



“Intersection of Progress”

Update on Routes 228 & 19 in Southern Butler County



Event Sponsors:



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Population Trends & Characteristics

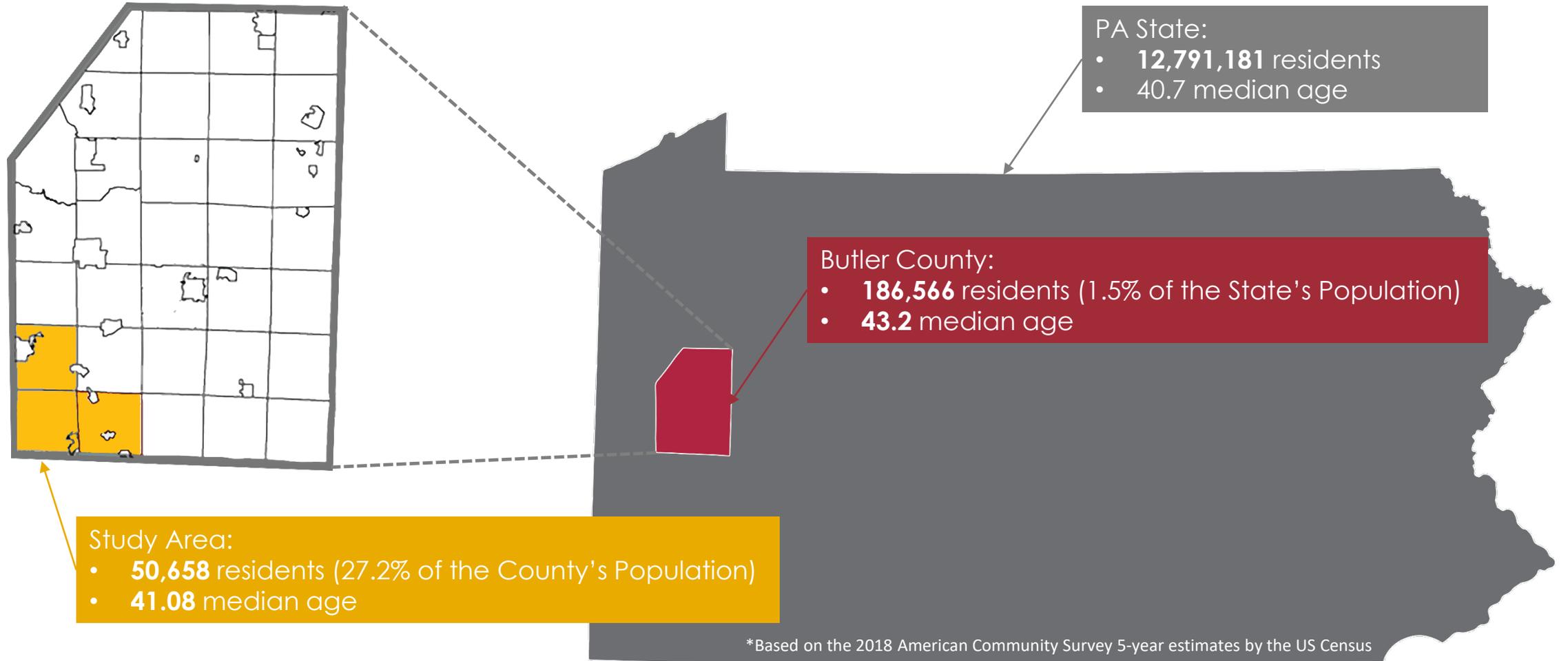
American Community Survey

5-year Estimates

2010 to 2018



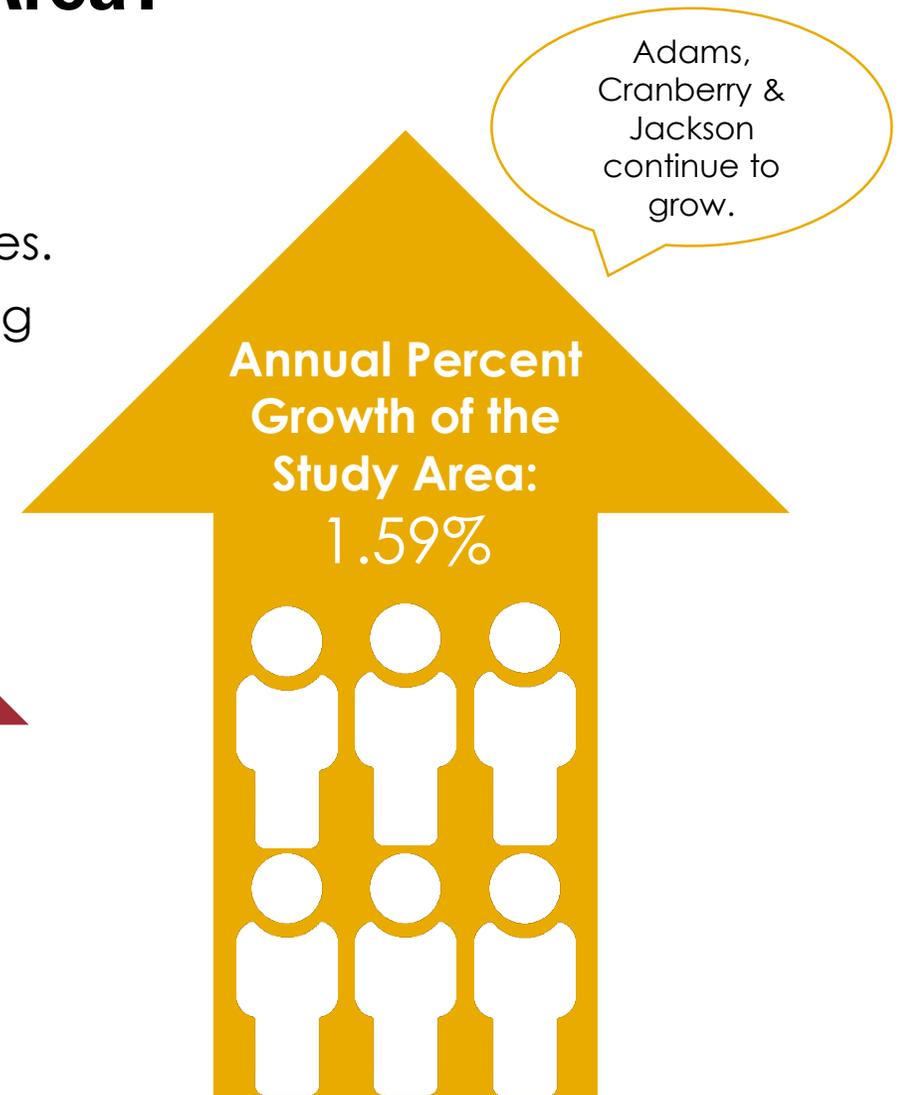
Southwestern Butler County including the Municipalities of Adams, Cranberry, Jackson, & Seven Fields



Is the Population Growing within the Study Area?

Average Annual Population Increase (2010 to 2018):

- Over the past 8 years, the average population growth of the Study Area is outpacing Butler County by nearly 6 times.
- The average annual growth of the Study Area is outpacing Pennsylvania by nearly 9 times.

