

COMMUNITY RENEWAL

There are few, if any, communities in the United States without some blight. As may be expected, considering its age and manner of growth, North Huntingdon does not escape the typical situation. The existence of substandard conditions, of obsolescent uses, of blighted and deteriorated housing has been noted in the preceding Housing Section. The Community Renewal Section will discuss an approach to a solution of these problems, which will enable North Huntingdon to renew itself and to escape the consequences of age and haphazard growth, which blight the community.

In many respects a community can be likened to a living body composed of many individual cells. Cells weaken and are repaired; cells die and are replaced. It is very true that health and continued growth are limited, not only by the number of new cells added, but largely upon the repair and replacement of the sick and dying cells. Indeed, the ability of the organism to grow, to add cells, is dependent upon the initial, overall health of the organism. In living bodies this is the natural life process. In communities this natural process has been termed renewal. ACTION, the American Council to Improve Our Neighborhoods, has defined renewal as: "the total of all public and private actions which must be taken to provide for the continuous sound maintenance and development of the urban area."

This statement is based upon the realization that the sickness of the one cell, the one house, is a problem of not just the one unit involved but of the neighborhood and community as well. For blight is a disease. It is a disease which will not lie dormant and be satisfied with those cells which have already been afflicted. If blight is allowed to exist unchecked, it will spread through the community, plaguing good housing and community values as it goes. A problem which so affects the entire community requires a solution which likewise affects the entire community. The framework for such a broad attack on blight is provided by what has become known as the "workable program."

WORKABLE PROGRAM

Before an urban renewal project is eligible to receive financial assistance from the Federal government, a workable program must be developed and have the approval of the Urban Renewal Administration of the Housing and Home Finance Agency. In general the community must have an approved official plan of action to:

- a. Find out its situation as to slums and blight;
- b. Work out methods for the elimination and prevention of slums and blight and for the creation of a suitable living environment for its residential areas; and
- c. Provide an effective organization for carrying out such plans.

Obviously such programs of action are necessary and desirable whether or not Federal aid is sought.

The Federal Housing Act of 1954 further defines the workable program by requiring that the communities develop their programs to include seven elements as summarized below:

- a. Codes and ordinances - effectively enforced to assure minimum standards of health, sanitation and safety in housing.
- b. Comprehensive plan - for the development of the community as a whole; land use, thoroughfares, community facilities and public improvements.
- c. Neighborhood analysis - of characteristics to determine the extent and causes of blight throughout the community and the means of correction.
- d. Administrative organization - capable of acting intelligently in the best interests of the community in carrying out the urban renewal programs.
- e. Financial means - to assure the community's ability to meet financial requirements under its urban renewal program.
- f. Relocation - in decent, safe and sanitary quarters, of those families displaced by urban renewal and other governmental activities.
- g. Citizen participation - of individuals and representative citizens organizations to provide the understanding and support necessary to insure the success of the renewal program.

It is evident that North Huntingdon already has many of the required aspects of such a program. The remainder of this section will discuss the necessary steps to complete a workable program against blight in North Huntingdon and the various means to renewal available, such as the Federal renewal program, township codes and ordinances, housing rehabilitation and citizen organization.

FEDERAL RENEWAL PROGRAM

Under the provision of the Housing Act of 1949, as amended, Federal funds are available for advances, loans, and capital grants for urban renewal projects. In particular this includes advances of funds for surveys to determine the feasibility of undertaking a project and for surveys and plans for projects which may be assisted under Title I of the Housing Act. Loans are available to assist communities in undertaking their renewal program, in such amounts not to exceed these estimated expenditures to be made by the community as their part of the cost of the project. Federal funds are available in the form of capital grants to cover up to two-thirds of the net project costs. The remaining one-third must be provided locally from either State, County, Municipal or private funds. Such local grants-in-aid may be in the form of site improvements or supporting facilities. State redevelopment funds may be available to provide one-sixth of the net costs, which means that a minimum of one-sixth will be required of the remaining local sources.

In addition, property owners in renewal areas are eligible for Federal financial assistance in the form of special F.H.A. mortgage insurance as provided by Section 220 of the Housing Act of 1954. This insurance enables owners to finance property improvements with long term, low-rate mortgages.

The total Federal program for urban renewal is divided into three approaches: redevelopment, rehabilitation and conservation.

