safer. It's truly has the potential to be a gorgeous area. I just wish we had more parks to walk the kids too.	1/24/2021 7:52 PM
38	This is where I was born & raised, and also where I am raising my kids. I love that the community is small and close, and that most of my friends & family are here.	1/24/2021 7:47 PM
39	Nice community good schools.	1/24/2021 6:26 PM
40	Small town feeling with a beautiful downtown area	1/24/2021 11:25 AM
41	My children are being raised near family.	1/24/2021 9:35 AM
42	We're I grew up.	1/24/2021 4:00 AM
43	Inline feeling that I'm in the country, yet close to town. To think the school is excellent.	1/23/2021 5:58 PM
44	The thing I like most about living in New Brighton is the sense of community. Almost everyone knows everyone, and when something happens, everyone is there to support.	1/23/2021 2:40 PM
45	City like feel without being in the city, good community, good places to eat.	1/23/2021 2:39 PM
46	I like the neighborhood	1/23/2021 2:23 PM
47	Big rock park, local restaurants, nice library	1/23/2021 1:57 PM
48	The small town feel where everybody knows everyone. I would love to see maybe some type of community festival happen every month.	1/23/2021 1:11 PM
49	Friendly people	1/23/2021 8:19 AM
50	The people are friendly and we have a great school district.	1/22/2021 7:19 PM
51	My neighborhood is nice and quiet.	1/22/2021 11:28 AM
52	I was born here. I Love my hometown, I will Die here, just like the rest of my family.	1/22/2021 9:36 AM
53	As a New Brighton resident, I value our Close-knit community, our beautiful little "down town" and our parks, wonderful local businesses, fun/creative traditions/events to bring everyone together!	1/22/2021 12:08 AM
54	I appreciate that I feel safe in my community and live in a township without a lot of burdensome restrictions. I know the difference between right and wrong, acceptable and Unacceptable behavior, and how to be a good neighbor. I don't need government dictating those terms in an over reaching manner.	1/21/2021 11:16 AM
55	Eagles of Big Rock Park to encourage people to come and bird and most birders spend money in restaurant and souvenirs.	1/21/2021 8:50 AM
56	Clean, well kept, good local businesses, well protected.	1/20/2021 8:40 PM
57	The river and view.	1/20/2021 8:12 PM
58	Schools and community activities	1/20/2021 5:39 PM

Community Questionnaire: New Brighton, Daugherty, Fallston and Pulaski

59	It's history and the people.	1/20/2021 4:00 PM
60	All of our local parks are great! I think we live in an absolutely beautiful area with lots of wildlife.	1/20/2021 3:36 PM
61	Community	1/20/2021 12:24 PM
62	Close to Pittsburgh and other towns everything's relatively close and some nice riding trails around new brighton for dirt bikes	1/20/2021 12:19 PM
63	I love that they are reinventing the community. New Brighton is becoming less dangerous.	1/20/2021 11:07 AM
64	Being so close to family and friends.	1/20/2021 10:49 AM
65	Good neighborhood.	1/20/2021 10:25 AM
66	Rich tradition of hard working people. I would like to see the whole of beaver county prosper together and provide the best outcomes for kids and families in the state. We need bigger schools to provide more diverse opportunities (clubs, competitive sports, specialized elective classes) for kids	1/20/2021 9:24 AM
67	A safe and attractive area.	1/20/2021 8:40 AM
68	Friendly town good people!	1/20/2021 8:37 AM
69	Quite,	1/20/2021 7:29 AM
70	The local businesses are amazing!	1/19/2021 11:45 PM
71	As an nbhs alum and current parent, I still love the school district and the teachers!	1/19/2021 10:31 PM
72	I can't honestly say much here. The youth sports programs made us feel very welcome. Mainly baseball but that's about it. As time progresses and our children are growing we are finding more reason to leave rather than stay	1/19/2021 10:24 PM
73	Friendly people, beautiful views and close proximity to 65 and 79.	1/19/2021 10:08 PM
74	Local businesses	1/19/2021 10:02 PM
75	The beauty of the area and the friendliness of the people.	1/19/2021 9:44 PM
76	We are a small, somewhat close knit family oriented community.	1/19/2021 8:26 PM
77	Neighborhoods	1/19/2021 6:58 PM
78	the cost of living	1/19/2021 5:37 PM
79	I love the location and proximity to the places I need and want to go. The neighborhood is overall filled with great people you can depend on	1/19/2021 5:09 PM
80	N/A	1/19/2021 4:29 PM
81	Low cost of living, high safety.	1/19/2021 3:57 PM
82	Everyone is friendly and most people have lived here most of their lives and take pride in their community.	1/19/2021 2:14 PM
83	Accessibility to the downtown.	1/19/2021 1:20 PM
84	I think our communities should be known for great communities, friendliness, helping each other out. Good response from police, fire, and ambulance. Beautiful scenery, river, boating, fishing. No dilapidated buildings. Safe enough to walk the streets anytime. And lower taxes	1/19/2021 1:12 PM
85	I love how safe it feels to be in this town. We have a lot of family and friends to make memories with, so making it safe is a big priority to me. We do try to maintain our town to help preserve to history, but it could be better.	1/19/2021 11:55 AM
86	Daugherty Township neighborhoods are safe and most are very well maintained.	1/19/2021 11:13 AM
87	Big Rock Park for walking and watching the wildlife.	1/19/2021 9:58 AM
88	Quiet neighborhood	1/19/2021 8:17 AM
89	Country living with easy access to local businesses and parks.	1/19/2021 7:12 AM

