

Zelienople, PA Downtown Revitalization Improvement Project

Concept Development



Prepared for
**Zelienople, PA Revitalization, Inc. and
The Borough of Zelienople, PA**

May 10, 2012

Acknowledgements

Zelienople, PA Revitalization, Inc.

Jim Ayers, President
 Steve Casker, Vice President
 Jennifer Ackerman, Secretary
 Stephen Schultz, Treasurer
 Patrick Boylan
 Ron Carter
 Mary Hess
 Robert Householder
 Neal Jackson
 Dave Maddalon
 Drew Mathew III
 Tom Murray
 Don Pepe
 Doug Pilarski
 Nancy Reader
 Chuck Underwood

Borough of Zelienople, PA

Tom Oliverio, Mayor

Chuck Underwood, Council President
 Russell Robertson, Council Vice-President
 Allen Bayer, Council Member
 Ralph Geis, Council Member
 Mary Hess, Council Member
 Drew Mathew III, Council Member
 Marietta Reeb, Council Member

Don Pepe, Borough Manager
 Andrew Spencer, Assistant to Borough Manager

Mark Matscherz, Street Department Superintendent
 Chad Garland, Water System Superintendent
 Harvey Kohler, Electric Department Superintendent
 Jim Miller, Chief of Police



Contents

• Introduction	1
• Main Street Looking North at Culvert Street	
- View of Existing Conditions	2
- View of Improvements	3
- View of Improvements with Overhead Utilities	3a
- Section View of Improvements	4
• Main Street Looking North between Beaver Street and Spring Street	
- View of Existing Conditions	5
- View of Improvements	6
- Section View of Improvements	7
• Main Street Looking North at Spring Street	
- View of Existing Conditions	8
- View of Improvements	9
- Section View of Improvements	10
• Main Street Looking North at New Castle Street	
- View of Existing Conditions	11
- View of Improvements	12
- Section View of Improvements	13
• Main Street and Four Corners Park	
- Aerial View of Existing Conditions	14
- Aerial View of Improvements	15
• West New Castle Street Looking East at Clay Street	
- View of Existing Conditions	16
- View of Improvements	17
- Section View of Improvements	18
• Clay Street Looking North between Spring Street and New Castle Street	
- View of Existing Conditions	19
- View of Improvements	20
- Section View of Improvements	21
• Public Parking Lot Study	22

The Borough of Zelienople has many assets, including the retention of the historic character in the downtown business district, and the charm of many of the residential homes in the adjacent neighborhoods. Further, many viable businesses and institutions are located in the Borough, including within the downtown project area. The Passavant retirement community at the south end of the project area along Main Street is also an asset, with the opportunity to provide a downtown district that is inviting and accessible to the residents of Passavant. Zelienople is well situated in Butler County, and is in close proximity to the growing community of Cranberry, that unlike Zelienople, does not have an historic "Main Street". Zelienople also has a younger population compared to other communities in western Pennsylvania, and continues to be a desirable community for younger families moving into the area, as evidenced by the strong residential real estate market in the Borough. The Borough of Zelienople has the opportunity to capitalize on these assets to strengthen existing businesses and to encourage new growth and economic development in the downtown business district. Further, the opportunity exists to strengthen the quality of the neighborhoods within the downtown district. The image and condition of the infrastructure along the roadway corridors within the downtown district is not of a quality that is inviting, and detracts from the assets found within the Borough. A comprehensive program of well designed improvements within the downtown district will create a more inviting community image, preserve and enhance existing assets, and support an environment that is conducive to economic development. The following images convey the current conditions as well as the vision for proposed improvements within the Borough of Zelienople project area.