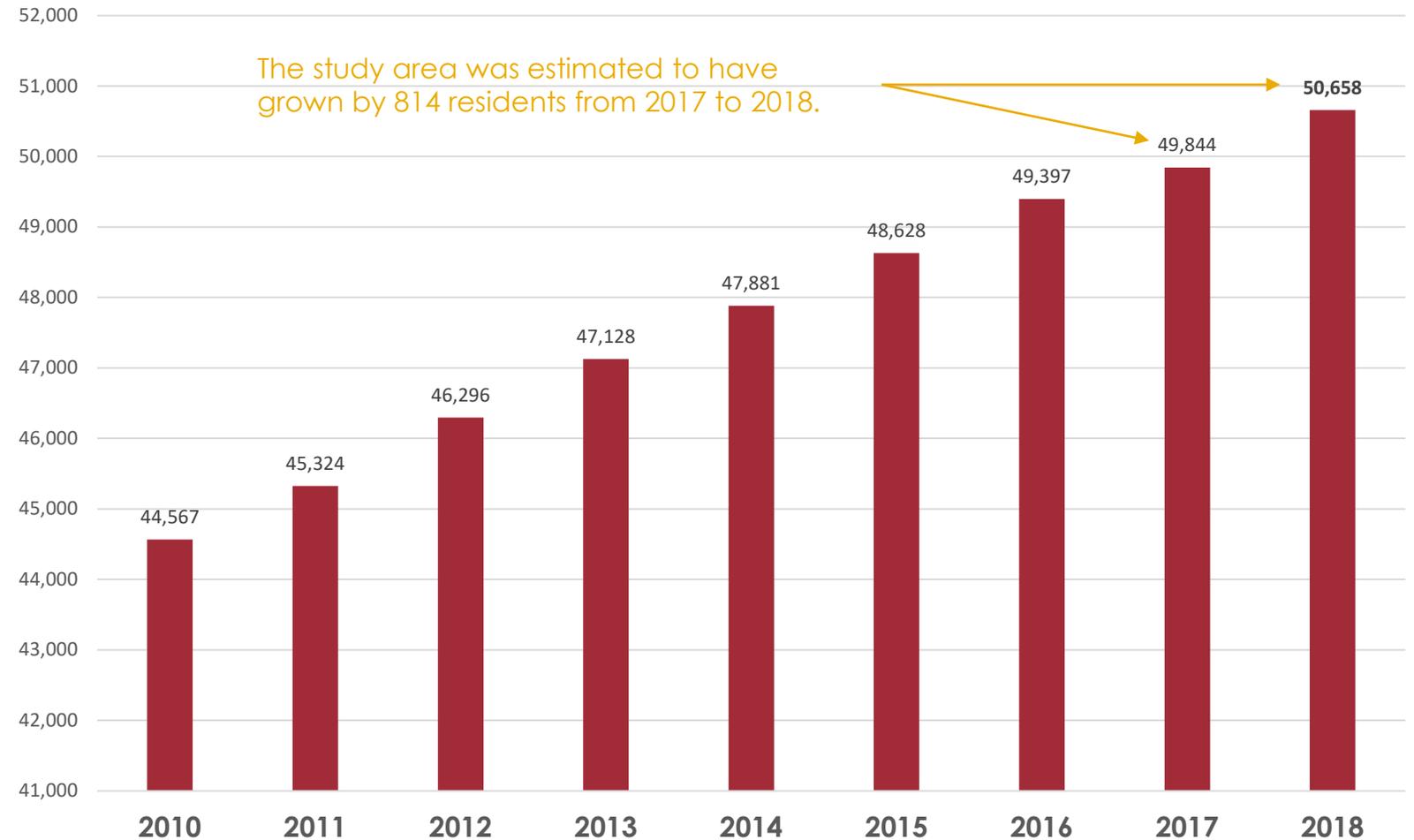


What has this growth rate meant for the area?

Population Estimates (2010 to 2018):

- In 2018, the Study Area was estimated to have **50,658** residents.
- On average, the Study Area has added **761 residents/year** over the past 8 years.

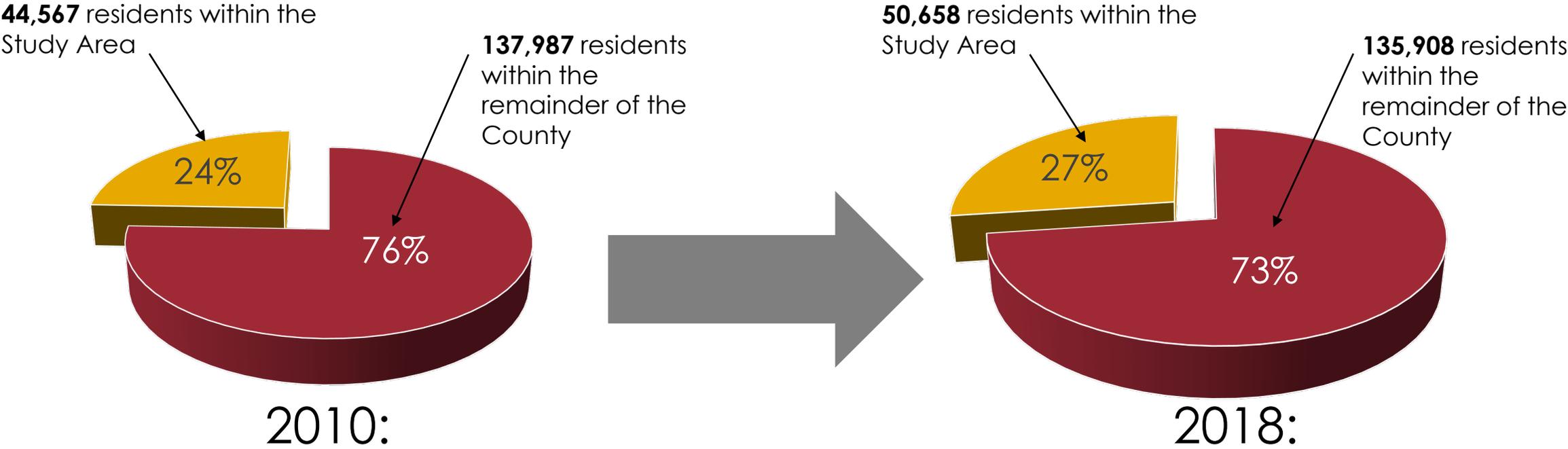
Population of the Study Area:



What portion of the County's population is in the Study Area?

Distribution of the County's Population (2010 to 2018):

- An increasing percentage of the County's population lives within the Study Area.



*Based on the 2010 to 2018 American Community Survey 5-year estimates by the US Census