Community Questionnaire: New Brighton, Daugherty, Fallston and Pulaski

90	Good location between Pittsburgh and Mercer County	1/19/2021 6:25 AM
91	Most of my family lives nearby, and I have great neighbors.	1/19/2021 5:54 AM
92	Big Rock park, it's a beautiful view down there	1/19/2021 2:17 AM
93	Big rock park	1/19/2021 1:44 AM
94	The people	1/18/2021 11:22 PM
95	Love New Brighton, and how accessible everything is. The police are polite and responsive as well.	1/18/2021 10:20 PM
96	Love the small town feel. The comfort of knowing all your neighbors. I feel safe in my home. Pride in our town.	1/18/2021 9:45 PM
97	A better downtown district. More businesses. Would rather spend my money in New Brighton. Restaurants would be a plus. More pizza shops here than restaurants.	1/18/2021 9:22 PM
98	What I like most about living here is the family atmosphere.	1/18/2021 9:11 PM
99	Being able to walk around town. Visiting the few nice restaurants and businesses we have.	1/18/2021 9:05 PM
100	Most people are friendly, town is nice, help each other, many church options, nice parks	1/18/2021 8:59 PM
101	The people and the history of the town.	1/18/2021 8:44 PM
102	I guess a sense of community despite a very divided state of society. People in the Gulbransen Heights community have lived there for decades or many years. People get along.	1/18/2021 8:20 PM
103	Being left alone	1/18/2021 7:58 PM
104	Growing businesses, the town is developing and moving in a positive direction	1/18/2021 7:57 PM
105	I really am not very fond of New Brighton - if I could move my house somewhere else I would	1/18/2021 7:35 PM
106	Quiet, and usually friendly people	1/18/2021 7:08 PM
107	Beautiful country, good people...my first and lasting impression since moving here in 1981. It is home now.	1/18/2021 6:46 PM
108	The closeness of being in a small community where people you don't know care about you.	1/18/2021 5:12 PM
109	Daugherty, Good balance of easy access to shopping and the rural/suburban lifestyle I want.	1/18/2021 4:45 PM
110	I believe the way this community takes care of its downtown business district, from cleanliness to holiday decorations, makes it very attractive. While we need to attract more small businesses (especially food, drink and treat related) to our main street, it has been able to keep its charm even amid some closures, unlike other similar communities in this area that just look depressed. The friendliness of the people here and the walkability of downtown and neighborhoods are lovely. (I'm a recent transplant to the area.) With the downtown and the wonderful Big Rock park, this is a perfect borough for casual and local tourism.	1/18/2021 2:57 PM
111	n/a	1/18/2021 1:02 PM
112	Great history of founders of New Brighton with the businesses they developed, products developed here were used around the country. Great history with Underground Railroad.	1/18/2021 12:43 PM
113	I like the people.	1/18/2021 12:35 PM
114	N/A	1/18/2021 11:33 AM
115	Safe community to live in.	1/18/2021 11:25 AM
116	safe and friendly neighborhoods, taxes are not excessive	1/18/2021 9:47 AM
117	I love living in New Brighton. But would like to see yellow curbs repainted. Love the local businesses. Love access to river.	1/18/2021 1:43 AM
118	Everyone is friendly and helps each other out. They keep an eye out in the community.	1/18/2021 12:02 AM
119	Historical sites and community functions	1/17/2021 11:58 PM