PROJECT AREA



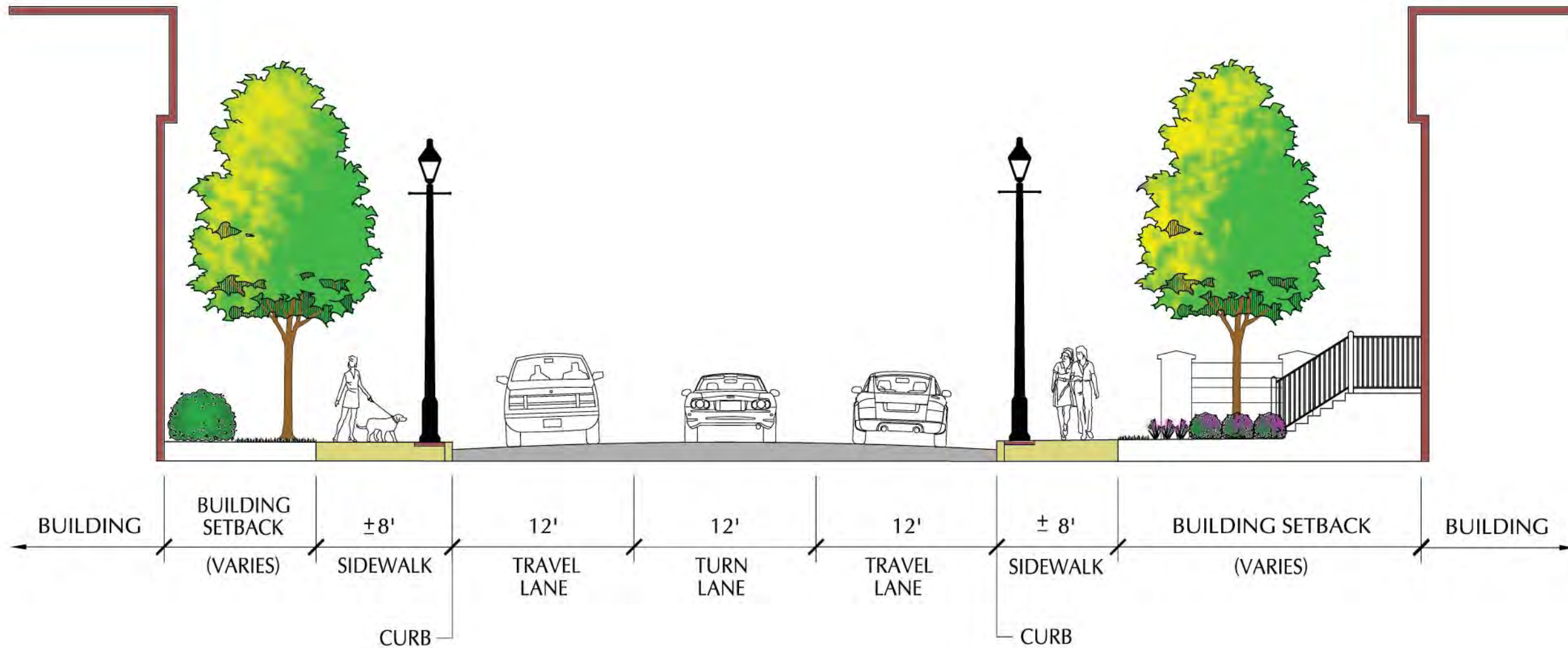






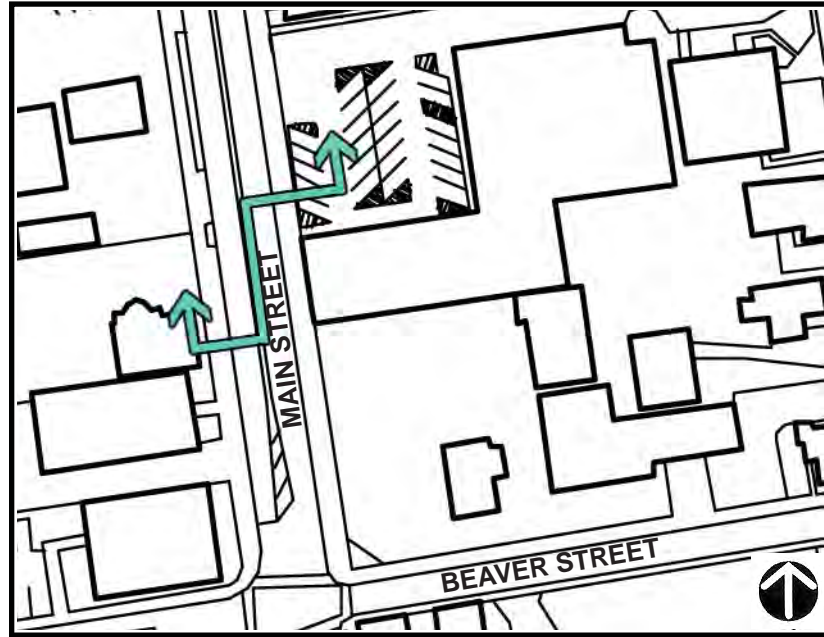