Economic & Housing Characteristics

American Community Survey

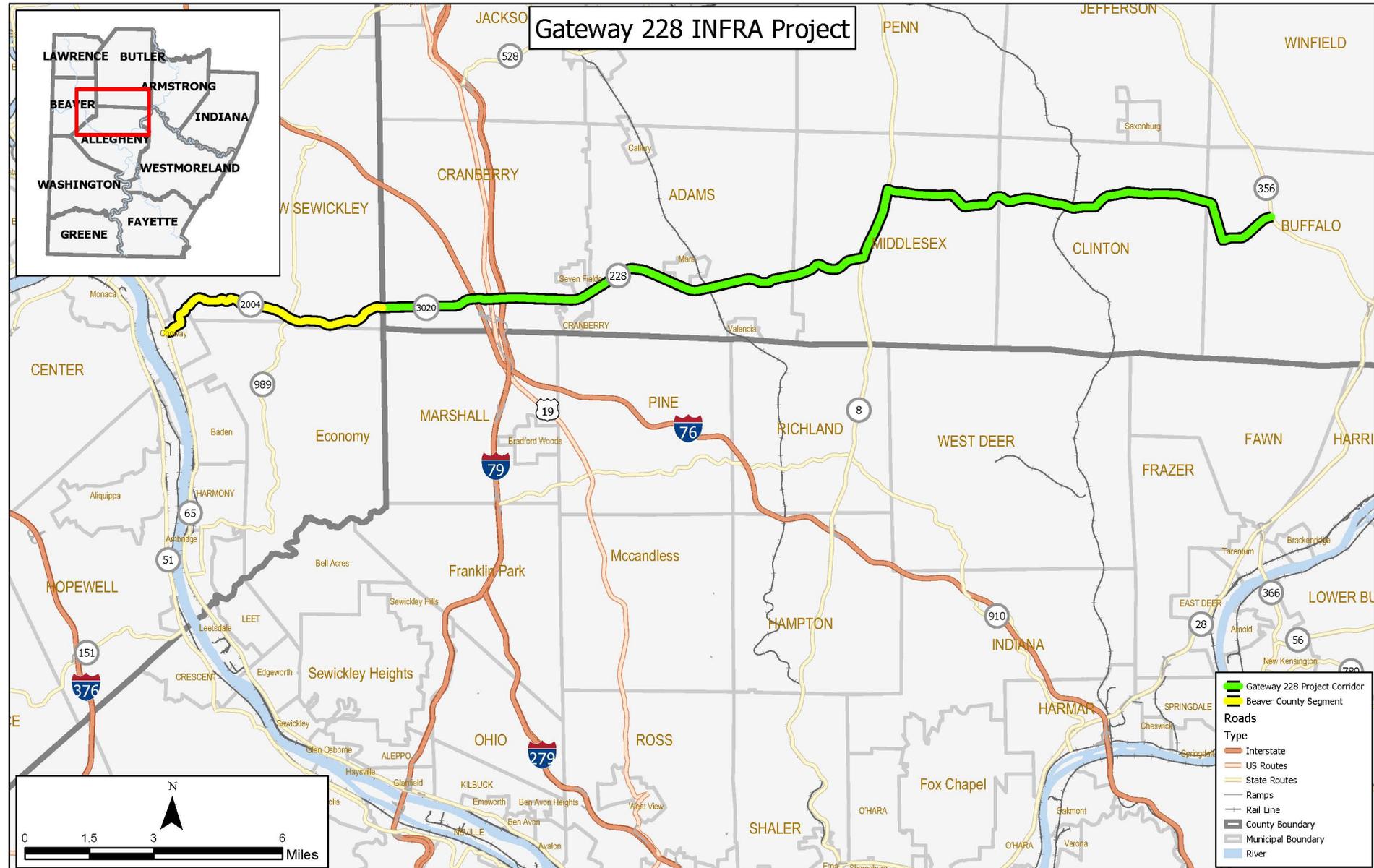
5-year Estimates

2010 to 2018



228 Corridor:

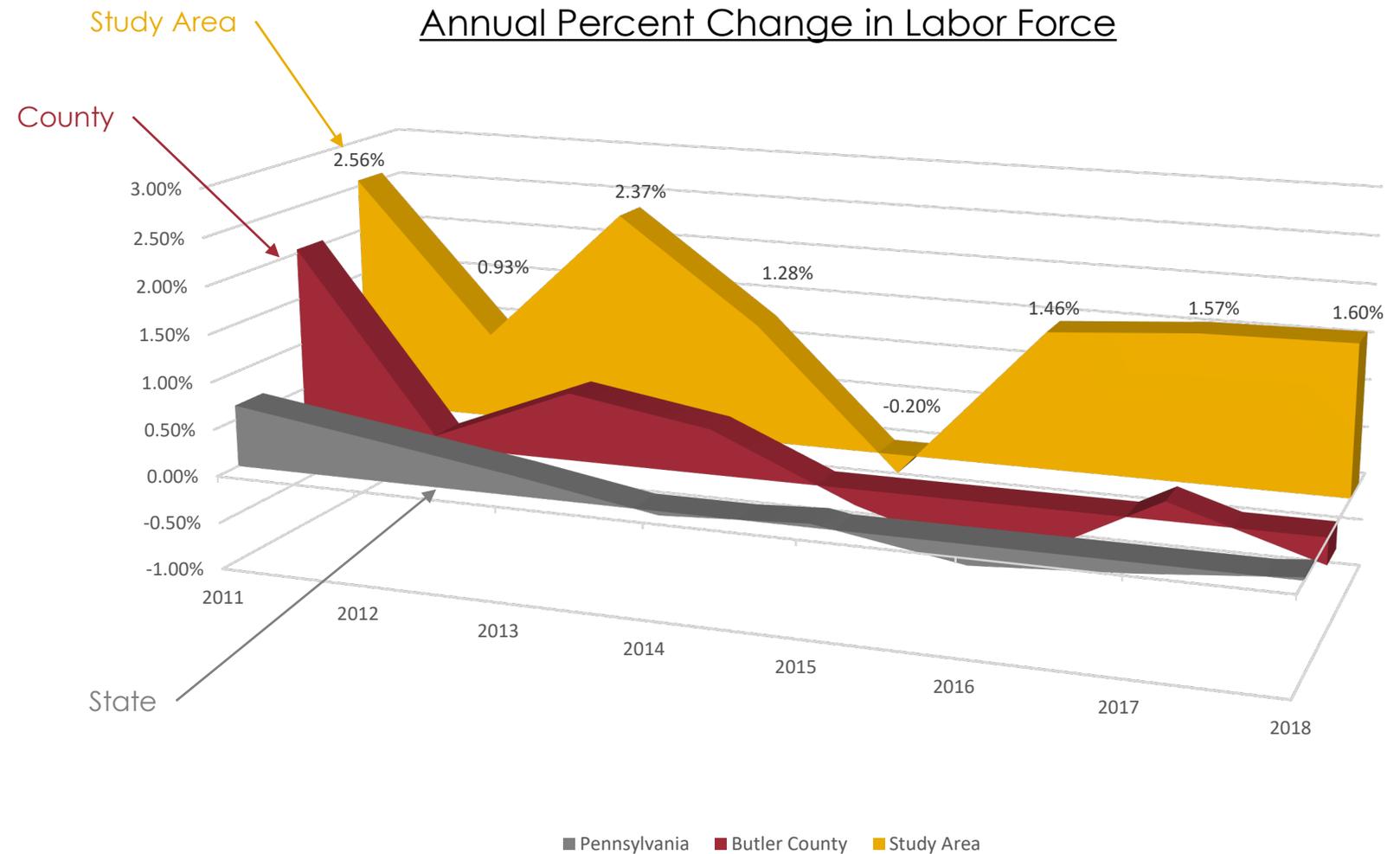
Within 3 miles of the 228 Corridor, there is over \$30 billion of gross domestic product (GDP) produced in the manufacturing sector.



Is the labor force also growing within the Study Area?

Labor force (20 to 64 years old):

- Consistent with the population trend, the annual increase of the labor force within the Study Area has significantly outpaced both the State & County.