1. **Redevelopment** - Redevelopment, the most drastic of the three tools, generally consists of complete clearance and rebuilding. It is thus reserved for the removal of the worst conditions, the non-salvable slums.

Within the limits of what information is available at this time, it is felt that an area requiring the extensive action of redevelopment does not exist in North Huntingdon. But just as a good mechanic is familiar with the use and capabilities of all of his tools, so also should those responsible officials in the Township be familiar with the use and capabilities of all of the tools of urban renewal available to them.

2. **Rehabilitation** - Rehabilitation pertains to salvable areas which can be turned into sound neighborhoods by re-planning; providing parks and playgrounds, reorganizing streets and traffic and by the physical remodeling of deteriorated structures. Such a program may include spot clearance where densities are too great, where individual units are beyond repair or where public facilities are required. The enforcement of adequate codes and ordinances would be essential in such an area to insure a minimum standard level of conditions.

The map of Renewal Areas, Plate 34, indicates those areas in North Huntingdon which are suggested as rehabilitation projects. They include the community centers of Hahntown, Larimer, Shafton, Westmoreland City and Cavittsville.

From information gathered in the Pittsburgh Regional Planning Association's housing survey of 1956, as explained in the Housing Section, conditions in these areas are as follows:

Rehabilitation Area	Condition	Number of Housing Units	Percent of Total
<u>Hahntown</u>	Good	95	24.9
	Fair	218	57.2
	Poor	68	17.9
	<u>Total</u>	381	
<u>Larimer</u>	Good	21	18.3
	Fair	69	60.0
	Poor	25	21.7
	<u>Total</u>	115	
<u>Shafton</u>	Good	17	10.8
	Fair	108	68.3
	Poor	33	20.9
	<u>Total</u>	158	
<u>Westmoreland City</u>	Good	70	18.9
	Fair	272	73.3
	Poor	29	7.8
	<u>Total</u>	371	
<u>Cavittsville</u>	Good	10	27.8
	Fair	23	63.9
	Poor	3	8.3
	<u>Total</u>	36	

These totals would indicate that the areas designated are predominantly of "fair" condition; e.g., showing poor maintenance and deteriorating structures, generally capable of being returned to "good" condition. In these areas there is somewhat more "good" housing than "poor" existing. From this information, redevelopment appears to be drastic and therefore unwarranted. But these areas do need attention; otherwise they will decline further, eventually becoming seriously blighted conditions.

3. **Conservation** - Conservation, the third element of urban renewal, pertains to the protection of communities which presently contain desirable residential conditions. Although conservation may employ the use of spot clearance in some cases, it depends heavily upon strict enforcement of housing and building codes and good standards of public services to prevent the spread of blight into such good areas.

All of the remaining area of the Township has been designated as a conservation area as indicated on the map of Renewal Areas, Plate 34.

CODES AND ORDINANCES

A major device, by which community renewal and improvement can be attained, is through the enactment and enforcement of adequate codes and ordinances. This is especially true in North Huntingdon wherein the prescribed renewal measures, rehabilitation and conservation, depend largely upon such means. The codes and ordinances required would include:

1. **Subdivision Ordinance** - North Huntingdon enacted a subdivision ordinance in October 1956. The ordinance regulates design standards, required improvements, and the procedure for the subdivision of land in the Township. The purpose of the ordinance as stated therein is: to assure the harmonious and orderly development of the Township; to insure the integration of subdivision plans with the various elements of the Township comprehensive plan and to secure equitable treatment of all subdivision plans.

Thus, the ordinance provides a guarantee of an adequate standard of future development. Such an ordinance is not retroactive, and it must be realized that the uniform high subdivision standards attained through the ordinance will detract from the value of those subdivisions which were poorly designed and constructed at a time not covered by such regulation. These areas are liable to a process of decline as outlined in the Housing Section and may require special attention and public improvements to prevent their deterioration. This point will be discussed in more detail later in this section.

Every effort should be taken to continue the uniform provisions of the subdivision ordinance and to improve the quality of the development in areas not specifically covered in the ordinance (such as layout design) through the review procedure.

2. **Zoning Ordinance** - The completion of this Master Plan Report will provide the necessary information to develop an adequate zoning ordinance. As with all codes and ordinances, the zoning ordinance is not an end in itself. Its maximum value is as a means of achieving the goals of the community as envisioned in the comprehensive plan.