SECTION LOCATION

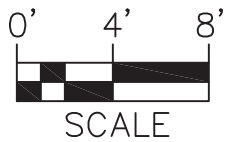
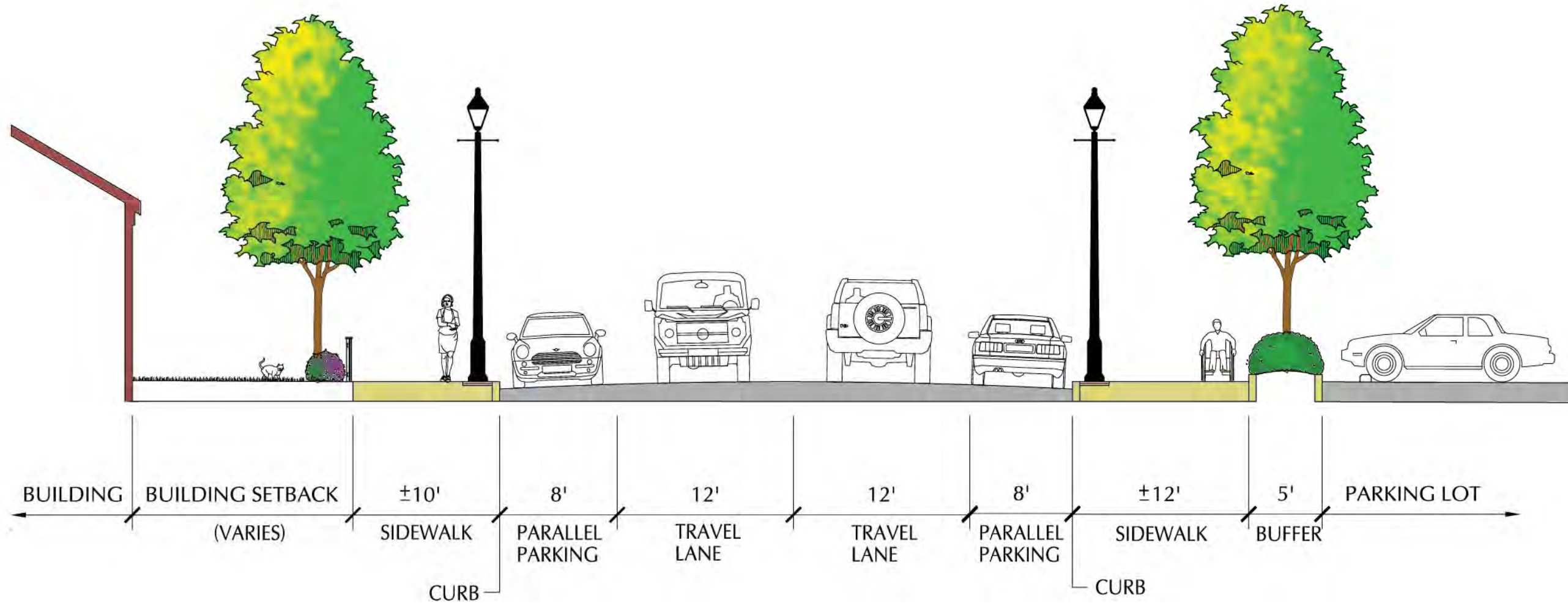