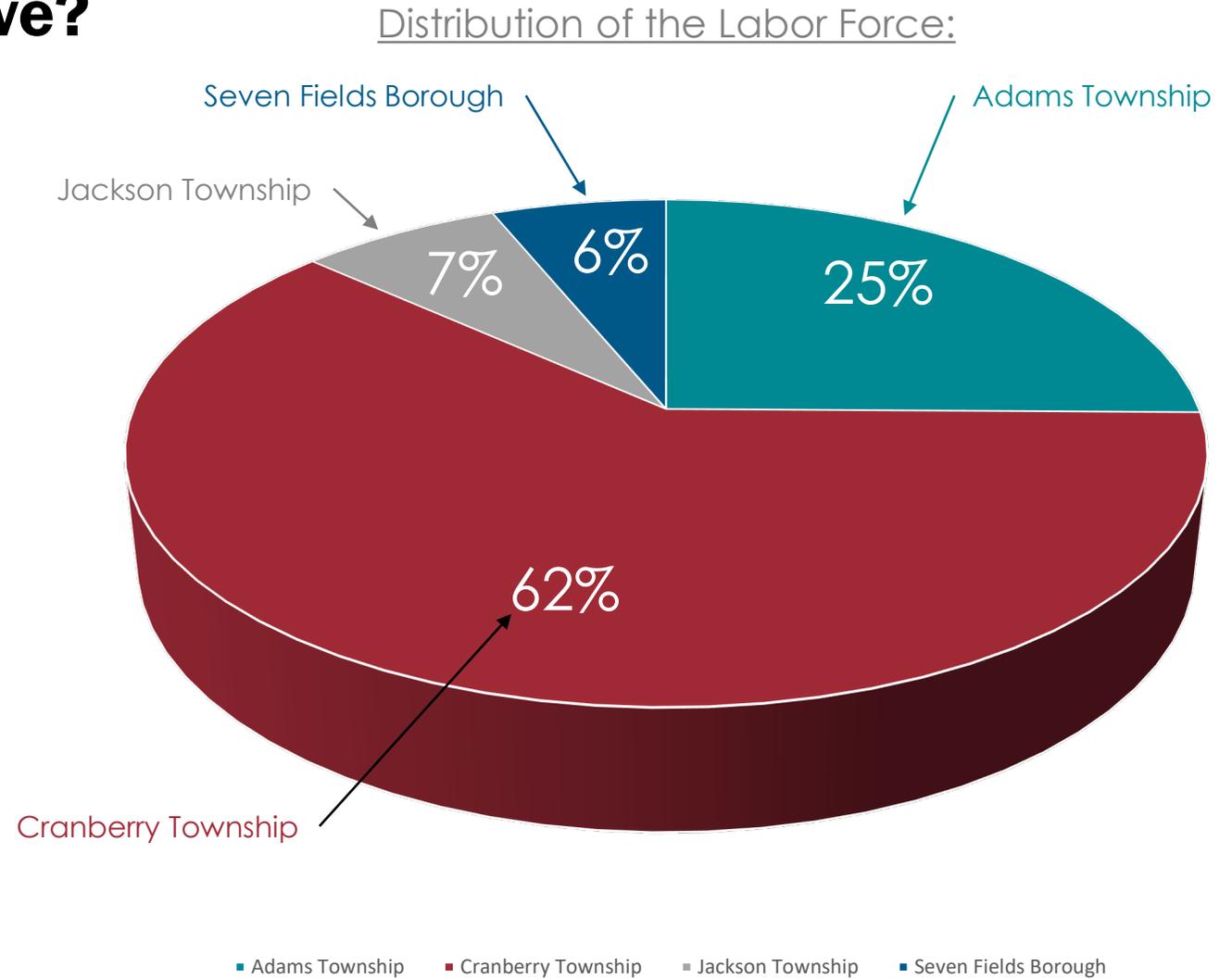


*Based on the 2010 to 2018 American Community Survey 5-year estimates by the US Census

Where does the labor force live?

Labor force from 20 to 64 years old:

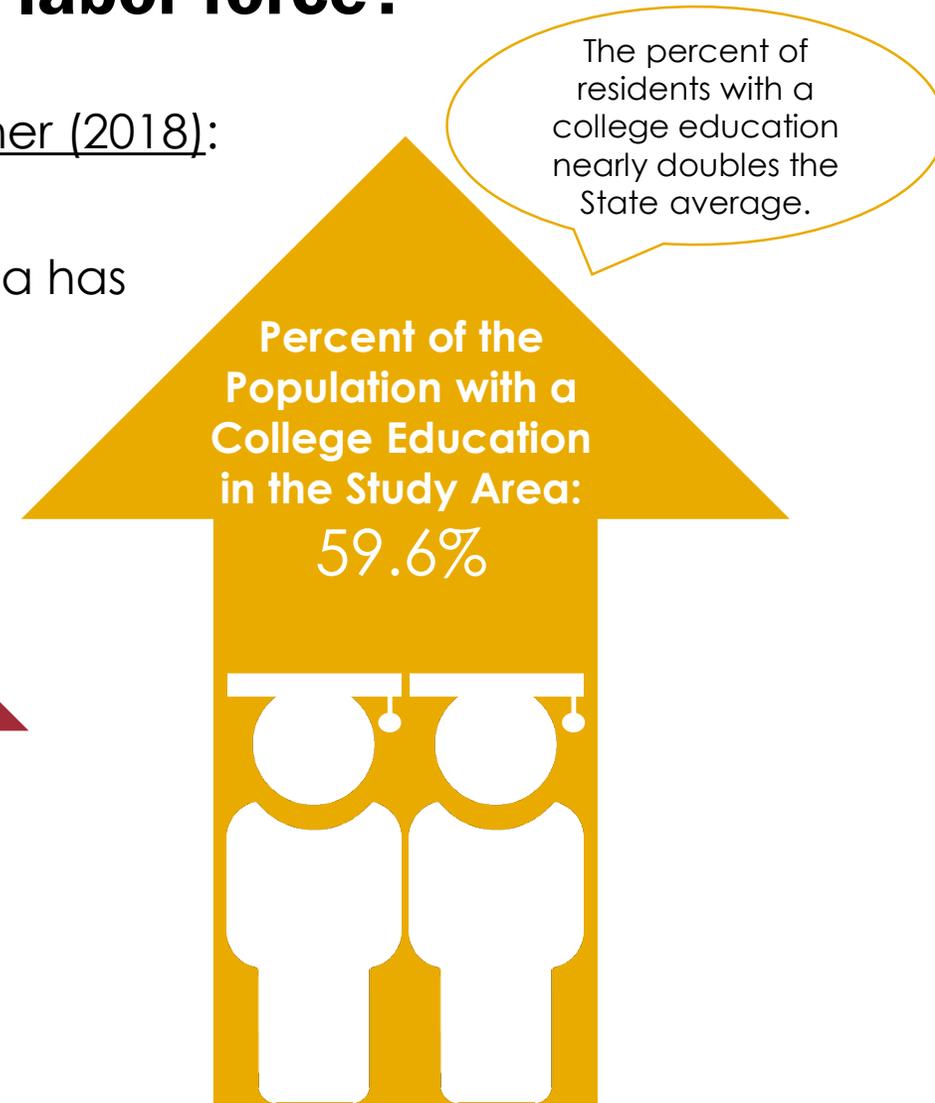
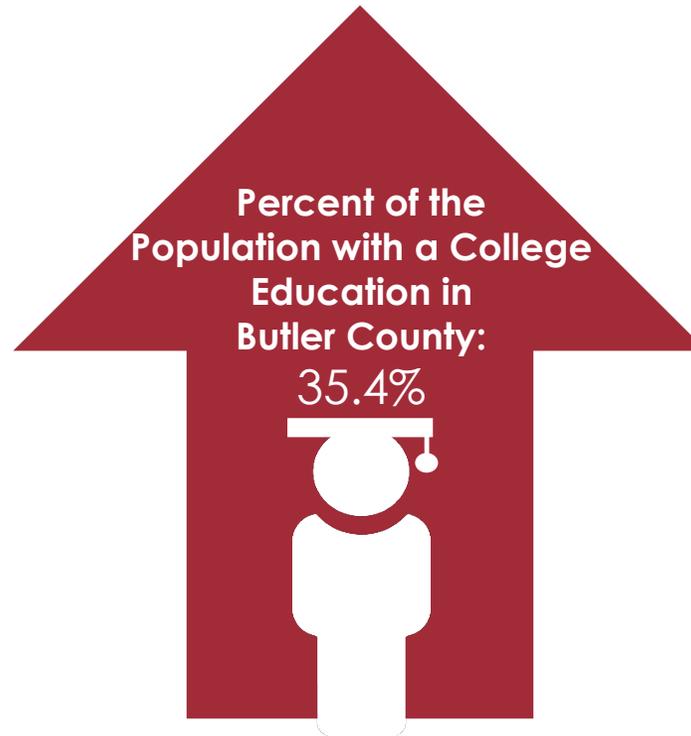
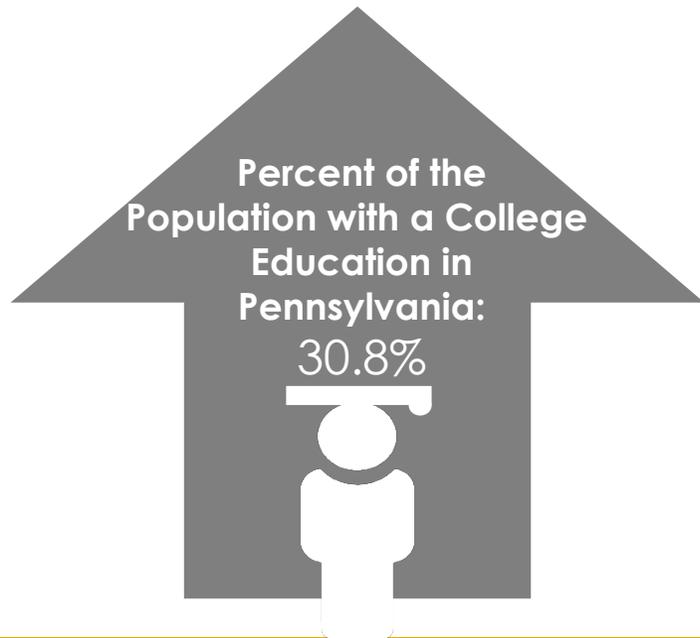
- The 2018 estimated labor force of the Study Area includes **25,575 residents** from the age of 20 to 64.
- A significant percent of the labor force lives within Cranberry Township
- These estimates are generally consistent with the population distribution.



