



2014

North Fayette Township Comprehensive Plan



Final Draft

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EXECUTIVE SUMMARY

North Fayette Township is located in western Allegheny County within close proximity to the Pittsburgh International Airport and Downtown Pittsburgh. Over the last two decades, North Fayette has experienced significant growth in terms of the number of housing units, households, and overall population. North Fayette is a large community in terms of size, totaling about 27 square miles. Much of the Township, particularly south of Route 22/30, is characterized by a rural heritage due to the Township's history of agriculture and coal mining. Maintaining a balance between the preservation of farmlands, vacant lands, and natural resources and new development, whether commercial or residential, is a key element to maintaining the existing quality of life and sense of place within the North Fayette community.

North Fayette is a desirable place to live or locate a business for many reasons. It is close to Route 22/30, Interstates 376 and 79, and the proposed Southern Beltway Connector. In addition, the Township offers a vast amount of amenities, including numerous parks and recreation programs for people of all ages. Furthermore, North Fayette is part of a well-respected and high quality school district, the West Allegheny School District. North Fayette is also home to the Pointe at North Fayette shopping area, the Imperial Business Park, RIDC Park West, the Montour West Industrial Park, CCAC's West Hills Campus, Pittsburgh Technical Institute, the Imperial Industrial Park, and several plazas and businesses along Steubenville Pike.

Internally, the Township is embarking on several exciting plans and projects over the next decade, including the construction of a new Public Works building, a new Community Center at Donaldson Park, a potential new Public Safety Complex at the site of the current Community Center on Steubenville Pike, and improvements at the Municipal Complex, including an addition and reconfiguration of the Municipal Building to build a new meeting room, provide for more file storage space, and to build additional offices.

North Fayette's 2014 Comprehensive Plan provides various goals related to land use, housing, community facilities, parks and recreation, economic development, transportation, natural resources, and energy conservation. Goals and objectives are listed at the end of Chapters 4 through 11. In addition, Chapter 12 provides an implementation table that lists all of these goals and objectives in one place and also provides information related to each objective in terms of the responsible parties/potential partners to help achieve them, possible funding sources, and a time-frame, i.e. ongoing, annual, short-term, medium-term, or longer-term.

Some of the specific goals highlighted throughout the 2014 Comprehensive Plan for North Fayette Township are as follows:

- Encourage commercial and industrial development in designated target areas,
- Provide for safe and adequate housing for a variety of household types and income levels, i.e. additional multi-family housing and housing for seniors,
- Promote the preservation of farmland and open space that contributes to the overall desirable character of the Township, i.e. by adding more properties to the Township's newly established Agricultural Security Area (ASA),
- Target properties in the Villages of Noblestown and Santiago for a homeowner façade improvement program,

- Identify, preserve, conserve, protect, and enhance the natural resources of the Township including wetlands, woodlands, waterways, trails, floodplains, etc.,
- Conduct engineering-related studies and analyses to explore the feasibility of implementing the concept of “Complete Streets” along Summit Park Drive, Steubenville Pike, Donaldson Road, McKee Road, Oakdale Road, and North Branch Road,
- Develop a Township-wide marketing plan to improve signage and to resolve the Township’s current “identity crisis”, including the installation of new welcome signage at key intersections and boundaries with neighboring municipalities, as well as the creation of an economic development webpage on the Township website,
- Target the Pointe at North Fayette area for streetscape, sidewalk, and other improvements,
- Improve relations with existing businesses and provide incentives to attract new businesses to locate in the Township,
- Target certain areas for streetscape and sidewalk improvements, i.e. Steubenville Pike, Summit Park Drive, Donaldson Road, Oakdale Road, North Branch Road, and Five Points,
- Maintain, improve, and utilize existing parks and recreation resources to enhance the quality of life for residents,
- Improve the quality of life for residents by increasing or expanding the recreational resources and opportunities offered, and
- Conduct engineering-related studies and analyses to explore the feasibility of expanding the pedestrian and bicycle trail circulation system in the Township, potentially linking the existing trails on the periphery of the North Fayette, the Montour and Panhandle Trails, further into the community.

Chapter 1 INTRODUCTION & OVERVIEW

Introduction to the Planning Area

The comprehensive plan for North Fayette Township was developed to provide a snapshot of the current community and a roadmap for growth, development, and improvement over the next 10 to 15 years. This plan outlines goals and strategies for ongoing improvements and enhancements for public infrastructure, community facilities, business development, housing, and parks and recreation facilities that will enhance the health, safety, and welfare of all Township residents.

North Fayette Township offers a high quality of life, a strong housing stock, and ample opportunities for recreation. The Township is home to several retail centers, office/business parks, and industrial parks that provide an array of shopping, dining, entertainment, and employment opportunities. In addition, the Township's suburban and rural character helps to make it attractive to residents and businesses alike. While much of the Township has a more rural feel to it, the Township is positioned only minutes away from Route 22/30 and Interstates 376 and 79. North Fayette is also just 10 miles from the Pittsburgh International Airport and 15 miles from Downtown Pittsburgh. North Fayette is a great place to raise a family and is home to the West Allegheny School District, which also serves nearby Findlay Township, Oakdale Borough, and parts of McDonald Borough. Overall, the Township is a place where people can do it all – live, work, eat, play, worship, and shop!

Local Planning in Pennsylvania

Municipalities in Pennsylvania are empowered by the Pennsylvania Municipalities Planning Code (MPC) to plan development and to govern development locally through both zoning ordinances and subdivision and land development ordinances. A comprehensive plan provides a blueprint for what a community wants to look like in the future and the required steps to take in order to realize that future. The MPC authorizes municipalities to prepare comprehensive plans for the purposes of promoting safety, health, welfare, and morals as well as accomplishing coordinated development. A comprehensive plan also guides the use of land and structures as well as the type and location of streets, public grounds, and other facilities.

Planning as Policy

As a policy guide and blueprint for municipal officials, the comprehensive plan is meant to provide guidance in the day-to-day administrative decision-making encountered by municipal officials, including staff as well as elected or appointed officials. It also serves as a template for what area residents and stakeholders would like to see happen in the future if certain steps are taken to strengthen the economy, provide more opportunities for businesses, revitalize commercial corridors, upgrade housing, and improve the overall conditions of the community in order

“Planning is bringing the future into the present so that you can do something about it now.” – Alan Lakein

to foster growth and development while also managing designated areas for open space, recreation, preservation, and conservation.

In providing guidance to local officials, for example, a request to rezone a large parcel of land from an agricultural use to an intensive commercial use can cause significant impacts, both potentially positive and negative, for a municipality. As part of the decision making process, municipal officials and the local zoning officer should be able to find justification within the approved comprehensive plan as to whether the rezoning request should be approved or denied.

The comprehensive plan serves as a policy for North Fayette Township. Policies and recommendations included in the Plan are to be implemented over a period of time through a variety of actions, including the location and construction of public infrastructure improvements, among other things. The Township's comprehensive plan was developed to respond to the growing interest in making land use decisions in a coordinated and responsible manner in order to capitalize on potential economic development initiatives and to preserve and enhance the quality of life.

Utilizing the Comprehensive Plan

The comprehensive plan is to be used as a guide for making decisions relative to land use and development. The recommendations included within this document should help to guide the decisions made by elected and appointed officials, as well as municipal staff. The Township's 2013 Comprehensive Plan is divided into several chapters containing nine plan elements, most of which are required by the MPC. Following the Executive Summary and this overview, the chapters include:

- Demographic Profile
- Vision for 2025
- Land Use Plan
- Housing Profile & Plan
- Historic, Cultural, & Natural Resources Plan
- Community Facilities Plan
- Transportation Plan
- Economic Development Plan
- Parks, Recreation, & Open Space Plan
- Energy Conservation Plan
- Implementation Plan

Each chapter provides relevant information to the topics at-hand. The Demographic Profile provides an overview of population, household, and economic statistics while the Housing Profile and Plan provides statistics on the housing market and where future housing growth is slated to occur. The Economic Development Plan outlines specific goals and strategies to better market and "brand" the Township to potential developers and businesses and also outlines a plan to improve the Township's image and marketing efforts at The Pointe at North Fayette shopping area as well as the Township as a whole.

The Implementation Plan contains a detailed and descriptive list of the strategies included in each of the plan components. The primary purpose of the Implementation Plan is to provide a step-by-step guide for municipal officials and residents to use to achieve the community goals and objectives which are established in the comprehensive plan. Goals are broad value-based statements that express a future condition or action that North Fayette desires to achieve. Objectives are more specific statements that enumerate action steps that must be taken in order to achieve a desired goal. Lastly, strategies are specific projects or programs that enable the Township to achieve its objectives, which in turn, assists in achieving overall goals.

Amending the Plan

A comprehensive plan is a document that should be used as a frequent resource in the daily administration of municipal businesses and as a policy document in the long range planning for a municipality. However, times change and economies fluctuate. These types of circumstances can dictate the need to modify or amend the long range vision and plan of a municipality. When such an instance occurs, the comprehensive plan can be amended to reflect the new and projected conditions so that future decisions by elected officials and municipal management ultimately reflect a renewed community vision and strategy. At the very least, the MPC requires that a comprehensive plan be reviewed every ten years.

Interrelationship of Plan Elements

One of the requirements of the MPC is that a comprehensive plan should include an explanation of how the individual plan elements (such as land use, housing, transportation, economic development, natural resources, etc.) are inter-related and hence impact each other. For example, revitalization efforts in certain areas of the Township can act as a catalyst for development and growth in other areas. Linking North Fayette's various recreational amenities, natural resources, and rural character to goals for commercial and residential investments is a key component for future development and growth.

Because the various plan components are inter-connected, basic planning principles can provide guidance when making recommendations, and eventually approved policies, for future land use decisions. The comprehensive plan's Land Use Plan allocates land uses and specifies the recommended types of land uses and densities for those uses.

Through sound land use planning, areas designated as open space can be preserved while development of appropriate use and scale can be promoted in various zoning districts and neighborhoods that allow for larger-scale investment. Intensive residential development should not be proposed where sewer infrastructure is not planned, available, or in close proximity, or where soils are not suitable for development.

In addition, it is important that community facilities, including recreation and open space, are available to serve the residents of the area as well as visitors and tourists. The Parks, Recreation, and Open Space Plan notes existing recreational facilities, proposed recreational facilities, and potential opportunities to develop additional walking and biking trails throughout the community.

Future public facilities should be located in areas that are consistent with the community goals and objectives of the Land Use Plan, such as maintaining open space and recreational uses. Providing for open space and the preservation of community resources supports the quality of life and can encourage additional private investment in its own right, helping a locality to remain a desirable place to live and to conduct business.

It is necessary to maintain a transportation circulation system that can accommodate generated traffic volumes. Furthermore, future development should not adversely affect the traffic circulation system. Land use decisions are influenced by the existing circulation system while at the same time those land use decisions also affect the circulation systems and their functions. Existing residential areas should be protected as much as possible from the impacts of thru-traffic, which can be accomplished by proposed improvements to the circulation network.

Compatibility with Other Plans

Another regulatory requirement of the MPC is that a comprehensive plan must indicate how the recommendations contained within the comprehensive plan are compatible with the comprehensive plans of neighboring municipalities as well as the County's comprehensive plan.

Allegheny Places, Allegheny County's first-ever comprehensive plan, was completed in December 2008 and was reviewed as part of the development of this plan. As defined by the MPC, a county-wide comprehensive plan is a land use and growth management plan that establishes broad goals and criteria for municipalities to use in preparation of their own respective comprehensive plans and land use policies and regulations. Planning at the County and local levels should be a collaborative and cooperative process. One of the primary goals of *Allegheny Places* is to integrate new development into the County's established communities while maintaining character and respecting history. This overall goal is consistent with North Fayette's goals outlined in this plan and directly relates with the need and desire to strike a balance between preservation and development, targeting certain areas for growth and others for conservation while at the same time preserving the Township's agricultural, rural character and heritage. The goals and objectives contained throughout North Fayette's Comprehensive Plan are intended to be consistent and compatible with the County's plan and share a similar goal to promote development while at the same time maintaining character, enhancing the quality of life, and respecting traditions and history.

In terms of future land use, the Future Land Use Map in *Allegheny Places* shows the following uses for North Fayette: Infill Areas, Conservation Areas, Greenways, Allegheny Land Trust Greenprints, Airport Industrial Places, and Rural Places. After review of both future land use plans, there are some slight inconsistencies in regard to North Fayette's current Village Zoning Districts, originally adopted in 2004, and the Village areas depicted for the Township on the County's Future Land Use map in *Allegheny Places*. When the Township updates its zoning ordinance and zoning map, the Township will more closely analyze this issue and address it accordingly. The Township plans to kick-off the zoning ordinance and map review and update in September 2014.

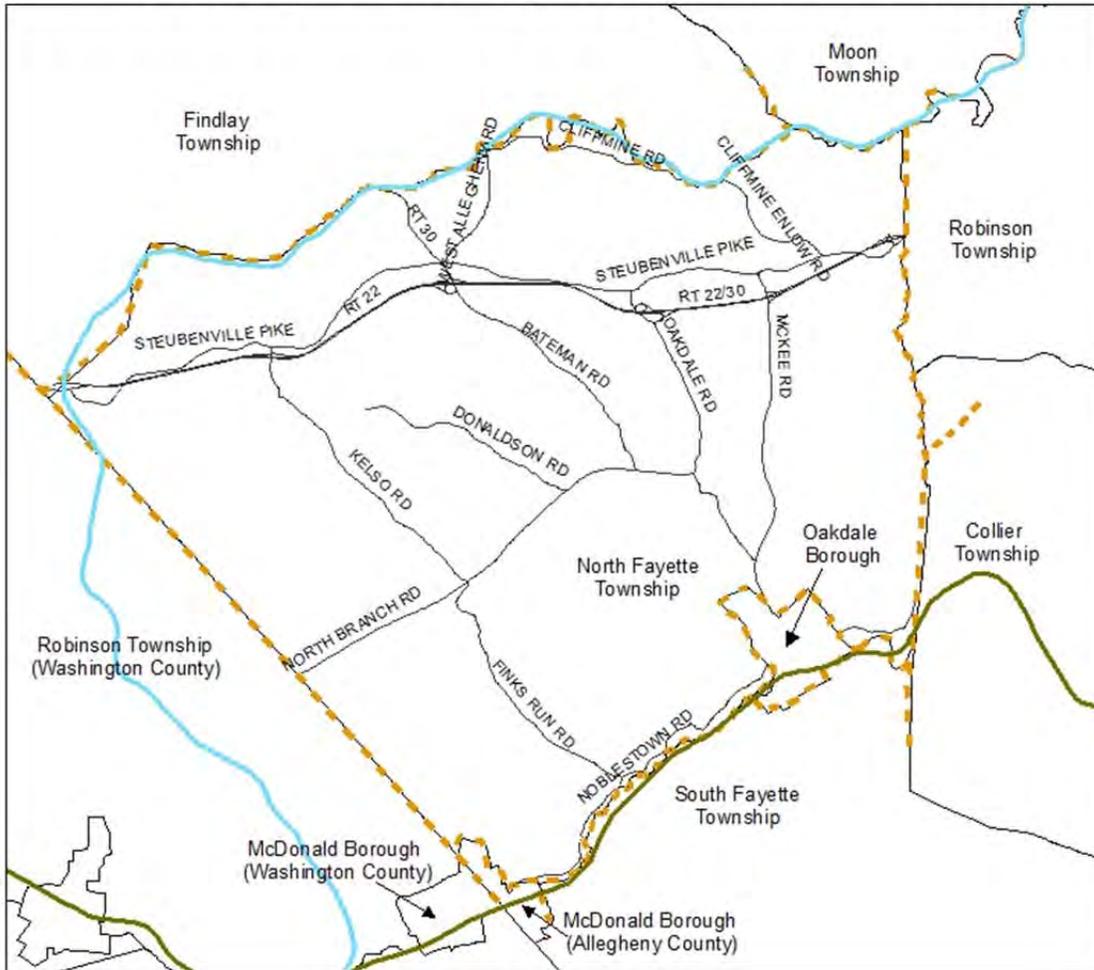
Relationship with Surrounding Municipalities

Much of the existing and proposed developments in North Fayette are, in many cases, compatible with existing and proposed development plans in adjoining municipalities, which include Collier Township, Findlay Township, Moon Township, Oakdale Borough, Robinson Township, and South Fayette Township in Allegheny County and Robinson Township in Washington County.

All neighboring municipalities, along with the West Allegheny School District, were provided a copy of the draft of the Township's Comprehensive Plan, along with the opportunity to comment on it. No comments were received from neighboring communities or the School District. If instances of adjacent incompatible uses arise and are of concern to neighboring municipalities or the School District in the future, North Fayette Township staff and officials will work with representatives of these organizations on potential solutions, such as buffering techniques that could be included in the Township's subdivision, land development, and zoning ordinances.

The following map, Map 1, shows the Township and its neighboring municipalities.

Map 1
North Fayette Township & Surrounding Municipalities Map
North Fayette Township Comprehensive Plan 2014



Legend

-  Montour Trail
-  Panhandle Trail
-  North Fayette Municipal Boundary
-  Neighboring Municipalities

Chapter 2 DEMOGRAPHIC PROFILE

Regional Context

North Fayette Township is located in the western suburbs of Allegheny County in southwestern Pennsylvania. Over the last two decades, the majority of the western area of the County, particularly the Township and its neighboring communities, has continued to experience growth, partly due to the area's proximity to the Pittsburgh International Airport and Downtown Pittsburgh but also because the area is known to be a desirable place to raise a family due to the vast amount of parks and recreation opportunities available and the reputable school districts in this part of the region.

While North Fayette has continued to grow over the past 20+ years, a large portion of the Township's 27 square miles remain undeveloped. Some of this undeveloped land is farmland, some of which is preserved through the Township's Agricultural Security Area (ASA), while other undeveloped land cannot be developed due to topography issues and the presence of wetlands. However, much of the undeveloped land in the Township is ripe for development. There is ample opportunity available for additional residential growth, particularly south of State Route 22/30. In addition, many residents along with Township officials would like to see some additional commercial and industrial growth to compliment the additional residences being built.

Overall, the west region of the County is a healthy and vibrant area and North Fayette is no exception. The Township has a fairly high median household income, is home to a dynamic and well-educated population, and consists of a healthy mix of singles, families, and elderly residents. The data and analysis that follows in this chapter will provide additional information on population, households, age, race, income, educational attainment, and other demographic variables for the Township, its neighboring communities, Allegheny County, and the State.

Population Trends

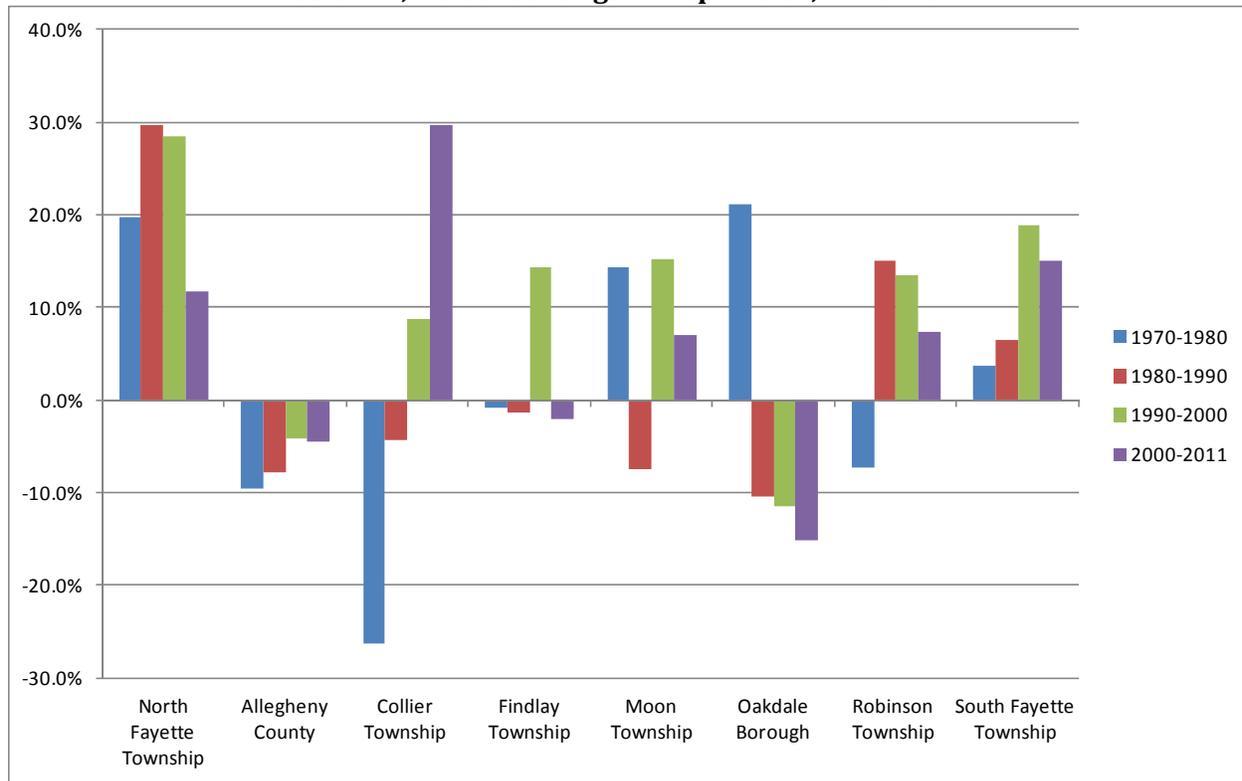
North Fayette Township's population has more than doubled since 1970, increasing 123% from 6,148 residents in 1970 to 13,680 residents in 2011. By 1990, the Township had 9,537 residents. Between 1990 and 2011, the Township's population increased over 43% to 13,680. By comparison, neighboring municipalities, with the exception of Oakdale Borough, have also grown over the last two decades. For example, the number of residents in Collier Township increased from 4,841 to 6,831 between 1990 and 2011. During the same period, South Fayette Township's population increased from 10,329 to 14,109. By comparison, Allegheny County as a whole has lost population over the last several decades. Between 1990 and 2011, the County's population decreased 8.5% from 1,336,449 to 1,223,525. The following table highlights various trends in population changes for North Fayette, surrounding communities, and the County between 1970 and 2011.

Table 2-1, Trends in Population Change, 1970-2011

	1970	1980	% Change 1970-1980	1990	% Change 1980-1990	2000	% Change 1990-2000	2011	% Change 2000-2011
North Fayette Township	6,148	7,357	19.7%	9,537	29.6%	12,254	28.5%	13,680	11.6%
Allegheny County	1,605,016	1,450,085	-9.7%	1,336,449	-7.8%	1,281,666	-4.1%	1,223,525	-4.5%
Neighboring Municipalities									
Collier Township	6,874	5,063	-26.3%	4,841	-4.4%	5,265	8.8%	6,831	29.7%
Findlay Township	4,602	4,560	-0.9%	4,500	-1.3%	5,145	14.3%	5,041	-2.0%
Moon Township	18,317	20,935	14.3%	19,361	-7.5%	22,290	15.1%	23,856	7.0%
Oakdale Borough	1,614	1,955	21.1%	1,752	-10.4%	1,551	-11.5%	1,315	-15.2%
Robinson Township	10,158	9,416	-7.3%	10,830	15.0%	12,289	13.5%	13,189	7.3%
South Fayette Township	9,369	9,707	3.6%	10,329	6.4%	12,271	18.8%	14,109	15.0%

Source: Data for 1970, 1980, and 1990 from Allegheny County 1990 Census Report #1 dated June 1991; Data for 2000 from 2000 U.S. Census; Data for 2011 from U.S. Census Bureau's 2007-2011 Five-Year ACS

Table 2-2, Percent Change in Population, 1970-2011



According to forecast data available from the Southwestern Pennsylvania Commission (SPC), North Fayette's population is projected to continue to grow through the year 2030. The Township's population is projected to increase at an average rate of about 7.3% every five years, i.e. 2010-2015, 2015-2020, and so on, through 2030. The following table provides information on population projections for North Fayette and surrounding communities from 2010 through 2030. The data provided by SPC projects that North Fayette's population will reach just over 18,500 residents by 2030, which would make it the third largest municipality in the area behind South Fayette and Moon. Moon Township's population is projected to increase to over 32,000 residents by 2030 while South Fayette's population is projected to reach almost 21,500 residents. Overall, the

projections indicate that North Fayette and neighboring communities in the western suburbs will continue to grow over the next two decades.

Table 2-3, Population Projections, 2010-2030

	2010	2015	% Change 2010-2015	2020	% Change 2015-2020	2025	% Change 2020-2025	2030	% Change 2025-2030
North Fayette Township	13,934	15,063	8.1%	16,169	7.3%	17,317	7.1%	18,501	6.8%
<i>Neighboring Municipalities</i>									
Collier Township	7,080	8,284	17.0%	9,278	12.0%	10,148	9.4%	10,929	7.7%
Findlay Township	5,060	5,138	1.5%	5,241	2.0%	5,384	2.7%	5,560	3.3%
Moon Township	24,185	25,890	7.0%	27,748	7.2%	29,853	7.6%	32,183	7.8%
Oakdale Borough	1,459	1,465	0.4%	1,475	0.7%	1,494	1.3%	1,519	1.7%
Robinson Township	13,354	14,335	7.3%	15,266	6.5%	16,211	6.2%	17,160	5.9%
South Fayette Township	14,416	16,204	12.4%	17,930	10.7%	19,679	9.8%	21,451	9.0%

Source: Southwestern Pennsylvania Commission (SPC) Cycle 9a Forecast Data dated June 2012
http://www.spcregion.org/data_datalib.shtml#spc

Racial and Ethnic Composition

North Fayette has become a more diverse community in recent years in terms of race and ethnicity. In 2000, 94% of the Township’s population was White. While the number of White residents increased in 2011, the proportion of Whites as a percentage of the Township’s total population declined slightly to 92.7%. The following table shows the Township’s racial and ethnic composition in 2000 and 2011.

Table 2-4, Trends in Race and Ethnicity in North Fayette Township, 2000-2011

	2000	%	2011	%	% Change 2000-2011
Total Population	12,254	100.00%	13,680	100.00%	11.64%
White	11,518	93.99%	12,675	92.65%	10.05%
Black	319	2.60%	385	2.81%	20.69%
American Indian/ Alaska Native	15	0.12%	13	0.10%	-13.33%
Asian/Pacific Islander	308	2.51%	406	2.97%	31.82%
Some Other Race	20	0.16%	7	0.05%	-65.00%
Two or More Races	74	0.60%	194	1.42%	162.16%
Hispanic*	108	0.88%	166	1.21%	53.70%

*Hispanic ethnicity counted independently of race

Source: Data for 2000 from 2000 U.S. Census; Data for 2011 from U.S. Census Bureau's 2007-2011 Five-Year ACS

Between 2000 and 2011, the Asian population in the Township increased over 30%, from 308 to 406. In addition, the number of Black residents increased over 20% from 319 to 385. Hispanic residents increased at a rate of 53.7% during the same period. Even though the Township has continued to become more racially and ethnically diverse, Allegheny County and the State have

much higher rates of minorities than North Fayette. The following chart provides an overview of the racial and ethnic composition of residents at the Township, County, and State level for 2011.

Table 2-5, Trends in Race and Ethnicity, 2011

	Pennsylvania	%	Allegheny County	%	North Fayette Township	%
Total Population	12,660,739	100.00%	1,223,525	100.00%	13,680	100.00%
White	10,473,096	82.72%	1,000,387	81.76%	12,675	92.65%
Black	1,358,759	10.73%	159,207	13.01%	385	2.81%
American Indian/ Alaska Native	18,065	0.14%	1,357	0.11%	13	0.10%
Asian/Pacific Islander	344,665	2.72%	34,094	2.79%	406	2.97%
Some Other Race	250,639	1.98%	5,230	0.43%	7	0.05%
Two or More Races	215,515	1.70%	23,250	1.90%	194	1.42%
Hispanic*	690,128	5.45%	18,670	1.53%	166	1.21%

**Hispanic ethnicity counted independently of race*

Source: U.S. Census Bureau, 2007-2011 Five-Year American Community Survey Estimates

Age Distribution

The age profile of an area influences the labor supply, the demand on education facilities, the need for various types of social services, and the need for different types of housing. The median age in North Fayette in 2011 was 38.5, compared to 39.9 statewide and 41.2 in Allegheny County.¹ Overall, the median age in the Township, County, and State has increased over the last decade.

In 2000, the median age in the Township was 35.5 years, and in 2011, it was 38.5 years.² An aging population is also apparent at the County and State levels. The median age in Allegheny County was 39.6 in 2000 and 41.2 in 2011. Pennsylvania's median age in 2011 was younger than the County at 39.9 years, which was an increase from 38 in 2000.

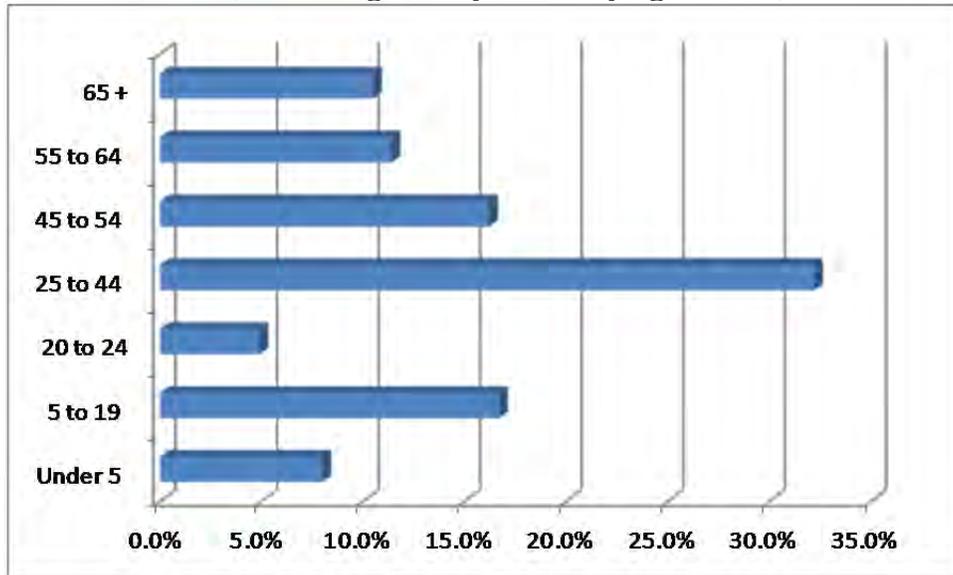
In 2011, over 4,400 residents in North Fayette were between the ages of 25 and 44 years old, representing almost a third (32.2%) of the population. Elderly residents ages 65 and over accounted for 10.5% of the Township's population during the same year. In addition, children under the age of five represented 8% of the Township's population in 2011 while those between the ages of five and 19 accounted for 16.7%.

