

# Table of Contents

---

<b>1. Introduction</b>	
A. History	1.1
B. Plan Update	1.1
C. Organization of the Document	1.2
<b>2. Executive Summary</b>	
A. Summary	2.1
B. Key Recommendations	2.1
C. Goals	2.2
D. Principles	2.3
E. Considerations of the Plan	2.3
<b>3. Existing Conditions and Trends</b>	
A. Overview	3.1
B. Regional Context	3.1
C. Historic Development	3.2
D. Land Use	3.5
E. Population	3.9
F. Development Regulations	3.13
G. Planning	3.17
H. Natural Environment	3.21
I. Community Facilities and Services	3.22
J. Parks and Recreation	3.25
K. Housing	3.25
L. Transportation	3.28
M. Utilities	3.30
N. Economic Development	3.31
<b>4. Community Facilities and Services</b>	
A. Summary	4.1
B. Goal	4.2
C. Objectives and Strategies	4.2
<b>5. Economic Development</b>	
A. Summary	5.1
B. Goal	5.2
C. Objectives and Strategies	5.3



## Table of Contents

---

<b>6. Housing</b>	
A. Summary	6.1
B. Goal	6.2
C. Objectives and Strategies	6.2
<b>7. Land Use</b>	
A. Summary	7.1
B. Goal	7.2
C. Objectives and Strategies	7.2
D. Standards	7.9
E. Land Use Recommendations	7.11
<b>8. Parks and Recreation</b>	
A. Summary	8.1
B. Goal	8.1
C. Objectives and Strategies	8.1
<b>9. Transportation</b>	
A. Summary	9.1
B. Goal	9.1
C. Objectives and Strategies	9.2
<b>10. Implementation</b>	
A. Summary	10.1
B. How to Use the Plan	10.1
C. Updating the Plan	10.2
D. Summary of Strategies	10.2
<b>11. Appendix</b>	
A. Glossary	11.1
B. Bibliography	11.5
C. Index	11.6



**List of Maps**

Regional Context	3.1
Urban Design	3.5.A
Development Constraints and Opportunities	3.5.B
Major Development and Redevelopment Sites	3.5.C
Existing Land Use/Citywide	3.6.A
Existing Land Use/West Planning Area	3.6.B
Existing Land Use/Central Planning Area	3.6.C
Existing Land Use/East Planning Area	3.6.D
Existing Land Use/Cedar Point Planning Area	3.6.E
Natural Constraints and Opportunities	3.22.A
Community Facilities	3.24.A
Parks and Recreation Facilities	3.25.A
Transportation	3.31.A
Utilities	3.32.A
Land Use Plan/Citywide	7.11.A
Land Use Plan/West Planning Area	7.12.B
Land Use Plan/Central Planning Area	7.13.A
Land Use Plan/East Planning Area	7.15.A
Land Use Plan/Cedar Point Planning Area	7.17.A

**List of Tables**

3.1	Regional Change in Population	3.1
3.2	Existing Land Use (1997)	3.7
3.3	Population Trends (1950-2000)	3.11
3.4	1990-2000 Rate Forecast	3.11
3.5	1960-2000 Rate Forecast	3.12
3.6	Proportional Forecast	3.12
3.7	Build-out Forecast	3.12
3.8	Residential Zoning Standards	3.14
3.9	Acreage per Zoning District	3.15
3.10	Comparison of School Enrollment (1997-2000)	3.23
3.11	Residence in 1995	3.28
3.12	Percentage Change in Number of Employees by Industry Sector	3.33
3.13	Major Employers	3.33
3.14	Major Industrial Sector Employment Trends	3.34
3.15	Competitor Employment Change	3.38
3.16	Erie Co - Forecasted Industry Annual Growth Rates	3.41
7.1	Recommended Residential Densities	7.9
7.2	Proposed Land Use	7.11
7.3	Proposed Land Use/West Planning Area	7.13
7.4	Proposed Land Use/Central Planning Area	7.14
7.5	Proposed Land Use/East Planning Area	7.16
7.6	Proposed Land Use/Cedar Point Planning Area	7.16



**10.1 Implementation Strategies**

**10.3**

**List of Charts**

**3.1 2000 Population by Age Groups**

**3.10**