What is the educational characteristic of the labor force?

Population 25 years and older with a Bachelor's degree or higher (2018):

- The labor force within the Study Area is highly educated.
- Over the past 8 years, the education level of the Study Area has continued to grow with the State and County.



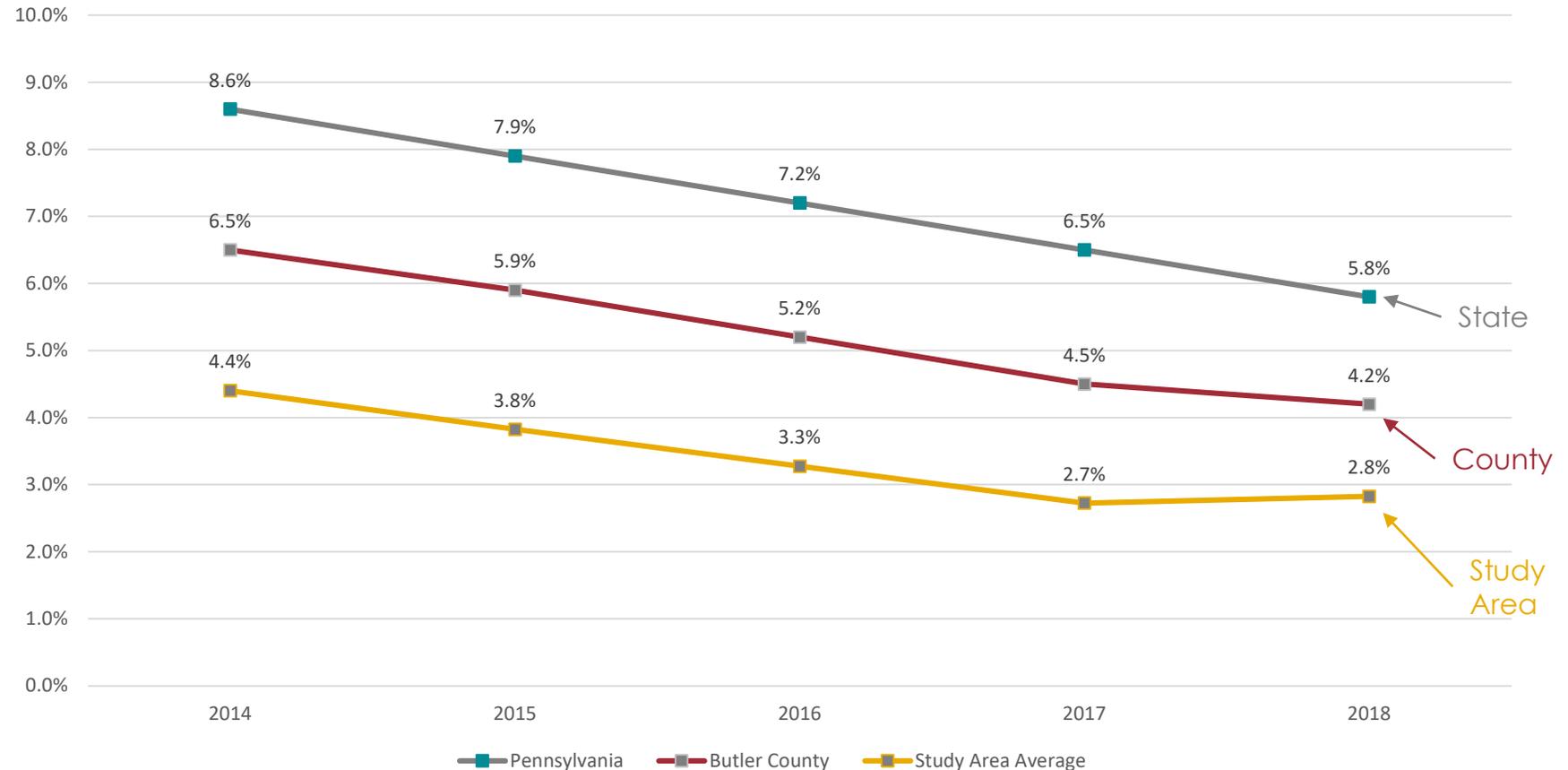
What is the employment trend within the Study Area?

Unemployment Estimates

(16 years and older):

- Over the past 5 years, unemployment has generally decreased at the same rate across the State, County and Study Area.
- However, the Study Area's current unemployment rate is below the national average of 3.1% in 2018.