The following graph provides additional information on the breakdown of the Township's population by age group for 2011.

¹ Source: U.S. Census Bureau's 2007-2011 Five-Year American Community Survey (ACS) Estimates

² Source: U.S. Census Bureau's 2000 Census, SF 1 data; U.S. Census Bureau's 2007-2011 Five-Year American Community Survey (ACS) Estimates

Table 2-6, Percentage of Population by Age Cohort, 2011



By comparison, the largest age cohort in Allegheny County and the State of Pennsylvania was also the 25-44 age group at 24.9% and 24.8%, respectively. Moreover, the percentage of elderly residents ages 65 and older was significantly higher in the County and across the State. In 2011, elderly residents accounted for 16.8% of the County’s population and 15.4% of the State’s population, compared to 10.5% in North Fayette Township.

The following chart compares the percentage of the population in each age group in 2011 for the Township, County, and State.

Table 2-7, Percentage of Population by Age Cohort, 2011

	Pennsylvania	Allegheny County	North Fayette Township
Under 5	5.7%	5.2%	8.0%
5 to 19	19.5%	17.6%	16.7%
20 to 24	6.8%	7.1%	4.9%
25 to 44	24.8%	24.9%	32.2%
45 to 54	15.3%	15.4%	16.2%
55 to 64	12.5%	12.9%	11.4%
65 +	15.4%	16.8%	10.5%
TOTAL	100%	100%	100%

Source: U.S. Census Bureau's 2007-2011 Five-Year American Community Survey (ACS) Estimates

Households

Household type and size illustrate the domestic situation of a community. Higher average household size usually indicates more families with children. Communities with larger households often must consider more family-oriented planning and educational services, as well as school

facilities. Larger households require bigger homes, and children require specific social and educational services. In North Fayette, the average household size has remained relatively stable, decreasing 1.2% from 2.43 persons per household in 2000 to 2.40 persons per household in 2010. Over the last decade, average household size has also decreased in neighboring communities of North Fayette, most notably in Oakdale Borough and Robinson Township. Average household size decreased almost 9% in Oakdale Borough from 2.57 persons in 2000 to 2.35 persons in 2010. In Robinson Township, average household size decreased 5.7% from 2.45 to 2.31 during the same period. South Fayette Township was the only neighboring community to experience an increase in average household size in the last decade, increasing almost 1% from 2.39 to 2.41. The following chart provides an overview of average household size for the Township and its neighboring communities in 2000 and 2010.

Table 2-8, Trends in Average Household Size, 2000-2010

	2000	2010	% Change 2000-2010
North Fayette Township	2.43	2.40	-1.2%
Neighboring Municipalities			
Collier Township	2.36	2.28	-3.4%
Findlay Township	2.53	2.41	-4.7%
Moon Township	2.44	2.37	-2.9%
Oakdale Borough	2.57	2.35	-8.6%
Robinson Township	2.45	2.31	-5.7%
South Fayette Township	2.39	2.41	0.8%

Source: U.S. Census Bureau, 2000 and 2010 Decennial Census

For planning purposes, particularly as they relate to housing, the number and type of households are more relevant than the total population. Households, rather than individual people, create the demand for housing. As the following table indicates, North Fayette’s household population increased almost 15% between 2000 and 2011 from just over 5,000 households to 5,572. The number of households in North Fayette is projected to increase another 9.5% by 2015.

Table 2-9, Household Trends, 2000-2015

	2000	2011	% Change 2000-2011	2015 Projection	% Change
North Fayette Township	5,004	5,752	14.9%	6,300	9.5%
Allegheny County	537,150	523,175	-2.6%	--	--
Pennsylvania	4,777,003	4,952,566	3.7%	--	--
Neighboring Municipalities					
Collier Township	2,224	2,973	33.7%	3,648	22.7%
Findlay Township	2,028	2,041	0.6%	2,145	5.1%
Moon Township	8,445	9,538	12.9%	10,425	9.3%
Oakdale Borough	604	558	-7.6%	634	13.6%
Robinson Township	4,828	5,547	14.9%	6,154	10.9%
South Fayette Township	4,704	5,461	16.1%	6,590	20.7%

Source: Data for 2000 from 2000 U.S. Census; Data for 2011 from U.S. Census's 2007-2011 Five-Year ACS; 2015 Projections from SPC 2012 Forecast Data

The following table provides additional household projection data in five-year increments from 2015 through 2030. As shown in Table 2-10, the number of households in North Fayette Township is projected to continue to grow over the next several years. By 2030, it is projected that over 7,800 households will reside in the Township. Overall, the number of households in North Fayette are projected to increase at an average rate of about 7.7% every five years from now through 2030. By comparison, the number of households are also projected to grow in neighboring municipalities between 2015-2030.

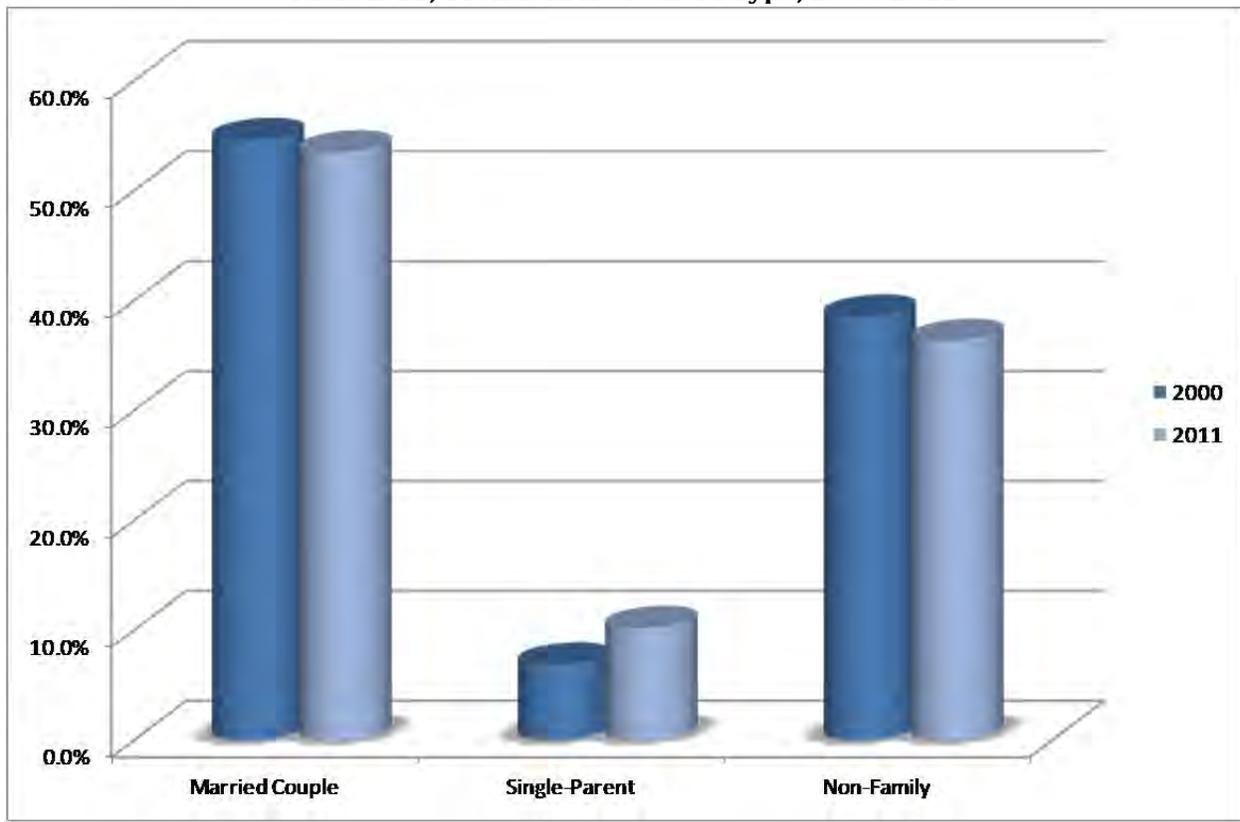
Table 2-10, Household Trends, 2015-2030

	2015	2020	% Change 2015-2020	2025	% Change 2020-2025	2030	% Change 2025-2030
North Fayette Township	6,300	6,783	7.7%	7,287	7.4%	7,809	7.2%
<i>Neighboring Municipalities</i>							
Collier Township	3,648	4,115	12.8%	4,534	10.2%	4,918	8.5%
Findlay Township	2,145	2,210	3.0%	2,293	3.8%	2,391	4.3%
Moon Township	10,425	11,279	8.2%	12,249	8.6%	13,326	8.8%
Oakdale Borough	634	650	2.5%	670	3.1%	695	3.7%
Robinson Township	6,154	6,647	8.0%	7,159	7.7%	7,687	7.4%
South Fayette Township	6,590	7,290	10.6%	7,997	9.7%	8,710	8.9%

*Source: Southwestern Pennsylvania Commission (SPC) Cycle 9a Forecast Data dated June 2012
http://www.spcregion.org/data_datalib.shtml#spc*

Trends in household type can also change housing patterns and future housing needs. Nationwide trends over the last decade mark a decline in the number of married-couple families and an increase in the number of non-family households and single-parent households. In 2000, married couple families accounted for 54.6% of households in North Fayette Township. By 2011, the percentage of married couple families dropped to 53.5% among all households in the Township. By comparison, the percentage of single-parent households increased from 6.9% of the household population to 10.6% between 2000 and 2011. In contrast, non-family households decreased from 38.5% to 36.3% of the total household population during the same period. The following graph illustrates trends in married couple, single-parent, and non-family households in North Fayette Township between 2000 and 2011.

Table 2-11, Trends in Household Type, 2000-2011



Education

Education plays a critical role in the economic viability of a community as businesses and industries often analyze regional demographics when searching for new locations or potential expansions. The level of high school and college graduates, the quality of local schools, and the presence and availability of job-readiness and training programs are factors that are often evaluated by companies.

In North Fayette Township, an astounding 96.3% of residents 25 years of age and older had earned an education level at least as advanced as their high school diploma in 2011. This includes 2,768 persons for which high school was the highest level of education completed (28.8% of residents age 25 and older). Only 3.7% of residents age 25 or older in the Township did not have a high school diploma as of 2011.

Twenty-eight percent (28%) of North Fayette residents age 25 or older had completed at least some college courses or received an associate’s degree in 2011. In addition, over 25% of residents in the same age group had received a bachelor’s degree, which was significantly higher than rates in the County (20.6%) and State (16.5%). Another 14.3% of North Fayette Township residents age 25 or older had received a graduate or professional level degree. The following table compares the levels of educational attainment by percentage of residents age 25 or older in the State, County, and Township.

Table 2-12, Highest Level of Educational Attainment, 2011

	Pennsylvania	Allegheny County	North Fayette Township
Less than high school graduate	12.1%	8.0%	3.7%
High school graduate (includes equivalency)	37.6%	32.0%	28.8%
Some college or associate's degree	23.7%	25.5%	28.0%
Bachelor's degree	16.5%	20.6%	25.2%
Graduate or professional degree	10.2%	14.0%	14.3%

Source: U.S. Census Bureau's 2007-2011 Five-Year American Community Survey (ACS) Estimates

Labor, Employment, & Commutation

In 2011, the unemployment rate in North Fayette Township was 4.8%, increasing slightly from an unemployment rate of 3.4% in 2000. When compared to neighboring municipalities, North Fayette's unemployment rate was one of the lowest in the western region of the County. Furthermore, the unemployment rate in the Township was significantly lower than rates in Allegheny County and the State. In 2011, Allegheny County's unemployment rate was 7.2% while the State's was almost 8%. Among the western suburbs, Findlay Township had the highest unemployment rate at almost 10% while Robinson Township had the lowest, 4.4%. The table below provides unemployment data for North Fayette Township and neighboring municipalities as well as Allegheny County and the State for 2011.

Table 2-13, Unemployment Rates, 2011

	Civilian Labor Force	Unemployed	% Unemployed
North Fayette Township	8,236	399	4.8%
Allegheny County	644,125	46,397	7.2%
Pennsylvania	6,447,161	508,654	7.9%
<i>Neighboring Municipalities</i>			
Collier Township	3,834	189	4.9%
Findlay Township	2,835	281	9.9%
Moon Township	13,110	667	5.1%
Oakdale Borough	756	51	6.7%
Robinson Township	7,537	329	4.4%
South Fayette Township	7,170	349	4.9%

Source: U.S. Census Bureau's 2007-2011 Five-Year American Community Survey (ACS) Estimates

Commutation patterns are also important when discussing labor and employment. The average commute time for a North Fayette Township resident from their home to their place of employment was 27.4 minutes in 2011. Residents of North Fayette travel almost two more minutes on average than residents throughout the County and the State. For example, the mean travel time to work in the County was 25.5 minutes while the average statewide resident spent 25.7 minutes commuting

to work. The following table provides more information on travel time to work for North Fayette Township, Allegheny County, and Pennsylvania.

Table 2-14, Travel Time to Work, 2011

	Mean Travel Time to Work (in minutes)	Less than 15 minutes	15 to 29 minutes	30 to 44 minutes	45 to 59 minutes	60 to 89 minutes	90 minutes or more	Worked at home
North Fayette Township	27.4	27.2%	35.0%	18.5%	10.8%	5.3%	3.1%	5.3%
Allegheny County	25.5	23.9%	37.9%	22.8%	8.7%	5.2%	1.6%	3.7%
Pennsylvania	25.7	29.0%	35.6%	19.3%	8.0%	5.5%	2.7%	3.8%

Source: U.S. Census Bureau's 2007-2011 Five-Year American Community Survey (ACS) Estimates

The following table explains the distribution of local businesses in North Fayette Township by sector and size. The data was provided by the 2007 Economic Census. As shown in Table 2-15, there were a total of 172 business establishments in North Fayette Township in 2007. These businesses employed over 1,700 people. The manufacturing industry had a total of 14 business establishments in the Township in 2007 which employed almost 600 people. The industries with the highest number of establishments were retail trade, with a total of 27 establishments, and healthcare and social assistance, which had 26 total establishments. The healthcare and social assistance industry employed between 250-499 individuals while 276 people worked in retail trade businesses throughout the Township. Additional information is provided in the table below.

Table 2-15, Number of Business Establishments and Their Employees, 2007

	Number of Employer Establishments	Number of Paid Employees
Manufacturing	14	590
Wholesale trade	18	234
Retail trade	27	276
Information	4	13
Real estate and rental and leasing	8	20
Professional, scientific, and technical services	14	33
Administrative and support and waste management services	14	147
Educational services*	1	0-19
Healthcare and social assistance*	26	250-499
Arts, entertainment and recreation*	1	0-19
Accommodation and food services	21	316
Other services (except public administration)	24	97
TOTAL	172	1,726

**Note: Only ranges were provided for number of employees for these sectors.*

Source: U.S. Census Bureau 2007 Economic Census

American Community Survey (ACS) estimates provide additional employment information for North Fayette residents and the industries in which they are employed. According to 2007-2011 ACS estimates, almost 20% of the Township's civilian employed population worked in the

education, health care, and social assistance service industry. Another 18.2% of residents were employed in the retail trade industry. In addition, approximately 11% of the civilian employed population in North Fayette Township worked in the finance, insurance, real estate, rental, and leasing industry while another 10.8% were employed in the manufacturing industry. Industries that employ very few Township residents include the agriculture, forestry, fishing, hunting, and mining industry as well as information and public administration. The following table provides a breakdown of employment by industry for the Township’s civilian employed population for 2011.

Table 2-16, Employment by Industry, 2011

	Pennsylvania	Allegheny County	North Fayette Township
Agriculture, forestry, fishing, hunting, and mining	1.3%	0.3%	0.5%
Construction	6.1%	5.0%	3.4%
Manufacturing	12.8%	8.3%	10.8%
Wholesale trade	3.0%	2.8%	2.9%
Retail trade	11.6%	10.9%	18.2%
Transportation, warehousing, and utilities	5.2%	5.1%	8.8%
Information	2.0%	2.3%	1.3%
Finance and insurance, real estate, rental and leasing	6.5%	8.4%	11.1%
Professional, scientific, and management; administrative and waste management services	9.6%	11.5%	10.8%
Education, health care, and social assistance services	25.2%	28.1%	19.7%
Arts, entertainment, and recreation; accommodation and food services	7.9%	9.1%	7.6%
Public administration	4.7%	4.8%	1.9%
Other services	4.2%	3.3%	3.0%
Total Civilian Employed Population (16 years and over)	5,938,507	597,728	7,837

Source: U.S. Census Bureau's 2007-2011 Five-Year American Community Survey (ACS) Estimates

Income Levels & Poverty

Households with sufficient disposable income for purchasing goods and services are vital to the economic viability of a community. The amount of local spending affects both the type and the amount of products and services available in a community.

In 2011, the median household income for North Fayette Township residents was \$70,694. This represented an inflation-adjusted increase of almost 2% from the 2000 median income. By comparison, median household income levels increased by 15.7% and 5.8%, respectively, in nearby Collier and Findlay Townships. Median income levels have not kept up with inflation in Allegheny County, Moon Township, Oakdale Borough, Robinson Township, and South Fayette Township. In fact, median household income decreased by more than 17% in Oakdale Borough and by 11.3% in Moon Township and Robinson Township, respectively. The following table provides an overview of trends in median household income from 2000 to 2011 in North Fayette, the County, and surrounding communities.

Table 2-17, Trends in Median Household Income, 2000- 2011

	2000 Income		2011 Income	Adjusted Change
	Actual	Adjusted to 2011 Dollars*	Actual	
North Fayette Township	\$51,482	\$69,510	\$70,694	1.7%
Allegheny County	\$38,329	\$51,751	\$49,805	-3.8%
<i>Neighboring Municipalities</i>				
Collier Township	\$41,989	\$56,692	\$65,612	15.7%
Findlay Township	\$47,484	\$64,112	\$67,823	5.8%
Moon Township	\$57,173	\$77,194	\$68,497	-11.3%
Oakdale Borough	\$46,574	\$62,883	\$52,000	-17.3%
Robinson Township	\$55,263	\$74,615	\$66,220	-11.3%
South Fayette Township	\$53,739	\$72,557	\$71,321	-1.7%

**Note: 2000 values were adjusted for inflation using the BLS CPI Inflation Calculator*

Source: Data for 2000 from 2000 U.S. Census; Data for 2011 from U.S. Census Bureau's 2007-2011 Five-Year ACS

Poverty rates are much lower in North Fayette Township than in Allegheny County and across the State of Pennsylvania. In 2011, 666 Township residents were living at or below the poverty level, account for a poverty rate of 4.9% across North Fayette. By comparison, the poverty rate was 12.4% in the County and 12.6% in the State during the same year. Given the fairly high levels of educational attainment, lower unemployment rates, and high median household income, it is not surprising that the poverty level is so much lower in North Fayette Township.

Conclusions

The demographic analysis of North Fayette Township yields several important conclusions for planning and development. These implications serve as the basis for the goals and objectives outlined throughout the Comprehensive Plan to assist the Township in achieving its long-term local vision. Based on the demographic analysis provided in this chapter, the following conclusions can be made:

- North Fayette Township is projected to continue to grow both in terms of population and households through at least 2030. The Township’s continued growth needs to be understood and anticipated in order to provide services equitably and to focus development on the most appropriate areas within North Fayette.
- Household characteristics are changing in North Fayette and across the entire County and State. There are less and less married couple family households and more and more one-person, single-parent, and non-family households. The Township remains an attractive place for families to live; therefore, there will continue to be a demand for single-family homes. However, due to the changing population demographics and a population that has a fair amount of senior citizens, there will also be a need for smaller housing units, more multi-family units, and a greater variety of housing types, such as townhomes or garden apartments. Working with potential developers to provide seniors with adequate housing types will be critical.

- North Fayette is home to a highly educated population with a healthy median household income that is higher than that of the County and State. Given North Fayette's fairly low unemployment rate coupled with its high median household income, it is clear that most residents have been able to connect with jobs that match their skill and education levels. It will be continually advantageous for the Township to pursue economic development initiatives, when and where appropriate, that can continue to provide additional employment opportunities for residents to work within the Township's borders. The Township should try to compliment economic development and commercial growth with the anticipated residential growth that is predicted to continue over the next two decades.
- The poverty rate in North Fayette Township was 4.9% in 2011. Of the Township's 13,680 residents, 666 were living in poverty and struggling daily to afford housing, transportation, food, and other related costs. While the poverty level is low in the Township when compared to rates in the County and State, there are still several hundred Township residents that were living in poverty.

Chapter 3 VISION FOR 2025

The Visioning Process

To lay the groundwork for creating a municipal consensus for the future of North Fayette Township, a visioning workshop was held in the community. In order to encourage public participation, flyers were posted at various businesses throughout the Township, an announcement was featured on the Township's website, and an article was published in the Tribune Review on October 31, 2012. In addition, a public notice for the comprehensive plan kick-off meeting was advertised in the Allegheny Times on October 22, 2012.

The kick-off meeting and visioning workshop was held on Monday, November 5, 2012 at the North Fayette Township Volunteer Fire Department, located at 7678 Steubenville Pike. Approximately 20-25 residents attended and engaged in discussion and debate concerning various issues in the Township. Several Planning Commission members from the Comprehensive Plan Steering Committee were also in attendance, along with several Township officials.

After a brief overview of the comprehensive planning process was presented, a SWOT analysis was conducted by the Township's Director of Community Development. A SWOT analysis is a valuable tool in the comprehensive planning process used to identify the strengths, weaknesses, opportunities, and threats (SWOT) facing a community.

To conduct the SWOT analysis, residents present at the meeting participated in a general, informal discussion of where North Fayette used to be, where it is now, and where it should be in the next 10-15 years. Those present at the meeting were asked to provide their comments and perspective of North Fayette's strengths and weaknesses. In addition, participants were asked to discuss any opportunities that exist that could foster growth and development as well as any threats that could impede such advancement. Overall, the discussion was very positive and many residents present at the meeting actively participated in the dialogue.

"A vision is not just a picture of what could be; it is an appeal to our better selves, a call to become something more." – Rosabeth Moss Kanter

Strengths, Weaknesses, Opportunities, & Threats

Strengths are conditions or issues that make a community stand out when compared to other communities. A strength can be a physical asset like recreational trails, a program like schools or libraries, or an impression or feeling such as being a good place to raise a family. Strengths are also valuable assets that should be preserved and improved upon to better a community. The following were identified as strengths of North Fayette Township by participants at the November 5th meeting.

Strengths	Strong, committed local volunteer fire department
	Close proximity to the airport, downtown, and Cranberry
	Access to major arteries such as I-79, I-376, and Routes 22/30
	Well-positioned in the tri-state region
	Great working relationship between elected officials and Township staff
	Young Township staff with fresh, new ideas
	Hard working Township road crew/ Public Works Department
	Good school district
	High quality of life
	Variety of housing stock
	Safe place to live, work, and play
	Strong and committed local Police Department
	Close proximity to both the Panhandle and Montour Trail Systems
	Strong parks and recreation programs and facilities, i.e. Donaldson Park, PALS, and senior programming
	Township-wide Emergency Management Plan
	New and improved space for the Western Allegheny Community Library (Bateman Road)
Presence of mini-educational hub with CCAC West Hills Center and PTI	
Fire, Police, and Public Works Departments work well together	

Weaknesses are the opposite of strengths. These are drawbacks or short-term challenges that need to be addressed so that they do not cause long-term problems to the existing quality of life or the local economy. Meeting attendees identified the following weaknesses in the Township.

Weaknesses	Lack of recognition - Many people don't know where North Fayette is
	Identity issues - Many people confuse North Fayette with nearby Robinson Township
	Need for better "welcome" signage at key locations and intersections
	Better signage and marketing is also needed at the Pointe at North Fayette shopping area
	Lack of senior housing
	Lack of playgrounds being built within newer residential subdivisions
	Speeding/littering problem on Gamble Road
	Litter problem along Route 22/30, including on and off ramps, due to trucks traveling to and from landfill in Findlay
	Review SALDO re: development, greenspace, and bufferyard requirements
	Lack of public engagement/need to encourage more public involvement
	High weeds along the side of certain roadways (Mahoney Road cited as an example)
	Much of the signage used by businesses along Steubenville Pike is in violation of the local ordinance
	Need to improve the landscaping island at the Oakdale exit off of Route 22/30

Opportunities are long-range positive trends that affect a community. Opportunities can also include the positive steps and avenues that a community may follow to bring about change, improvement, and development. The following opportunities were identified in North Fayette.

Opportunities	Connecting the Wal-Mart/McDonald's area of the Pointe to Montour Church Road
	Close proximity to the Panhandle and Montour Trails, which provides the potential to create trail spurs into the community
	The planned construction of the Southern Beltway (PA Turnpike 576) connecting Route 22 to I-79 will bring potential opportunities for residential and commercial growth
	Ample amount of undeveloped land that could be developed
	Hold a Board of Supervisor's Yearly Progress Meeting to update residents on various programs and projects
	Proposed new Community Center will provide much needed additional space for parks and recreation programming
	Proposed new Public Works Building will provide additional space to store and repair vehicles and equipment
	Offer incentives to encourage and support the reuse of vacant commercial properties
	Development of area around Donaldson Park and the Township Municipal Complex as a Town Center and promote mixed use in this district
	The Township's newly created Agricultural Security Area (ASA) to help preserve the Township's farmlands
	Build up the tax base by diversifying the type of developments taking place
	Compliment residential growth with commercial growth
Proposed improvements to Municipal Complex on North Branch Road	

Threats include long-term weaknesses that could potentially jeopardize the future success of a community if they are not resolved in a timely, effective manner. The following threats were identified at the comprehensive plan kick-off and visioning meeting.

Threats	Loss of businesses moving to neighboring Townships, particularly the pending loss of Industrial Scientific, which is scheduled to move out of the Township in 2015
	The construction of the Southern Beltway (PA Turnpike 576) connecting Route 22 to I-79 will bring pressure on the Township for growth and development - there will be a need to manage this growth in a manner that allows for development but continues to preserve the Township's existing rural character and open space/ greenspace
	Lack of policies, programs, and incentives to attract and recruit new businesses here
	Need to fill empty retail/commercial space before looking at new construction
	Not enough commercial growth happening to compliment ongoing residential growth
	Majority of economic growth and development starts at County level, which puts the Township at a slight disadvantage
	Pending closure of US Airways Flight Operations Center
	Need for local or regional investors (example: Southpointe)
	Township's infrastructure capacity - is the infrastructure in place to support additional growth and development?
	Need to advertise and promote Township's Emergency Management Plan so that residents are aware of it and know what to do in case of an emergency

From the SWOT analysis, a balance sheet of community assets and constraints were developed by Township staff. These assets and constraints are as follows:

Assets

- Parks and recreational resources (i.e. Donaldson Park, municipal complex, senior luncheons, PALS program, etc.)
- Good school district – West Allegheny School District
- Healthy mix of housing types and styles to meet the varying needs of residents
- Close proximity to the Airport, Downtown Pittsburgh, and Cranberry
- Well-positioned within the Tri-State Region
- Strong infrastructure
- Rural character adds a unique sense of place
- High quality housing stock
- Dedicated and committed Township staff, including Police, Fire, and EMS, among all other departments
- Close proximity to Route 22/30, I-376, I-79, and the proposed Southern Beltway (I-576)
- Large number of employees at RIDC Park West and other various institutions and businesses in the Township
- Significant amount of undeveloped land ripe for development
- Presence of mini educational “hub” due to the presence of educational institutions such as Pittsburgh Technical Institute (PTI) and the West Hills Center of the Community College of Allegheny County (CCAC); proximity to Robert Morris University in Moon Township
- Potential reuses of vacant buildings and retail spaces along Steubenville Pike and at the Pointe at North Fayette shopping area

- Close proximity to the Panhandle and Montour Trail Systems – potential to create better connections from these trails into the community
- Successfully filling vacant storefronts and retail space at the Pointe shopping area (there are only a handful of vacancies left)

Constraints

- Loss of businesses to nearby communities with more direct access to area highways and interstates
- Retail space vacancies in plazas along Steubenville Pike
- Identity issues and confusion with nearby Robinson Township, particularly up at the Pointe at North Fayette shopping area
- Lack of knowledge of where North Fayette is located
- Lack of policies, programs, and incentives to attract businesses to locate in the Township
- Striking a healthy balance when planning for targeted growth areas and preservation/conservation areas
- Litter along Route 22/30, including on- and off-ramps
- Pending closure of the US Airways Flight Operations Center

Engagement of the Public in the Planning Process

In addition to the visioning workshop at the kickoff meeting, residents of North Fayette Township as well as area business owners, representatives, and developers were given the opportunity to attend a public meeting sponsored by the Planning Commission and a public hearing hosted by the Township's Board of Supervisors to provide comment and feedback on the Comprehensive Plan. A draft of the plan was put on public display on February 20, 2014 and was available to download from the Township's website. Hard copies were also made available at the municipal building, library, and community center.