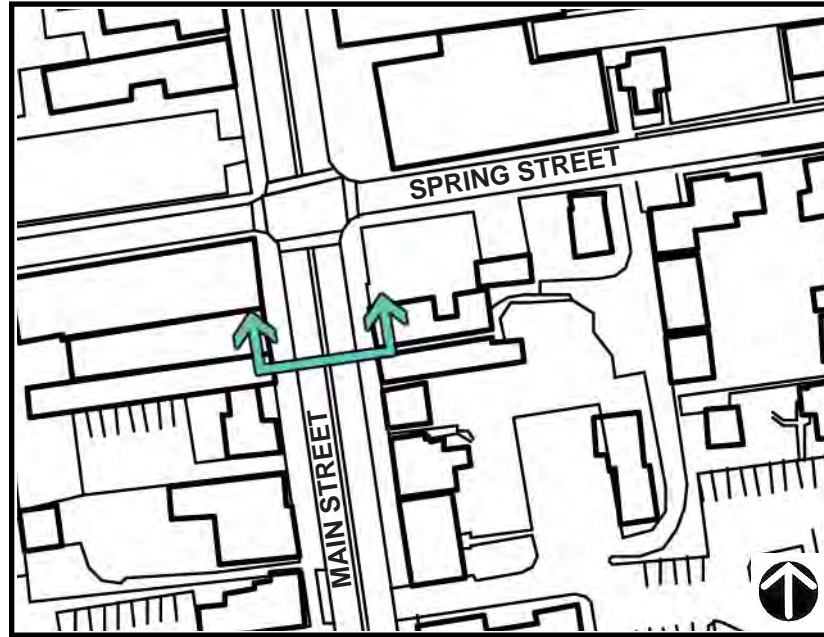


SECTION LOCATION

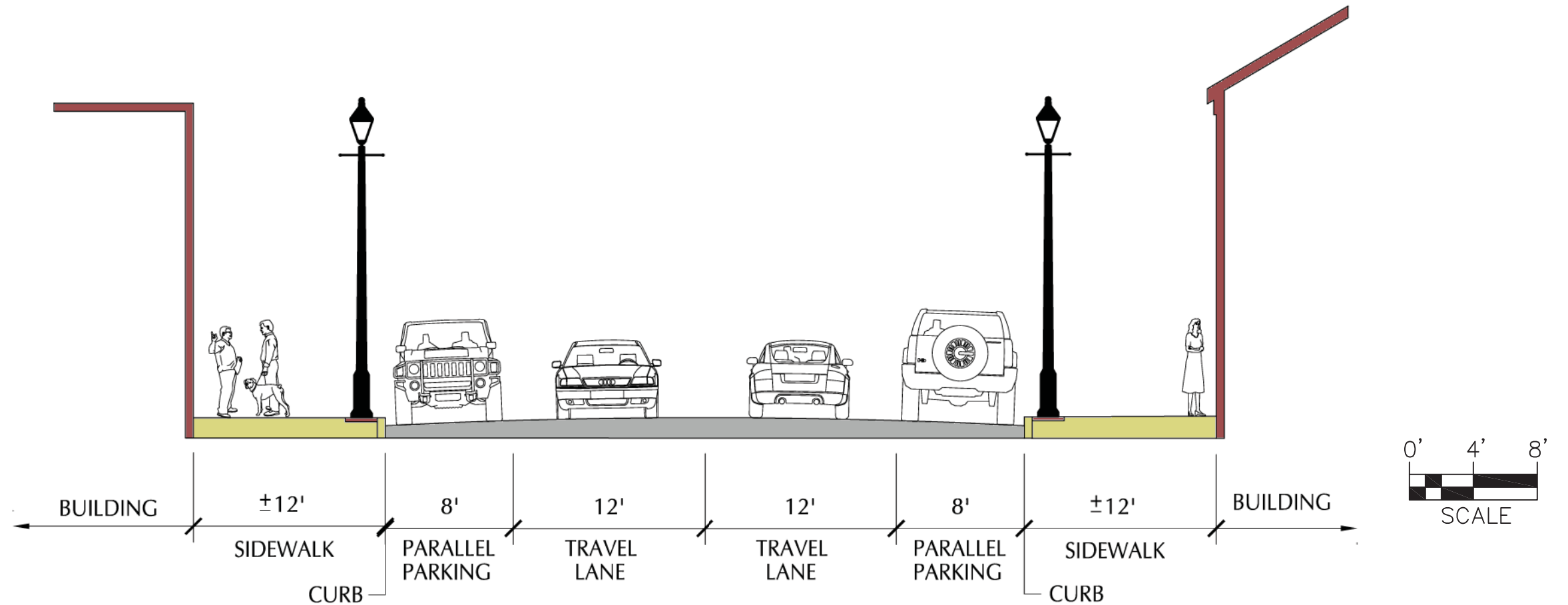