Community Questionnaire: New Brighton, Daugherty, Fallston and Pulaski

120	People, and their values	1/17/2021 11:58 PM
121	Safe to live in and nice neighborhoods.	1/17/2021 11:48 PM
122	Our town is one of the most historical town in Beaver County. Keeping the integrity of the main street as it was at the turn of the century and the well kept stately homes as you enter New Brighton makes our town a very special place. Now bring in higher end retail or boutiques on our main street and have ordinances on what type of business should be there--NO ADULT. Bigger businesses on 5th Ave.	1/17/2021 11:29 PM
123	Love my neighborhood grew up here and is very quiet	1/17/2021 10:24 PM
124	The history of the town. It could be a great attraction. There has been so much to happen here in little ol New Brighton that I didn't know until I graduated. Promoted the history, be proud of it. Give people something to be proud of.	1/17/2021 9:22 PM
125	affordable	1/17/2021 9:21 PM
126	Family	1/17/2021 8:06 PM
127	Taxes are cheaper than alot of towns.	1/17/2021 8:04 PM
128	This is home.	1/17/2021 7:16 PM
129	Close knit community; quiet neighborhood	1/17/2021 6:59 PM
130	Being there for each other ... reaching out to those in need... clean safe environment.	1/17/2021 4:47 PM
131	New Brighton Boro really takes care of their town. I like living in New Brighton	1/17/2021 4:07 PM
132	It has a hometown feeling. Born and raised in New Brighton.	1/17/2021 4:06 PM
133	Helping neighbors in need, safe place for kids to grow up with programs to stay on a healthy path	1/17/2021 2:52 PM
134	Our sense of community and pride.	1/17/2021 2:23 PM
135	Sense of community Upkeep of downtown district	1/17/2021 1:52 PM
136	We have lived in NB for only 5 years. However, we have had and continue to have grandchildren in the NB School System. We have always been impressed by the quality of education and also the genuine feeling of how youth orientation in New Brighton.	1/17/2021 11:50 AM
137	Our role in the Underground Railroad and industry.	1/17/2021 11:07 AM
138	It's a relaxed community with relatively lower crime. We do have our issues but for the most part it is a safe place to live and grow.	1/17/2021 8:12 AM
139	I like the closeness and how my neighbors look out for each other	1/17/2021 8:09 AM
140	Home Town Pride	1/17/2021 7:51 AM
141	Best town to live in	1/17/2021 3:39 AM
142	The rich history of the area especially the cemeteries and farmlands in Daugherty and buildings in New Brighton. However, much of it is either under appreciated or many people just don't know about it. Events that bring tangible history to life in ways that appeal to the community (l.e. ghost walks, re-enactments, festivals, etc) could help bring us closer together.	1/17/2021 12:27 AM
143	I have lived here for 68 years. I love this town.	1/16/2021 10:54 PM
144	This area has a beautiful and cozy town, river access, farmland and residents who are proud to live and be from here. It is the epitome of hometown.	1/16/2021 10:07 PM
145	I love my own neighborhood. It is great to see stores coming into Downtown NB! More needs to be done to bring them in or make it easier for businesses to thrive !	1/16/2021 10:01 PM
146	N/a	1/16/2021 9:57 PM
147	It is a close knit community, lots of great families that take pride in their town. There's a lot of history that people appreciate and it's one of the few towns that you can travel through several neighborhoods on foot from the schools to the downtown area, making it a natural way for	1/16/2021 8:46 PM

Community Questionnaire: New Brighton, Daugherty, Fallston and Pulaski

community members access stores on foot, to get to know each other and for kids to play, ride bikes, go to the playground around their neighborhoods.