The purpose of the ordinance is to prevent the overcrowding of land; to facilitate the adequate provision of water, sewerage, parks and playgrounds, and other public requirements; to conserve the value of buildings and land; and to encourage the most appropriate use of the land throughout the Township. This may be accomplished by regulating the size of structures, the percentage of lot that may be occupied, controlling the population, density, and the location and use of buildings and land for various purposes.

Zoning should not be considered as merely a device to forbid certain types of unwanted development, but it should also encourage those types of development which the Township desires. Zoning then becomes a positive force aiding in the growth of the Township.

3. **Building Code** - North Huntingdon does not have a building code. Such a code would regulate the construction of buildings through minimum requirements for the purpose of life and health protection and structural and fire safety. Building codes apply to structures erected before passage of the code as well as to new construction. In the case of an existing structure failing to meet the standards set by the code, and thereby legally constituting a nuisance, the building official is authorized to require the owner to make the building safe or to take it down. Such action is done at the expense of the owner without compensation under the police power of the Township. This imposes a great responsibility upon the officials concerned at both the time of enactment and enforcement against arbitrary or partial action.

A building code is an important means of carrying out a community improvement program. It is recommended that North Huntingdon proceed to enact an adequate building code and establish an enforcement agency capable of enforcing the code. It is possible that inspection fees levied against new construction be made to finance the activities of this new agency.

4. **Housing Code** - Similarly, North Huntingdon does not possess a housing code. A housing code establishes minimums regarding such facilities as plumbing and heating systems, standards of cleanliness and sanitation, and standards of space per occupant to prevent overcrowding. Such standards must be related to the health and welfare of the people of the community so that the police power may be used in their enforcement as in the case of the building code. Housing failing to meet the standards of the code are determined unfit for human habitation. As in the case of the building code, the housing code is retroactive to construction erected before code enactment.

It must be realized that no code will improve buildings which should be torn down. Although a housing or a building code may authorize the vacation or removal of a violating building, its main purpose is to improve housing conditions in conservation or rehabilitation areas and not to remove substandard dwellings.

With this purpose in mind it is recommended that North Huntingdon enact and provide for the enforcement of an adequate housing code in the near future. A good source of information concerning these codes is available in the pamphlet Building and Housing Codes. Publication #8 of Planning Powers and Procedures for Pennsylvania Communities, issued by the Bureau of Community Development, Pennsylvania Department of Commerce.

REHABILITATION OF HOUSING

Several courses of action are available to give incentive to individual initiative in the rehabilitation of housing, or to replace some part of that initiative where it is lagging. Among these are public housing, private rehabilitation for resale, and the provision of improved community services and facilities.

1. **Public Housing** - Although "public housing" is popularly visualized as housing "projects," this is not necessarily the case. It is possible to provide public housing through either small scale new developments, in either open or built-up areas, or by rehabilitation in existing units.

- a. In the case of a new development in an open undeveloped area, following preliminary procedures, a site would be acquired and a designated number of units would be constructed. The Township would agree to eliminate or to cause to be rehabilitated through the use of a housing code, an equal number of existing substandard units within a five year period.

In judging the value of such a solution in North Huntingdon it must be remembered that the main objective is the elimination of substandard and blighted housing and not the provision of public housing. With this solution the elimination of such units rests solely upon the enforcement of the housing code with the added benefit that relocation units are available in the public housing project. Considering the character of the community and the fact that a housing code can be enforced with or without public housing, it is not believed that public housing in open areas in North Huntingdon is the best solution at this time.

- b. The second public housing solution concerns new units in presently built-up blighted areas. In this case individual or small groups of dilapidated or slum housing would be acquired and demolished by the Housing Authority. The present owners would be paid for their property. The Authority could then build two-family or small houses of a scale and character which would enhance the present community. They are then leased to qualified families.

This solution has the advantage that it deals directly with the problem at hand; it removes the sporadic instances of blight and decay; it provides sound, good quality, new housing units where private action has been lacking; and by doing so it improves property values in surrounding housing units which are of good or fair quality. The obvious disadvantage of such a solution is the increased expense involved with acquiring and razing the existing housing. Public housing has certain maximum allowable limits upon the total cost per unit. This would result in less money being available to construct the unit due to the increased expense involved in preparing the site for construction.

It is recommended that North Huntingdon Township strongly consider the possibility of such a public housing development in Larimer as part of the rehabilitation of the area as indicated on the map of Renewal Areas, Plate 34.