A public meeting on the draft plan, hosted by North Fayette's Planning Commission, was held on Tuesday, March 4, 2014 at 6:30pm at the Gallery at the Pittsburgh Technical Institute. About 25 people attended this meeting and topics discussed ranged from the need for senior housing, including specific types, to striking a balance between targeted growth and conservation areas.

Once the 45-day review and comment period expired, the Township's Board of Supervisors hosted a public hearing on the draft comprehensive plan. The hearing was held on Tuesday, April 8, 2014 at 7:00pm at the LaFayette Room of the North Fayette Township Volunteer Fire Department located at 7678 Steubenville Pike in Hankey Farms. There were approximately 15 members of the public present at the hearing. Issues and questions brought up included the need for more playgrounds and greenspace areas in area residential subdivisions, specifically for future such plans approved, the need for sidewalks along Donaldson Road (specifically to connect Fayette Farms to Donaldson Park), and the types of programs and amenities that will be offered at the new Community Center.

Vision for 2025

Based on the public visioning workshop and several meetings with Township staff, Township elected officials, and the Steering Committee, a draft vision statement was developed for North Fayette Township. A vision involves articulating when and how things should be accomplished and believing it can be achieved. Visioning is the ability to see the end results of a planning process. A vision statement is a community's expression of its overall long-term goals and objectives.

The visioning process in comprehensive planning is important because:

- It creates a shared vision and generates public enthusiasm,
- It lets elected officials know what really matters to the community,
- It results in a comprehensive plan that reflects community values, and
- It results in a commitment towards implementation of a comprehensive plan.

Vision statements become the foundation for community goals, objectives, and implementation strategies found in a comprehensive plan. The following vision statements reflect the plan elements required by the Pennsylvania Municipalities Planning Code (MPC). The vision statements reflect a forward-thinking thought process and envision the Township in another 12-15 years into the future. They express what North Fayette envisions for the year 2025 and reflects what the Township hopes to accomplish after the comprehensive plan is developed and adopted in 2014. The vision statements that were approved by the Steering Committee during the comprehensive planning process are as follows:

Overall Vision for North Fayette Township

North Fayette Township is a strong community that blends both rural and suburban lifestyles and provides the utmost in residential living, including a family-friendly atmosphere with a high quality of life characterized by well-kept neighborhoods, outstanding recreational amenities, an attractive housing stock, and close proximity to Downtown Pittsburgh, the Pittsburgh International Airport, and area shopping, dining, cultural, arts, and entertainment attractions.

Land Use

- North Fayette has experienced growth and change but remains a predominantly residential, bedroom community with a rural character and well-defined growth areas. Planned growth and development is directed to those areas which can be supported by nearby infrastructure and which minimize conflicting or incompatible land uses.
- New development, whether residential or commercial, is of a character and density that is conducive with and complimentary to the existing landscape. This landscape has been preserved and enhanced by directing development to specific targeted growth areas and infill areas, such as Kelso Road and Steubenville Pike, and by discouraging inefficient uses of land that characterize and promote sprawl.
- The main gateways into and out of North Fayette Township, including McKee Road, Steubenville Pike, Summit Park Drive, and Noblestown Road have been enhanced and improved to provide a warm and welcoming image of the Township. This has been

achieved through various streetscape improvements, including but not limited to street trees, decorative light fixtures, banners, planters, and better signage.

Housing

- North Fayette Township continues to be a family-friendly community and provides a wide range of housing resources for a variety of household types and income levels.
- While the housing stock consists of predominantly single-family homes in the southern portion of the Township, a broader mix of housing types are provided in the core and northern areas of North Fayette.
- The Villages of Noblestown and Santiago have been improved through façade improvements and other revitalization efforts that have positively contributed to the overall aesthetics and quality of life in these areas.
- North Fayette Township’s senior citizen population has been provided with ample housing opportunities that enables them to down-size from their former homes yet continue to live within the Township.

Natural Resources & Physical Environment

- Continued environmental and natural resource protection is encouraged to improve and preserve the natural environment.
- Open lands, farms, parks, playgrounds, and stream corridors are essential resources which provide a habitat for area wildlife, recreational opportunities, scenic beauty, and aesthetic qualities that make the Township a desirable place to live and play.
- The Township’s Agricultural Security Area (ASA) continues to preserve and protect farmlands.

Community Facilities

- Growth is supported by adequate public services. The level of services provided to areas throughout the Township reflects the distinct differences in land use and development patterns.
- Newer technologies are encouraged where they will provide logical and efficient uses to the Township’s utility service needs.
- Residents have access to outstanding parks, playground, trails, and other recreational programs and amenities.
- The new Community Center at Donaldson Park has been built and provides ample space for the Township’s various year-round and seasonal parks and recreation programs.
- Improvements have been made to the Municipal Complex on North Branch Road, including a walking trail, new Public Works building, and other related improvements.
- The Hankey Farms Pool has been upgraded and renovated to meet the needs of the Township’s growing population.
- A new Public Safety Complex provides the Police, Fire, and EMS departments with ample space to meet their needs.
- The West Allegheny School District is well-funded and provides excellent education opportunities to local students.

Transportation

- North Fayette Township has an integrated transportation system that provides for the efficient and safe flow of people, goods, and services.
- Centers of employment and residential developments are proficiently connected by roadways, trails, and other linkages to nearby hotspots.
- Pedestrian and bicycle trail networks have been expanded in order to build upon North Fayette Township's outstanding recreational amenities.
- Land uses around major corridors, particularly along Steubenville Pike and near Route 22/30, are well-planned and focus on appropriate development for a regional service area.
- The North Fayette Transportation and Business Improvement Authority has been reestablished to provide leverage and support for transportation-related improvements throughout the Township, i.e. upgrades to interchanges along Route 22/30 and along other main transportation corridors.

Economic Development

- The Township has embarked on a successful township-wide marketing campaign that includes improvements to welcome signage as well as additional signage noting North Fayette exits along major highways such as I-376 and Route 22/30.
- The Pointe at North Fayette shopping area has been transformed with streetscape improvements, including decorative light poles and banners, new street identification signs, and new welcome signage.
- Gateways and entrances into the Township have adequate signage and landscaping welcoming drivers into North Fayette.
- North Fayette Township has utilized creative ways to attract businesses and non-residential commercial development to the Township.
- Heavily traveled roadways including McKee Road, Steubenville Pike, North Branch Road, and Summit Park Drive have been enhanced through streetscape improvements.
- Growth areas are well-defined and serve as centers for employment and services, which contain adequate levels of infrastructure and community facilities.
- Underutilized commercial and industrial sites have been revitalized, developed, or adapted for use by new businesses.
- The Township has been able to capitalize on and benefit from the presence of the Southern Beltway Connector with increased business development near this newly created corridor.
- The North Fayette Transportation and Business Improvement Authority has been reestablished to provide leverage and support for economic development and business-related programs, projects, and incentives.
- A Town Center has been developed to support surrounding residential areas.

Parks, Recreation, & Open Space

- Parks and recreation areas are well-maintained and equipped and are enjoyed by residents and visitors of all ages and abilities.
- Donaldson Park and the Municipal Complex continue to provide adequate parks, ball fields, pavilions, and playground areas to meet the needs of residents.

- Connections have been established between North Fayette and the nearby Montour and Panhandle Trails to provide residents and visitors with improved access to these existing trail systems.
- The Community Center at Donaldson Park continues to provide adequate space to support the Township's various recreational programs and for residents of the community to host private functions and events.
- Expanses of rural open space, farmlands, and wetlands are protected from inappropriate and encroaching development through the Township's Agricultural Security Area (ASA) and other regulatory ordinances.

Energy Conservation

- Growth in North Fayette Township has occurred where roads offer opportunities for shorter vehicular trips, adequate services, and carpooling.
- Structures are built to current code standards to ensure maximum efficiency of energy consumption in buildings.
- Residents and business owners are more familiar with and more likely to use geothermal, solar, and/or other renewable energy sources.

Chapter 4 LAND USE PLAN

Overview

The land use plan provides a framework for future land use decisions in North Fayette Township and should be evaluated in conjunction with all the other plan elements, including transportation, community facilities, parks and recreation, and open space. Existing land use patterns have a significant impact on the future land use plan for the Township as well as traffic circulation within the area and demand for community facilities and services, including police, fire, and road maintenance.

Analysis of Existing Land Use Patterns

Existing land uses within North Fayette were determined through a combination of field research and a review of the Township's current zoning ordinance and map. Map 2, the Current Zoning Map, is located at the end of this chapter and provides an overview of the Township's zoning districts. North Fayette Township's existing land use patterns reflect the housing growth that has occurred over the last two decades as well as the rural history and character of the Township. The Township is home to the Pointe at North Fayette shopping area, which meets most residents' retail needs but is also a regional attraction due to its various stores, shops, and restaurants. In addition, the main local commercial corridor in the Township is Steubenville Pike. There are several pharmacies, barber shops, churches, restaurants, convenience stores, and other goods and services available to residents along this corridor.

Two of the Township's older residential subdivisions, Walden Woods and Hankey Farms, are located primarily North of Steubenville Pike. While the predominant land use in the Township is residential, there remains a significant amount of agricultural farmland, open space, vacant land to be developed, commercial establishments, and industrial land uses. Parks and recreation areas are focused in the center of the Township with facilities at the Municipal Complex and Donaldson Park.

Commercial

Commercial uses are concentrated primarily along parts of Steubenville Pike and also in the northeastern corner of the Township, which is home to the Pointe at North Fayette shopping area and the RIDC West business park. An additional commercial area exists off of Cliff Mine Road in the northern tip of the Township. Overall, the Township's commercial business districts are made up of a mix of strip malls, churches, big box retail stores, restaurants, and office buildings. These designated commercial areas in the Township are currently zoned B-1, Neighborhood Commercial, and/or B-2, General Business.



Gateway to the Pointe at North Fayette shopping area

Residential

Single-family residential is the primary housing type in North Fayette Township. The single-family housing stock varies from low-density single-family homes on larger lots to single-family homes on smaller lots at a higher density level.

The pattern of residential development in North Fayette mirrors the history of the development of the community. For example, the higher density residential units tend to be located closer to the long-standing local commercial corridor, which is Steubenville Pike. This area developed in a fairly traditional pattern, radiating from the businesses along parts of the Pike. For example, the older residential subdivisions along Steubenville Pike are mixed in between the commercial areas. Some of these communities include Walden Woods and Hankey Farms. Portions of Hankey Farms are located south of Steubenville Pike between the Pike and Route 22/30. In addition, the Glen-Gormley neighborhood is located south of the Pike and Route 22/30. These neighborhoods are zoned primarily R-3, Medium Density Residential, or R-4, Higher Density Residential. Another area zoned for higher density residential is located off of Noblestown Road. This district is home to the following communities: Pointe West, the Preserves, and the Courtyards at the Preserves, which are all different phases of the overall Pointe West residential subdivision. Forestbrooke is zoned R-4 and is located off of Cliff Mine Road near a B-2 General Business District.

The majority of North Fayette’s lower-density residential districts are located in the central and southern areas of the Township. These zoning districts consist of areas zoned R-R Rural Residential, R-1 Low Density Residential, and R-2 Suburban Residential. Much of these areas are home to PRDs that have been constructed within the past 10-15 years or which are still under construction. Some of these communities that are zoned for lower-density residential include Seabright, Holly Hills, Fayette Farms, and Canterbury Woods, to name a few. The R-R Rural Residential District consists of larger, estate-style lots consisting primarily of five or more acres.



Examples of the varying housing types throughout North Fayette Township

Industrial

Industrial areas in North Fayette are scattered throughout the Township and radiate out from certain quadrants, with the largest industrial uses located in close proximity to Route 22/30 and Interstate 376. Both the Imperial Business Park and the Imperial Industrial Park are located off of Bateman Road, south of Route 22/30, in an I-1 Light Industrial Zoning District. Another I-1 District is located in the northern tier of the Township off of Cliff Mine Road. This I-1 District is home to the Montour West Industrial Park. There is also a large conglomerate of parcels in the northwestern corner of the Township near the border with Washington County that is zoned I-1 and is largely undeveloped. This particular area has great potential for development given its close proximity to the planned Southern Beltway Connector. Another area zoned I-1 is located between Oakdale Road and McKee Road. The CCAC West Hills Center is located within this area as well as ATI Powder Metals and Modular Space Corporation, both of which are located on Robb Hill Road.

The areas zoned I-2 Heavy Industrial are scattered throughout the Township as well. There are two small areas off of Noblestown Road that are zoned I-2. In addition, the area south of Montour Run Road in the northeastern corner of the Township is also zoned for heavy industrial uses. H&K Equipment is located in this particular district on Casteel Drive. The other I-2 area is located off of Pinkerton Run Road and Eastons Lane, which consists of predominantly vacant land.



ATI Powder Metals on Robb Hill Road

Parks & Open Space



Aerial photo of Donaldson Park

North Fayette Township places a high priority on preserving and enhancing its park amenities for area residents. There is ample park space in the Township’s center core between the facilities provided at the Township Municipal Complex and at Donaldson Park. The Township Municipal Complex, located at the intersection of Donaldson Road, is home to two picnic shelters, three lighted little league fields, one soccer field, two tennis courts, two lighted basketball courts, one batting cage, horseshoe pits, a playground area, and several pavilions. Donaldson Park opened in 2010 and has three ball fields, a soccer field, a

football field, two pavilions, a playground, a walking/jogging trail, a dog park, and an amphitheatre. More detailed information on parks and recreation is provided in Chapter 10 of this document.

Community Facilities

Other land uses in the Township include community facilities such as the municipal building, churches, schools, the Western Allegheny Community Library, the Township's Community Center, the Imperial Post Office on Steubenville Pike, fire departments, and EMS facilities. Several schools in the Township include Donaldson Elementary, McKee Elementary, and the Western Allegheny Middle and High Schools. The current Community Center is located on Steubenville Pike and has a meeting room and gymnasium and is available for rentals. The Township also owns the Hankey Farms Pool, which includes a play area, picnic shelter, and pool. Additional information on community facilities can be found in Chapter 7 of this document.



Donaldson Elementary School

Smart Growth Planning Principles

Striking a balance between continued growth and development and the preservation of farmlands and open space is an ongoing challenge in North Fayette. There is a vast amount of land that remains vacant and could be developed. There are also several planned residential developments that have several phases to be built in order to complete their approved master plans. Township officials will continue to be challenged on how to maintain a balance between allowing development to occur and preserving open space.

Maintaining the right balance between the residential areas, commercial corridors, and industrial areas will be critical to guiding North Fayette Township's growth so that future generations will continue to enjoy a high quality of life. Moreover, directing development toward targeted growth areas and building smart communities should be an integral part of the Township's policies to enhance growth and promote development. The natural and topographical environment in North Fayette Township is unique and potential new developments should be evaluated on a case-by-case basis. Township officials would like to see more commercial growth in addition to the residential growth that will continue to occur in the years ahead.

Developing the Township's comprehensive plan was guided by input from community residents and area stakeholders who value the quality of life in North Fayette and want to enhance the future livability and economic health of the community. Principles of Smart Growth should be used to guide the Township moving forward in terms of development, growth, and planning to ensure the Township remains a healthy, strong, and cohesive community.

Several Smart Growth principles are easily adaptable to North Fayette Township and could be implemented through the Township's community development, land use, and planning policies. Some of the principles that could be easily incorporated into policies include creating a range of housing options, creating walkable neighborhoods, encouraging collaboration among stakeholders and community groups, fostering and encouraging a stronger sense of place, promoting a mix of land uses, directing development toward existing communities, and taking advantage of compact building design, where appropriate.

In many ways, the Township is already promoting many of the smart growth principles in its daily decision making. However, there is room for improvement and certain principles could be better adapted to existing and future land use policies and ordinances. One principle that has been promoted rather well is creating a range of housing options. North Fayette is home to a wide array of housing types, from mobile homes to townhomes to single-family homes to apartments. Bright Oaks, a newer development currently under construction, consists of about 200 multi-family apartment units. There is a need for apartments for those ages 55 and over as well as additional multi-family, market-rate apartments in the Township. North Fayette Township's Board of Supervisors approved an amendment to the Zoning Ordinance in February 2013 which allows apartments, both garden and high rise, as a conditional use in the Township's B-1 and B-2 Commercial Zoning Districts. The purpose of this amendment was to encourage the development of apartments in the Township's commercial areas as a way to provide residents with housing options that provide better access to nearby goods, services, and amenities.

North Fayette Township is helping to preserve open space, farmlands, and natural beauty through the recent adoption of the Township's Agricultural Security Area (ASA). The Township's newly created ASA includes 13 total parcels and preserves over 760 acres of farmland and vacant land. The Township hopes to continue to add parcels to the ASA as property owners are interested.

Principles of Smart Growth

- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Encourage community and stakeholder collaboration
- Foster distinctive, attractive communities with a strong sense of place
- Make development decisions predictable, fair, and cost effective
- Encourage a mix of land uses
- Preserve open space, farmlands, natural beauty, and critical environmental areas
- Provide a variety of transportation choices
- Strengthen and direct development towards existing communities
- Take advantage of compact building design

Examples of smart growth principles that could be better promoted in the Township include creating walkable communities and providing a variety of transportation choices. Many neighborhoods and residential subdivisions within the Township have sidewalks and are pedestrian friendly for those living within them. However, these communities are not connected to nearby businesses and corridors. Sidewalks along Summit Park Drive and Steubenville Pike are sparse. There are several areas where sidewalk improvements and streetscape improvements could be implemented to enhance the Township’s overall walkability. Most residents rely on cars to get from place to place. However, there are a few bus routes operated by the Port Authority of Allegheny County that run through parts of the Township. Given the funding situation around public transit and continuing cuts expected, it will be difficult for public transportation to be enhanced in North Fayette. The Township can look toward other creative options to provide increased transportation choices for residents, including creating trails throughout the Township that connect to the Panhandle and Montour Trails as well as encouraging developers and property owners to construct sidewalks, particularly along certain roadways such as Summit Park Drive and sections of Steubenville Pike.



A sample of the mix of land uses present in North Fayette

Current & Future Land Use Issues

There are a number of current and future land use issues that will impact the built environment in North Fayette Township, including the expansion of the Pittsburgh Botanic Garden and the construction of the Southern Beltway Connector.

The Pittsburgh Botanic Garden is currently in the process of transforming 460 acres of abandoned mining land into a world-class botanic garden, which will include 18 distinct gardens, trails, five

diverse woodland experiences, a visitor's center, an amphitheater for outdoor concerts and performances, a celebration center to accommodate weddings and corporate events, and a center for botanic research. The Botanic Garden is located in the Township's Civic and Education, or CE, Zoning District. Township staff and officials should closely examine the current zoning of the areas surrounding the Botanic Garden, particularly the main roads getting patrons to and from the facility. If possible, these areas should be zoned to support a mix of residential and non-residential land uses, including potential smaller businesses such as a coffee shop or a delicatessen that could operate along the main route to the Garden, since it will be a regional attraction and a true draw to North Fayette Township. The Village Zoning District may be the perfect zoning designation for some of these areas as the Village District provides for a compatible mix of residential and smaller scale non-residential land uses.

Another project that has potential land use implications on North Fayette Township is the proposed Southern Beltway. The proposed Southern Beltway Connector is a 13.3 mile project that will extend the Pennsylvania Turnpike Commission's Southern Beltway system south and east from the Turnpike 576 terminus at US Route 376 in Robinson Township, Washington County to a new interchange with Interstate 79 at the Allegheny County-Washington County line near the U.S. Department of Veterans Affairs' National Cemetery of the Alleghenies. The estimated project cost is \$632.5 million. This connector, also known as the Route 22 to I-79 project, will create economic opportunities in several local municipalities, including Findlay, Robinson (Washington County), Mount Pleasant, Cecil, North Fayette, and South Fayette.

The proposed Connector will impact North Fayette in a few ways. Due to the location of the interchanges in nearby townships in Washington County, the traffic flow along North Branch Road will likely increase as a result of the construction of the Connector. This increased traffic may help to further support the creation of a "Town Center" in the Township's core. The Town Center, or TC, District is a mixed use zoning district that has unified standards for residential, commercial, and civic activities. The construction of the Connector will also bring potential pressure for additional residential housing in the areas of the Township near North Branch, Seabright, and Kelso Roads. Furthermore, there may be potential to develop the areas zoned for commercial and industrial uses along Kelso Road as a result of the construction of the Southern Beltway Connector.

The area zoned I-1, Light Industrial, in the northwestern corner of the Township is largely undeveloped and could attract potential industries or businesses to locate in the Township due to this particular area's proximity to the proposed Connector and existing Route 22/30. In addition, much of the land that is zoned for residential use near the Washington County line may experience increased pressure and demand for development into residential subdivisions as a result of the Southern Beltway Connector including parts of Seabright and Kelso Roads. These areas are zoned primarily R-R, R-1, and R-2 and would support the construction of either estate size lots or smaller lots within residential subdivisions, depending on the actual zoning district.

Another area that should be examined is the Noblestown Road corridor. This is a heavily traveled roadway in one of the Township's older neighborhoods. Noblestown Road will eventually become one of the main gateways into and out of the Botanic Garden once the construction and expansion of the Garden is complete. Right now, Noblestown Road contains a mix of residential, commercial, and industrial uses and is zoned Village, Rural Residential, and/or Heavy Industrial. This mix of uses should remain to create a true mixed use district along this roadway. However, better buffers need to be established between the residential and industrial uses to improve the overall aesthetics of Noblestown Road.

Future Land Use Plan

Future land use plan designations recommended for North Fayette Township are discussed below. Potential rezoning scenarios and areas to explore other zoning options and designations are identified on Map 3, the Future Land Use Map, located at the end of this chapter. Map 2, also located at the end of this chapter, depicts the current zoning districts throughout the Township. The Future Land Use Map is consistent with the Future Land Use Plan element of the comprehensive plan and will generally serve as the basis for zoning regulations. Township staff and officials plan to begin working on updating the Zoning Ordinance and Map in September 2014.

The Township's current Zoning Districts, as shown on Map 2, are as follows:

- "R-R" Rural Residential
- "R-1" Low Density Residential
- "R-2" Suburban Residential
- "R-3" Medium Density Residential
- "R-4" High Density Residential
- "V" Village
- "TC" Town Center
- "CE" Civic and Education
- "B-1" Neighborhood Commercial
- "B-2" General Business
- "I-1" Light Industrial
- "I-2" Heavy Industrial

The purpose of the R-R Rural Residential District is to encourage the continuation of agricultural practices and to allow very low-density residential development to occur in areas of the Township where public water and public sewers do not exist and are not anticipated within the near future. Furthermore, the intent of the R-1 Low Density Residential District is to allow low-density residential development to occur in areas of the Township where public water and public sewers may or may not exist and are not anticipated within the near future. By comparison, the purpose of the R-2 Suburban Residential District is to accommodate single-family dwellings on smaller lots where public water and public sewer is available or is likely to be extended. The intent of the R-3 Medium Density Residential District is to reserve certain areas for higher density residential development, including single-family dwellings on small lots, two family dwellings and multi-family dwellings no more than three (3) stories in height. Lastly, the R-4 High Density Residential District accommodates existing multi-family dwellings and higher intensity residential development on smaller lots where public water and public sewer is available. The Township has a total of five residential zoning districts. As part of the zoning ordinance and map update, which is slated to begin in September 2014, the Township will examine the densities and bulk area and lot regulations of the R-2, R-3, and R-4 residential zoning districts to determine if the two of the three can be combined into one residential district. This would eliminate one of these districts entirely.

The concept of the V Village District is to preserve the historic character of existing urban areas and to provide for a compatible mixture of residential and small-scale non-residential uses that serve the surrounding residential neighborhoods while the Town Center District is a bit more complex. The Township's Village Districts are located in Santiago, Noblestown, and Imperial. The TC Town Center District promotes the establishment of pedestrian-oriented development by encouraging the provision of streetscape and park-like amenities. In addition, the purpose of the TC District is to

integrate a mix of land uses into a cohesive neighborhood located in the core of the Township. The mix of land uses promoted within the TC District include residential and non-residential development, open space, civic amenities, parks and recreation opportunities, and mixed use development. Appropriate land uses in the Village District include banks, bed and breakfasts, small business and professional offices of less than 5,000 square feet, and businesses that provide essential services. Similar uses are also appropriate in the Town Center District, including larger sized business and professional offices that exceed 5,000 square feet, personal services, public buildings, low turnover restaurants, and day care centers.

The purpose of the B-1 Neighborhood Commercial District is to provide sufficient space for community-level commercial and service establishments and to promote stable commercial development for smaller-scale business and service uses. By comparison, the B-2 General Commercial District provides for retail and service facilities which serve the needs of the general community and which are located in high volume traffic corridors to allow convenient access and to minimize traffic impact on neighborhoods and local roads. Appropriate uses in the B-1 Districts include banks, business services, convenience stores, food and grocery stores, smaller offices, smaller retail stores, and personal services. Appropriate land uses in the B-2 Districts are wholesale businesses, veterinary clinics, vehicle repair garage, high turnover restaurants, service stations, retail stores, landscaping service centers, funeral homes, country clubs, and bars.

The Township may want to examine the differences between the B-1, Village, and Town Center Zoning District designations. While slightly different in some of the uses allowed by right, all three of these districts promote a similar purpose and favor a mix of land uses. Perhaps the three districts could be combined into a new zoning district that is a hybrid of all of them.

The Pittsburgh Technical Institute and the Pittsburgh Botanic Garden are both located within the Civic and Education, or CE, District. The purpose of this District is to encourage unified and centrally located development of institutional uses and other civic services.

The I-1 Light Industrial District promotes the development of light industrial uses in appropriate locations where the public health, safety and welfare of the surrounding neighborhoods are protected. In contrast, the purpose of the I-2 Heavy Industrial District is to provide areas for the development of heavy industrial uses, including manufacturing processes, in locations that are convenient to the regional transportation network and where the environmental impacts of the uses will not negatively impact surrounding neighborhoods.

In addition, the Township has several overlay districts, as follows:

- “FO” Floodplain Overlay
- “PNRD” Planned Non-Residential Development Overlay
- “PRD” Planned Residential Development Overlay
- “RO” Road Overlay
- “AZO” Airport Zoning Overlay

The Floodplain Overlay District is established as the area subject to the 100 year flood as determined by the Federal Emergency Management Association (FEMA). Furthermore, the purpose of the Planning Non-Residential Development Overlay District, or PNRD, is to provide landowners and/or developers with an alternative development approval process that promotes flexibility in the mixture of land uses, lot design, and building arrangement not afforded by typical, conventional

lot development. Moreover, the PNRD Overlay permits a more varied, innovative, and efficient development pattern without undue delay in the approval process and also retains and protects open space areas within non-residential developments.

Approved PRDs are located throughout the Township. The Purpose of the Planned Residential Development (PRD) Overlay Districts is to encourage innovations in residential development to meet the growing demand for housing while also promoting a mix of housing types, designs, and layouts.

The intent of the Road Overlay District is to accommodate the future expansion of the Township's roadways in accordance with the North Fayette Township Comprehensive Plan, to protect private development from disturbances created by future transportation improvements, and to preserve the rural and historic landscape character of the Township's arterial and collector roadways.

The purpose of the Airport Overlay District is to regulate the development and the use of a specific area in the Township that is situated in flight path of present and projected aircraft operations at the Pittsburgh International Airport. Per the overlay regulations outlined in the Zoning Ordinance, all land uses and construction activity that occur within the boundary of the overlay district must comply with applicable Federal Aviation Administration (FAA), Pennsylvania Department of Transportation Bureau of Aviation, and Allegheny County regulations.

The Township should explore the creation of a new overlay district along Steubenville Pike from Oakdale Road to West Allegheny Road as a way to promote streetscape and sidewalk improvements along this busy commercial corridor. This overlay district could outline specific streetscape and design standards for the area.

Implementation

The Land Use Plan establishes policies for guiding future land use within North Fayette Township and provides a framework on which to base certain regulatory controls, such as zoning ordinances and subdivision and land development ordinances. The following general goals and objectives will enable North Fayette Township to achieve a well-balanced vision for future land use that supports growth and development while also preserving farmlands and open space.

Non-Residential Development

Goal: Encourage commercial and industrial development that is well integrated and compatible with the surrounding context and character of adjacent land uses.

Objective: Promote industrial and commercial development in designated target areas identified by the Township. (Please refer to the Future Land Use Map and Economic Development Chapter for a description of these areas).

Goal: Encourage appropriate reuse of existing vacant commercial buildings and storefronts throughout the Township.

Objective: Work with property owners and management companies to help fill vacancies at the Pointe at North Fayette shopping area and in the various plazas and vacant buildings along Steubenville Pike.

Goal: Promote and encourage streetscape and sidewalk improvements throughout the Township.

Objective: Develop a set of streetscape and design standards that can be implemented in target areas for streetscape and sidewalk improvements throughout the Township.

Residential Development

Goal: Provide for safe and adequate housing for a variety of household types and income levels.

Objectives:

1. Promote mixed-use development and encourage upper floor residential uses, particularly in the commercial and business districts.
2. Provide for a variety of housing types, including single-family, duplexes, townhomes, apartment complexes, assisted living facilities, and independent living facilities for households of all income levels.
3. Promote the public health, safety, and general welfare of residents through the provision of quality housing through sound planning and appropriate enforcement of zoning, floodplain management, and building codes.
4. Guide future development in a manner that preserves valuable recreation areas and open space.
5. Encourage the installation of sidewalks to promote better inter-connectedness within and between neighborhoods.

Natural Resources

Goal: Protect significant natural resources such as floodplains, wetlands, steep slopes, woodlands, etc.

Objectives:

1. Allow the location of natural features to guide the type and intensity of future development.
2. Minimize negative environmental impacts related to growth and development.
3. Protect surface and groundwater resources from point and non-point source pollutants through adequate land development regulations.
4. Prevent further intrusion of hazardous materials into groundwater or other environmentally sensitive areas.
5. Protect parks and open space areas that are in the floodplain.