148	I like that there are some places for the youth, like the skate park I just wish the kids would appreciate it and not throw trash everywhere. I love watching their skills!	1/16/2021 8:13 PM
149	Neighbors	1/16/2021 7:54 PM
150	Nothing	1/16/2021 6:23 PM
151	Good people working together	1/16/2021 6:20 PM
152	Friendly people. Area has good response time for fire, police and ambulance service.	1/16/2021 3:40 PM
153	It's nice	1/16/2021 3:34 PM
154	My area is very peaceful hope it stays that way	1/16/2021 3:18 PM
155	I love that everything is so close by. Bank, grocery store, gas, river & parks. I've recently read that beaver/Allegheny counties are indeed the center of the universe. I wish that the sidewalks in the alley ways (the one way street parallel to 3rd ave, closer to the post office) could get fixed up so my son doesn't have to ride his bike on the road to avoid concrete holes/cracks on the sidewalk.	1/16/2021 1:17 PM
156	Easy access to other towns	1/16/2021 1:08 PM
157	Small town living.	1/16/2021 12:44 PM
158	People who work in our community are friendly and care about the people	1/16/2021 12:06 PM
159	Low taxes	1/16/2021 11:41 AM
160	Cost of living very reasonable	1/16/2021 11:36 AM
161	The houses and properties on my street are nicely kept	1/16/2021 10:56 AM
162	It's a small historical River town.	1/16/2021 10:42 AM
163	Mostly everyone knows each other or residents are generational.	1/16/2021 9:06 AM
164	Peace and quiet in the country. Excellent police, ems and, fire response.	1/16/2021 8:59 AM
165	Welcoming appearance	1/16/2021 6:30 AM
166	Fallston is family. Kids still play outside. Everyone knows which house these kids belong to. We watch out for each other. We know each other's names. There is safety here.	1/16/2021 5:37 AM
167	We are a small community but we look out for each other and help one another out when in need. We have our own Facebook page to be able to share community events and happenings and to be able to help each other out when in need.	1/16/2021 1:13 AM
168	I like the sense of Community, the people are very down to earth. And the cost of living is good as well.	1/16/2021 12:06 AM
169	N/A	1/15/2021 11:27 PM
170	Safety, Mayberry feel	1/15/2021 10:12 PM
171	Friendly people without being intrusive	1/15/2021 10:04 PM
172	Nice neighbors	1/15/2021 9:28 PM
173	Safe and friendly neighborhoods with good schools. Great place to raise a family.	1/15/2021 9:27 PM
174	Neighborhood	1/15/2021 8:31 PM
175	I live in a nice quiet neighborhood	1/15/2021 6:54 PM
176	Living currently in Nee Brighton was not like living here before. As I previously mentioned local government has their own mannerisms that make it seem like certain individuals are more important. The school district has the same issues.	1/15/2021 5:50 PM
177	Great neighborhoods and cost of purchasing homes	1/15/2021 5:49 PM