Unemployment Estimates:

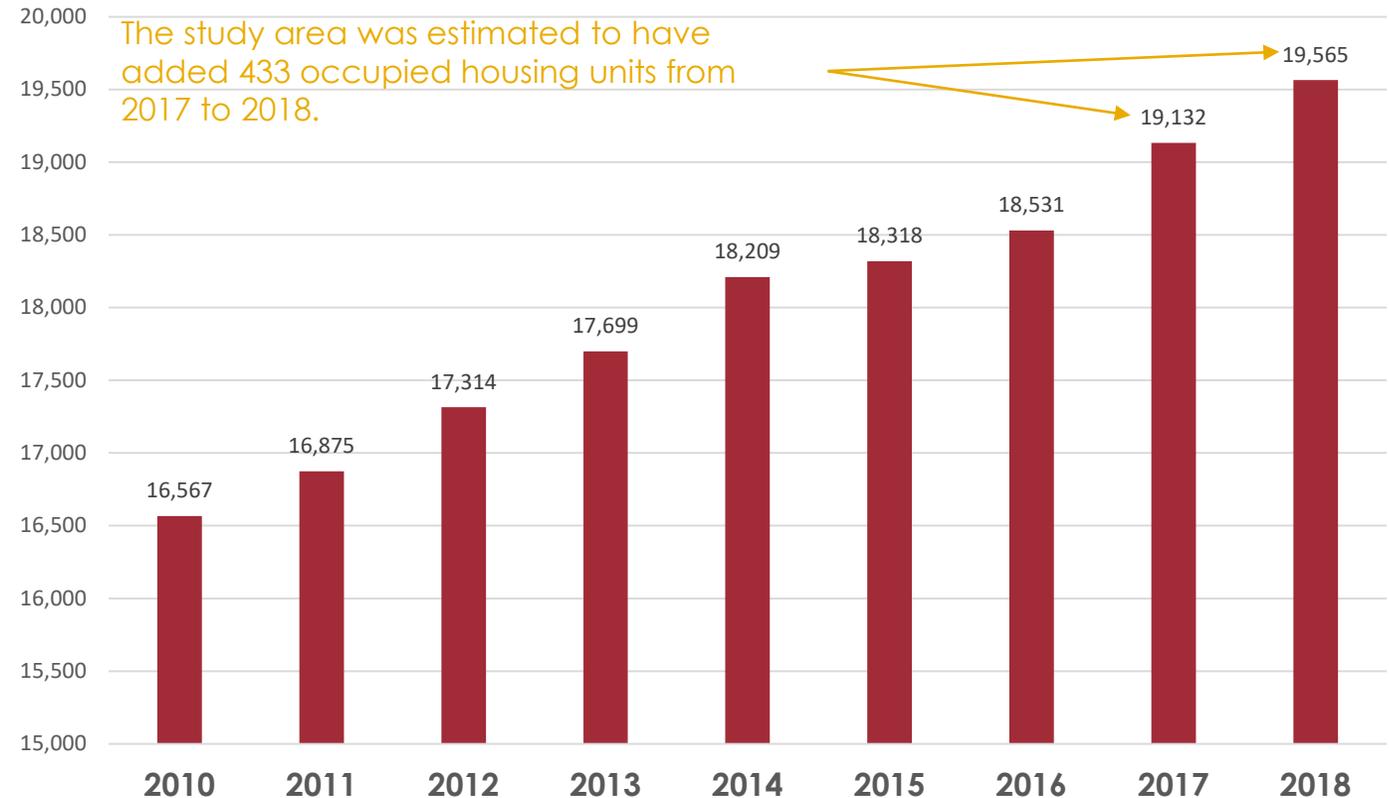


How many housing units are within the Study Area?

Number of Occupied Housing Units (2018):

- In 2018, the estimated number of occupied housing units in the Study Area totaled **19,565** units.
- The average increase of occupied housing units equals **375 units/year**.

Total Occupied Housing Units in the Study Area



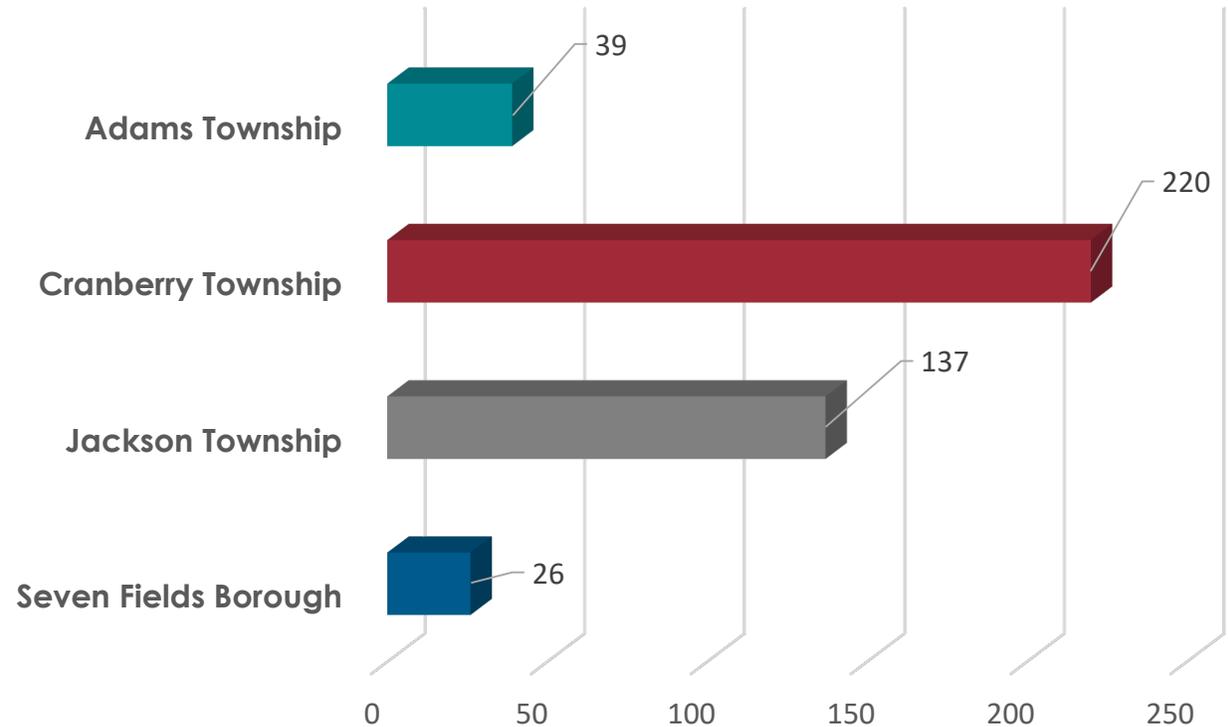
What are the current residential building trends?

Residential Permits (2019):

- In 2019, over 400 residential building permits were issued within the Study Area.
- In Cranberry alone, the estimated construction value of new single-family dwellings was valued over \$79 million.