- c. In addition to building new structures it is also possible for public housing to rehabilitate existing units. Although this is an approach which has not been widely

used, it is one which is receiving increasing interest by housing officials. Under such a program the Authority similarly acquires units of substandard housing with the difference from development housing being in the degree of deterioration. Having determined that the units are repairable, the Authority rehabilitates the units to standard conditions and leases them as public housing.

The advantages of such a rehabilitation solution are that it is the least disruptive to the community, the most practical in areas of "fair" housing, and can also serve as a model to private owners who may be urged to use some of the same measures to renew their properties.

It is recommended that the Township consider the use of such public housing rehabilitation procedures in Hahntown, Shafton, Westmoreland City and in Larimer to round out the development recommendation proposed previously.

In any use of public housing certain things will be required of the Township. A prerequisite in any renewal area and in any small scale development in open areas (not recommended) will be adequate public sewerage facilities. In addition it will be necessary that the Township guarantee equal services to public housing as that received by other residents: police and fire protection, schooling, etc. Lastly, the Township must agree to accept payment (a percentage of the rent received) in lieu of taxes.

2. **Operative Remodeling** - Operative remodeling is the purchase by private builders of existing housing in disrepair for remodeling and resale on the private housing market. This field is one of great potential and has proven a quite successful undertaking in other parts of the nation. The success of such an endeavor depends largely upon initially arousing the interest of the builders to realize the possible profits available and in the existence of a community-wide renovation trend. The strength of the community spirit exerted will determine the extent of rebuilding accomplished and the benefit to both builder - in profit realized, and the community - in improved social and economic values. A good reference on the subject is Operative Remodeling, The New Project Frontier for Builders, a book published by the United States Gypsum Company with the cooperation of the National Association of Home Builders.

3. **Improved Community Services and Facilities** - Closely related to the conservation and rehabilitation of housing is the necessity of adequate public services and facilities. As mentioned in the Housing Section, the value of a community is dependent upon the existence and quality of roads, sidewalks, parks and playgrounds, schools, storm and sanitary sewerage, etc. The provision of these items, through a well planned capital improvement program, can refurbish a community far beyond the results of the initial expenditure, by further initiating private improvement and maintenance of existing property.

The specific proposals of this community improvement program are made in the various related sections of this Master Plan. The cost of these proposals and the means of financing them will be found in the Financial Plan Section.

CITIZENS ORGANIZATIONS

To stimulate the renewal program, it is proposed that a Special Committee for Community Renewal and Improvement be created. This unofficial citizen group should be composed of the leaders in the community and should represent various economic groups as well as professional, educational, religious and labor interests.

The major functions of this Committee would be to provide advice, interest and information; that is, the committee would give advice and counsel to public officials and agencies along steps to be taken toward renewal, they would attempt to interest private enterprise in the renewal program, and they would support the program by providing the public with information as to what is being done and why.

It cannot be too strongly stressed that citizen participation is of the utmost importance to renewal. This is doubly true in a situation, such as in North Huntingdon, where rehabilitation and conservation are being depended on as the working elements of the renewal program.

In order to maximize this participation on a local level, it is proposed that sub-area Civic Clubs be utilized where they exist. In the remaining sections of the Township the formation of such clubs should be encouraged. These groups would work together with the Special Committee in formulating the needs of the particular area in order to arrive at an appropriate local renewal plan. They would organize local clean-up campaigns and improvement drives. By providing the resident a direct voice in the renewal program, the Civic Clubs would improve community morale and insure the maximum of local citizen participation.

SUMMARY OF RECOMMENDATIONS

In summary it is recommended that the following steps be carried out, so as to complete a workable program of action against blight in North Huntingdon:

1. It should be resolved by the Commissioners of North Huntingdon that the entire Township is an urban renewal area.
 - a. The centers of Hahntown, Larimer, Shafton, Westmoreland City and Cavittsville should be designated rehabilitation areas so as to emphasize the areas in most urgent need of renewal.
 - b. The remainder of the Township would be designated a conservation area so as to impart the importance of the community-wide nature of the renewal process.

Upon approval, by the Urban Renewal Administration of the Housing and Home Finance Agency, of the appropriateness of said resolution the Township would be able to continue its renewal program with the assistances as outlined in the preceding paragraph entitled Federal Renewal Program.