Community Questionnaire: New Brighton, Daugherty, Fallston and Pulaski

178	Quiet and very good people.	1/15/2021 5:35 PM
179	LESS SPEEDING CARS AND AUTO NOISE.	1/15/2021 4:48 PM
180	I grew up here	1/15/2021 2:34 PM
181	My family lives here. I grew up here.	1/15/2021 2:20 PM
182	Low cost of living	1/15/2021 1:38 PM
183	I live in north sewickley with a new Brighton address. Seems we are always forgotten on Wises Grove Rd!!!	1/15/2021 12:48 PM
184	Neighbors and community	1/15/2021 11:27 AM
185	It is a relaxed area. People are laid back.	1/15/2021 10:55 AM
186	Close knit community that has a lot of history.	1/15/2021 9:49 AM
187	Quiet and everyone knows each other and low crime...nice town to grow up in.	1/15/2021 9:30 AM
188	History	1/15/2021 8:24 AM
189	Family, friends	1/15/2021 8:03 AM
190	Where I live great neighbors that look out for each other. And in the summer a nice block party for neighbors to get to meet each other and hang out	1/15/2021 8:01 AM
191	Friendliness	1/15/2021 7:58 AM
192	Nice clean town. Smaller community. Seems safe too	1/15/2021 5:01 AM
193	I have lived in New Brighton for over 25 years and have seen the town go down hill. It makes me sad. The conditions of the houses and the renters who don't care. Lots of vanities in the downtown business area. NB has a wonderful down town area but it needs cleaned up with businesses to fill the empty spots. Enforcement on criminal activity and people being evicted that engage in drug activity and criminal behavior. Invest in the community to keep it clean and attractive for people to come here!	1/15/2021 4:23 AM
194	Great place to live	1/15/2021 3:04 AM
195	N/A	1/15/2021 2:22 AM
196	Safety and appearance	1/15/2021 1:56 AM
197	Quiet community	1/15/2021 1:06 AM
198	It's still fairly safe.	1/14/2021 10:12 PM
199	Safe, sensible, community(neighorly) centered for all ages!	1/14/2021 10:09 PM
200	Absolutely the parks and restaurants here in new Brighton. Walking access to stores	1/14/2021 9:35 PM
201	Safety	1/14/2021 8:45 PM
202	I was born and raised here, and love the community for the most part. The recreation board is awesome for all their planning of events.	1/14/2021 7:46 PM
203	I used to like the fact that people were down to earth middle class working families that owned their homes and took pride in their town. I DO NOT FEEL THAT WAY NOW. I am a life long resident and the riffraff that comes and goes as renters in dilapidated rentals that used to be well kept family homes is pushing me away and making our school district filled with kids that take no pride in the district and no ownership in their actions. They come through like a tornado leaving debris and trash for the next renter to add to the problem. Property owners:landlords need pushed out and we need to bring back the pride in this town to have generations take root and invest in improvements	1/14/2021 7:17 PM
204	Affordable living	1/14/2021 6:15 PM
205	Small neighborhood feel, close to highway, street gatherings, quiet,	1/14/2021 5:52 PM
206	Good location. Friendly community.	1/14/2021 4:21 PM

Community Questionnaire: New Brighton, Daugherty, Fallston and Pulaski

207	Family oriented	1/14/2021 3:46 PM
208	I love that New Brighton is a community that has a variety of businesses as well as affordable housing for its residents. I believe it does a great job presenting it self to the surrounding areas and should continue to focus on a positive image and encourage new businesses to enter town.	1/14/2021 3:44 PM
209	I love the accessibility to everyone and everything and I like the close knit Ness of the community	1/14/2021 3:03 PM
210	Sense of community, small town feel	1/14/2021 2:54 PM
211	Close knit neighbors	1/14/2021 2:51 PM
212	The riverfront and our historical significance with the Underground Railroad are our two most vital and underused resources to attract tourism which would translate into more business, more home sales, and taxes.	1/14/2021 2:08 PM
213	Friendly walkable community	1/14/2021 1:46 PM
214	I like living near the downtown area because there is easy access to a little bit of everything: post office, grocery shopping, banks, gas stations, pharmacy, several takeout food options, etc.	1/14/2021 1:45 PM
215	The Generations of families who stay in New Brighton.	1/14/2021 1:21 PM
216	A great community and place to raise children	1/14/2021 1:18 PM
217	Our rich history	1/14/2021 12:53 PM
218	To be able to keep money in the town. Many of us help out & support local businesses. Take care and grow, upkeep to attract residents from other town to spend locally.	1/14/2021 12:35 PM
219	I like the rich history and signs that were put up to teach about the Underground Railroad. I think the bridges, trains, and waterways are beautiful and should be highlighted. The fallston bridge needs to be made into a pedestrian bridge.	1/14/2021 12:30 PM
220	Nice area nice neighbors	1/14/2021 12:16 PM
221	Affordable. Nature opportunities.	1/14/2021 11:56 AM
222	I like the open space we have in Daugherty, with quick access to downtown or Fallston . Living out of town, but in-town.	1/14/2021 11:54 AM
223	The neighborhood is mostly quiet	1/14/2021 11:45 AM
224	I'm born and raised New Brighton. I love it here, love small town community, knowing neighborhood and the people in it. So many nice people in our town. I also think we have the best, caring, school district!	1/14/2021 11:42 AM
225	My whole family lives here	1/14/2021 11:34 AM
226	I love the History	1/14/2021 11:23 AM
227	If I could afford to move I would!!!!	1/14/2021 11:01 AM
228	We're surrounded by trees! Wouldn't have it any other way!	1/14/2021 10:54 AM
229	The long ties between friends and families over generations makes for a more sloe knit community.We need to also welcome newcomers..Some people that moved here commented they always felt like an outsider	1/14/2021 10:44 AM
230	It's a beautiful small town with a fair amount of rich history. Arts, culture, manufacturing.	1/14/2021 10:38 AM
231	Sense of community	1/14/2021 10:04 AM
232	Grew up here and love the small town life.	1/14/2021 9:32 AM
233	Small town American with nice businesses and community activities.	1/14/2021 9:17 AM
234	Small town feel with access to large area amenities.	1/14/2021 9:13 AM
235	cleanliness, number of small businesses that have started/developed here, not over-developed	1/14/2021 8:59 AM