Farmlands & Open Space

Goal: Promote the preservation of farmland and open space that contributes to the overall desirable character of North Fayette Township.

Objectives:

1. Preserve open spaces in strategic locations through sound planning policies and appropriate land use controls.
2. Encourage farmland and open preservation through the addition of new properties to the Township's ASA, land trusts, and conservation easements and purchases.

Future Land Use & Growth Management

Goal: Encourage growth and development in the Township while protecting the natural environment, maintaining visual and aesthetic qualities, and providing services and community facilities.

Objectives:

1. Use growth management techniques to preserve open space and farmland, protect environmental resources, and minimize development costs.
2. Update the Township's Zoning Ordinance to achieve consistency with the Future Land Use Plan.

**Map 2
Current Zoning Map
North Fayette Township Comprehensive Plan 2014**

Legend

Right-of-Way Setback Requirement

- Twenty (20) Feet
- Twelve and One-Half (12.5) Feet
- Seven and One-Half (7.5) Feet

Overlay District

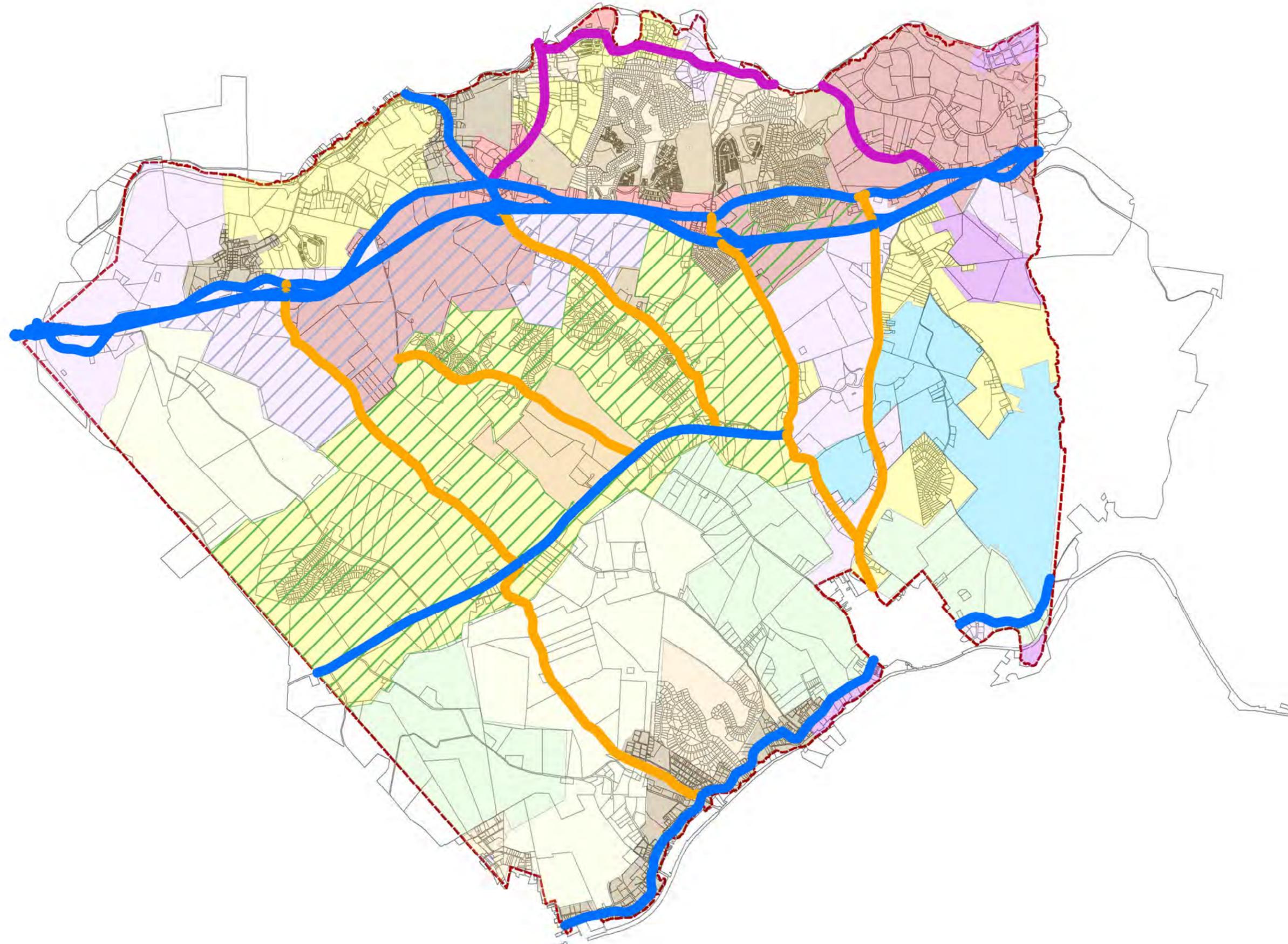
DISTRICT

- Airport
- PNRD
- PRD

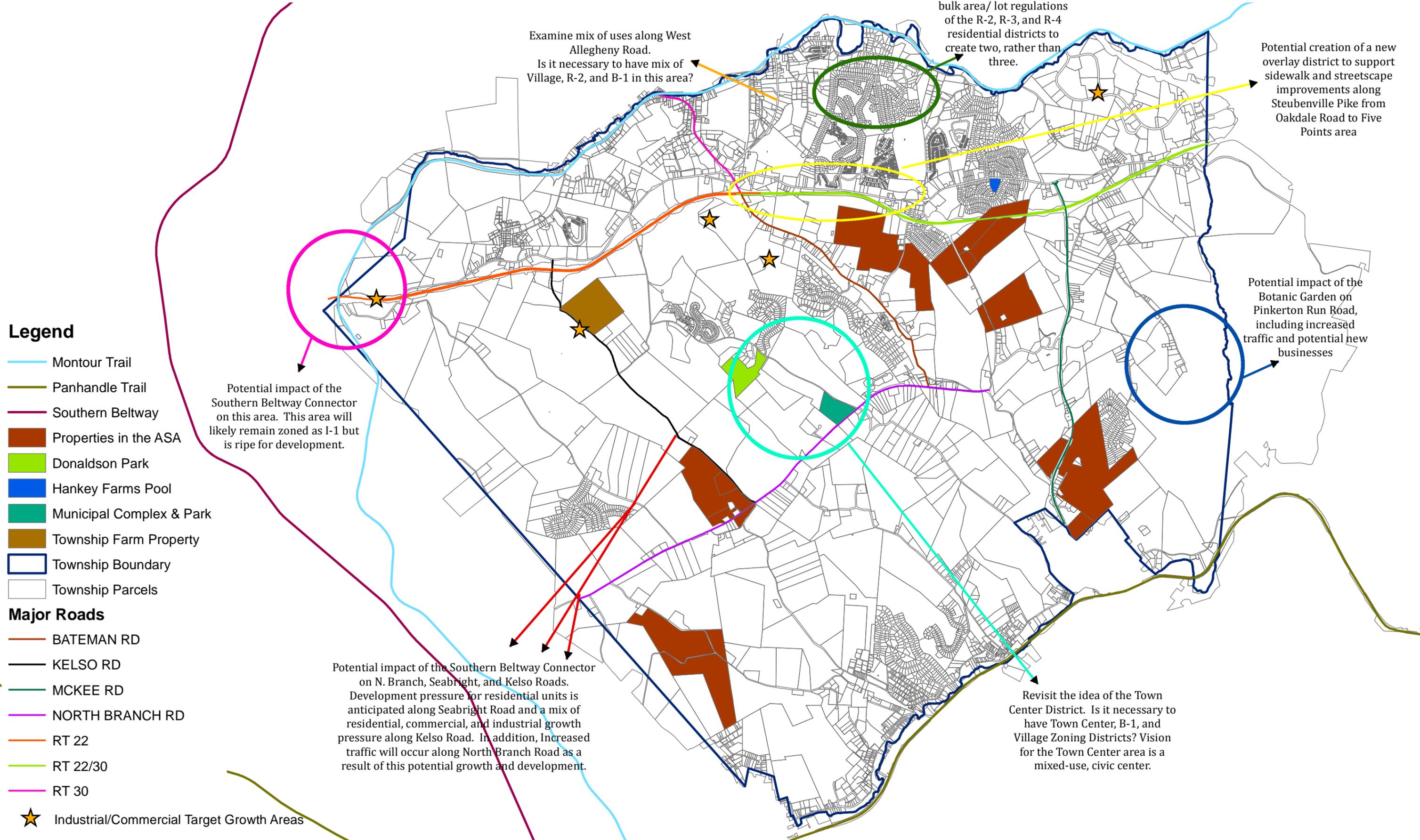
Zone

ZONING

- B-1 Neighborhood Commercial
- B-2 General Commercial
- CE Civic & Education
- I-1 Light Industrial
- I-2 Heavy Industrial
- R-1 Low Density Residential
- R-2 Suburban Residential
- R-3 Medium Density Residential
- R-4 High Density Residential
- R-R Rural Residential
- TC Town Center
- V Village
- Township Boundary
- Township Parcels



Map 3 Future Land Use Map North Fayette Township Comprehensive Plan 2014



Chapter 5 HOUSING PROFILE & PLAN

Overview

The housing profile and plan section of the Comprehensive Plan provides an overview of the current housing dynamics in North Fayette Township. Many planning and development needs become evident in review of the Township’s housing trends and characteristics, including the various types of housing units, the percentage of renter vs. owner occupied housing units, the number of vacant homes, and housing costs, including median housing values and median gross rents.

Housing Type

The housing stock in North Fayette Township is comprised primarily of single-family homes. A combined 73% of the Township’s housing units consisted of either one-unit detached single-family homes (57.9%) or one-unit attached single-family units, such as a townhouse or duplex (15.1%). Mobile homes were the next most common housing type, accounting for 11.5% of the Township’s housing stock. North Fayette is home to several mobile home parks including Virginia Hills, Redwood Estates, Dinardo Manor, Wagner Park, Marko Park, and Oakridge Heights. In addition, structures housing 10-19 units accounted for 8% of all housing units in North Fayette. The following table provides an overview of the housing types in North Fayette Township, Allegheny County, and the State. In comparison to housing types throughout the County, the Township had a significantly higher amount of mobile homes while it had a lower amount of larger apartment buildings with 50 or more units.

Table 5-1, Units per Structure, 2011

	Pennsylvania	Allegheny County	North Fayette Township
One-Unit Detached (Single-Family Home)	56.9%	61.8%	57.9%
One-Unit Attached (Townhome, Duplex, etc.)	18.3%	10.4%	15.1%
2-4 Units	9.0%	9.8%	0.5%
5-9 Units	3.4%	4.9%	3.3%
10-19 Units	2.6%	4.0%	8.0%
20-49 Units	1.9%	3.1%	3.2%
50 or More Units	3.6%	5.2%	0.6%
Mobile Homes	4.3%	0.8%	11.5%
Boat, RV, Van, etc.	0.0%	0.0%	0.0%
TOTAL	100%	100%	100%

Source: U.S. Census Bureau's 2007-2011 Five-Year American Community Survey (ACS) Estimates



A house under construction in Fall 2012 in the Preserves at Pointe West

Housing Trends

Housing trends indicate growth or decline within a community. Housing markets where new construction activity is high and continuous means that the locale is marketable as a desirable place to live. A decline in the number of housing units may indicate a concurrent loss of population and the need for an active demolition program to eliminate vacant and deteriorated units.

North Fayette Township issued 265 building and zoning permits in 2013 for a total estimated construction value of over \$29.6 million.¹ A total of 61 of these permits were for single-family house starts. Of the 61 permits issued for single family homes, 30 were in Fayette Farms, eight (8) were in Seabright, six (6) were in the Courtyards at the Preserves, six (6) were in Canterbury Woods (townhomes), and three (3) were in the Preserves of Pointe West. In addition, four (4) of the single family home permits issued were for mobile homes. Two (2) of these were in Virginia Hills while one (1) was in Redwood Estates and one (1) was in Dinardo Manor. Furthermore, four (4) of the permits were for single-family homes not related to a specific community or planned residential development.

Over 40 of the permits issued in 2013 were for residential decks or residential decks with roofs. Another 14 were for residential porch roofs and another two (2) were for residential additions. There were 18 permits issued for residential pools or hot tubs. Over 25% of the permits issued were zoning permits. These include permits for signs, sheds, and business occupancy permits. The following table provides a summary of all building permits issued in North Fayette Township in 2013.

¹ Source: North Fayette Township Building Department, "2013 Building and Zoning Year End Report"

Table 5-2, Building Permits Issued, 2013

Type of Building/ Zoning Permit	Number Issued	Percent of Total
Single Family Homes	61	23.0%
Residential Sunrooms	1	0.4%
Residential Decks	39	14.7%
Residential Decks with Roofs	2	0.8%
Residential Swimming Pools / Hot Tubs	18	6.8%
Residential Porch Roofs	14	5.3%
Residential Additions	2	0.8%
Residential Renovations	5	1.9%
Residential Solar Panels	2	0.8%
Residential Wind Turbine	1	0.4%
Communications Antennaes	3	1.1%
Commercial New	10	3.8%
Commercial Additions	4	1.5%
Commercial Renovations	28	10.6%
Commercial Pool	1	0.4%
Commercial Fire	2	0.8%
Zoning Permits	67	25.3%
Demolition Permits	5	1.9%
TOTAL	265	100.0%

Source: North Fayette Township Building Department

The number of housing units in North Fayette has continued to increase over the last decade. While the Township's growth is at a slower pace than it was during the late 1990s and early 2000s, North Fayette is presently growing at a more manageable rate. Between 1990 and 2000, the number of housing units increased by over 30% in the Township. By comparison, the number of housing units increased by over 16% between 2000 and 2011. In 2011, there were 6,155 housing units in North Fayette Township. With the exception of Oakdale Borough, the number of housing units in neighboring communities also increased, albeit at varying rates. For example, the number of housing units increased by over 36% in Collier Township between 2000 and 2011 while South Fayette experienced a 19.3% increase in housing units during the same period.

Of the communities in the western suburbs, Moon Township is the most built-out and has the highest number of housing units in total with over 10,400 units. The number of housing units in Allegheny County has remained relatively stable over the last decade, increasing just 1% between 2000 and 2011. The following table provides an overview of the trends in housing units between 1990 and 2011 for North Fayette and surrounding communities as well as Allegheny County.

Table 5-3, Trends in Housing Units, 1990-2011

	1990	2000	% Change 1990-2000	2011	% Change 2000-2011
North Fayette Township	4,037	5,293	31.1%	6,155	16.3%
Allegheny County	580,738	583,646	0.5%	589,388	1.0%
Neighboring Municipalities					
Collier Township	1,785	2,358	32.1%	3,220	36.6%
Findlay Township	1,872	2,128	13.7%	2,431	14.2%
Moon Township	7,857	9,200	17.1%	10,423	13.3%
Oakdale Borough	665	640	-3.8%	632	-1.3%
Robinson Township	4,498	5,158	14.7%	5,910	14.6%
South Fayette Township	3,775	4,924	30.4%	5,876	19.3%

Source: Data for 1970, 1980, and 1990 from Allegheny County 1990 Census Report #1 dated June 1991; Data for 2000 from 2000 U.S. Census; Data for 2011 from U.S. Census's 2007-2011 Five-Year ACS

A structure's age is used to determine the amount of time a unit has been in the housing inventory. Older housing requires continual maintenance. Over 42% of North Fayette's housing stock was built in 1990 or later, indicating the Township's housing stock is fairly new and in good condition. Specifically, 22.4% of housing units in North Fayette were built between 1990 and 1999 while 12% were built between 2000 and 2004. Almost 500 homes, or 8% of the Township's total housing stock, were built in 2005 or later. The age of the housing stock in North Fayette is much younger than the housing units in the County and State. For example, 73.1% of housing units in Allegheny County and 60.4% of the State's housing stock were built prior to 1970. In contrast, only 27.5% of the housing units in North Fayette Township were built during the same period. The following table provides additional information on the age of the housing stock in the Township, County, and State.



Seabright, a newer Maronda Home Community in the Township

Table 5-4, Year Structure Built, 2011

	Pennsylvania	Allegheny County	North Fayette Township
Built 2005 or later	2.8%	1.7%	8.0%
Built 2000 to 2004	4.8%	3.1%	12.0%
Built 1990 to 1999	9.3%	5.1%	22.4%
Built 1980 to 1989	9.9%	6.7%	17.2%
Built 1970 to 1979	12.8%	10.4%	12.7%
Built 1960 to 1969	10.1%	11.8%	8.3%
Built 1950 to 1959	14.0%	19.1%	6.5%
Built 1940 to 1949	8.5%	10.8%	2.9%
Built 1939 or earlier	27.8%	31.4%	9.8%
TOTAL	100%	100%	100%

Source: U.S. Census Bureau's 2007-2011 Five-Year American Community Survey (ACS) Estimates



The Fayette Farms Planned Residential Development (PRD), located off of Donaldson Road

Housing Tenure & Vacancy

In 2011, almost 80% of occupied housing units in North Fayette were owner-occupied. Owner-occupancy rates in North Fayette were higher than rates across both the County and State. Over 66% of housing units in Allegheny County were owner-occupied while the State had an owner occupancy rate of almost 71%.

Vacancy rates were lower in North Fayette than in the County and State. North Fayette had a vacancy rate of 6.5% in 2011, as 403 of the 6,155 housing units were vacant. Approximately 11% of housing units in the County and State, respectively, were vacant in 2011. The following table provides information on vacancy and occupancy for North Fayette, the County, and State.

Table 5-5, Occupancy and Tenure, 2011

	Total Housing Units	% Vacant	Occupied Units	% Owner-Occupied	% Renter-Occupied
North Fayette Township	6,155	6.5%	5,752	79.9%	20.1%
Allegheny County	589,388	11.2%	523,175	66.4%	33.6%
Pennsylvania	5,554,939	10.8%	4,952,566	70.6%	29.4%

Source: U.S. Census Bureau's 2007-2011 Five-Year American Community Survey (ACS) Estimates

Housing Costs

In 2000, the median housing value in North Fayette Township was \$118,870, after adjusting for inflation. By 2011, the median housing value in the Township increased over 20% to \$145,300. The median housing value in North Fayette is significantly higher than that of Allegheny County. In 2011, the median housing value in the County was \$118,700, which was lower than the Township's median value over a decade ago in 2000. Even though the County's median housing value is low, median values still increased throughout Allegheny County between 2000 and 2011 by almost 9%. When compared to neighboring municipalities, North Fayette's median housing value was higher than the median values in Findlay Township and Oakdale Borough but lower than the median values in the other neighboring communities. Among the western suburbs, South Fayette Township had the highest median housing value in 2011 at \$176,600.

Median gross rent decreased in North Fayette Township between 2000 and 2011, after adjusting for inflation. The median gross rent in North Fayette was \$980 in 2000. By 2011, the median gross rent decreased by almost 2% to \$962. Median gross rent across the County was \$713 during the same year. In 2011, North Fayette Township had the highest median gross rent among its neighbors in the west. Oakdale Borough had the lowest, \$707. The following chart provides a summary of the housing costs in North Fayette, the County, and the other western suburbs.

Table 5-6, Trends in Housing Value and Costs, 2000-2011

	2000		2011		% Change Gross Rent	% Change Housing Value
	Median Gross Rent*	Median Housing Value*	Median Gross Rent	Median Housing Value		
North Fayette Township	\$980	\$118,870	\$962	\$145,300	-1.8%	22.2%
Allegheny County	\$674	\$109,073	\$713	\$118,700	5.8%	8.8%
Neighboring Municipalities						
Collier Township	\$670	\$112,600	\$935	\$152,200	39.6%	35.2%
Findlay Township	\$709	\$143,297	\$711	\$142,300	0.3%	-0.7%
Moon Township	\$824	\$167,202	\$811	\$173,100	-1.6%	3.5%
Oakdale Borough	\$629	\$108,681	\$707	\$112,500	12.4%	3.5%
Robinson Township	\$942	\$162,630	\$921	\$165,200	-2.2%	1.6%
South Fayette Township	\$910	\$149,176	\$839	\$176,600	-7.8%	18.4%

*Note: 2000 values were adjusted for inflation using the BLS CPI Inflation Calculator

Source: Data for 2000 from 2000 U.S. Census Bureau; Data for 2011 from U.S. Census Bureau's 2007-2011 Five-Year American Community Survey (ACS) Estimates

Current Housing Trends & the Local Real Estate Market

Several planned residential communities (PRDs) within North Fayette Township have several phases yet to be developed. For example, Fayette Farms is currently in its fourth phase of development. To date, over 140 homes have been built in Fayette Farms, which predominantly includes single-family homes including a few patio homes and townhouses. There are approximately 350 lots yet to be developed in the Fayette Farms PRD. In addition, the Seabright PRD is almost complete, with the final lots under construction. There are almost 190 homes in this planned residential community off of Seabright Road.

In addition, two (2) of the five (5) buildings have been built with a third under construction in the Bright Oaks PRD off of North Branch Road. This development consists of multi-family apartment buildings along with a pool and club house. When complete, there will be five total buildings and approximately 200 units.

There are about 60 townhouse units in the Canterbury Woods PRD off of Santiago Road. When completed, this development will include a total of 122 units. The developer, Maronda Homes, has built an average of one building (includes 4-7 townhomes typically) per year over the last several years. A total of 13 buildings are left to be built in this development.

Lastly, Pointe West has two current phases of development underway, its 12th and 13th phases, respectively. These phases include the Preserves at Pointe West and the Courtyards at the Preserves, both located off of North Road. The Courtyards at the Preserves will include a total of 24 cottage-style one level homes, marketed primarily to empty nesters and seniors. The Preserves at Pointe West are single-family detached homes and there are several lots remaining in the current phase.

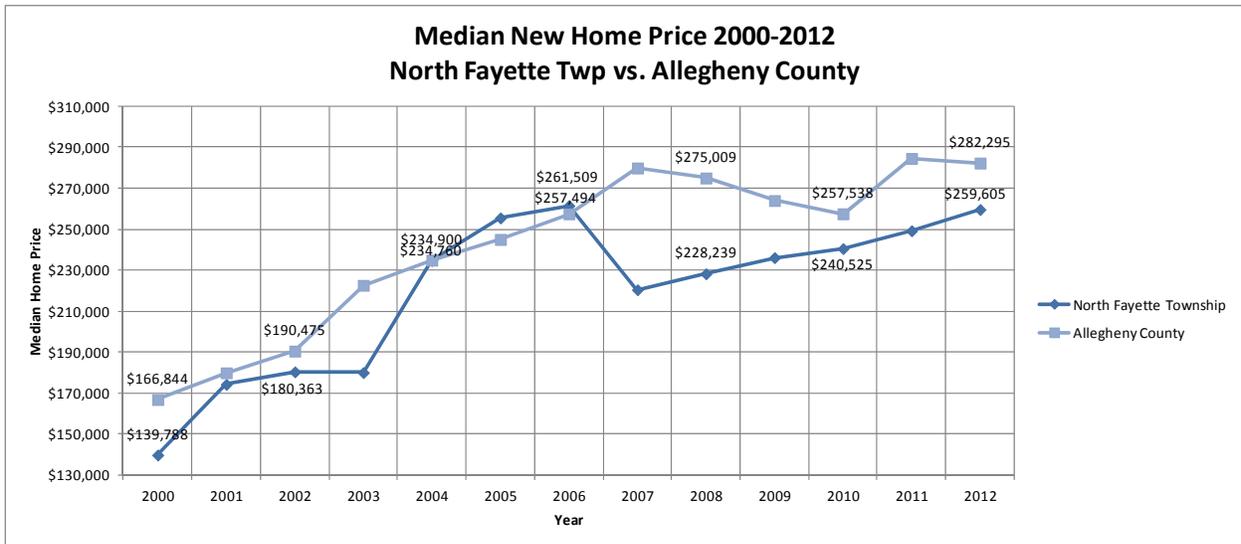
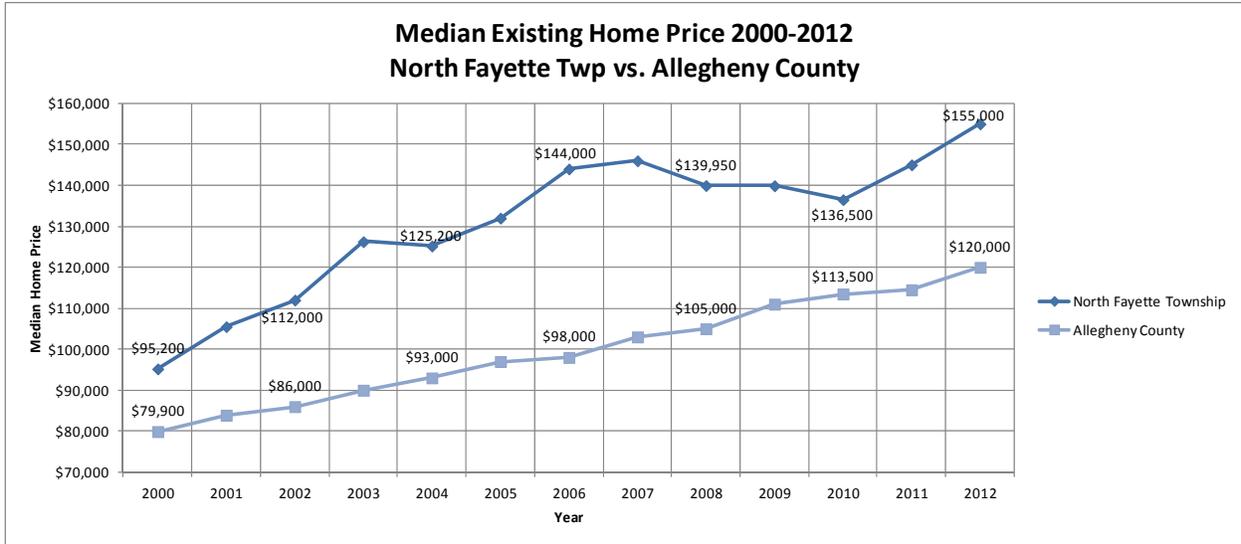


Buildings #1 and #2 in the Bright Oaks PRD

Data and statistics on the for-sale residential housing market in North Fayette Township are available from RealSTATS, a local real estate data firm.

North Fayette continues to grow despite the fact that new home production from 2009-2012 is half of what it was in 2000-2003. In addition, the median price of a new home in North Fayette Township is less than the median price of a new home in Allegheny County while the median existing home price is far greater in North Fayette. Two conclusions can be made from this. First,

new homes are more affordable in North Fayette. And, second, the overall housing stock is newer and probably bigger. Therefore, existing home prices are higher in North Fayette Township than other parts of the County.² For example, the median existing home price in North Fayette Township through 51 weeks in 2012 was \$155,000 compared to \$120,000 in Allegheny County. On the contrary, new home prices are higher in Allegheny County than in North Fayette. During the same period in 2012, the median new home price was \$259,605 in North Fayette Township while it was \$282,295 in Allegheny County. The following charts provide a comparison of median existing home price and median new home price for 2000-2012 in Allegheny County and North Fayette Township.



Source: RealSTATS Report Dated January 2013

When comparing overall sales including new and existing home sales in North Fayette Township per year over the last decade, the market is slowly rebounding after several years of decline. In terms of number of sales, there were 211 sales in the Township through 51 weeks in 2012. This

² Source: RealSTATS Report dated January 2013

was a slight increase from 2011 and a significant increase from sales in 2009 and 2010, when there were 190 and 152 home sales, respectively.

Total sales dollar volume in North Fayette Township has also increased over the past few years. Between 2010 and 2011, total sales volume increased by almost 50% from \$25,644,776 in 2010 to \$38,349,284 in 2011. Furthermore, total sales volume through 51 weeks in 2012 was \$41,821,160, an increase of 6.4% from 2011.

The median sales price for homes sold in North Fayette was \$150,000 in 2010. Between 2010 and 2011, the median sales price increased 16.7% to \$175,000 by 2011. Median sales price rose to \$180,000 through 51 weeks in 2012, an increase of almost 3% from the previous year.

The following table provides a summary of trends in median sales price, total sales volume, and total number of sales in North Fayette Township for both existing and new homes sales between 2000 and 2012.

Table 5-7, Trends in Residential Sales, 2000-2012

Year	Median Home Price			Total Dollar Volume			Number of Home Sales		
	Median Price	Dollar Change	Percent Change	Total Dollars	Dollar Change	Percent Change	# of Sales	Number Change	Percent Change
2000	\$119,824	-----	-----	\$33,007,781	-----	-----	271	-----	-----
2001	\$137,025	\$17,201	14.4%	\$38,351,019	\$5,343,238	16.2%	269	-2	-0.7%
2002	\$130,000	-\$7,025	-5.1%	\$38,674,193	\$323,174	0.8%	271	2	0.7%
2003	\$143,000	\$13,000	10.0%	\$47,076,702	\$8,402,509	21.7%	313	42	15.5%
2004	\$153,900	\$10,900	7.6%	\$51,754,835	\$4,678,133	9.9%	313	0	0.0%
2005	\$156,250	\$2,350	1.5%	\$50,932,759	-\$822,076	-1.6%	294	-19	-6.1%
2006	\$170,500	\$14,250	9.1%	\$51,409,054	\$476,295	0.9%	291	-3	-1.0%
2007	\$159,500	-\$11,000	-6.5%	\$43,037,511	-\$8,371,543	-16.3%	241	-50	-17.2%
2008	\$162,250	\$2,750	1.7%	\$40,069,770	-\$2,967,741	-6.9%	228	-13	-5.4%
2009	\$160,700	-\$1,550	-1.0%	\$32,960,963	-\$7,108,807	-17.7%	190	-38	-16.7%
2010	\$150,000	-\$10,700	-6.7%	\$25,644,776	-\$7,316,187	-22.2%	152	-38	-20.0%
2011	\$175,000	\$25,000	16.7%	\$38,349,284	\$12,704,508	49.5%	207	55	36.2%
2012*	\$180,000	\$5,000	2.9%	\$40,821,160	\$2,471,876	6.4%	211	4	1.9%

Source: RealSTATS Report dated January 2013

*2012 data is through 51 weeks.

