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Beaver County ROUTE 18 CORRIDOR STUDY

Location

Route 18 from Route 351 to Route 551 in Homewood and Big Beaver Boroughs and the Route 60/Route 351 interchange in Big Beaver Borough

Project Description

An economic development planning study to determine the highest and best use of land within the study area and to establish an economic development strategy for the corridor.

Challenges

Route 18 suffers from declining property values, an uninviting physical appearance and a relative absence of economic activity. The role of Route 18 within the regional transportation network changed when the Beaver Valley Expressway (Route 60) was constructed. A new identity for the Route 18 corridor was needed. Route 18 could not compete with the nearby Route 51 retail corridor. A State KOZ site had been established along the Route 18 corridor, but the property owner lacked the ability to prepare the site for development.

Solution

M&L worked closely with local property owners and economic development agencies in defining the strategy for Route 18. The plan stressed improvements to the visual environment. The economic strategy calls for light manufacturing and other uses that support the Beaver Run road race facility, an emerging growth industry in the area.

Benefits

During M&L's involvement in the assignment, the Beaver County Corporation for Economic Development acquired the KOZ site and has since developed the site into a business park.

Planning and Development Consultants