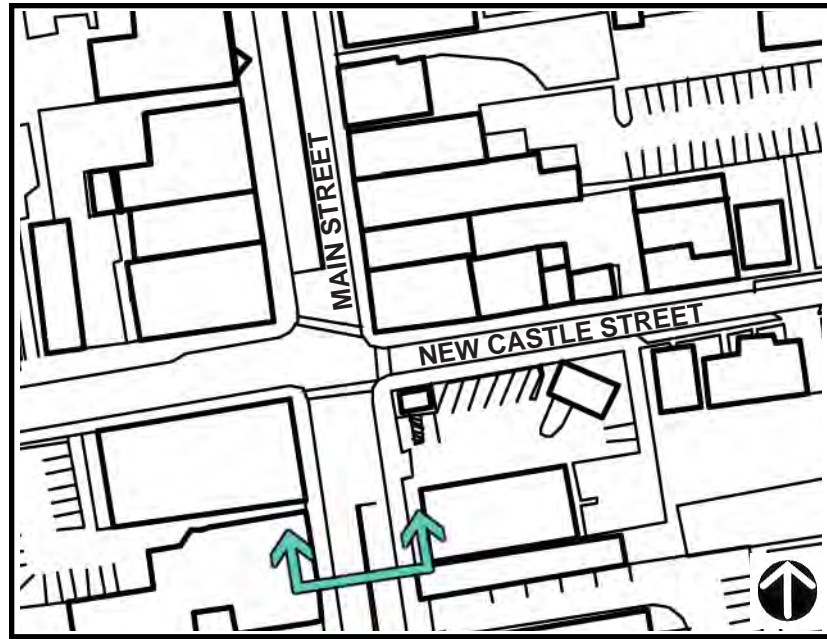


SECTION LOCATION