Community Questionnaire: New Brighton, Daugherty, Fallston and Pulaski

	and crowded	
236	Family connections	1/14/2021 8:56 AM
237	NB is a nice town that has somehow managed to hold itself together in comparison to Beaver Falls. When I first moved here, 50 years ago, I would regularly take a date to dinner at a restaurant in BF. Today I wouldn't consider going there--especially after dark. I value maintaining a city good appearance and especially keeping a handle on drugs and other crime in the area.	1/14/2021 8:53 AM
238	Cheap taxes	1/14/2021 8:52 AM
239	The friendly people	1/14/2021 8:39 AM
240	I have lived in New Brighton now for 23 year, over half of my life. I have really come to enjoy and support our local businesses and the effort to restore pride into our community, our schools, etc. The high level of rental property, which is probably an uncontrollable at this time, is going to be a challenge.	1/14/2021 8:28 AM
241	Small town feel, feeling safe	1/14/2021 8:07 AM
242	Cooperation and friendliness	1/14/2021 7:49 AM
243	Love the area. And majority of the community is friendly and kind.	1/14/2021 7:30 AM
244	Tradition	1/14/2021 7:29 AM
245	Local businesses like Rosalinds Candy Castle and restaurants on main street	1/14/2021 7:12 AM
246	Small town USA, great community,	1/14/2021 7:06 AM
247	Not much	1/14/2021 6:07 AM
248	Citizen longevity	1/14/2021 5:49 AM
249	Ballfields and school complex	1/14/2021 5:07 AM
250	1. As previously stated the cost of living. 2. For many of us who have resided here a long time, the quality of the people.	1/14/2021 4:52 AM
251	Family and friends	1/14/2021 4:13 AM
252	My family and friends are here still.	1/14/2021 3:59 AM
253	I like the neighborly community we have in Fallston. We all care for each other and watch out for each other.	1/14/2021 2:57 AM
254	I admire the close bonds the residents of New Brighton have with each other. This is a community that definitely cares about its members.	1/14/2021 2:53 AM
255	We are a very close community	1/14/2021 1:30 AM
256	Nice downtown area! Keep it going!	1/14/2021 1:08 AM
257	Livability	1/14/2021 12:21 AM
258	Clean, safe, and prosperous business	1/14/2021 12:19 AM
259	Being by the river/sightseeing	1/14/2021 12:01 AM
260	The people!	1/13/2021 11:15 PM
261	We love our quiet neighborhood. We appreciate our NB school administration and teachers. They truly seem to care about our kids.	1/13/2021 11:09 PM
262	Community pride.	1/13/2021 10:14 PM
263	Home	1/13/2021 9:49 PM
264	I like that my community and sparsely populated with lots of nature and everyone minds their own business. I enjoy the parks near me, especially Brush Creek Park, but would like to see improved security. It's too remote not to have a safety plan and response.	1/13/2021 9:40 PM
265	The small town feeling of knowing people and for the most part, people are friendly.	1/13/2021 9:33 PM