2019 Residential Permits:

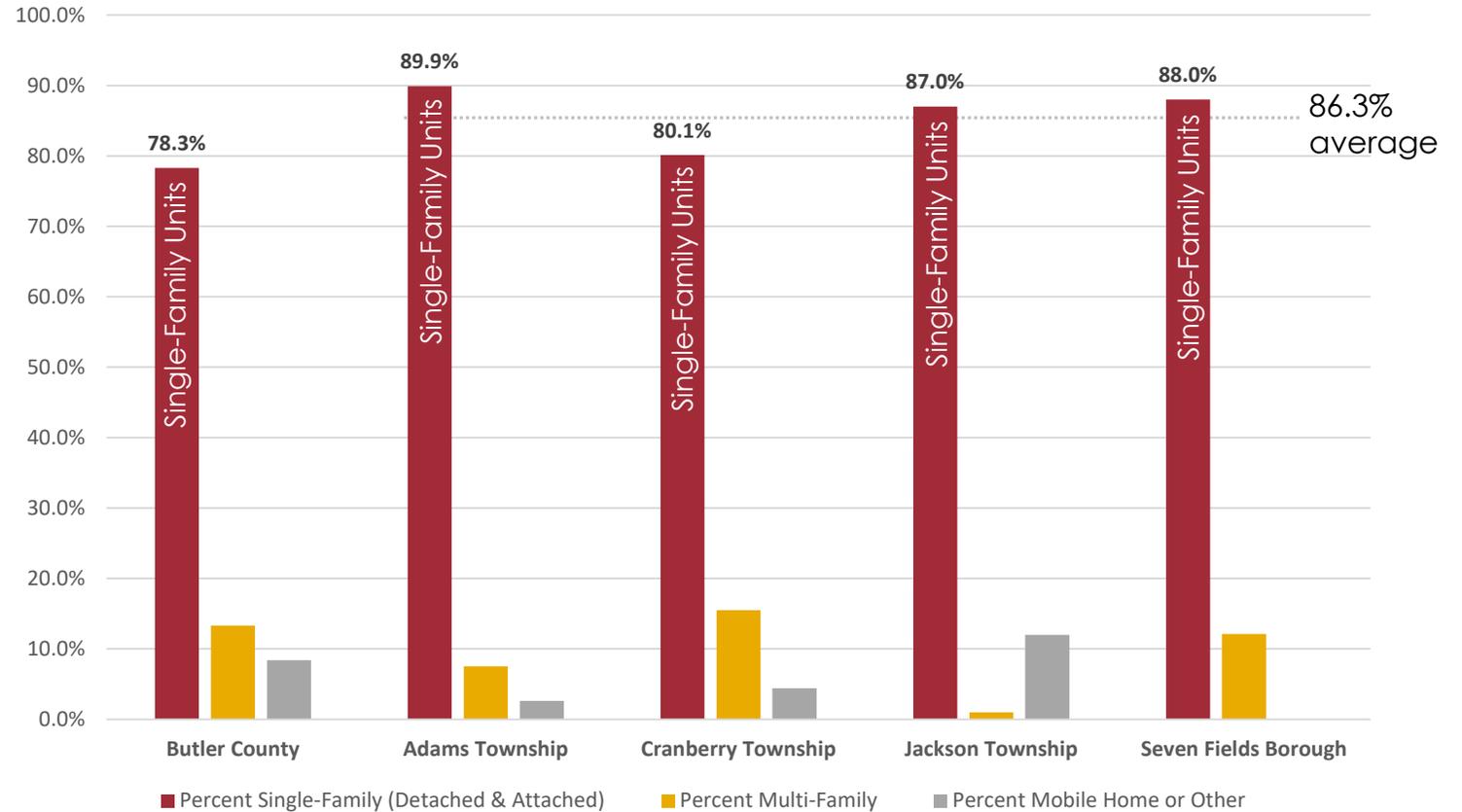


What is the mix of housing units within the Study Area?

Diversity of Occupied Housing Units (2018):

- The average percentage of single-family units within the Study Area is **86.3%**.
- In comparison:
 - Pittsburgh = 60.7%
 - Cleveland = 55.9%
 - Columbus = 58.6%

Diversity of Housing Stock:



*Based on the 2010 to 2018 American Community Survey 5-year estimates by the US Census

What is the income level within the Study Area?

Median Household Income:

- From 2010 to 2018 the estimated median household income has increased and is significantly greater within the Study Area as compared to the County.



	2010 Median Household Income	2018 Median Household Income	Percent Increase From 2010 to 2018
Pennsylvania	\$50,398	\$59,445	18.0%
Butler County	\$56,878	\$68,472	20.4%
Adams Township	\$96,667	\$125,333	29.7%
Cranberry Township	\$88,791	\$103,668	16.8%
Jackson Township	\$71,009	\$86,233	21.4%
Seven Fields Borough	\$87,426	\$102,454	17.2%
Study Area Average	\$85,973	\$104,422	21.5%

What is the median housing cost in the Study Area?

Median Monthly Housing Cost:

- From 2010 to 2018 the estimated median housing cost has not increased as dramatically in the County or the Study Area.



	2010 Median Monthly Housing Cost	2018 Median Monthly Housing Cost	Percent Increase From 2010 to 2018
Pennsylvania	\$867	\$974	12.3%
Butler County	\$861	\$933	8.4%
Adams Township	\$1,736	\$1,727	-0.5%
Cranberry Township	\$1,485	\$1,449	-2.4%
Jackson Township	\$973	\$1,146	17.8%
Seven Fields Borough	\$1,480	\$1,509	2.0%
Study Area Average	\$1,419	\$1,458	2.8%

What is the monthly housing cost as a percent of household income?

Housing as a Percent of Income:

- Given that median income is outpacing the median housing cost, the monthly housing cost as a percent of household income has **declined** over the past 8 years.



	2010 Housing Cost as a Percent of Income	2018 Housing Cost as a Percent of Income
Pennsylvania	20.6%	19.7%
Butler County	18.2%	16.4%
Adams Township	21.6%	16.5%
Cranberry Township	20.1%	16.8%
Jackson Township	16.4%	15.9%
Seven Fields Borough	20.3%	17.7%
Study Area Average	18.8%	16.8%

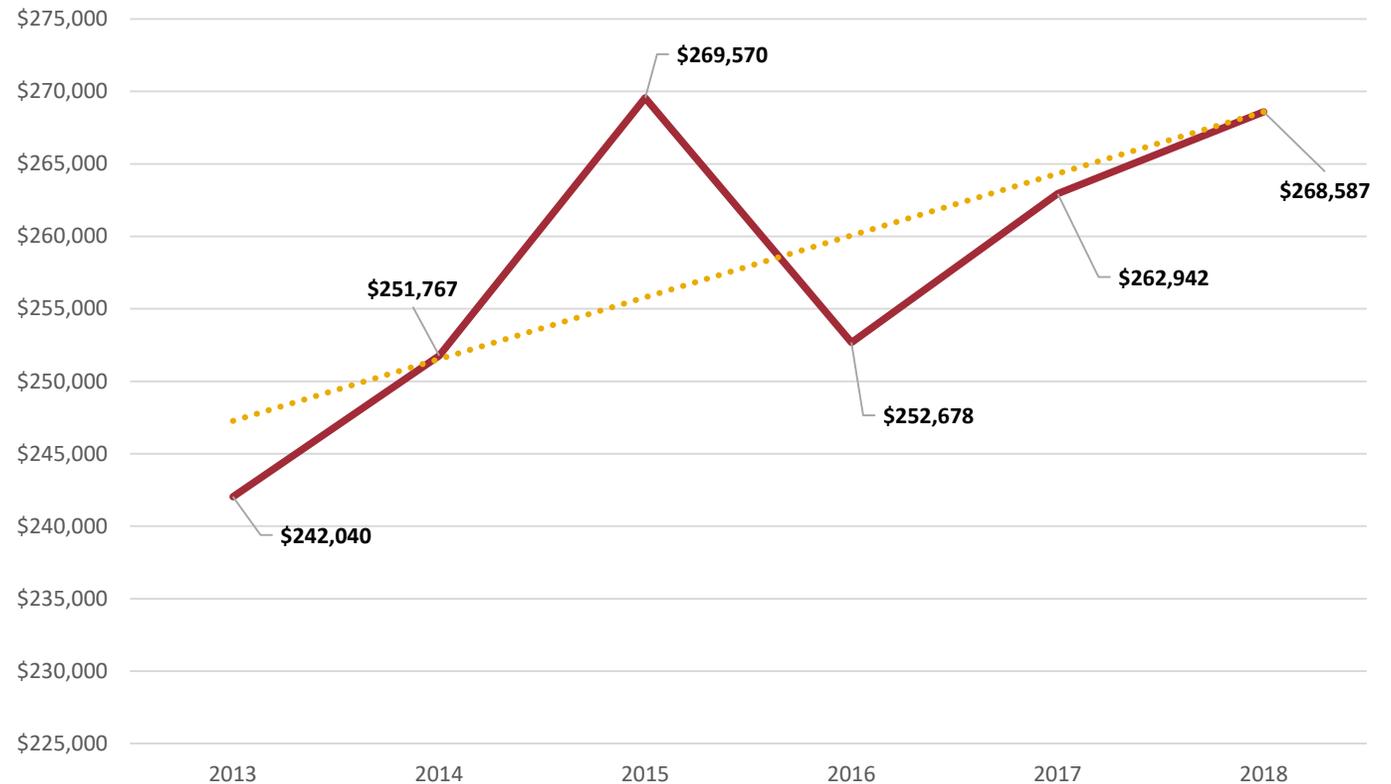
What is the estimated housing values in Butler County?