SECTION LOCATION

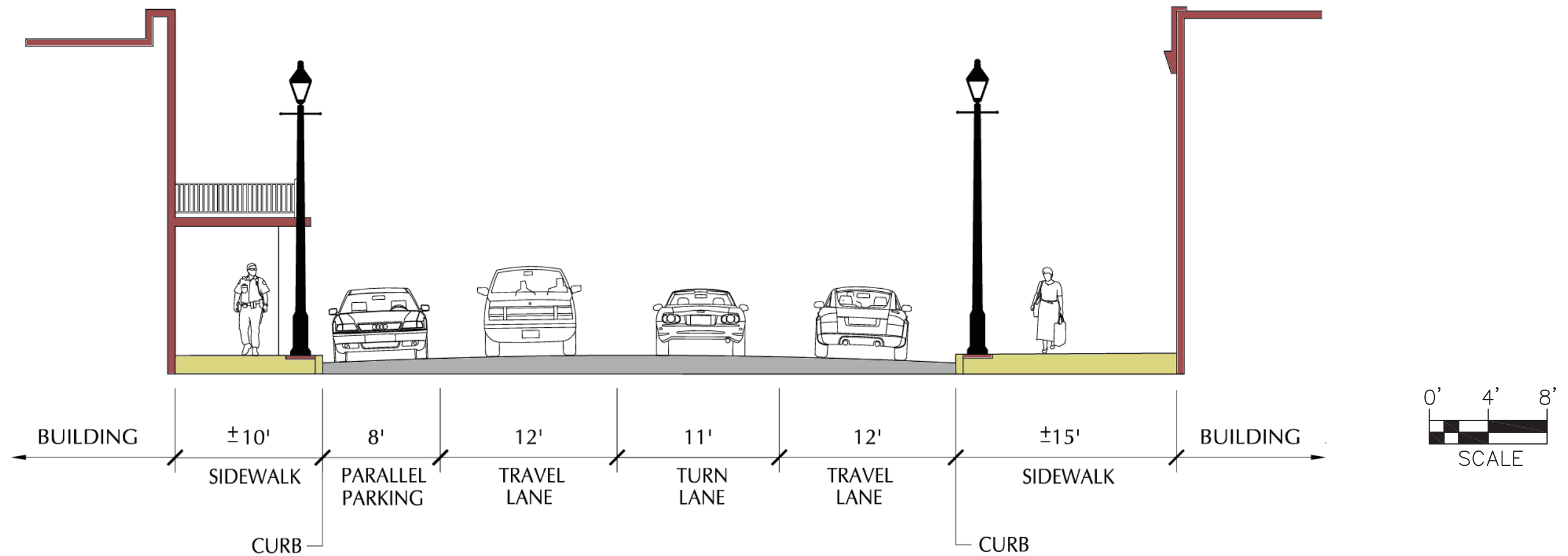
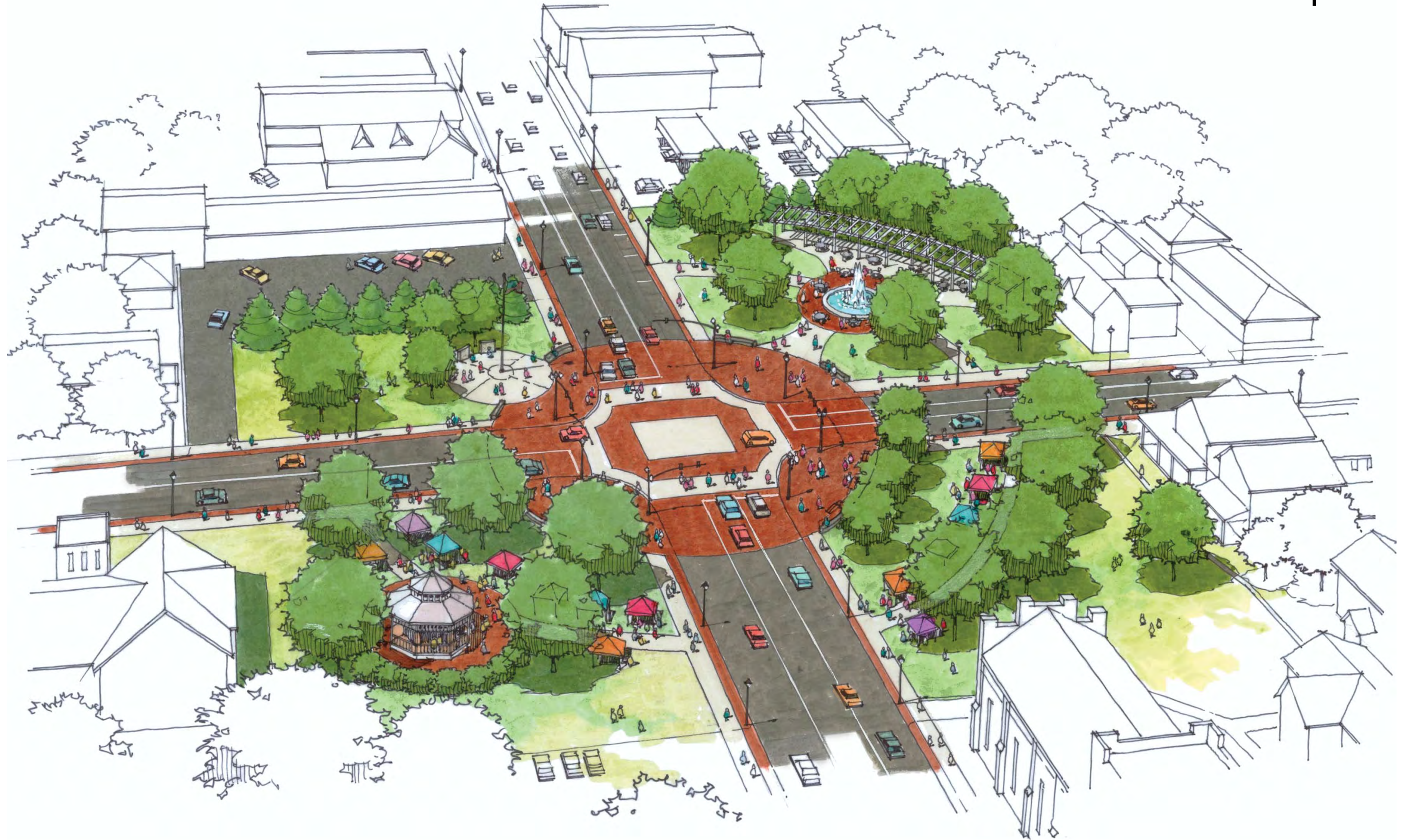