Community Questionnaire: New Brighton, Daugherty, Fallston and Pulaski

266	Feeling safe	1/13/2021 9:27 PM
267	I've spent my whole life in NB. I like that I can go for a walk and feel safe. (in the daylight only). I enjoy our parades and our famous Hot Dog Shop. It is a friendly community. Ms. Val McKelvy is a wonderful community leader.	1/13/2021 9:25 PM
268	Community	1/13/2021 9:24 PM
269	It's family here.	1/13/2021 9:22 PM
270	The small town atmosphere and the neighborhoods	1/13/2021 9:14 PM
271	This is my home. I live close to town and love the access to the river for fishing and walks. Main street is improving and its nice ro get out and walk about town.	1/13/2021 8:59 PM
272	a beautiful, small town with affordable properties.	1/13/2021 8:58 PM
273	I have a good amount of civic pride and our area is showing progress in improving the business district to attract more attention to our area. Wold like to see this addressed more aggressively to bring more positive change and increase the standard of living in our boroughs.	1/13/2021 8:56 PM
274	Neighborhoods are safe, enjoy Big Rock eagles.	1/13/2021 8:35 PM
275	Access to the river, great places to eat (back door tavern, the new pizza place, the tap house)	1/13/2021 8:32 PM
276	Easy access to rts 65 & 51, affordable, close to family.	1/13/2021 8:27 PM
277	Safe place to live.	1/13/2021 8:15 PM
278	The history that is here	1/13/2021 8:11 PM
279	Hometown	1/13/2021 7:48 PM
280	Walkable. Cheap.	1/13/2021 7:39 PM
281	Quite most of the time	1/13/2021 7:32 PM
282	The school district and the opportunities that it provides for all students.	1/13/2021 7:32 PM
283	Having Valerie mckelvie and Craig diets	1/13/2021 7:21 PM
284	Nothing at the moment due to all the corruption brought fourth and NOTHING is being done!!	1/13/2021 7:19 PM
285	I don't live in New Brighton currently, but I grew up here and my entire family lives here. I liked the safety and sense of community it had, but it doesn't seem to have the sense of community much anymore. I would love to see the town revitalized.	1/13/2021 7:16 PM
286	It is close to my employment. I grew up here so I feel comfortable and love our town.	1/13/2021 7:10 PM
287	Big Rock Park. Love going fishing there.	1/13/2021 7:01 PM
288	The small town feel.	1/13/2021 6:25 PM
289	Old town historical buildings will be beautiful once we fix all the old buildings.	1/13/2021 6:24 PM
290	Restaurants. An issue we ran into when we first moved here (1.5 yrs ago) Google only showed a couple places but obviously there have been a lot more and many of them excellent. May be worth working with them and local restaurants to get more listed when doing broad restaurant searches.	1/13/2021 6:21 PM
291	I am new to the area, I've enjoyed seeing the continued developments to the main business area and look forward to continued progress.	1/13/2021 6:15 PM
292	It's HOME	1/13/2021 6:06 PM
293	Not much crime.	1/13/2021 6:04 PM
294	All in all a very nice town to live in. Main street area is still very appealing and very well kept.Nice to see new businesses coming in.	1/13/2021 5:58 PM
295	People lokking out for each other	1/13/2021 5:56 PM
296	Neighborhoods,schools,sports and parks.	1/13/2021 5:45 PM

Community Questionnaire: New Brighton, Daugherty, Fallston and Pulaski

297	Our cute little downtown, which I would love to see some of the storefronts revamped with bee business!	1/13/2021 5:41 PM
298	It is a relatively safe area to live in with a decent school.	1/13/2021 5:41 PM
299	Our neighborhood is nice, quiet and my neighbors are great people	1/13/2021 5:38 PM
300	Friendly neighborhoods with houses on property that people keep in really nice shape like grass mowed when it needs it ,not three weeks afterward! People should. Need an operating service station not just a gas station in town. M	1/13/2021 5:33 PM
301	I like my neighbors and how we all watch out for each other. Beyond that --- Top of the 9th Pizza, Big Rock Park, Big Rock Veterinarians.	1/13/2021 5:27 PM
302	I grew up there, moved away at 21 and am looking to come back and raise my family. There have been many improvements as far as appearance of downtown, and big rock park has been beautified.	1/13/2021 5:22 PM
303	It has a variety of places to shop.	1/13/2021 5:21 PM
304	friendly kind people and history of our area	1/13/2021 5:18 PM
305	Rural community, neighbors, downtown	1/13/2021 5:12 PM
306	The history, and the main street	1/13/2021 5:09 PM
307	NB was once a strong industrial area. The downtown and many homes throughout the area are attractive and quaint and if the area was cleaned up, zoning improved, local shops supported, it could attract more visitors or keep younger people from moving away. Increase civic pride -- how, I don't know.	1/13/2021 5:09 PM
308	We are not in town.	1/13/2021 4:54 PM
309	Safe neighborhood with good neighbors	1/13/2021 4:43 PM
310	My neighborhood	1/13/2021 4:39 PM
311	Our history with the Underground Railroad.	1/13/2021 4:39 PM
312	Everyone knows everyone! Our downtown has been updated over the years and is absolutely stunning. Can't beat it!	1/13/2021 4:37 PM
313	The history and the beautiful older buildings	1/13/2021 4:33 PM
314	History	1/13/2021 4:32 PM
315	Great neighbors	1/13/2021 4:32 PM
316	Neighbors helping neighbors. Small town feel with big town services.	1/13/2021 4:30 PM
317	Friendly people. Good schools	1/13/2021 4:30 PM
318	Small town where neighbors help neighbors. Everyone knows everyone and has known someone in your family for generations.	1/13/2021 4:27 PM
319	Balance of business and housing options	1/13/2021 4:26 PM
320	New Brighton is a small town with lots of heart. Our history, our small and long-standing businesses, the families, all make it a great place to live. I do think preserving that small town feel is important, and hope not to see many more large chain businesses like speedway and arby's.	1/13/2021 4:25 PM
321	Unique places and shops: Common Grounds, Merrick, Big Rock Park, proximity to Brady's Run Park, etc.	1/13/2021 4:20 PM
322	Everyone watches all kids outside	1/13/2021 4:06 PM
323	The tight knit community that we have!	1/13/2021 3:49 PM
324	I like that New Brighton is slowly redeveloping.	1/13/2021 3:45 PM
325	Big rock park	1/13/2021 3:36 PM