Median Listing Prices:

- From 2013 to 2018, the median listing prices have increased nearly **11%** in Butler County.



Butler County Median Listing Prices:



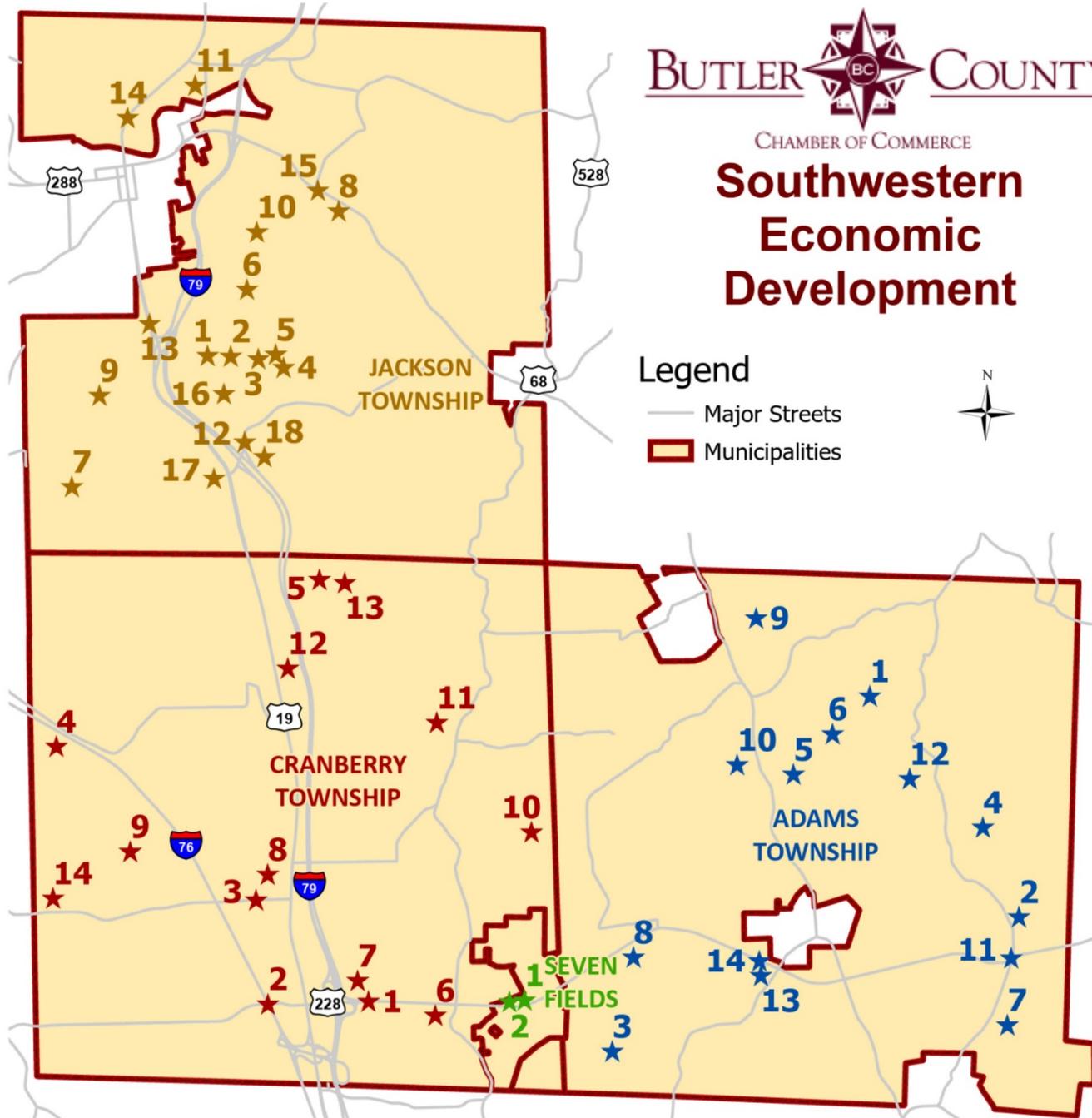
Recent Development Projects

Within the Study Area





CHAMBER OF COMMERCE
**Southwestern
 Economic
 Development**



Legend

- Major Streets
- ▭ Municipalities



Adams Township	
Residential	
#	Project Name
1	Brookhaven
2	Cypress Fields
3	Gabriels' Crest
4	Hickory Glen
5	Meadowpoint
6	Stoneridge
7	Sunrise Acres
8	Whitetail Meadows
9	Woodland Trace
Infrastructure	
10	Breakneck Creek Regional Authority Expansion
11	Rt 228 Widening/ Three Degree Rd
14	Rt 228 Widening and Intersection Improvement
Commercial	
12	Adams Park Expansion
13	Get Go
Cranberry Township	
Infrastructure	
#	Project Name
1	MSA Thruway
2	Freedom Rd bridge and widening
3	Rochester Rd Widening
4	Treatment Plant
Commercial	
5	Seneca Valley School
6	Village of Cranberry Woods
7	Cranberry Springs
Residential	
8	Meeder
9	Park Place
10	Forest Edge
11	Courtyard at Willow Grove
12	Reserve at Eagle Hill
13	Eagle Ridge
14	Traditions of America
Jackson Township	
Residential	
#	Project Name
1	Old Hickory Highlands
2	Dutch Creek
3	Brookview Plan
4	Walnut Ridge Plan
5	Jackson's Crossings
6	Jackson Ridge
7	Spring Valley
8	Jackson Trails
9	Seneca Trails
10	Foxwood Estates
11	Creekside Plan
Infrastructure	
12	Jo Deener/Tomlinson Dr Realignment
14	Northgate Plaza/Rt 19 Signal
13	Tollgate School Rd/Gudekunst Rd Signal
15	Magill Rd Realignment
16	Park n Ride Connector Trail
Commercial	
17	Jackson's Pointe
18	Sippel Commerce Park
Seven Fields	
Residential	
#	Project Name
1	Enclave at Highpointe Dr
Commercial	
1	Enclave at Highpointe Dr
2	Guardian Storage

**BUTLER
COUNTY**



COUNTS