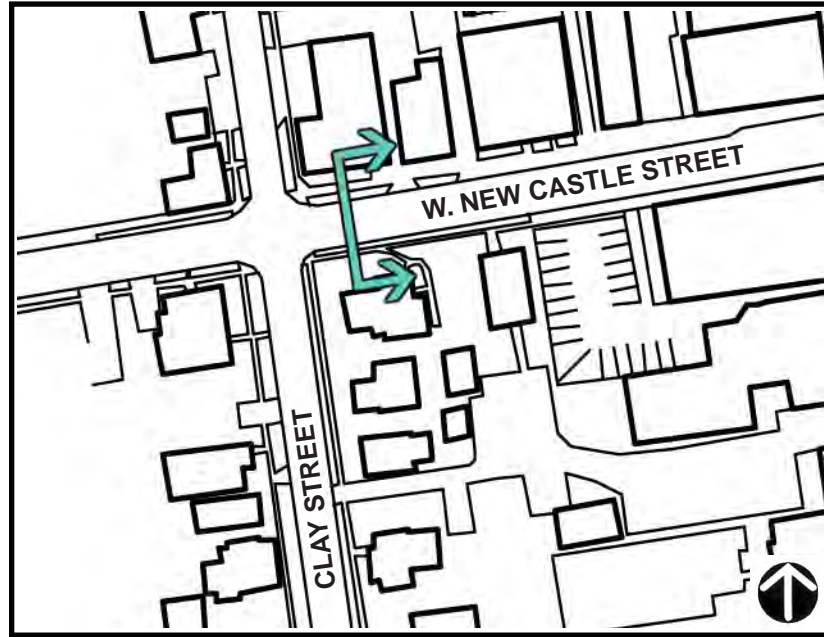


Photo Courtesy of Google Earth

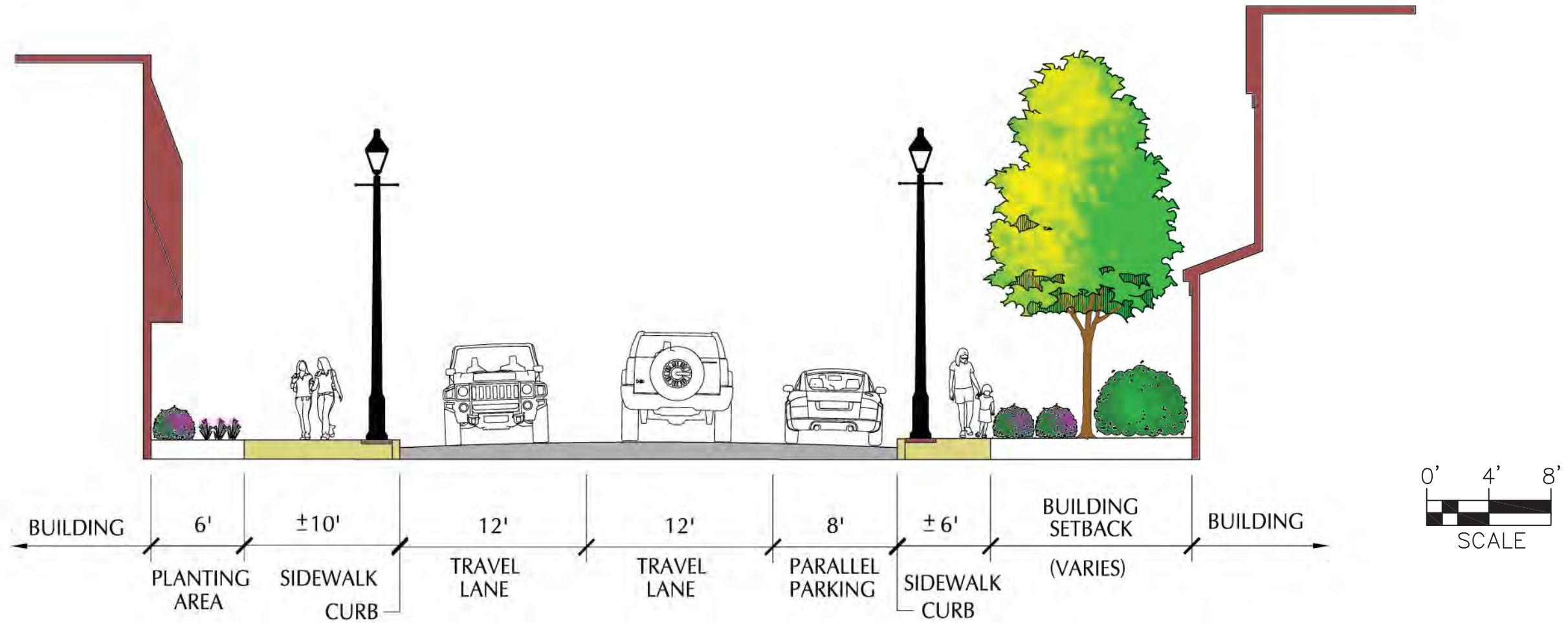






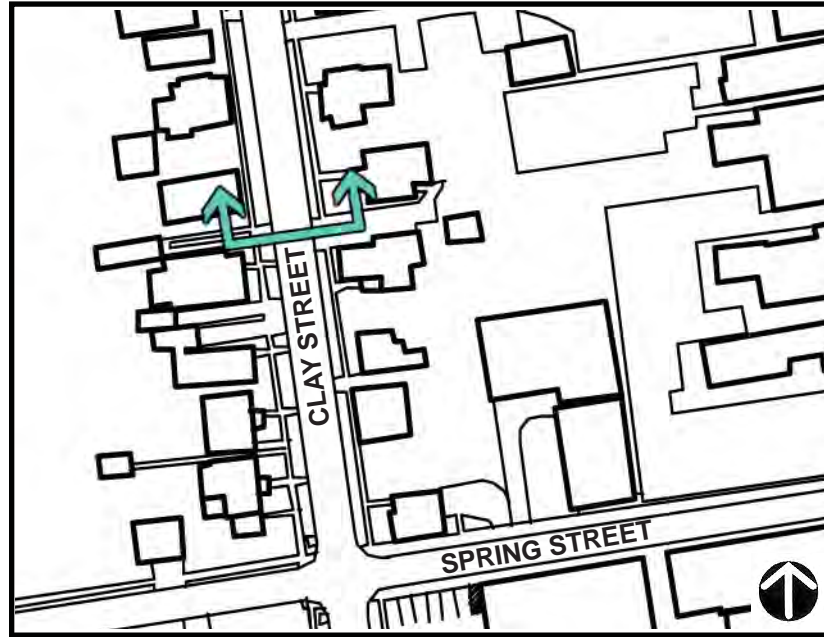


SECTION LOCATION

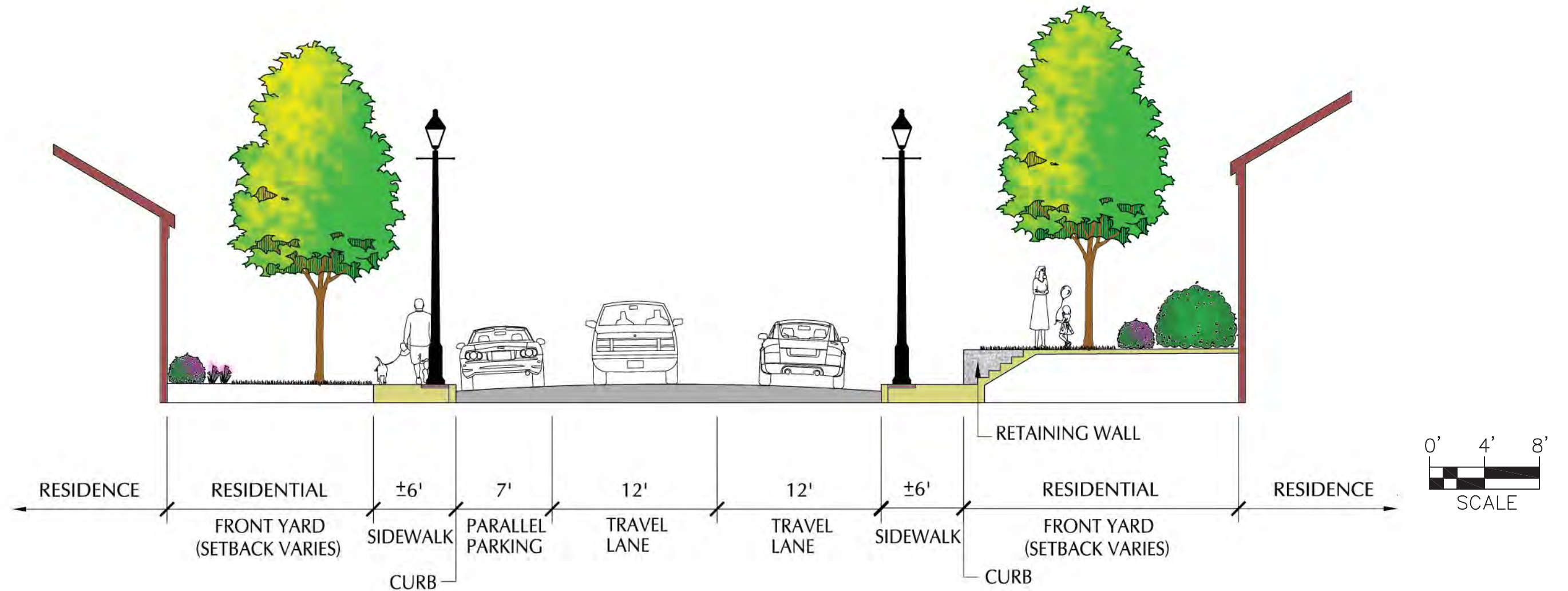








SECTION LOCATION





NOTE:

-PRIVATE PROPERTY CAN BE PART OF THE PUBLIC SHARED PARKING THROUGH MECHANISM OF AN EASEMENT WHICH ALSO PROVIDES FOR RESERVED SPACES FOR A GIVEN OWNER/BUSINESS.