In the event that this resolution is not approved by the Urban Renewal Administration due to either the physical size of the proposed renewal area or the ability of the Township to complete the project within a specified time, it is recommended that the Township reschedule its renewal program into a timed series of smaller projects in relationship with the rehabilitation areas previously designated. As with other phases of the effectuation of this Master Plan, the Pittsburgh Regional Planning

Association will be available for further assistance at this stage.

2. The following ordinances and codes should be enacted where they do not already exist:

- a. Subdivision Ordinance (exists)
- b. Zoning Ordinance (in preparation)
- c. Building Code
- d. Housing Code

3. The Township should provide additional personnel of sufficient number and adequate training to guarantee the effective enforcement of these codes and ordinances to the best interests of the community. Therefore, it is recommended that the Township employ a full time building inspector at the earliest possible opportunity. The cost of this recommendation has been included in the financial plan.

4. The Township should approach the Westmoreland County Housing Authority to further investigate the feasibility of undertaking public housing to replace presently dilapidated structures, in the previously designated Larimer rehabilitation area.

5. Further, the Housing Authority should be requested to investigate the rehabilitation areas of Hahntown, Larimer, Shafton and Westmoreland City as to the feasibility of rehabilitating existing units to be used as public housing in these areas.

6. The Township should strive to interest private builders in undertaking remodeling work for resale to private owners.

7. The Township must undertake a capital improvement program to improve the standards of public services and facilities throughout the community as covered elsewhere in this report.

8. A Special Committee on Community Renewal and Improvement is required to guide citizen participation in the renewal program.

9. The interest and service of sub-area Civic Clubs should be stimulated and utilized to the maximum benefit to the renewal program.

COST

It is anticipated that there will not be any cost to the Township of North Huntingdon for the proposed renewal program. However, should the Township want to embark on a program from which Federal aid would be received, it is felt that North Huntingdon would be able to pay its 1/6 to 1/3 of the total cost of the project through the construction of the capital improvements recommended in this Master Plan. In other words, the program would still not cost the community anything.

CONCLUSION

The preceding section of this report is not a detailed renewal plan to be carried out in so many steps. No such plan exists. This section has attempted to present a broad view of the renewal tools which may be employed to alleviate the problems which exist in North Huntingdon. The proposals which are made are not specific answers. The detailed form of the answer will depend upon the Township and its responsible officials having a full awareness of the problems, a desire to do something about them, and a knowledge of what may be done. In essence this is a definition of a comprehensive attack and of the workable program for renewal.



has certain advantages. See Table 23, entitled, Suitable Sites for Industrial Development.

Recommendations

1. Every effort should be made to expand the industrial base of the community, especially in the plastics, chemicals and research industries.
2. Seven industrial sites, which appear to have the most potential, should be zoned for industrial use and promoted as such.

7. HOUSING

(See Plate 33 - Proposed Residential Densities)

In spite of the fact that a tremendous amount of new residential building is expected during the planning period, North Huntingdon still contains, in its built-up older communities, problem areas of decaying housing. In addition, unwise subdivision and construction practice could lead to quick obsolescence in some of the newer areas. Certain residential types, such as house trailers, though necessary, depreciate land values and must be segregated from more substantial residential uses.

Findings

1. Half of the Township's existing housing supply was constructed prior to 1940.
2. The oldest housing is in the community centers, former mining areas, and on individual farms.
3. 44% of the total housing supply was substandard according to the U.S. Census of Housing in 1950.
4. In 1956 there were 4,718 occupied dwelling units. It is expected that between now and 1975 there will be a need for 8,600 additional units, or between 400 and 500 a year.

Recommendations

1. The following residential densities are proposed:
 - a. Six families per net acre in areas that presently exist as community centers, where adjacent, developable land is available and where both public water and a sewer system exists.
 - b. Four families per net acre in areas that are most readily developed in terms of existing and proposed road patterns, suitable slopes (less than 16%) and the feasibility of providing both public water and a public sewer system is present.
 - c. Two families per net acre in areas that are not likely to get a public sewer system during the planning period but have suitable slope characteristics and are adjacent to areas supporting four families an acre.
 - d. One family per net acre in areas that have desirable slopes but are surrounded by excessive slopes and are not likely to get either public water or a sewer system during the planning period.
 - e. One-half family per net acre in areas where excessive slopes will preclude large scale development and where public water and a sewer system will not be provided.