Overall, the total number of sales, median sales price, and total dollar volume has been on the rise in North Fayette Township over the past two years. Based on the current housing market, it is likely this trend will continue over the next several years.

Conclusions & Findings

North Fayette Township is a family-friendly community that provides a wide range of housing options for a variety of household types and income levels. The Township's housing stock is comprised primarily of single-family homes but does provide other housing options including an increasing number of apartments as well as several mobile home parks. The majority of occupied housing units are owner-occupied and the Township's vacancy rate is 6.5%.

Based on anecdotal evidence, there is a need for additional housing for seniors in the North Fayette community. Many seniors have lived in North Fayette Township for a significant amount of time, if not their entire lives, as many were born and raised here. The majority of seniors in the Township are content and want to stay in North Fayette since they have all they need within the Township's borders, including doctors, shopping, and access to other essential goods and services. Within the next few years, many seniors may opt to sell their homes and downsize into smaller apartment units or condominiums. There will be an increasing need in the years ahead for senior housing within the community, particularly as the older population continues to age and as the next generation starts to retire. This type of housing should be affordable to many seniors that live on fixed incomes. Moreover, housing for seniors should be built close to the Township's retail and commercial corridors to provide the senior population with better access to goods and services. The Township should continue to work with developers seeking to build various types of senior housing in the community, including but not limited to assisted living facilities, apartments, condominiums, etc. A portion of any new senior housing units built should be affordable to seniors who are on fixed incomes.

While much of the Township's housing stock is in good condition, some of the homes in older sections of the Township, particularly along parts of Noblestown Road in the Village of Noblestown and Santiago Road in the Village of Santiago, are in need of revitalization and improvement. A façade improvement program for eligible homeowners is a program that could be implemented in these areas to improve the aesthetics and overall quality of life in these neighborhoods.

In February 2013, the North Fayette Township Board of Supervisors approved an amendment to Zoning Ordinance #360 to allow garden apartments and high-rise apartments as a conditional use in the Township's B-1 Neighborhood Commercial and B-2 General Business Zoning Districts. The objective of making this change was two-fold. First, this amendment was approved to encourage mixed-use developments in the commercial districts of the Township. And, second, to provide housing options in the commercial districts to make them a true "one-stop shop" where someone could live, work, and play.

Allegheny County, through the Redevelopment Authority of Allegheny County (RAAC), offers the Vacant Property Recovery Program (VPRP). The purpose of this program is to take blighted and/or tax delinquent properties and resell them to an applicant for reuse as determined by their application and as reviewed by the local municipality. This program helps to stabilize neighborhoods, provide viable reuses of properties, and also returns previously delinquent properties to a positive, tax-generating status. North Fayette Township became a participant in this program in October 2013. Any municipality in Allegheny County can opt to join the program. The steps are simple, adopt a resolution and sign a cooperation agreement with the County. Two neighboring municipalities also participate in the VPRP – Collier Township and Oakdale Borough. This program is really a "win-win" as both the Township and residents can benefit from it. This program could help to substantially reduce or potentially eliminate vacant, dilapidated properties, including both vacant homes and vacant lots.

In the years ahead between now and 2025, residential housing development will continue in North Fayette Township. Existing PRDs will move on to subsequent phases of development and will continue to build homes, new PRDs will likely be approved, and additional multi-family apartments will be added in the Township's commercial districts and corridors.

Housing Plan

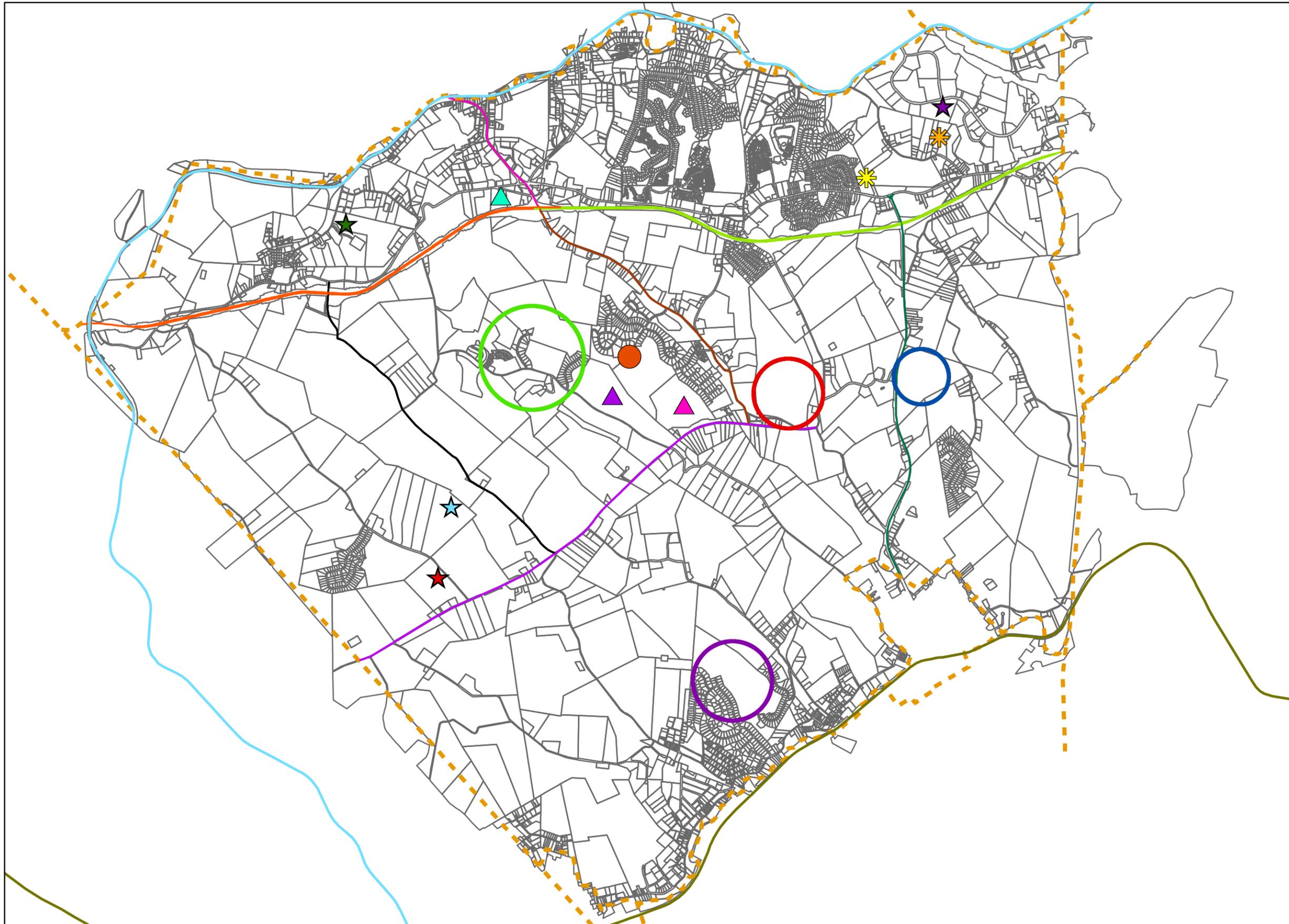
While North Fayette has experienced significant growth over the last two decades, a large portion of the Township's 27 square miles remain undeveloped. Some of this undeveloped land is farmland, some of which is preserved through the Township's Agricultural Security Area (ASA), while other undeveloped land cannot be developed due to topography issues and the presence of wetlands. With that said, there is still an ample amount of land available to be developed. Furthermore, there is ample opportunity for additional residential growth, particularly in the southern portion of the Township south of State Route 22/30.

The Township's overall housing goal is to continue to provide a high quality of life and a mix of housing choices for all household types and income levels. More specifically, housing related objectives are as follows:

- Target properties in the Villages of Noblestown and Santiago for a homeowner façade improvement program. Conduct income surveys in these areas to determine eligibility for CDBG funds. Solicit CDBG funds from the County and/or other grant funds to help implement this type of program.
- Continue to provide guidance to developers seeking to construct housing in the Township. Work with these developers through the subdivision and land development approval process.
- Participate in the County's Vacant Property Recovery Program to provide property owners within the Township with the necessary avenues to acquire tax-delinquent and vacant properties/ parcels.
- Continue to focus residential housing development in targeted housing growth areas.
- Work with developers seeking to build additional multi-family apartment units and various housing types for seniors in the community.

As previously discussed, there are several residential developments underway in the Township that have several phases left to be developed, including Pointe West, Bright Oaks, Fayette Farms, and Canterbury Woods. There is also ample vacant land available for development. Map 4, Target Areas for Housing Growth and Development, on the following page shows the current PRDs and residential subdivisions that still have several phases to go as well as other targeted areas around the Township for residential development. Some of these potential areas to be developed residentially were once proposed land developments in the preliminary approval stages at the Township level but simply never came to fruition.

Map 4
Target Areas for Housing Growth & Development
North Fayette Township Comprehensive Plan 2014



Legend

- Montour Trail
- Panhandle Trail
- Bateman Road
- Kelso Road
- McKee Road
- North Branch Road
- Route 22
- Route 22/30
- Route 30
- ▲ Bright Oaks
- ★ Canterbury Woods
- ✱ Diocese Property
- Fayette Farms
- Irongate
- ▲ Mikeska Property (Mixed Use)
- ✱ North Fayette Village
- ▲ Page Property (Mixed Use)
- ★ Paris Property
- Pointe West/ The Preserves
- ★ Princeton Place
- PTI Dorms
- Scott's Grant
- ★ Summit Park Drive - Apartments

Chapter 6 HISTORIC, CULTURAL, & NATURAL RESOURCES PLAN

Overview

The historic, cultural, and natural resources section of the plan focuses on the importance of preserving North Fayette Township's historic, cultural, and natural resources. Historic, cultural, and natural resources are economic assets that can help to guide and manage change and development. Studies have shown that in today's dynamic economic and demographic environment, among a community's most valuable assets is the existence of a historic character unique to that community. North Fayette's residents value these resources because they provide a better understanding of the formation, history, and progression of the Township. For North Fayette, the uniqueness stems from the rural heritage and farming and agricultural history that was and still remains a viable economic sector of the Township.

Natural resources and environmentally sensitive areas, such as streams, wetlands, watersheds, steep slopes, floodplains, woodlands, ecological habitats, conservation areas, geological characteristics, etc., provide many assets to a municipality. They offer scenic beauty, recreational opportunities, and other benefits that contribute to a community's overall livability. These features make a community more attractive to both prospective developers and residents. However, the presence of natural resources may also post constraints to land use and development. For example, steep slopes and floodplains restrict where development can occur, and municipalities have the right to ban all development within floodplains or on slopes with a gradient greater than 25%. Therefore, a comprehensive plan must address the protection and preservation of natural resources and environmentally sensitive areas and also recognize the limitations they present.

Preserving historic, cultural, and natural resources can connect today's generation to yesterday's way of life and to nature as a whole. People of all ages can better sense and appreciate the area's societal, cultural, and demographic changes through these resources. Historic preservation and heritage tourism are also avenues for economic development.

Historic and Cultural Resources

North Fayette Township was once a part of neighboring Moon Township. North Fayette is named after General LaFayette and was incorporated on March 16, 1846. North Fayette was a place where Indians traveled on the Mingo Trail and was also on the route of the Underground Railway for slaves escaping from the South.

Early settlers of the Township discovered that the fertile limestone solid present in much of the Township's lands produced fine crops. The area was also rich in petroleum, natural gas, and bituminous coal. Given the good soils for producing crops and the presence of bituminous coal, the Township has a rich history in farming, agricultural uses, and coal mining.

North Fayette is known most for its rural character and agricultural heritage. There are several active farms as well as several hobby farms located throughout North Fayette Township. There is a rich history of farming in the Township, including dairy, cattle, crops/produce, and equestrian. One of the oldest farms in the Township is the Scott Family Dairy Farm on Oakdale Road. A newer

addition to the agricultural sector in North Fayette is the Apple Orchard located on North Branch Road.



Scratchwell Farms - a picturesque view of the Scott dairy farm, located on Oakdale Road.



Horse farm in North Fayette Township on Finks Run Road and North Branch Road.

Older Photos of the Scott Dairy Farm (left) and an Equestrian Farm on Finks Run Road (right)

As a way to help preserve farmland and protect farm owners and operators, the North Fayette Township Board of Supervisors approved the creation of an Agricultural Security Area (ASA) on August 27, 2013. The ASA includes 13 parcels and 763.4 acres of farmland and vacant land.

Coal mining also runs deep in the history of North Fayette as the area was known for its bituminous coal. In fact, there were several mines that operated out of North Fayette at one point in time, including the Montour, Dickson, Santiago North Star, and Cliff mines. The majority of the coal was extracted along the Montour Railroad line. In addition, in the late 1800s, the Imperial Coal Company operated two mines in the Township.



The Coal Washer - Dece kept busy 24 hours a day processing coal. Located in the western part of North Fayette.

Older Photo of the former Coal Washer located near Patridge Lane and Steubenville Pike

Other historic facts about the Township are as follows:

- One of the first flour mills in the Township was built at Noblestown by Colonel Noble before 1800.
- The first school house in North Fayette stood on land owned by Robert Patridge in 1788.
- Noblestown is one of the oldest towns in the region, founded by Colonel Henry Noble.
- Imperial was formerly known as Montour City.

The National Register of Historic Places is the nation's official list of historic and cultural resources worthy of preservation. These properties may include historic districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering and culture at the local, state, or national level. The Pennsylvania Historical and Museum Commission's Bureau of Historic Preservation is the agency that maintains this list in the Commonwealth of Pennsylvania.

Placement on the National Register allows local government oversight and also provides some protection from federal agencies that assist, permit, or license activities that have an effect on historic resources. In addition, income producing properties on the National Register may qualify for certain federal tax incentives, or become eligible for various grant opportunities.

There are no properties, resources, or structures in North Fayette Township that are currently on the National Register. There is one property in Oakdale Borough, the former Oakdale Public School located at 33 Hastings Street, which is on the National Register. In addition, the Walker Ewing Log House in neighboring Collier Township is also listed on the National Register.

Environmentally Sensitive Areas

Environmentally sensitive areas include steep slopes, floodplains, woodlands, wetlands, biodiversity areas, and landslide prone areas. North Fayette Township contains all of these various types of environmentally sensitive areas within its 27 square miles.

Slopes

North Fayette Township consists mostly of lands that are sloped with intensities between 0-4.99%, 5-9.99%, and 10-14.99%. Slopes with a gradient of 15% or less are generally developable for all types of land uses. Slopes between 15% and 25% can be developed with some limitation. Development on slopes greater than 25% entails substantial grading, installation of retaining walls, erosion controls, and use restrictions. Such measures often make development on steep slopes cost prohibitive. Consequently, slopes of 25% or more are often best preserved as open space, i.e. woodlands, conservation zones, recreation areas for activities such as hiking, etc. Slopes within North Fayette Township are shown on Map 5, the Slopes Inventory Map, which is located at the end of this chapter. As Map 5 illustrates, the majority of land in the Township has a slope of anywhere between 0-15%. Pockets of lands with higher gradient slopes are scattered throughout the Township. Some of these areas are concentrated along parts of Cliff Mine and Noblestown Roads near streams and creeks.

Floodplains / Special Flood Hazard Areas

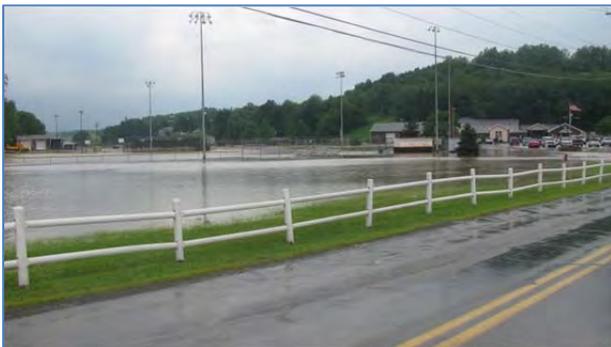
Special Flood Hazard Areas (SFHAs), as defined by the Federal Emergency Management Association (FEMA), represent the area subject to inundation by 1-percent-annual chance flood. Structures located within the SFHA have a 26% chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory flood insurance purchase requirements apply in these areas. SFHAs are usually located adjacent to a river, stream, or surface water system that would be covered by water in the event of a 100-year flood.

Floodplains areas often benefit communities by helping to control stormwater flow. Development within a floodplain may constrict the area over which floodwaters flow, resulting in increased flood damage downstream due to increased floodwater flow velocities. As such, development is often prohibited or severely limited in floodplain areas.

Communities that have land located within SFHAs may participate in the National Flood Insurance Protection Program. This program assists communities with the adoption and enforcement of floodplain management ordinances to reduce future flood damage.

Floodplain/ SFHAs areas in North Fayette Township are located near streams, creeks, and other tributaries, including North Branch, Montour Run, Robinson Run, and Pinkerton's Run. Map 6, located at the end of this chapter, highlights the various floodplains throughout North Fayette Township.

Over the last 10 years, the North Fayette community has been hit twice by large scale flooding as a result of heavy rainfalls and excess storm water. On September 18, 2004, Hurricane Ivan hit the Pittsburgh region with solid force, including North Fayette and the surrounding area. Just under nine years later, on July 10, 2013, heavy rainfall dumped almost two-and-a-half inches of rain in just a few hours, causing similar flooding problems and issues.



Flooding at the Township Municipal Complex on July 10, 2013

Areas throughout the Township that commonly flood as a result of heavy rain events include washed out sections of Logan Road, the intersection of Logan Road at Forest Glen Drive, sections of Mahoney Road, the intersection of Mahoney Road and Cliff Mine Road, Oakdale Road at Virginia Avenue, Willow Street, parts of McKee Road, particularly from McKee Elementary School to Kehm Oil Company, and the Township Municipal Complex located at North Branch Road and Donaldson Road. In addition, flash floods have been a concern on Oakdale Road.

Neighboring McDonald Borough and Oakdale Borough also experienced significant flooding during Ivan and during the July 2013 rain event. All three communities, along with several others in the region, are part of the Robinson Run Watershed. Township staff members are currently working with the Township Engineer to find solutions to ease flooding near the intersection of Virginia Avenue and Oakdale Road as well as along Oakdale Road as a whole, as the water runoff in this area eventually runs downstream to Oakdale Borough.

Woodlands

Forests provide many benefits to an area. They offer scenic beauty, wildlife habitats, recreation opportunities, erosion prevention, water filtration, slope stabilization, and more. The portion of North Fayette Township south of Route 22/30 remains predominantly rural despite several years of residential growth. There are several woodlands throughout the Township along sections of North Branch Road, Bateman Road, Kelso Road, North Road, McKee Road, Oakdale Road, and Seabright Road. While some of the land could be turned into additional residential subdivisions or potential commercial developments, some of the lands should be preserved to continue to provide needed greenspace and wooded areas. Any large-scale harvesting of trees should be subject to mitigation and protection measures, including erosion control, replanting, etc.



Left: Wooded lands along Bateman Road. Right: Vacant land along North Road.

Wetlands

Wetlands are areas that are normally saturated with surface water. These areas may include swamps, marshes, bogs, and similar areas. Wetlands provide wildlife and aquatic habitats, flood control, and other environmental benefits such as groundwater recharge and discharge and pollutant control.

When wetlands are lost or degraded by land development, the benefits of the wetland are often replaced by costly water treatment and flood control infrastructure. Given that wetlands provide many environmental benefits, they should be preserved and restored through the use of appropriate land use controls within the Township’s zoning and subdivision and land use regulations.

There are several wetlands scattered throughout the Township, most of which include freshwater ponds, freshwater emergent wetlands, and freshwater forested/shrub wetlands. Map 7 located at the end of this chapter illustrates the various wetlands throughout North Fayette.

Biodiversity Areas (BDAs)

Biodiversity areas (BDAs) contain a wide variety of important plant and/or animal species and should be protected from development or other disturbances that could negatively impact the natural ecology and integrity of these areas. Their protection through land management and purchase, conservation easements, zoning practices, and other measures can help to preserve key components.

The Allegheny County Natural Heritage Inventory, completed in 1994 and prepared by the Western Pennsylvania Conservancy, provides a list of BDAs by municipality throughout the County. It ranked them as Exceptional, High, or Notable according to their significance and the relative importance of their protection. There were no BDAs identified in North Fayette Township. However, Settler's Cabin Park, located in parts of North Fayette, Collier, and Robinson Townships, is identified as a natural heritage area. The Pittsburgh Botanic Garden, currently under construction, is considered to be part of Settler's Park.

Landslide Prone Areas

Landslides are a common hazard in many municipalities today. They can be particularly dangerous to people when they block roads or threaten homes. Development should not occur in or near landslide prone areas without consideration of slope, soil characteristics, drainage, and other similar characteristics. Any such development would entail mitigation measures, such as grading and slope stabilization. Areas that are typically prone to landslides include steep slopes and hillsides.

As previously mentioned, most of the land in North Fayette Township has gradient slopes of between 0-4.99%, 5-9.99%, and 10-14.99%. These areas are usually not subject to landslides. However, there are some higher sloped lands in the Township that meet the criteria for landslide prone areas. Map 8, located at the end of this chapter, provides an overview of the locations of landslide prone areas throughout North Fayette. These areas are located primarily in the eastern side of the Township and are scattered both north and south of Route 22/30. Areas in and around the Pointe at North Fayette Shopping Plaza include several hillsides that are classified as prone to landslides.

Watersheds

The United States Environmental Protection Agency (EPA) defines a watershed as an area of land that drains water, sediment, and dissolved materials to a common receiving body or outlet. The term is not restricted to surface water runoff and includes interactions with subsurface water. Watersheds vary from the largest river basins to just acres or less in size. Typically in urban watershed management, a watershed is seen as all the land which contributes runoff to a particular water body. These surface waters and ground water are sources of drinking water for the area. Therefore, protection of the water quality in a watershed is essential to insuring an adequate supply of clean water for people, wildlife, and vegetation. Communities and environmental groups such as watershed associations must maintain efforts to reduce or eliminate surface water and groundwater pollutants.

North Fayette Township is part of both the Robinson Run Watershed and the Montour Run Watershed. In addition, a very small portion of the Township, in the northwest corner, is part of the Raccoon Creek Watershed.

The Montour Run Watershed is located in the southwest corner of Allegheny County, approximately 12 miles from downtown Pittsburgh, and is comprised of portions of five different municipalities – Moon Township, North Fayette Township, Robinson Township, Coraopolis Borough, and Findlay Township.

The Robinson Run Watershed spans across both Allegheny and Washington Counties and includes nine (9) municipalities, including Bridgeville, North Fayette, South Fayette, and Oakdale in Allegheny County and Cecil, McDonald, Mount Pleasant, Robinson, and Midway in Washington County. Neighboring McDonald Borough recently formed the nine-community Robinson Run Watershed Municipal Group to help find a permanent solution to flooding issues. North Fayette Township has been an active participant in this group, attending meetings and signing a letter of intent. The group is currently seeking federal and state funds to complete a study of the watershed to determine potential solutions to flooding concerns.

Waterways

There are several creeks and streams in North Fayette Township. These streams provide visual appeal, aquatic habitats, stormwater retention, and other environmental benefits to the area.

The water quality of nearby creeks and the area's ground water is an important issue because both are sources of drinking water. Thus, pollution of these sources has a direct impact on area residents, plants, and wildlife. Common sources of pollution include malfunctioning sewage systems (including raw sewage discharge), fertilizers, pesticides, industrial discharges, storm water runoff, and abandoned mine drainage.

Some of the creeks and streams located throughout North Fayette Township include Half Crown Run, North Branch, Montour Run, South Fork Montour Run, Robinson Run, and Pinkerton's Run.

The Pennsylvania Department of Environmental Protection (DEP) has listed 26.18 miles of Montour Run as impaired by two types of sources, with high priority in both categories:

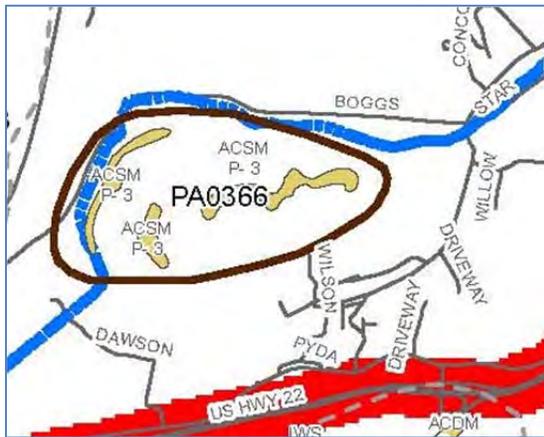
- Abandoned mine drainage (AMD), and
- Urban runoff/storm sewers.

Abandoned Mine Drainage

According to the Environmental Protection Agency (EPA), abandoned mine drainage (AMD) is water that is polluted from contact with mining activity. It is normally associated with coal mining. AMD is a common form of water pollution in Pennsylvania and in other states where vast amounts of mining once took place. According to *Allegheny Places*, Allegheny County's Comprehensive Plan, there are two streams in North Fayette Township, Montour Run and Half Crown Run, which experience AMD problems.

According to the Mining and Physiography Study of Allegheny County, the Township has been almost completely deep-mined at depths ranging from 100 to 200 feet. Past mining operations in the Township have polluted local streams and waterways with AMD through exposing acid producing rocks to rainfall and runoff. Mine drainage can also be alkaline and can pollute streams with metals such as iron, magnesium, and aluminum. Mine subsidence is also a concern and occurs most typically in areas where there is less than 100 feet of overburden remaining. Some strip mining has also taken place in North Fayette and this can affect the pH levels in soils and can leave behind highwalls, slag piles, and mine refuse dumps.

According to the PA DEP, there are two abandoned mines in North Fayette Township, identified as PA0366 and PA2704. Abandoned mine PA0366 is located in the northwestern corner of the Township near the border with Findlay Township and consists of three coal surface mines. In addition, abandoned mine PA2704 is located in the northeastern corner of the Township near Montour Church Road and Route 22/30.



Two Abandoned Mines in North Fayette Township

Source: http://www.depweb.state.pa.us/portal/server.pt/community/abandoned_mine_reclamation/13961/county_maps/588925

Mineral extraction may impact water supply sources and is governed by statutes that specify replacement and restoration of water resources. The PA DEP administers and enforces regulations related to the mining of coal and industrial materials.

The early economy throughout much of Western Pennsylvania centered on the coal industry. There are several undermined areas throughout Allegheny County. Because of this activity, water quality in area streams, creeks, and tributaries is often impaired due to acid mine drainage from abandoned mines in the area. AMD, as previously discussed, is formed when groundwater, which is pumped out during mine operations, pools into abandoned mine tunnels or when precipitation flows through mine spoil piles. Mine related minerals, such as pyrite, dissolve in the water.

North Fayette Township should continue to work with local non-profit, county, regional, state, and federal agencies to address the issues presented by the area’s mining history, specifically dealing with abandoned mines. The Montour Run Watershed Association, the Robinson Run Watershed Association, the Pennsylvania Department of Environmental Protection Bureau of Abandoned Mine Reclamation, the US Department of Interior Office of Surface Mining, and the Western Pennsylvania

Coalition of Abandoned Mine Reclamation are agencies that can provide assistance with acid mine drainage issues in North Fayette.

Soils Associations

Soils are classified based on their permeability and load bearing capacity. Therefore, the qualities of soils present in an area help to determine suitable land uses. For example, soils that do not drain well may have water saturation levels that preclude development or restrict the placement of on-lot septic systems.

There are several soil associations in North Fayette, including but not limited to:

- **Culleoka Series (CuB, CuC, and CuD)** – The Culleoka Series consists of well-drained, moderately deep soils formed in colluvium or residuum from interbedded limestone, shale, siltstone, and fine-grained sandstone. Permeability of Culleoka Series soils ranges from moderate to rapid.
- **Dormont Series (DoB, DoC, DoD, and DoE)** – The Dormont Series consists of moderately well-drained, deep silt loams formed in residuum colluvium from non-acidic siltstone and shale with some thin beds of sandstone and limestone with slow permeability. Most of these soils on gentler slopes were cleared and farmed, and many areas are now pasture or idle. Wooded areas are dominated by mixed oaks.
- **Guernsey Series (GuB, GuC, and GuD)** – The Guernsey Series consists of moderately well-drained, silt and silty clay loams formed in residuum and colluvium from interbedded shale, siltstone, and limestone with slow permeability, often in complexes with other soils. Springs and hillside seeps are frequent and slope creep and slippage is common. Most areas support agricultural uses, especially pasture, while some areas remain forested.
- **Strip Mines (SmB, SmD, and SmF)** – Surface mining, including strip mining, is a broad category of mining in which the soil and rock overlying the mineral deposit are removed. It is the opposite of underground mining. Strip mining is the practice of mining a seam of mineral, by first removing a long strip of overlying soil and rock. It is most commonly used to mine coal.
- **Wharton Series (WhB, WhC, and WhD)** – The Wharton Series of soils is made up of moderately well-drained, deep, mostly silt loams formed in the residuum of interbedded fine-grained sandstone, siltstone, and clay shale with slow permeability.

According to the online Web Soil Survey, hosted by the Natural Resource Conservation Service of the US Department of Agriculture, almost 74% of the soils in North Fayette Township fall into one of the five series listed and discussed above. Specifically, 12.5% of the soils in North Fayette are part of the Culleoka Series, 15.1% are part of the Dormont Series, and 16.5% are part of the Guernsey Series. The most prevalent soil type in the Township is Strip Mines, which account for almost 24% of soils in North Fayette. Soils in the Wharton Series total 5.9% of the Township's soils.