Community Questionnaire: New Brighton, Daugherty, Fallston and Pulaski

326	I grew up here and liked the home town feel. But since many of the properties have become rentals, that hometown feel has gone away. This borough now has a very transient feel to it. A home town feel is important to me.	1/13/2021 3:32 PM
327	Access to water recreation, close to schools of higher education, neighbors	1/13/2021 3:29 PM
328	it is mostly quiet	1/13/2021 3:23 PM
329	Friendliness of community	1/13/2021 3:22 PM
330	Neighborhoods	1/13/2021 3:17 PM
331	Honestly I like the fact that I am just a few minutes out of town, but still have easy access to grocery shopping, fuel access and a limited number of food options. It is not overly expensive to live here either.	1/13/2021 3:07 PM
332	Hanks and Rosalinds. Should be known for something river-related.	1/13/2021 3:03 PM
333	small town living old buildings	1/13/2021 2:56 PM
334	people are friendly and businesses try to adapt to meet the needs of the residents. Big Rock Park and Bradys Run are very nice.	1/13/2021 2:55 PM
335	N/a	1/13/2021 2:49 PM
336	Family has been here for generations. Believe we have a great school system.	1/13/2021 2:42 PM
337	New Brighton is so close to many major highways: and we love the downtown area: we pray that downtown new Brighton business survive the pandemic lick downs	1/13/2021 2:39 PM
338	My neighborhood is very good. Nice families.	1/13/2021 2:32 PM
339	I love the sense of community we have here. The cost of living and owning a business is very reasonable. I love the sense of history, art, and the connection to the outdoors with the river.	1/13/2021 2:31 PM
340	Close to Zelienople and Cranberry but also away from town	1/13/2021 2:25 PM
341	Nice neighborhoods.	1/13/2021 2:22 PM
342	We continue to stay as a family because of the great elementary school system in New Brighton.	1/13/2021 2:20 PM
343	Friendliness of neighbors	1/13/2021 2:14 PM
344	It's a small community with a small school that has a history!	1/13/2021 2:12 PM
345	How safe I feel in the neighborhood.	1/13/2021 1:49 PM
346	I like that I can easily walk to places like the post office, the library or to get coffee.	1/13/2021 1:26 PM
347	I live out in Daugherty. Not much appealing to our town in the way of shopping or restaurants. A don't consider Arby's or Hot Dog Shop restaurants..	1/13/2021 1:18 PM
348	Good ol NB. Great small town feel.	1/13/2021 12:05 PM
349	It's lived in, in the best way...It's not too good for anyone so everyone feels welcome. It's relational, hard working, personal, quaint.	1/13/2021 11:34 AM
350	I love the convenience of not having to leave town to buy my groceries	1/2/2021 9:21 PM
351	My family and I feel safe and protected	12/16/2020 10:17 AM