2. New development should be timed and spaced so as to avoid the arbitrary skipping of areas which disrupt the integrated residential pattern and impede economical growth. Future development should fill the holes, where topography permits, left by previous development.
3. Developers must be made fully aware of the spatial requirements for recreation and education needs so as to provide such facilities to the Township at minimum cost.
4. Industrial and residential uses should be spatially segregated and full use be made of topography and landscaping in subdivision design to enhance and preserve the open character of the Township.
5. The following series of codes and ordinances must be adopted to maintain and improve housing conditions:
 - a. Zoning ordinance, establishing residential densities.
 - b. Housing code, setting minimum standards of home maintenance and occupancy.
 - c. Building code, requiring minimum levels of construction.

8. COMMUNITY RENEWAL

(See Plate 34 - Proposed Renewal Areas)

In five areas within the Township there are pockets of decaying buildings whose presence affects the value of adjacent property. Eventually this blight will spread and affect properties in a larger radius. It is up to the Township to initiate a program to eliminate blighted and decaying areas.

Findings

1. Federal funds are available in the form of study advances, loans and capital grants to assist communities in wiping out blight.
2. The five communities of Hahntown, Larimer, Shafter, Westmoreland City and Cavittsville show a preponderance of fair and poor housing and suggest themselves as rehabilitation areas under the Federal program.

Recommendations

1. The entire Township should be declared an urban renewal area. The greatest part of North Huntingdon should be considered a conservation area in which housing and building codes would be strictly enforced, public utilities installed, maintained and residential values upheld.
2. The five community centers mentioned above should be designated rehabilitation areas. Within them, sound planning through spot clearance, remodeling of deteriorated structures, reorganization of streets and traffic and provision of parks and playgrounds, can provide a renaissance.
3. A building code and a housing code should be enacted and personnel hired effectively to enforce them as well as the subdivision and zoning ordinances.
4. An approach to the Westmoreland County Housing Authority should be made in regards the feasibility of public housing, in the form of scattered two-family units, to replace dilapidated structures in the Larimer rehabili-

The Capital Improvements Programs were developed keeping in mind the other financial obligations of both the Township and the School District. The costs of general operation and debt service were projected into the planning period for comparison with expected revenues. The Capital Improvements Programs were scheduled in light of the need for the particular items and the ability available to pay for items in them. If the means were not available, assuming revenues projected from existing taxes, alternate methods of finance are suggested to cover the capital expenditures. Expected population and assessed valuations were the bases upon which projections were made. See Tables 65 and 67 for details.

The importance of the Capital Improvements Programs cannot be over-emphasized. The items scheduled represent needed construction that, if put off, would mean chaotic conditions before the end of the planning period; but which, if carried through, would result in tremendous gains for the general health, welfare, value and appearance of the community.

CARRYING OUT THE PLAN

(See Plates 37 - Land Use Plan and 38 - Proposed Zoning)

A Master Plan is of little value without some definite

program for effectuating it. Many proposals along this line have been made in previous sections. This part presents others in an endeavor to complete the steps necessary to translate this Master Plan from paper to reality.

Recommendations

1. Preparation of an annual capital budget based on the Long-Range Capital Improvements Program.
2. Initiation of a continuing, comprehensive planning program with technical assistance.
3. Adoption of a mandatory referral program to the Planning and Zoning Commission of all capital improvements.
4. Adoption of the following:
 - a. A zoning ordinance
 - b. An official street plan
 - c. Building and housing codes
5. Initiation of a program of public education.





SCALE 0 1000 2000 3000 4000 5000 FEET

DECEMBER 1958

NORTH HUNTINGDON TOWNSHIP
PENNSYLVANIA

POST WAR SUBDIVISION ACTIVITY

Prepared by
PITTSBURGH REGIONAL PLANNING ASSOCIATION
For
PLANNING AND ZONING COMMISSION OF THE TOWNSHIP OF NORTH HUNTINGDON