Map 9, the Soils Inventory Map, located at the end of this Chapter, identifies the various soil types throughout the Township.

Air Quality

Clean air is another natural resource that requires protection and preservation. Additionally, air quality concerns can pose limitations for future development. In conformance with the Federal Clean Air Act, the United States Environmental Protection Agency (EPA) designates air quality non-attainment areas for three types of pollutants (ozone, carbon monoxide, and fine particulate matter) and classifies them in accordance with the severity of the area's air pollution problem. Assignment of an area to one of non-attainment classifications triggers certain planning requirements with which the area must comply with in order to meet the air quality conformity standards for projects listed on the area's Transportation Improvement Program (TIP). Non-attainment areas meet the required conformity standards for proposed transportation projects if the TIP projects will result in reduced pollution emissions when compared to 2002 levels.

The Southwestern Pennsylvania Commission (SPC) determines air quality conformity for the 10-county Western PA region, including Allegheny County. Allegheny County is part of the Pittsburgh-Beaver Valley non-attainment area. SPC has made air quality conformity determinations for the 10-county 2013-2016 TIP and the 2040 Transportation and Development Plan and has concluded that they satisfy the applicable conformity criteria.

Other Factors

There are other factors that can detract from an area's natural resources and assets. One such factor is illegal dumping. Another is abandoned vehicles and car junk yards. Illegal dumping may occur on area hillsides or in vacant lots while abandoned vehicles may be located along busy streets or on a vacant lot on a neighborhood street. Both factors have negative impacts on an area's visual aesthetics and may also significantly degrade the environment depending on the type of material that is dumped. While illegal dumping and abandoned vehicles are not a big issues or concerns presently, North Fayette Township should continue to ensure that its property maintenance code, zoning ordinance, and other applicable ordinances address these problems and adjust ordinances and fine levels whenever necessary to address such situations and hazards.

Conservation Easements

There are a number of measures that North Fayette Township can take to preserve and protect its natural resources. The recent creation of the Township's Agricultural Security Area (ASA) is an example. There are over 760 acres of farmland and vacant land in the Township's newly formed ASA. This land is preserved for farming and is protected from potential development due to its inclusion in the ASA. Properties can be added or removed from the ASA at any time. It is a fairly simple process that involves a public notice and hearing.

Another measure that is typically used to help preserve natural resources is a conservation easement. A conservation easement is a voluntary legal agreement between a property owner and a conservation organization, such as the Western Pennsylvania Conservancy or the Allegheny Land Trust. Through a conservation easement, a property owner is able to retain the ownership and use of the land, while the conservation organization obtains the development rights to the land. North Fayette Township may want to consider the creation of its own conservation trust or partnering with an existing trust to further conserve lands and natural resources.

Conservation groups typically use conservation easements to conserve an area's natural, scenic, and historic features such as watersheds, wildlife habitats, open space, woodlands, and rural character.

Conclusions

North Fayette Township benefits from an abundance of natural resources including waterways, wetlands, watersheds, and wooded areas, as well as its history as a predominantly rural area home to farms and agricultural land uses. Historic, cultural, and natural resources contribute to the overall quality of life and are important assets that can continue to make North Fayette a desirable and attractive place to live, work, and play. It is essential to both protect and enhance North Fayette's historic, cultural, and natural resources and to recognize any potential constraints to development that these resources may present. North Fayette Township must act both locally and in collaboration with County, regional, state, and federal agencies to preserve its natural resources for present and future residents.

Implementation

The following goals and objectives are proposed regarding North Fayette Township's historic, cultural, and natural resources.

Goal: Promote the preservation, restoration, and development of North Fayette's historic and cultural resources.

Objectives:

1. Pursue additional properties to be included in the Township's newly created ASA to preserve an increased amount of farmland and vacant land in the Township.
2. Maintain the unique, rural character of the southern portion of North Fayette Township by continuing to promote residential and commercial development in target growth areas.
3. Promote North Fayette's historic and cultural resources and tie these resources to other existing recreational and natural resources to better market the Township.

Goal: Identify, preserve, conserve, protect, and enhance the natural resources of North Fayette Township for current and future generations.

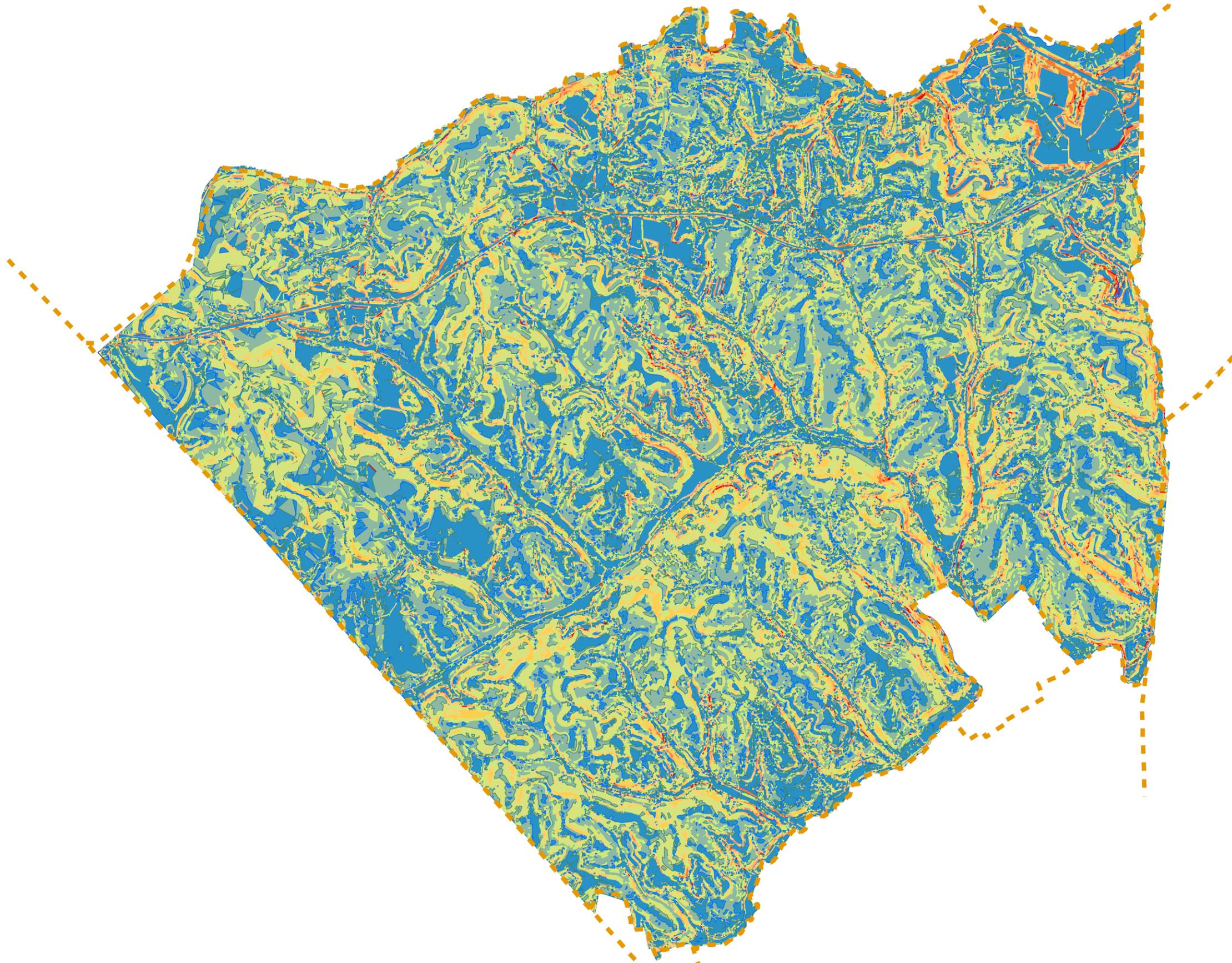
Objectives:

1. Protect and retain water resources to assure the quantity and quality of surface and groundwater for recreational use and the water supply. This can be achieved through land use regulations that identify and protect natural resources and environmentally sensitive features. A stream corridor overlay within a zoning ordinance to protect and enhance the Robinson Run

and Montour Run Watersheds is an example of this type of potential land use regulation.

2. Protect and manage wooded areas by incorporating measures to encourage tree protection and conservation design methods in land use regulations.
3. When reviewing land development proposals, continue to require a soil survey analysis or geotechnical report to insure the suitability of the site for such development and identify natural resources near the site, including wetlands and floodplains.
4. Ensure that any trail development adjacent to streams incorporates porous surface materials and plantings to maximize runoff and erosion.
5. Continue to require conservation of natural ground cover and trees, or the inclusion of new groundcover, in site developments to reduce and filter surface runoff.
6. Continue to enforce property maintenance codes and other ordinances to curtail any illegal dumping and abandoned vehicles that may occur.
7. Continue to work with the newly formed Robinson Run Watershed Municipal Group to address flooding in the nine member communities and support the Group's efforts to seek federal and state funds to conduct a study of the Robinson Run Watershed.
8. Collaborate with County, regional, state, and federal agencies, along with the Allegheny County Conservation District, Penn State Extension, the Robinson Run Watershed Association, the Robinson Run Watershed Municipal Group, and the Montour Run Watershed Association to pursue funding and implement plans that address preservation, conservation, protection, and enhancement of natural resources.
9. Create a Township conservation trust or partner with an existing group.

Map 5
Slopes Inventory Map
North Fayette Township Comprehensive Plan 2014



Legend

--- Municipal Boundary

Slope Intensity

0-4.99%

5-9.99%

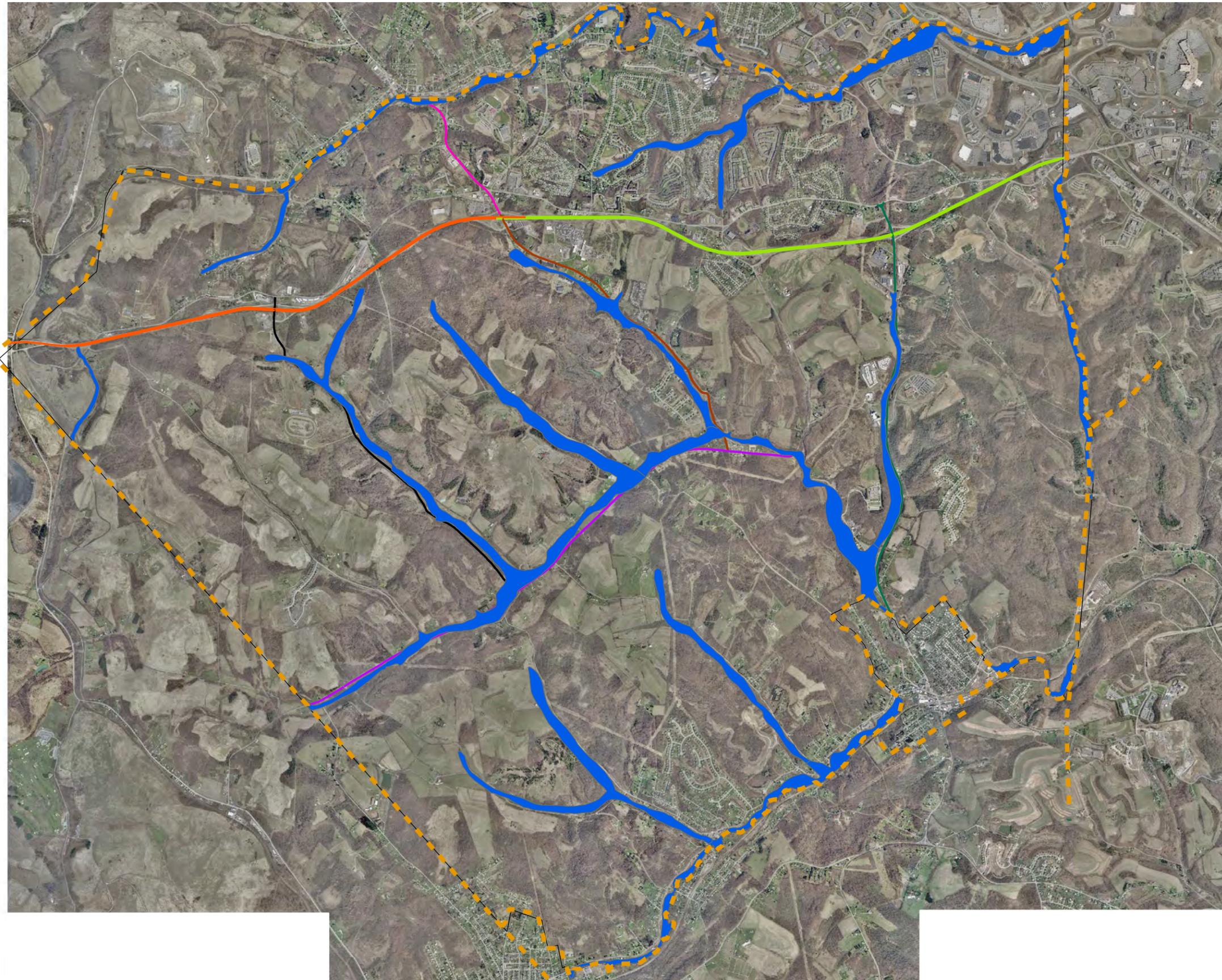
10-14.99%

15-24.99%

25-39.99%

40% or Greater

Map 6
Special Flood Hazard Areas Map
North Fayette Township Comprehensive Plan 2014



Legend

- Municipal Boundary
- Floodplains
- Major Roads**
- Bateman Road
- Kelso Road
- McKee Road
- North Branch Road
- Route 22
- Route 22/30
- Route 30

Map 7
Wetlands Map
North Fayette Township Comprehensive Plan 2014



Legend

-  Municipal Boundary
-  Wetlands
- Major Roads**
-  Bateman Road
-  Kelso Road
-  McKee Road
-  North Branch Road
-  Route 22
-  Route 22/30
-  Route 30

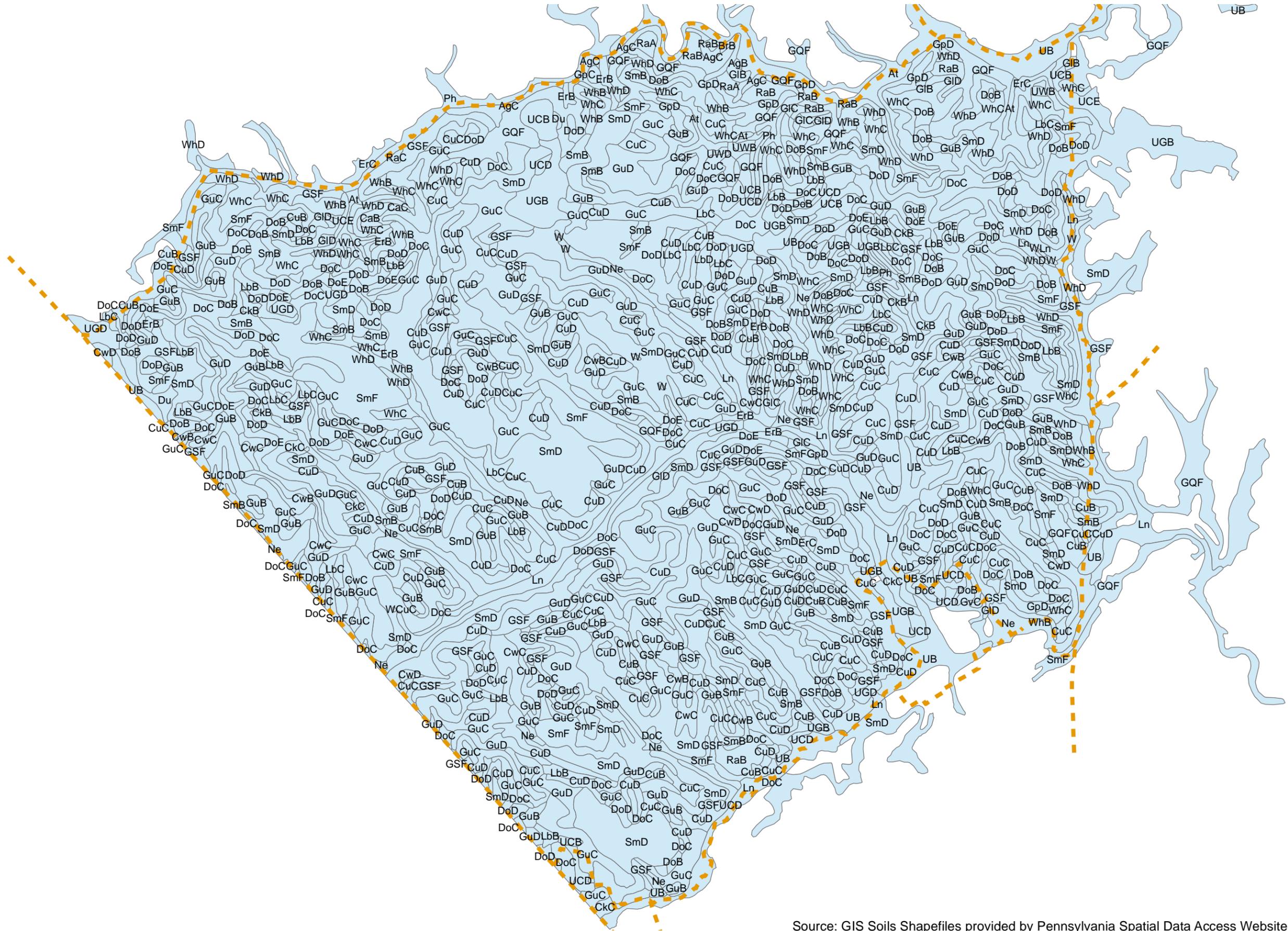
Map 8
Landslide Prone Areas Map
North Fayette Township Comprehensive Plan 2014



Legend

-  Municipal Boundary
-  Landslide Prone Areas
- Major Roads**
-  Bateman Road
-  Kelso Road
-  McKee Road
-  North Branch Road
-  Route 22
-  Route 22/30
-  Route 30

Map 9
Soils Inventory Map
North Fayette Township Comprehensive Plan 2014



Chapter 7 COMMUNITY FACILITIES & SERVICES

Overview

The purpose of this section of the Comprehensive Plan is to identify the various community facilities and services that North Fayette Township offers to its residents. This includes police, fire, and emergency medical services, recreational facilities, and general community facilities that serve the public, such as the library and community center.

Community facilities generally include amenities such as municipal and county buildings, community centers, private and non-private clubs, places of worship, schools, health institutions, libraries, and other private sector and/or non-profit institutions or organizations used for social, educational, or recreational purposes. Whether public or private, community facilities provide vitality to a community and contribute to the overall livability and quality of life. If community facilities are lacking or unequally distributed, the area becomes less attractive for potential investors and residents. Developers acknowledge that land and building values increase when there are adequate and attractive community facilities available to residents. Increased investment in both properties and community facilities often leads to an overall expansion of the local tax base. Map 9, located at the end of this chapter, highlights the geographic distribution of the community facilities located throughout North Fayette Township.

Libraries

The Western Allegheny Community Library is located at 181 Bateman Road in North Fayette Township and serves residents of Oakdale Borough, Findlay Township, and North Fayette Township. The Library was previously located at 8042 Steubenville Pike, next to the current North Fayette Township Community Center. The Library held its official grand opening at the new location on Bateman Road on August 10, 2013. The new location is less than a mile from the previous location and is located off of the Imperial Interchange of Route 22/30.



Photos of the interior of the new Western Allegheny Community Library on Bateman Road

The new library building on Bateman Road totals about 14,500 square feet. The library facility is currently utilizing about 8,500 square feet, with potential expansions to occur later, depending on the availability of funding and the need for expanded programming and space. The library accommodates a café, meeting room, private tutoring rooms, staff work spaces, computer stations, study tables, lounge areas, and rooms specifically dedicated for use by area youth.



The children’s room in the new library accommodates babies, toddlers, and elementary-aged children with plenty of space for story time and other events. There is also a room for middle- and high-school aged students that accommodates materials and programming along with space for lounging, studying, reading, and surfing the Internet. In addition to the rooms for area youth from babies to teens, the Library also offers six new laptop computers that are available for patron checkout and use within the library, which offers wireless Internet.

Western Allegheny Community Library is funded through the State, Allegheny County, North Fayette and Findlay Townships, Oakdale Borough, and private grants from local foundations. The fundraising arm of the Library, known as Western Allegheny Friends to Enhance the Library (WAEFL), also hosts several yearly fundraisers, including book sales and the annual Books and Brew event.

A plethora of programs for all ages are offered through the Western Allegheny Community Library, including books and babies, baby playgroups, toddler playgroups, toddler tales, preschool story time, Lego Club, yoga, music and movement, theatre group, creative writing classes, and AARP driver safety classes, to name a few. In addition, Library staff members perform outreach in the community to local elementary schools, churches, and area preschools.

Municipal Complex

North Fayette Township’s Municipal Complex is located at the corner of Donaldson Road and North Branch Road in the geographic core of the community. The municipal building currently houses the majority of the Township’s primary municipal functions, including municipal administrative offices, police, EMS, the tax office, planning, building, zoning, parks and recreation, and public works.



The North Fayette Township Municipal Building

The municipal complex is also home to a playground, two picnic shelters, three lighted little league fields, one soccer field, two tennis courts, and two lighted basketball courts.

Township officials are planning several improvements over the next few years at the Municipal Complex, including the construction of a new public works garage as well as interior renovations and a potential overall expansion of the municipal building itself. These improvements will allow Township staff from all departments to better perform their daily functions and will also provide more space for additional employees, file storage, map storage, and meeting and conference rooms.

Airports

The Township’s close proximity to the Pittsburgh International Airport (PIT) is a strength and asset to the community. PIT is a world-class facility that accommodates more than eight million travelers in nearly 148,000 aircraft operations per year. With about 155 non-stop flights per day to 37 destinations, Pittsburgh International Airport is served by 12 commercial air carriers. Pittsburgh International Airport also provides nonstop service to Paris on Delta Air Lines, with connections to 100 cities in Europe and beyond on Air France.

North Fayette Township is located about 10 miles from the Pittsburgh International Airport, which equates to a short 10-15 minute drive. The Airport is located in nearby Moon and Findlay Townships. The Airport offers a wide range of flights to both national and international destinations and is fully-equipped to serve residents of the Western Pennsylvania region.



Photos of nearby Pittsburgh International Airport

Education Profile

West Allegheny School District (WASD)

North Fayette Township is located within the West Allegheny School District (WASD). WASD also serves residents of neighboring Findlay Township and Oakdale Borough. The majority of schools operated by the District are located within North Fayette Township, as shown in Table 7-1. Table 7-1 also shows enrollment numbers by school for the current academic year. The locations of the

schools within North Fayette are also depicted on Map 9, the Community Facilities Map, located at the end of this chapter.

Table 7-1, Enrollment Statistics by School, 2013

District Name	School Name	Location	Enrollment
West Allegheny School District	West Allegheny High School	West Allegheny Road, North Fayette	1,073
	West Allegheny Middle School	West Allegheny Road, North Fayette	760
	McKee Elementary School	McKee Road, North Fayette	478
	Donaldson Elementary School	Donaldson Road, North Fayette	494
	Wilson Elementary School	Bruno Lane, Findlay	483

Source: West Allegheny School District

As of August 2013, a total of 3,288 students were enrolled in WASD. Of these, 2,319 students reside in North Fayette. Thus, North Fayette students account for just over 70% of the School District’s overall enrollment. WASD is also one of the area’s largest employers, employing 424 individuals, including teachers and administrative staff, as of August 2013.

Current instruction expenses total \$10,343.75 per student. The average instruction expense for special education students is significantly higher at \$19,069.98 per student. For the 2013-2014 academic year, there are a total of 350 special education students in the District. In addition, 21 students are homeschooled. There are over 720 students in the District that participate in the subsidized lunch program, which includes either a free lunch or a reduced cost lunch. According to the WASD’s Superintendent Dr. DiSanti, this participation number has increased over the years.

Student enrollment projections for WASD forecast a decline in overall enrollment between 2010 and 2020. Specifically, enrollment is projected to decrease from 3,266 in 2010 to 3,095 by 2020, a decrease of over 5%.

Table 7-2, Projected Enrollment Statistics by Grade Levels, 2010-2020

Grade Level	2010	2015	2020	% Change 2010-2020
Kindergarten-Grade 5	1,433	1,358	1,338	-6.6%
Grades 6-8	791	761	705	-10.9%
Grades 9-12	1,042	1,076	1,052	1.0%
TOTAL	3,266	3,195	3,095	-5.2%

Note: These projection statistics are based on current retention and birth to kindergarten ratios and current fertility levels.

Source: West Allegheny School District

WASD is committed to maintaining and upgrading its facilities throughout the Township and District. The District has two major renovations planned over the next few years. The first major renovation is at Wilson Elementary School, located in Findlay Township. After the renovations at Wilson Elementary are complete, another major renovation will take place at McKee Elementary School in North Fayette. The District’s plan during the school year while Wilson and McKee are under renovation, respectively, is to relocate students to Donaldson from both Wilson and McKee. Once Wilson Elementary is renovated, the administrative offices at Donaldson will be recaptured as classrooms and the School District’s administrative offices will move to the Annex Building at

Wilson Elementary. The renovation projects include improvements to infrastructure, HVAC systems, plumbing, electrical, windows, lighting, ADA accessibility improvements, and cosmetic improvements. The District has no formal plans to renovate any athletic fields or facilities but will address any such issues on a case-by-case basis as they arise.

Parkway West Career and Technology Center (PWCTC)

The Parkway West Career and Technology Center (PWCTC) is located along Steubenville Pike in North Fayette Township. PWCTC offers its graduates the opportunity to prepare for immediate employment and to earn advanced placement credits at many community colleges, technical schools, colleges, and/or universities.

For the 2013-2014 academic year, a total of 614 students from area high schools were enrolled at Parkway West CTC. Students in grades 9-12 from Keystone Oaks and Quaker Valley school districts and students in grades 10-12 from Carlynton, Chartiers Valley, Cornell, Montour, Moon Area, Mt. Lebanon, South Fayette, Sto-Rox, Upper St. Clair, and West Allegheny school districts can attend half-day sessions, Monday through Friday, at no cost.

Programs of study available at PWCTC include the following:

- Auto Body Repair,
- Automotive Technology,
- Construction Technology, including Electrical Systems Technology, HVAC/R, Masonry, and Welding Technology,
- Cosmetology,
- Culinary Arts,
- Digital Multimedia Technology,
- Health Assistant,
- Information Technology Essentials,
- Public Safety Technology, and
- Veterinary Technology.

Community College of Allegheny County (CCAC) – West Hills Center

The Community College of Allegheny County (CCAC) West Hills Center is located off of the Oakdale/McKee Road Interchange of Route 22/30 in North Fayette Township. In the spring of 2007, CCAC merged its Airport West Center in Robinson Township and its Technology Center on Neville Island to become the CCAC West Hills Center in North Fayette.

The West Hills Center is located in a 150,000-square-foot facility at 1000 McKee Road. It's a state of the art educational facility that includes modern classrooms and student life services. It also features high-bay areas for automotive, HVAC, welding, plumbing, and other trade-related programs. Enrollment for the West Hill Center's Fall 2013 Semester included 1,400 credit students and another 300-400 non-credit students. The fall semester is usually the largest of the semesters throughout the year in terms of enrollment. Traditional arts and sciences students that plan to

transfer to larger colleges or universities make up the largest percentage of West Hills Center students, followed by the various trade-related programs.

Pittsburgh Technical Institute (PTI)

PTI's campus in North Fayette Township sits on 180 acres just off of the McKee Road/Oakdale Interchange of Route 22/30. The location and setting of PTI's campus provide a tranquil learning environment, on-campus housing, recreation areas, plenty of free parking, and quick access to employment and entertainment. PTI is a two-year, career college offering more than 30 programs to approximately 2,000 full-time students.

PTI offers a wide range of programs through its Schools of Trades Technology, Business, Criminal Justice, Hospitality and Culinary Arts, Design, Healthcare, Nursing, Information Technology, and Energy and Electronics Technology. In the summer of 2013, PTI introduced its culinary division, the American Academy of Culinary Arts (AACA), which is housed in a newly renovated wing of its main building on campus. AACA students can earn a 15-month certificate in culinary arts or a 21-month associate in science degree in culinary arts. Both options include an industry internship.

In October 2013, PTI's new Energy Tech Building opened. The Energy Technology Center is a 15,392-square-foot facility that features traditional classrooms and innovative, hands-on labs to support three of PTI's newer offerings. The building is home to a new oil and gas electronics concentration designed to meet the needs of employers associated with the growing energy industry as well as a new welding technology program and a relocated program in HVAC technology.

PTI's overall Master Plan for its 180-acre campus includes strategies to build additional dormitories to expand capacity of the three residence halls now in operation and a potential 15,000-square-foot expansion at the newly open Energy Technology Center to accommodate student interest and program development.



PTI's new Energy Technology Center

Sewer & Water

North Fayette Township manages the sewer systems in the Township while the Western Allegheny County Municipal Authority (WACMA) manages the water system. WACMA purchases the majority of its water from the Pennsylvania American Water Company (PAWC). The water from PAWC is surface water from two sources, both on the Monongohela River. According to WACMA's 2012 Water Quality Report, these two treatment plants are capable of treating up to 110 million gallons of water per day.

WACMA's second source of water is the Moon Township Municipal Authority (MTMA). MTMA's water supply is obtained from an alluvium deposit of sand and gravel in and from the Ohio River. MTMA's treatment facility is designed to provide a reliable treated blend of ground water and surface water.

The third source of water for WACMA comes from the Municipal Authority of the Township of Robinson (MATR). Their source is from the Ohio River and is considered surface water. WACMA now only uses this connection as an emergency back-up.

According to WACMA's 2012 Water Quality Report, 382,958,766 million gallons of water were delivered through its storage and distribution system for residential, commercial, institutional, and industrial customers in 2012. In addition, WACMA adds one (1) parts per million (ppm) of fluoride to its water to assist in the prevention of dental cavities. Sodium levels in the water supply are approximately 34 ppm.

North Fayette Township is responsible for the maintenance of its sanitary sewer system. Sewage is treated in one of two places depending on where you live. For the majority of residents that live north of Steubenville Pike, sewage is treated by the Moon Township Municipal Authority (MTMA). All other Township residents are served by ALCOSAN (Allegheny County Sanitary Authority).

Sewage billing is calculated on water usage reported by WACMA. The minimum usage is 9,000 gallons per quarter at a rate of \$7.50 per thousand gallons. This calculates the minimum quarterly bill to \$67.50 with an additional \$7.50 per 1,000 gallons of water used over the minimum. The Township periodically does a rate study to make sure that the "per thousand gallons amount" is not too high or low, based on charges received by the treatment plants.

Over the past few years, North Fayette Township has been working on a sanitary sewer line extension along Bateman Road. One final phase of this project remains to be completed, which involves the extension of the sewer line from just north of Imperial Business Park to the Five Points business area. Other potential sewer extension projects slated for the next several years include extending the sewers along part of Logan Road from Pin Oak Drive to Steubenville Pike due to failing septic systems there and also along Kelso Road as a way to encourage development in this area of the Township, particularly as the Southern Beltway Connector is constructed. These proposed sewer extension projects are shown on the Official Map, located at the end of Chapter 12.

Community Services

The following is a profile of some of the community services offered in North Fayette.

North Fayette Police Department (NFPD)

North Fayette Township has its own police department, which has a total of 20 full-time officers and three (3) part-time officers. In addition, North Fayette Township also has its own dispatch center. Thus, all 911 calls generated in the Township go directly to North Fayette's Dispatch Center and not to Allegheny County's.

The North Fayette Police Department (NFPD) has identified a number of departmental needs to be addressed within the next 5-10 years, including additional and improved office space and the potential construction of a new public safety complex, the roll-out and implementation of a new K-9 program, improvements to the shooting range at the farm owned by the Township off of Kelso Road, and adding more officers to the Department as needed as the Township continues to grow and expand.

The Police Department is currently housed at the Township's administration building at the municipal complex located at 400 North Branch Road, which is located on the corner of Donaldson Road and North Branch Road. The Department occupies about 4,000 square feet of space in the building. The Dispatch Center, the Chief of Police's office, other offices for the Lieutenant, Sergeants, and detective, locker rooms, a jail cell, and a common area with a photocopier and a few computers are all located within the 4,000 square feet the Department is occupying. In addition, one office actually includes a total of five (5) desks shared by the five sergeants. The Police Department needs a larger evidence room, more desk space for officers, and space for satellite ports.

Once the new Community Center is built on New Park Road at Donaldson Park, the current Community Center located at 8042 Steubenville Pike will become vacant and available for the Township to either sell or renovate and reuse. It is the Township's intent to renovate the building so that it can become the Township's new Public Safety Complex. This new Complex will house the Police Department, the District Magistrate's Office, and a new EMS garage and office for NorthWest EMS. Station 2 of the Fire Department is located on the adjacent parcel to complete this area as a full Public Safety Complex. NFPD estimates it needs about 10,000 to 20,000 square feet of space ideally and the Community Center on Steubenville Pike can accommodate this need.



The current Community Center and future home of the Public Safety Complex

The majority of crimes in the North Fayette community are very minor in nature. Most offenses are for criminal mischief, disorderly conduct, vandalism, and domestic disputes. The Police Department recently partnered with the Attorney General’s office to address drug issues in the community and was successful in arresting several drug dealers living within the Township. In 2012, there were 305 Part I Crimes in the Township and 510 Part II Crimes compared to 276 Part I Crimes and 444 Part II Crimes in 2013 to date.

In 2012, the Police Department responded to 15,726 calls. As of November 4, 2013, NFPD responded to 12,312 calls for service. The majority of calls are generated in the more dense and developed part of the Township north of Route 22/30. In addition, the majority of retail related crimes occur in and around the Pointe at North Fayette Shopping Area.

Overall, North Fayette is described by residents as being a very safe place to live, work, and play. Crime rates are low and the Police Department has a dedicated and accomplished staff of officers and personnel that are committed to protecting and improving the quality of life within the community.

North Fayette Volunteer Fire Department (NFVFD)

The North Fayette Volunteer Fire Department (NFVFD) has a long history in the Township dating back to 1970 when it was formed. According to its website, the mission of the North Fayette Volunteer Fire Department is to protect lives, the environment, and property by providing prompt, skillful, and cost-effective fire protection and life safety services.

In 2012, the NFVFD responded to 498 calls for service, including 339 fire calls and 159 medical calls. By comparison, in 2013, the Department responded to a total of 527 calls for service, including 397 fire calls and 130 medical calls. There are currently 32 active firefighters in the NFVFD, most of whom live within the Township’s jurisdiction. The Volunteer Fire Department operates two stations within the Township. Station 1 is located at 7678 Steubenville Pike in Oakdale and Station 2 is located at 8036 Steubenville Pike in Imperial, right next to the current Community Center. Station 1 in Oakdale has a banquet room and facility available for rental to community members, the LaFayette Room, which can accommodate up to 175 guests for any event including weddings, birthdays, showers, anniversaries, meetings, conferences, holiday parties, and more.



One of the NFTVFD’s Fire Trucks

As part of the Municipal Complex Improvements, a bay currently used for vehicle and equipment maintenance will be repurposed as a substation for the NFVFD to store one of its trucks at the Municipal Building. This will allow the Fire Department to enhance its response times to the southern areas of the Township. As growth continues in the southern portion of the Township, there may be a need to examine creating a permanent substation in this area in the future.

The Fire Department currently owns and operates three (3) engines (pumpers), a ladder truck, a squad truck, a pickup truck used for personnel and equipment transport, and a utility truck, which is also a pickup truck that is used by the Department for medical calls and as a traffic control vehicle. The Department's Relief Association owns a rescue truck, a Polaris ATV and the trailer that carries it, the assistant commend vehicle driven by the Assistant Chief, and a Ford Explorer that is driven by the Chief.

NFVFD's two primary funding sources are the Township's annual contribution to support the efforts of the Department along with their annual fund drive campaign. Additional income comes from the social hall rentals collected for use of the LaFayette Room, other fundraising efforts, and grant programs.

Since their current rescue truck is 17 years old, the NFVFD plans to purchase a new rescue truck within the next 5 five years. The Department would also like to renovate and/or rebuild Station 1 in Hankey Farms. Other equipment that will need to be replaced over the next decade or so includes one engine (pumper) and the replacement of the breathing apparatuses once they reach their life cycle.

The Fire Department offers several other services to the community, including a smoke detector giveaway program at various events throughout the year. This program was made possible through a fire prevention grant. In addition, the NFVFD conducts fire prevention programs at area day care centers and churches, reaching out to hundreds of children per year through these efforts. The Department also provides fire extinguisher training to local businesses, groups, and organizations and participates in area businesses' annual Safety Day events.

In additional to equipment and facility needs in the future, the recruitment and training of volunteer firefighters will be a key component to the success of the Department moving forward. The NFVFD experienced almost a 6% increase in calls between 2012 and 2013. The number of calls is likely to continue to increase as the Township gains more households and businesses over the next 10 years.

Emergency Medical Services

NorthWest Emergency Medical Services (EMS) currently provides services to several communities in northern and western Allegheny County including Stowe Township, McKees Rocks, Kennedy Township, Bellevue, Avalon, Ben Avon, Ben Avon Heights, Emsworth, Kilbuck Township, North Fayette Township, and Oakdale. NorthWest EMS is one of Allegheny County's largest EMS providers and has three locations throughout the 11 communities it serves, including one in North Fayette, one in McKees Rocks, and one in Ben Avon. The North Fayette station is located at the Municipal Complex at 400 North Branch Road. Northwest EMS also has sub-stations located at Suburban General Hospital in Bellevue and at Fire Station 1 in North Fayette. Both sub-stations play a major role in ensuring the company has an ambulance in position and ready to respond to its more heavily populated areas.

NorthWest EMS is committed to providing the highest level of emergency medical care and transportation possible. NorthWest EMS has a team of almost 100 EMT's, Paramedics, and support staff. In addition, its fleet of vehicles includes ten Advanced Life Support ambulances and three specialty resource vehicles. In 2012, NorthWest EMS responded to 1,385 calls for service in North Fayette Township.

Rescue 313 is a non-profit division of NorthWest EMS that includes its technical rescue personnel that are ready to respond 24 hours a day to provide EMS oriented Technical Rescue Services. This team includes highly trained EMTs and paramedics that have knowledge and experience in all aspects of technical rescue, including high and low-angle rope rescue, hazardous materials response, confined space rescue, structural collapse rescue, trench rescue, scuba/diver rescue, mass casualty incidents, vehicle rescue, and river, swift water, and ice rescue.

Membership runs from September to September in North Fayette and Oakdale. Membership fees are \$35 for a single household, \$45 for a couple, \$55 for a family, \$30 for a single senior citizen, and \$40 for a senior citizen couple.

Parks & Recreation Facilities

North Fayette Township has an extensive parks and recreation program that offers a plethora of activities and facilities to area residents. Programs run by the Township Parks and Recreation Board, a nine-member board appointed by the Township Board of Supervisors, includes an Easter Egg Hunt, Community Days, the Summer Movie Program, the Fall Festival, and the annual Christmas Tree Lighting Ceremony.



Donaldson Park transformed for the annual Community Days celebration

North Fayette Township also operates two parks, one at the Municipal Complex and one at Donaldson Park. The North Fayette Township Park is located on North Branch Road and is equipped with two picnic shelters, three lighted little league fields, one soccer field, two tennis courts, two lighted basketball courts, one batting cage, and a playground area. Donaldson Community Park, which opened in 2010, has three ball fields, a lighted soccer/football field, three pavilions, a playground, a 1.1 mile walking/jogging trail, a dog park, and an amphitheater.

The Township Community Center on Steubenville Pike houses a meeting room and gymnasium and is available for rentals. The Township owns the Hankey Farms Pool, which includes a play area, picnic shelter, and pool. The pool is fairly old and will need improvements and increased maintenance over the next several years.

Hankey Farms Fields includes two little league fields that are maintained by the Township but are owned by the Catholic Diocese of Pittsburgh. There are also several other recreational facilities which are not controlled by the Township that are located in various developments and subdivisions throughout the community, as follows: Walden Woods, a private development includes one ball field, four tennis courts, one basketball court, two playgrounds, and one picnic shelter. Lincoln Highlands, a private development, includes a pool, walking trail, one basketball court, one tennis court, an exercise room, and clubhouse. Hawthorne, a private development, includes a pool and tennis court. Virginia Hills, which is also a private development, includes a pool and play area. Redwood Estates, a private mobile home community, includes a pool and play area. Settler's Place Apartment Community has two tennis courts. In addition, both Fayette Farms and Bright Oaks have a pool and clubhouse.

In addition to the various facilities throughout the Township, the Parks and Recreation Department offers several programs and organized activities for seniors, including monthly senior luncheons at the Cornerstone in Tonidale, organized trips including an annual fall cruise on the river and trips to see shows and plays in downtown Pittsburgh, and exercise programs such as senior swim.

North Fayette Township plans to build a \$4.5 million new Community Center on New Park Road Extension in Donaldson Park that will include an indoor gym, track, and playground. The Center will be more than twice as large as the existing one on Steubenville Pike. By summer 2015, the new Community Center will be open for business. The new center will be about a mile south of the existing one, and will be a three-level, 27,000-square-foot building with a lounge and banquet room for rent. Tennis and basketball courts at the Municipal Complex will be moved to the new Community Center. Due to the increased size of the new facility, parks and recreation programs will expand, including those for senior citizens and elementary school children.

For more extensive information on the Township's Parks, Recreation, and Open Space Plan, please refer to Chapter 10 of this document.

Public Works

The Township's Public Works Department consists of 13 employees in the Road Department, five employees in the Sanitation Department, one Public Works Superintendent who splits his time between Public Works and Building Inspection/ Code Enforcement, and one Director of Public Works. Public Works is responsible for road maintenance, snow removal, maintenance and repair of the sanitary sewer system, inspection and maintenance of stormwater detention ponds and facilities, and trash and recycling collection. The Road Crew, responsible for maintaining 88 miles of roadway throughout the entire Township, does an exceptional job of keeping North Fayette's roads in pristine condition during the various seasons throughout the year.

One of the goals of the Public Works Department has been to reestablish the Township's Paving/Road Improvement Program. In 2013, the budget for Public Works included \$800,000 for paving projects. Part of Farmcrest Drive in Hankey Farms, part of Mahoney Road, and all of Hawthorne Drive were repaved in 2013 through this program. It's the Department's goal to continue to repave about 3-4 streets per year. One overall goal to achieve within the next five years, is to try to increase the amount of funds allocated to the program in the annual budget so that additional roads can be repaved. The Department is working on a plan to identify streets for repaving over the next 15 year period.

In addition to its efforts aimed at repaving, the Public Works Department also uses 30,000 to 50,000 gallons per year to seal coat and tar and chip Township roadways. When determining which roads will be included in the paving program or which roads will be tarred and chipped, the Township checks the condition of the blacktop on the roads. Officials from the Department also go out in the field to assess the road and check records to see when the road was last repaired or repaved.

The Township's Sewer Fund is comprised of revenues from tap-in fees and sewage bill payments collected. The sewer repair program is fairly reactive. For example, if a problem or issue is found or reported by a resident, the Township will fix it. The Bateman Road Sewer Extension Project, which began in 2012, will likely continue over the next several years to extend the new and improved sanitary sewer line up to the McDonalds at the Five Points intersection in Imperial.

Inspection and maintenance of stormwater ponds and detention facilities falls under the Storm Sewer Program within Public Works. The Township already maintains a few stormwater ponds in the community, including those in Walden Woods. Upon dedication to and acceptance by the Township, it will also likely take over several ponds in Pointe West and the Preserves at Pointe West.

North Fayette is one of very few municipalities in Allegheny County that still provides trash and recycling collection services to its residents in-house. Most municipalities contract this service out to private companies such as Waste Management, Allied Waste Services, or BFI. On average, the Township Sanitation Department collects 5,620 tons of trash per year and 208 tons of recycled materials. In January 2014, the Township Board of Supervisors approved the purchase of an automated truck for recycling collection. This truck will eliminate the need for the driver to get out of the truck to lift the containers as the truck will have an apparatus that lifts the containers for them. The Township Public Works Department recently purchased larger containers for recycling to provide to residents and will start to collect recycling every week, instead of biweekly, once the new truck and containers are ready for use. Residents will be able to recycle cardboard, paper, newspaper, junk mail, plastics, aluminum, glass, etc. in these new recycling containers, which will be a mix of 35 and 65 gallon bins with lids. The 35-gallon bins will be for area seniors and for those in townhomes or condos. All other households will receive the 65-gallon container. With the bigger containers, increased collections, and the ability to recycle more products, the Township anticipates its recycling numbers will increase substantially.

The Public Works Department has an extensive list of equipment, including the following:

- 15 road trucks,
- 2 back hoes,
- 1 front-end loader,
- 1 chipping machine (tar/chip),
- 1 paver,
- 1 rubber tire roller,
- 2 steel wheel rollers,
- 1 track hoe (off road),
- 1 sewer jet (towable),
- 1 sewer camera (towable),

- 1 wood chipper (towable),
- 1 low boy trailer,
- 1 road grader,
- 1 road widener,
- 1 Ford 3000 tractor,
- 1 John Deere tractor,
- 1 track front loader (off road),
- 6 trash/recycling trucks, and
- One salt brine machine with 10,000 gallons of static storage.

According to the Public Works Director, the ideal scenario would be to replace one truck per year for the road crew. Other equipment needed includes a sweeper, a grader, and a high lift. The Sanitation trucks are fairly new and will be replaced on an as-needed basis.

In the winter of 2012-2013, the Public Works Department unveiled its new Salt Brine system as a way to pre-treat roadways before snow and ice weather events. This program helps the environment because it cuts down on the amount of salt used to treat the roadways and also saves the Township money since the cost of making the brine is much cheaper than purchasing salt. The Salt Brine system has been so successful that the Township is now looking to make and sell the brine to neighboring municipalities for their use during the winter season. In addition, the Department plans to expand the program in the winter of 2013-2014 to include a second truck, which will allow crews to pre-treat all of the Township's roads in one day in advance of a storm. The Township is also planning to pre-wet the salt in order to make it more effective. The Department also plans to look into a new hybrid seal coating system that is reinforced with fiber glass. While this type of road repair may be more costly upfront, it has a 7-10 year turn around versus 2-4 years for roads that are tarred and chipped.

The duties and challenges of the Public Works Department continue to grow and expand as the Township does the same. As residential subdivisions are completed so are their sanitary sewer systems, roadways, and storm sewers. These systems are typically dedicated over to the Township to maintain and repair. Plans are currently underway to build a new Public Works Building at the Municipal Complex. Bids came in too high for the originally proposed 23,300-square-foot building so the Township is currently looking at other options in order to get the facility built. In addition to offices for Public Works and Support Operations, the building will house a large garage to keep all of the road trucks under roof and a storage area for other machines used by the Public Works Department. The new facility will also have several bays for the mechanics to maintain and repair the Township's growing fleet of vehicles, trucks, and equipment. The Township still plans to have this building constructed by summer 2014.

Conclusions

Overall, North Fayette Township provides a high level of services to Township residents through its police, fire, public works, parks and recreation, and other services and departments. Local educational institutions such as the West Allegheny School District, PTI, CCAC West Hills Center, and Parkway West CTC also offer various programs and services for area residents, including school-age students as well as adults, with opportunities to learn and to continue their education. West Allegheny is a highly reputable school district in the Southwestern Pennsylvania region. The

good quality schools paired with the high level of community services and facilities throughout the Township and the Township's rural, suburban character will continue to make it an attractive place to live, work, and play for years to come.

While the Township offers a wide range of services, it should continue to look to expand the various services it offers. The construction of the proposed new Community Center, new Public Works garage, and new Public Safety Complex will give the Township staff and officials the space it needs to offer additional programs and services.

Implementation

The following goals and objectives are proposed regarding North Fayette's community services and facilities.

Community Facilities

Goal: Continue to provide a high quality services and educational opportunities to area residents through the Western Allegheny Community Library.

Objectives: Support the efforts of the library to continue its services and outreach programs to area residents.

Goal: Provide for the safe conveyance and treatment of wastewater within North Fayette Township.

Objectives: Upgrade the wastewater infrastructure as needed to ensure the safe and adequate disposal and processing of wastewater.

Goal: Provide safe, potable water to the residents and businesses of North Fayette Township.

Objectives: Collaborate with WACMA as needed to plan for potential upgrades and replacement of water distribution pipes throughout North Fayette Township.

Goal: Enhance and upgrade public facilities.

Objectives:

1. Construct the new Public Works building at the Municipal Complex.
2. Construct the new Community Center at Donaldson Park.
3. Convert and renovate the former Community Center site at 8042 Steubenville Pike to transform the space into the new Public Safety Complex, housing the Police Department, NorthWest EMS, and the District Magistrate's Office.
4. Renovate the existing municipal building at the Municipal Complex to provide for adequate administrative offices, file and map storage, and meeting room space to conduct daily Township business and operations.

5. Work with the NFVFD to plan for necessary renovations to Station 1 at 7678 Steubenville Pike and for a potential substation at the Municipal Complex.
6. Upgrade and renovate the Hankey Farms Pool as needed.

Community Services

Goal: Continue to enhance the safety, welfare, and quality of life of the community to encourage existing residents to remain in North Fayette while also attracting new residents to move into the Township.

Objectives:

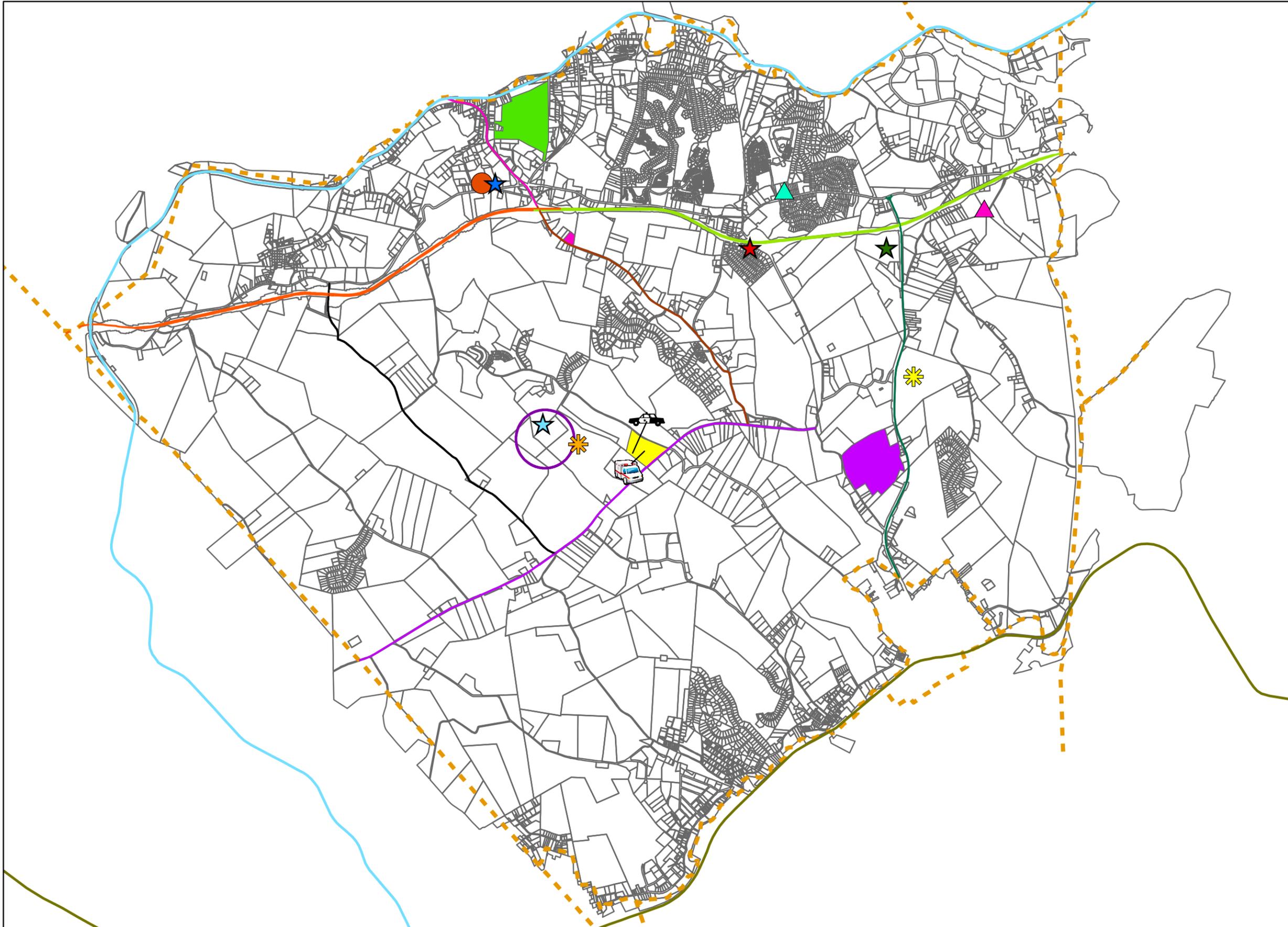
1. Support the efforts of the Police Department to upgrade equipment and services as needed, including the implementation of the new K-9 Program, the installation of security and traffic cameras throughout the Township, and the purchase of additional police cars.
2. Support the efforts of the NFVFD to provide adequate fire protection, including potential upgrades to equipment, vehicles, and fire stations.

Goal: Continue to provide a high level of municipal services that encourages collaboration and advanced planning to reach future goals.

Objectives:

1. Continue to partner with the West Allegheny School District, Western Allegheny Community Library, and other organizations throughout the Township to ensure there is adequate programming and services available for youth in the area.
2. Develop a multi-year Municipal Capital Improvement Plan (CIP) that provides a framework to accomplish outlined goals. This should be updated on a regular basis depending on changes in funding and municipal service needs.

**Map 10
Community Facilities Map
North Fayette Township Comprehensive Plan 2014**



Legend

- Montour Trail
- Panhandle Trail
- Bateman Road
- Kelso Road
- McKee Road
- North Branch Road
- Route 22
- Route 22/30
- Route 30
- Middle School & High School
- McKee Elementary School
- Western Allegheny Library
- Municipal Complex
- Municipal Boundary
- Other Parcels
- ★ CCAC West Hills Center
- Current Community Center / Future Public Safety Complex
- ✱ Donaldson Elementary School
- Donaldson Park
- ★ Future Community Center
- NorthWest EMS
- ▲ Parkway West CTC
- ✱ Pittsburgh Technical Institute
- Police Department
- ▲ Station 1 - NFVFD
- ★ Station 2 - NFVFD
- ★ WACMA Office

Chapter 8 TRANSPORTATION PLAN

Overview

The transportation plan provides a framework for critical decision making that will influence the land use, development patterns, and future growth of North Fayette Township. Regional, municipal, and individual land use decisions are strongly influenced by existing or proposed transportation systems. Concurrently, land use decisions affect traffic circulation patterns and flow within the overall system. Existing and proposed development areas should be considered when transportation system improvements are planned. In turn, future growth should not result in development patterns that will adversely affect existing and proposed transportation systems.

Transportation Planning

The Southwestern Pennsylvania Commission (SPC) is responsible for planning and prioritizing transportation plans and projects in the ten-county Southwestern Pennsylvania region. More specifically, the SPC plans and prioritizes state and federal transportation funds that come to the region. The SPC does not plan, program, or prioritize local projects that are not state or federally funded or projects that are not on the federal aid system. The SPC and the Pennsylvania Department of Transportation (PennDOT) direct all of the counties in the region, including Allegheny County, in a transportation planning process that is designed to foster a cohesive transportation system throughout southwestern PA. Allegheny County is a planning partner in the transportation planning process and shares information with municipalities on how they can participate in the process and submit projects to be considered for inclusion in the regional plans.

Overall, the process is designed to produce a set of prioritized multi-modal projects, including highway, bridge, public transit, bicycle, pedestrian, freight, and intelligent transportation systems (ITS) projects that is known as the Transportation Improvement Program (TIP). The TIP covers a four-year period and identifies all projects slated for advancement during that time frame. Municipalities in the ten-county region are responsible for submitting their proposed projects to the SPC during a call-for-projects time period at the beginning of the TIP development process. Allegheny County submits their own projects concerning County-owned facilities for inclusion in the TIP. However, the County can partner with the municipalities and PennDOT in identifying and evaluating potential projects before they are submitted to the SPC for funding consideration.

Getting a project listed on the TIP is an important first step in working towards the project's actual implementation. Currently, there are a handful of projects in North Fayette that are on SPC's 2013-2016 TIP, one of which is already underway (Five Points Intersection). The projects in North Fayette that are listed in SPC's 2013-2016 TIP are as follows:

- Bridge rehabilitation project on State Route 3121/Old Steubenville Pike over Montour Railroad at a total estimated project cost of \$2,960,000.
- Bridge replacement project located at Montour Run Interchange off of Interstate 376 (spans both North Fayette and Findlay Townships) at a total estimated project cost of \$1,119,900.

- Highway project at Five Points Intersection located on State Route 30 at the intersection with Old Steubenville Pike to reconstruct existing concrete, full depth bituminous, and widening for left turns at a total estimated project cost of \$4,935,000.
- Highway project involving the widening of SR 3089 with intersection improvements at State Routes 30 and 3089 at a total estimated project cost of \$1,020,000.
- Highway project involving the pavement resurfacing and the replacement and preservation of a bridge on State Route 22 from the Washington County line to North Fayette. This project is in the pre-engineering stages, which is supported by an award of \$200,000 in the TIP.
- Intermodal project involving the development of construction drawings for complete street-type improvements to the Robinson/North Fayette Commercial Area which has already been the subject of three PennDOT-funded planning studies. Approximately \$775,000 has been allocated to prepare the drawings.



The recently upgraded Five Points Intersection, which is where Steubenville Pike, Bateman Road/PA SR 978, Route 30, and West Allegheny Road meet

On November 25, 2013, Pennsylvania Governor Tom Corbett signed the historic comprehensive transportation funding legislation, Act 89 of 2013, into law. Act 89 provides a wide-ranging funding package that will raise needed revenues for state and local highway, bridge, and mass transit projects. Specifically, the bill provides an additional \$2.3 billion in annual transportation funding after full implementation. In addition, Act 89 will increase the total liquid fuels funds for municipalities by \$237 million annually after a five-year phase-in, which more than doubles current funding levels. The following table provides an overview of projects in North Fayette Township that will be funded under Act 89 and that will take place throughout the next several years.