L E G E N D

EACH SYMBOL REPRESENTS 40 UNITS

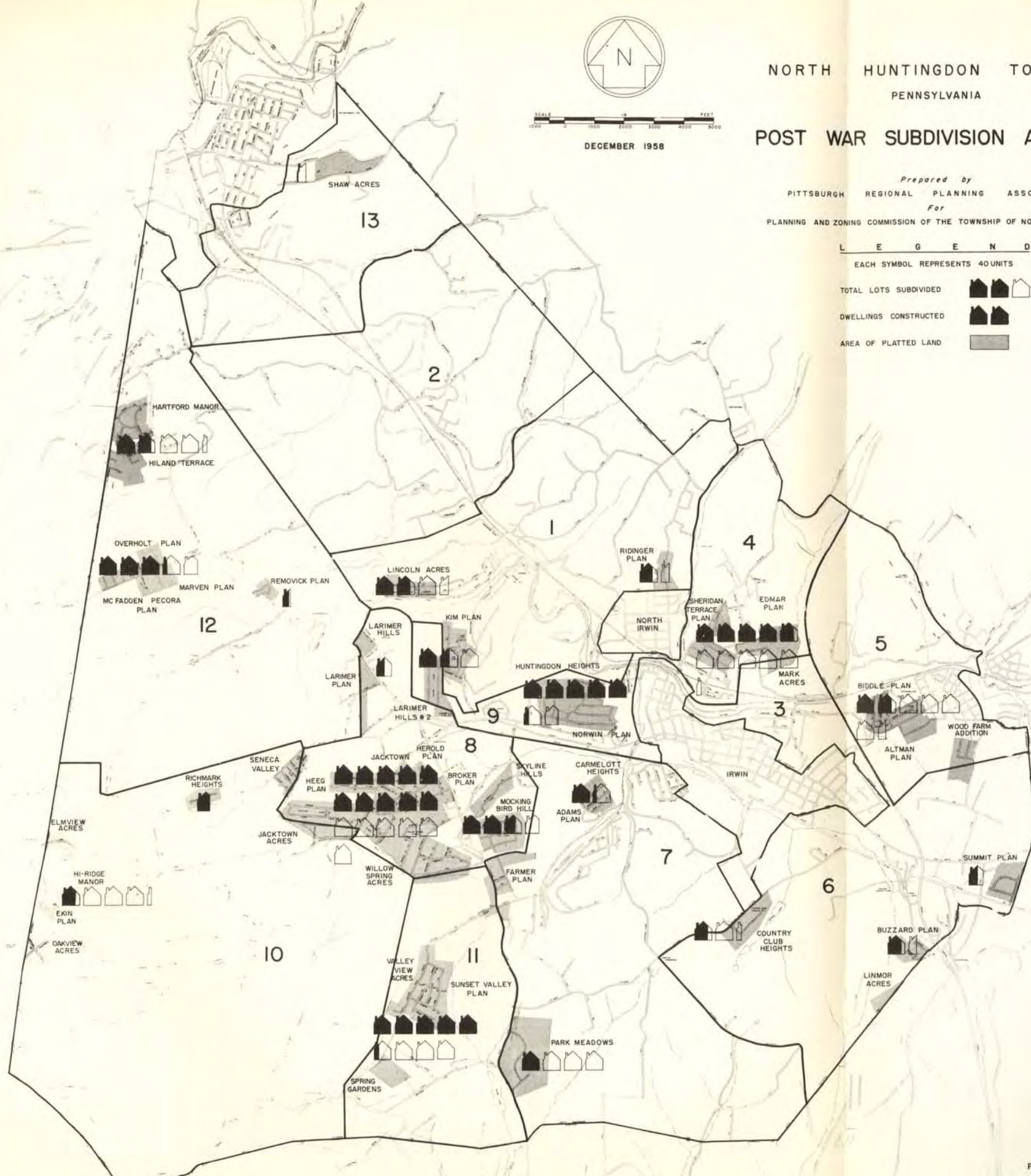
TOTAL LOTS SUBDIVIDED



DWELLINGS CONSTRUCTED



AREA OF PLATTED LAND





SCALE
1000 2000 3000 4000 5000
FEET

DECEMBER 1958

NORTH HUNTINGDON TOWNSHIP
PENNSYLVANIA

PROPOSED RENEWAL AREAS

Prepared by
PITTSBURGH REGIONAL PLANNING ASSOCIATION
For
PLANNING AND ZONING COMMISSION OF THE TOWNSHIP OF NORTH HUNTINGDON

L E G E N D

REHABILITATION AREAS



NATURAL DEVELOPMENT AREAS



NOTE: AREAS UNMARKED DESIGNATED FOR CONSERVATION