Table 8-1, Act 89 Transportation Projects in North Fayette Township

IMPROVEMENT TYPE	TITLE	DESCRIPTION
BRIDGE REHABILITATION	LINCOLN HIGHWAY BRIDGE OVER MONTOUR RUN	BRIDGE REHABILITATION ON US 30 (LINCOLN HIGHWAY) OVER SOUTH FORK OF MONTOUR RUN IN NORTH FAYETTE TOWNSHIP
BRIDGE REHABILITATION	OLD STEUBENVILLE PIKE OVER MONTOUR RAILROAD	BRIDGE REHABILITATION ON STATE ROUTE 3121 (OLD STEUBENVILLE PIKE) OVER THE MONTOUR RAILROAD IN NORTH FAYETTE TOWNSHIP
BRIDGE REHABILITATION	US 22 OVER POTATO GARDEN ROAD BRIDGE	REHABILITATION OF BRIDGE JOINTS AND SUBSTRUCTURE REPAIRS ON US 22 OVER POTATO GARDEN ROAD IN NORTH FAYETTE TOWNSHIP
BRIDGE REHABILITATION	NORTH BRANCH ROAD BRIDGE	BRIDGE REHABILITATION ON STATE ROUTE 3108 (NORTH BRANCH ROAD) OVER NORTH BRANCH OF ROBINSON RUN IN NORTH FAYETTE TOWNSHIP
RECONSTRUCTION	STATE ROUTE 22/ WASHINGTON/NORTH FAYETTE	RECONSTRUCTION AND BRIDGE REPLACEMENT ON STATE ROUTE 22 FROM THE WASHINGTON COUNTY LINE TO NORTH FAYETTE TOWNSHIP
BRIDGE REHABILITATION	CLINTON ROAD OVER NORTH BRANCH ROBINSON RUN	BRIDGE REHABILITATION ON PA 978, CLINTON ROAD OVER NORTH BRANCH ROBINSON RUN, NEAR STATE ROUTE 3063, IN NORTH FAYETTE TOWNSHIP
BRIDGE PRESERVATION	BATEMAN ROAD BRIDGE	BRIDGE PRESERVATION ON PA 978 (BATEMAN ROAD) OVER NORTH BRANCH OF ROBINSON RUN IN NORTH FAYETTE TOWNSHIP
CONCRETE REHABILITATION	US ROUTE 22-US 30 TO MCKEE ROAD RECONSTRUCTION	CONCRETE REHABILITATION OF US 22 FROM US 30 TO MCKEE ROAD IN NORTH FAYETTE TOWNSHIP
RESURFACE	OAKDALE ROAD RESURFACING	RESURFACE OAKDALE ROAD FROM NORTH BRANCH ROAD TO OLD LINCOLN HIGHWAY IN NORTH FAYETTE TOWNSHIP
BRIDGE REHABILITATION	STATE ROUTE 3144 OVER ROUTE 60 AT ROBINSON TOWN CENTER	BRIDGE REHABILITATION ON STATE ROUTE 3144 OVER ROUTE 60 AT ROBINSON TOWN CENTER IN NORTH FAYETTE
BRIDGE REPLACEMENT	NOBLESTOWN ROAD OVER BRANCH OF ROBINSON RUN #4	BRIDGE REPLACEMENT ON STATE ROUTE 3048 (NOBLESTOWN ROAD) OVER BRANCH OF ROBINSON RUN, ONE MILE NORTHEAST OF WASHINGTON COUNTY LINE, IN NORTH FAYETTE TOWNSHIP
BRIDGE REHABILITATION	SANTIAGO ROAD	BRIDGE REHABILITATION ON STATE ROUTE 3070 (SANTIAGO ROAD) OVER MONTOUR RUN IN NORTH FAYETTE TOWNSHIP
RESURFACE	MCKEE ROAD RESURFACING	RESURFACE STATE ROUTE 3103 (MCKEE ROAD) FROM OAKDALE ROAD TO STEUBENVILLE PIKE IN NORTH FAYETTE TOWNSHIP
BRIDGE PRESERVATION	HALF CROWN ROAD	BRIDGE PRESERVATION ON STATE ROUTE 3051 (HALF CROWN ROAD) OVER HALF CROWN RUN IN NORTH FAYETTE TOWNSHIP
BRIDGE REHABILITATION	NORTH BRANCH ROAD BRIDGE	BRIDGE REHABILITATION ON STATE ROUTE 3108 (NORTH BRANCH ROAD) OVER NORTH BRANCH OF ROBINSON RUN IN NORTH FAYETTE TOWNSHIP

Source: PA House GOP List of Transportation Projects in the 44th District; 2/27/2014

Transportation System

An efficient transportation system moves people and goods within and across an area safely and efficiently through a variety of modes. North Fayette Township’s transportation network includes roads, bridges, interstates, and trails. Modes of transportation include motor vehicles, buses, and bicycles. Walking is another mode of transportation but is not as common given the lack of sidewalks throughout the Township.

Roads

Highways and roadways are classified according to their function and the type of service they provide. The functional classification system serves as both a guideline for planning and a means

for determining funding for maintenance and upgrades. The following table provides the functional class breakdown and the definition for each class.

Table 8-2, Highway Functional Classes

Functional System	Services Provided
Arterial	Provides the highest level of service at the greatest speed for the longest uninterrupted distance, with some degree of access control. This class includes interstates, expressways, and freeways.
Collector	Provides a less highly developed level of service at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials.
Local	Consists of all roads not defined as arterials or collectors; primarily provides access to land with little or no through movement.

Source: AASHTO Green Book

North Fayette’s road system is a vital element in connecting the community with area job centers and businesses in the region. Since vehicular traffic is the main existing and projected mode of transportation, the road system will continue to be the basis of transportation through and within North Fayette.

The roadway system in North Fayette is comprised of a mix of road types and classifications, including arterial roads, collector roads, and local roads. Functional classification of roadways reflects how they fit into the larger transportation network. This includes whether a roadway serves residents traveling within an area or serves motorists traveling through an area.

Arterial Roadways

Arterial roadways primarily serve through and regional traffic on roads designed for mobility. They are typically separated into roads that are part of the interstate system and other arterials. Interstate highways, other freeways, and expressways consist of all presently designated freeway routes meeting the Interstate geometric and construction standards for future traffic. According to the PennDOT map on the following page, there are no roads within North Fayette that fall into this category. This map is from 2009, which is before Interstate 279 and State Route 22/30 were changed to Interstate 376. Thus, Interstate 376, a portion of which runs through North Fayette, is an Interstate highway.

Other arterials consist of limited access freeways, multi-lane highways, and other important highways that supplement the Interstate system. Other arterial roadways connect principal urbanized areas, cities, and industrial centers. Arterial roadways in North Fayette include State Route 22/30, including Route 22 from Kelso Road to the Washington County line, as well as State Route 978/Bateman Road, McKee Road, Noblestown Road, and West Allegheny Road.

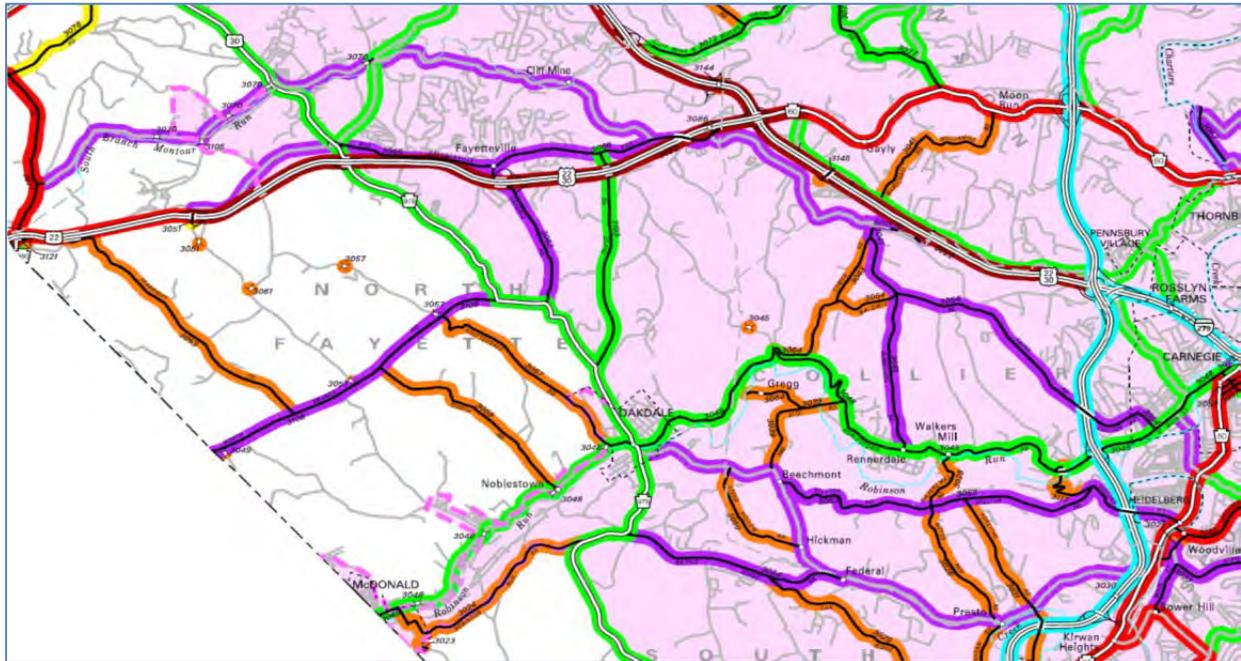
Collector Roadways

Collector roadways provide land access service and traffic circulation within residential neighborhoods, commercial and industrial areas, and downtown city centers. Collectors connect local roads and streets with arterials and provide less mobility than arterials at lower speeds and for shorter distances. Urban collector roadways in the Township include Oakdale Road (from North Branch to Route 22/30), Cliffmine Road, and Steubenville Pike.

Local Roadways

Local roads and streets provide a high level of access to abutting land but offer limited mobility. Local roadways include North Road, Whittengale Road, and Seabright Road. The following map provides a snapshot of the roadway system in North Fayette and the surrounding area. As development occurs, the character of some of the Township's local roadways may become more like collector roads.

Road Classification Map - North Fayette and Surrounding Area



LEGEND

- INTERSTATE HIGHWAYS (1, 11)
- OTHER FREEWAYS AND EXPRESSWAYS (12)
- OTHER PRINCIPAL ARTERIAL HIGHWAYS (2, 14)
- MINOR ARTERIALS (6, 16)
- URBAN COLLECTOR OR RURAL MAJOR COLLECTOR (7, 17)
- RURAL MINOR COLLECTOR (8)
- LOCAL ROADS (9, 19)
- 2000 URBANIZED AREA BOUNDARY
- 2000 SMALL URBAN AREA BOUNDARY

Source: www.dot.state.pa.us; Map dated 2009.

Traffic Volume

Annual average daily traffic (AADT) is a measure used primarily in transportation planning and transportation engineering. AADT is the total volume of vehicle traffic on a highway or road for a year, divided by 365 days. It is a useful and simple measurement of how busy a road is. AADT counts are available from PennDOT and the SPC.

Available traffic count data from SPC included data for Summit Park Drive, State Route 30, Noblestown Road, and Old Steubenville Pike. Of these roadways, Summit Park Drive handles the most annual average daily traffic. Almost 23,000 cars travel on Summit Park Drive (between I-376 and Montour Church Road) per day. Traffic counts for the other roads were much lighter in volume. For example, the traffic count on Noblestown Road, between State Route 978 and Pinkerton Run Road, was 1,842. By comparison, 7,609 vehicles traveled on Old Steubenville Pike

Commuter Data

Over 80% of North Fayette Township residents drove alone to work in 2011. This rate is significantly higher than the rate across Allegheny County. Throughout the County, 71.2% of residents drove a vehicle alone to their place of employment. By comparison, 76.5% of Pennsylvanians drove alone in a car to and from work in 2011.

Carpooling rates were slightly higher in North Fayette than in the County and State. In 2011, 10% of Township residents carpooled to work, compared to 9.7% of residents in Allegheny County and 9.2% of residents in the State.

Five percent (5%) of Township residents worked from home in 2011, compared to 3.7% across the State and 3.6% across Allegheny County. Almost 4% of State residents and 4.5% of County residents walked to work during the same year. By comparison, 13 residents in North Fayette, or just 0.2%, walked to work.

Almost 2% of Township residents utilized public transportation to get to work, compared to almost 10% across the County and 5.4% across the State. This reflects the lack of public transit options available in North Fayette Township, as the Port Authority of Allegheny County continues to deal with reduced funding levels, route closures, etc. The following table provides a summary of the data available regarding means of transportation to work in 2011 for the State of Pennsylvania, Allegheny County, and North Fayette Township.

Table 8-3, Means of Transportation to Work, 2011

	Pennsylvania	Allegheny County	North Fayette Township
Drove Vehicle Alone	76.5%	71.2%	82.1%
Carpooled	9.2%	9.7%	10.0%
Public Transportation	5.4%	9.8%	1.8%
Walked	3.9%	4.5%	0.2%
Taxi, Motorcycle, Bike, or Other Means	1.3%	1.2%	0.8%
Worked at Home	3.7%	3.6%	5.0%
TOTAL	100.0%	100.0%	100.0%

Source: U.S. Census Bureau's 2007-2011 Five-Year American Community Survey (ACS) Estimates

In 2011, the mean travel time to work for a North Fayette resident was 27.4 minutes. This is slightly higher than the mean travel time to work in Allegheny County as well as across the State. Mean travel times to work were almost identical between the County and State, at 25.5 minutes and 25.7 minutes, respectively.

Among North Fayette residents, 35% had a commute time ranging between 15 to 29 minutes. These residents likely commute to employment centers in the western Allegheny County area, Airport Corridor, and even to nearby Southpointe in Washington County.

Another 27.2% of Township residents enjoyed a commute time to work of less than 15 minutes. In addition, almost 19% had a commute ranging from 30 to 44 minutes. These commuters with the slightly higher commute time likely travel into downtown Pittsburgh for work.

The following table provides an overview of the travel time to work for residents in North Fayette Township, Allegheny County, and Pennsylvania for 2011.

Table 8-4, Travel Time to Work, 2011

	Mean Travel Time to Work (in minutes)	Less than 15 minutes	15 to 29 minutes	30 to 44 minutes	45 to 59 minutes	60 to 89 minutes	90 minutes or more	Worked at home
North Fayette Township	27.4	27.2%	35.0%	18.5%	10.8%	5.3%	3.1%	5.3%
Allegheny County	25.5	23.9%	37.9%	22.8%	8.7%	5.2%	1.6%	3.7%
Pennsylvania	25.7	29.0%	35.6%	19.3%	8.0%	5.5%	2.7%	3.8%

Source: U.S. Census Bureau's 2007-2011 Five-Year American Community Survey (ACS) Estimates

Conditions of Local Roads

Roads in North Fayette Township that are not under State or County jurisdiction are maintained by the Township. Road construction and maintenance is a substantial item in the annual municipal budget. The Township prepares and annually updates a street maintenance and improvement program. The condition of the roads throughout North Fayette varies, but most roads are in good condition and are well-maintained. The Township recently updated its goals for the Road Improvement Program over the next 15 year period, which will identify about 3-4 streets to be repaved per year during that time frame. The following table provides a listing of the Township's more heavily traveled roadways and whether the State, County, or Township maintains them.

Table 8-5, Road Maintenance by State, County, and Municipality

State Roads	County Roads	Township Roads
North Branch Road	Cliff Mine Road	Noblestown Road (McDonald to Oakdale)
Seabright Road	Cliff Mine-Enlow Road	Kelso Road
North Road	Ridge Road (Bayer)	Donaldson Road
Whittengale Road		Valley Street
Noblestown Road (Oakdale to Collier)		Patridge Lane
Steubenville Pike (Route 30 to Tonidale)		
McKee Road		
Oakdale Road		
SR 978/Bateman Road		
US/SR 22/30		

Source: North Fayette Township Public Works Department

Since vehicular traffic is the primary present and anticipated future mode of transportation in North Fayette, the community must continue to work with the State and County to maintain and improve the Township's network of roadways.



State Route 22/30 in North Fayette

Looking ahead to the next 10 years, additional resources are needed to devote toward street repaving and maintenance. Currently, the Township budgets about \$800,000 annually for street paving. In addition to the roads it is responsible for maintaining now, the Township is slated to take over several streets in the Seabright Plan and Phases 1-7 of Pointe West within the next few months.

In order to maintain the current infrastructure on a 15-year schedule, the amount of funds allocated for street repaving will need to increase to approximately \$1-\$1.2 million.

Several roads owned by the Township are slated for improvements over the next 10 years through the repaving program, including the following:

- Parts of Mahoney Road, Timberglen Drive, Moosehead Drive, and Ruffed Grouse Drive in 2014;
- Parts of Summit Park Drive, Timberglen Drive, Windover Drive, Brooktree Court, and Hilltop Circle Drive in 2015;
- Parts of Steubenville Pike, Silo Court, and Harvester Drive in 2016;
- Parts of Summit Park Drive, Persian Drive, Farmcrest Drive, Aberdeen Drive, and Swiss Drive in 2017; and
- Parts of Steubenville Pike, Estates Drive, Wellington Drive, and Cypress Court in 2018.

Please see the appendix of this document, specifically Appendix A, for a full list of roads scheduled for improvements through the 15-year Road Repaving Program Plan.

Bridges

Maintaining bridges in a structurally sound condition prevents the need to close them or post them with weight limits. Posted and closed bridges limit access and can necessitate detours, resulting in inconveniences for motorists traveling within and through an area. Posted and closed bridges also pose public safety concerns by increasing the amount of time emergency vehicles take to get to their destinations. Regular maintenance, rehabilitation, and replacement are needed to insure that bridges continue to serve their vital function within North Fayette's transportation system.

SPC's current TIP includes two bridge projects in North Fayette, including a bridge rehabilitation project on State Route 3121/Old Steubenville Pike over Montour Railroad and a bridge replacement project located at Montour Run Interchange off of Interstate 376 (spans both North Fayette and Findlay Townships).

In addition to the bridges slated for improvements via the Transportation Improvement Program, the Township is also currently in the process of repairing a bridge it owns on Gormley Avenue, near the Township boundary with Oakdale Borough. Another bridge in the Township, owned by the County, was repaired in 2013 on Cliff Mine-Enlow Road. In fact, this bridge just reopened on November 27, 2013 after being closed for about eight months.

North Fayette Township should collaborate with PennDOT and Allegheny County to identify other necessary bridge maintenance, rehabilitation, and replacement projects. The Township should also work with State and County entities to secure federal, state, and county funds for ongoing maintenance and upgrading of bridges in the Township.



The recently upgraded bridge on Cliff Mine-Enlow Road in North Fayette Township

Public Transit

The Port Authority of Allegheny County provides public transportation services throughout the County, including portions of North Fayette Township. The Port Authority's fleet of vehicles includes about 700 buses and 83 light rail vehicles. In 2012, the Port Authority served nearly

220,000 riders on an average weekday. In addition, total passengers for the 2012 calendar year totaled almost 65 million.

In 2010, the Port Authority began instituting route changes under its Transportation Development Plan (TDP). The TDP was the result of more than two years of planning and accessing feedback from thousands of riders, all with the goal of making transit in the County smarter and more efficient. These route changes have resulted in the elimination of several bus routes throughout the County and significant cuts in services to certain routes. North Fayette is one of many municipalities that has been affected by the Port Authority's recent changes.

The Port Authority's "Route 29 Robinson" provides Monday through Friday service from about 6:00am to 8:00pm to areas of North Fayette Township. Specifically, Route 29 makes a stop at PTI's Campus on McKee Road and also has a stop in Hankey Farms opposite the North Fayette Volunteer Fire Department at 7678 Steubenville Pike. The Fire Department's parking lot is also utilized as a Park n' Ride lot and there are about 15-20 cars there on a daily basis. After stopping in North Fayette, Route 29 continues to the IKEA in Robinson before heading to Crafton and then to Downtown Pittsburgh. This route also provides services back to the same areas from Downtown.

ACCESS is a program sponsored by the Port Authority. This program provides door-to-door, advance reservation, shared-ride transportation services to senior citizens and persons with disabilities. Service is provided from 6:00am to midnight, seven days a week, and at such other times and places that Port Authority fixed route service is in operation. There are no restrictions on the purpose or number of trips which may be taken by riders, except that riders are required to share their vehicle with others traveling in the same direction and at the same time. While the Port Authority sponsors ACCESS, it is operated by ACCESS Transportation Systems, Inc., a subsidiary of Veolia Transportation.

To make a reservation for ACCESS service, seniors and persons living with a disability in Allegheny County can call 412-562-5353. All reservations must be made at least one day in advance by calling between the hours of 7:00am and 3:30pm. You may call on Friday for Saturday, Sunday or Monday reservations, but this is not required. Trips may be ordered up to 14 days in advance.

Other Transportation Services

The Airport Transportation Corridor Association (ACTA)

The Airport Transportation Corridor Association (ACTA) is a non-profit transportation management association located at Robinson Town Centre. ACTA serves the business community located along the Parkway West from the western portal of the Fort Pitt Tunnel through Beaver County.

ACTA, incorporated in 1980, is an organization of members including private sector businesses and public agencies that collaborate to optimize use of the transportation system in the airport corridor by supporting and implementing programs to increase travel options and to foster economic growth. Some of the services ACTA provides to its members includes assistance with transportation issues that affect businesses, weekly construction updates, quarterly membership updates as well as a number of travel-related options including car and van pooling, Guaranteed Ride Home, transit information, and selling bus tickets and passes.

RideACTA is a service that takes workers from the IKEA bus stop in Robinson to their place of employment. It is an on-demand shuttle service that operates Monday through Friday from 6:00am to 11:30pm and Saturday from 8:00am to 6:00pm. If someone works between 1.5 miles of the IKEA stop, the shuttle will pick them up and drop them off at their work site. Riders must call to set up their trip. The riders simply tell the drivers what time they will need to be picked up at the end of the day and RideACTA will pick them up and take them back to the IKEA bus stop. This is a free program offered by ACTA.

Potential Services Needed within North Fayette

A number of North Fayette Township's programs are continuing to evolve and expand, so much so that it may be more cost effective for the Township to provide its own, in-house transportation services. The senior program, the summer playground program/camp, and the new after-school program that will begin in 2014 are just a few of the programs that are growing and that require transportation of participants to and from events, places, and field trips.

The Township needs to continue to look into the bus transportation issue and needs to ultimately determine if it wants to do this type of service in-house or if it wants to partner with other agencies and groups in the area, such as ACTA, the Department of Aging, Monark Transportation, ACCESS, or another local entity. Either way, the need for bus transportation is increasing and this will need to be addressed in the near future, particularly as it relates to the senior, summer, and after-school programs.

Pedestrian and Bicycle Transportation

North Fayette Township is fortunate to have not only one but two bike trails within the Township's boundaries – the Panhandle Trail and the Montour Trail. The Panhandle Trail is a multi-use, non-motorized trail stretching nearly 27 miles from Weirton, West Virginia to Carnegie, Pennsylvania. The Montour Trail is a multi-use, non-motorized recreational rail-trail that will ultimately extend 46 miles from Moon Township near Coraopolis to Clairton, Pennsylvania. The Montour Trail connects to the Great Allegheny Passage (GAP), a trail system that stretches over 330 miles from Pittsburgh to Washington, DC. Currently, multiple sections of the trail totaling over 40 miles are completed, with a few gaps in the southern portion of the trail that have not yet been constructed.

The roads located near the Panhandle and Montour Trails could benefit from the installation of "Share the Road" signage, specifically along parts of Noblestown and Cliff Mine Roads nearest the two trails. In addition, several roads in North Fayette Township are destinations for the Western PA Wheelmen, with rides originating at the Trek Bicycle Store in neighboring Robinson Township, Allegheny County. Some of the Association's group rides use Cliff Mine Road into Imperial as well as Bateman Road, Oakdale Road, North Branch Road, McKee Road, and others. The Township should work with the Western PA Wheelmen, PennDOT, and other entities to install "Share the Road" signs along these corridors.

Both the Panhandle Trail and the Montour Trail, along with potential spurs off the trails into the Township, are discussed in more detail in Chapter 10 of this document, the Parks, Recreation, and Open Space Plan.

The installation of sidewalks is a requirement for all new land development projects within North Fayette Township. However, a common request received by the Township's Board of Supervisors from applicants is to waive the sidewalk requirement. In some instances, this makes perfect sense, particularly in areas where no sidewalks exist and there is little likelihood the need for sidewalks would arise. It is not advantageous to build a sidewalk to nowhere. Nonetheless, for certain areas of the Township, including certain areas along Steubenville Pike, Summit Park Drive at the Pointe at North Fayette shopping area, and along McKee Road, which is home to both PTI and CCAC's West Hills Campus, the construction and installation of sidewalks should be a top priority to enhance the overall walkability of these commercial centers, corridors, and gateways into the Township. Please note that both sidewalk improvements and streetscape improvements are also discussed in Chapter 9, the Economic Development Plan.

The Proposed Southern Beltway Connector

Plans are currently in the works to build the second leg of the Southern Beltway, a 13.3-mile route which would originate along Interstate 79, between Bridgeville and Southpointe, and end at Route 22 near the Pittsburgh International Airport. The connector is expected to cost approximately \$632.5 million. Construction could begin as early as 2014 and is expected to take six years.

Once open to vehicular traffic, the Route 22 to I-79 project has the potential to create vast economic opportunities in the municipalities it runs through or near, including Findlay, Robinson, Mount Pleasant, Cecil, and North and South Fayette Townships. Additionally, it will provide better access to sites being developed by the Allegheny County Airport Authority and a direct link from Interstate 79 to more than 4,000 acres of private, untapped commercial and industrial lands, much of which is owned by Imperial Land Corporation.

According to the PA Turnpike Commission's website, the primary purpose of the Southern Beltway is to improve east-west mobility, freight movement, and transit connections; to stimulate economic development; and to link the economically distressed Mon Valley with the Pittsburgh International Airport. Further, the Beltway will enable people and goods to move through the region safely and efficiently and it will also improve access to other areas, which can provide markets to enhance the economic vitality of the region.

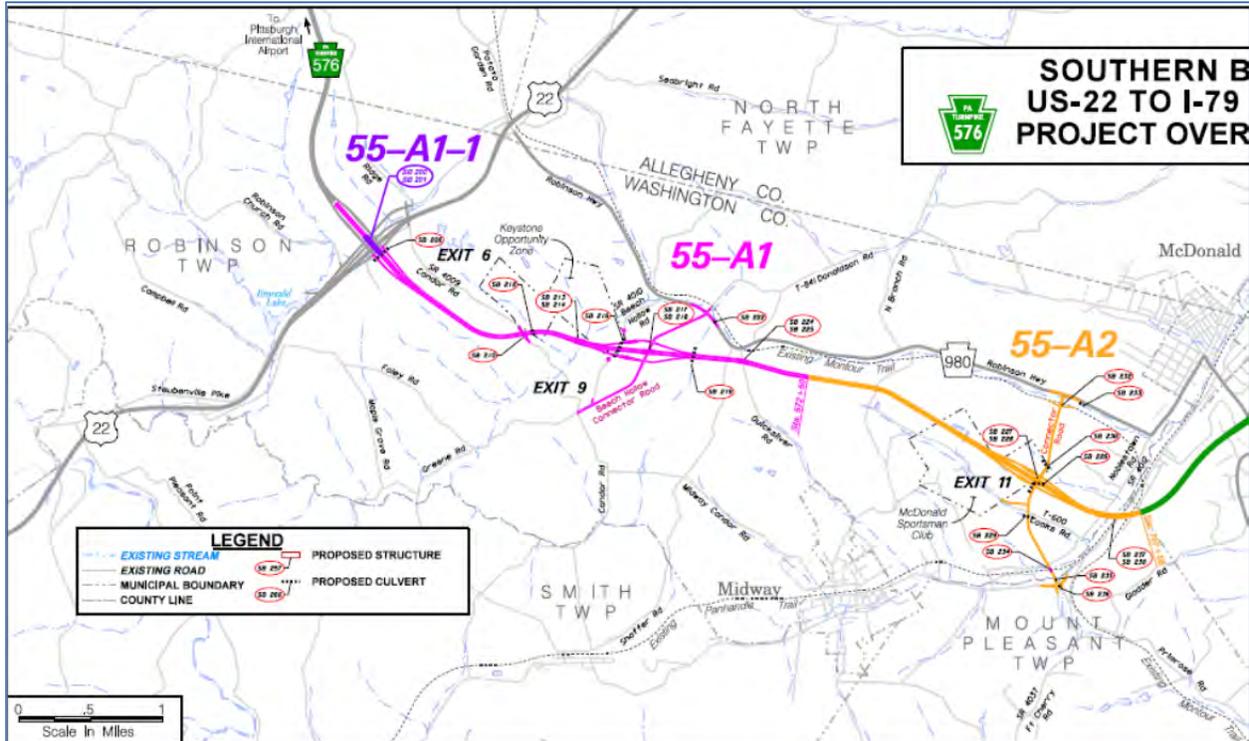
Exits off of the proposed Southern Beltway Connector near North Fayette are Beach Hollow Road and Fort Cherry/ Rt. 980. Once completed, the Connector will likely put pressure on North Fayette Township for additional residential development, particularly along portions of North Branch Road, Seabright Road, Kelso Road, and other areas in the western part of the Township that are close to the Washington County line. There may be some smaller, spin-off commercial establishments that may want to locate on or near North Branch Road, since this roadway will likely experience additional vehicular traffic as a result of the Connector. Due to this increased traffic along North Branch Road, the Township should work with PennDOT to see if it is possible for plans for the widening of North Branch Road to be resurrected. The potential for increased traffic flow along North Branch Road will create a need for improvements to be made to the roadway. In addition, there may be potential for commercial and/or industrial development along Steubenville Pike as a result of the Connector.

Work on the section of the Southern Beltway Connector from Route 22 in Robinson Township, Washington County to Interstate 79 near the Allegheny-Washington County line, is slated to begin

the spring 2014. In fact, a contract has been awarded already to construct a bridge over Route 22 as part of the overall project.

According to the PA Turnpike Commission, the project will be funded with state grants, bonds, and federal loans. In addition, no toll revenues will be used to fund the construction of the Connector. A map of the Connector is below.

Map of Southern Beltway Connector – Rt. 22 to I-79, 2014



Complete Streets

Streets are an important part of any community. They allow children to get to school and parents to get to work. They can bring together a neighborhood and also draw visitors to certain stores and commercial areas. As such, it is a common belief of those in favor of Smart Growth principles that streets should be designed for everyone – young and old, pedestrians, bicyclists, buses, cars, etc. In the past, streets were designed primarily for vehicles only. Nowadays, in communities across the country, a movement is growing to “complete” the streets. This involves building roads that are safer, more accessible, and easier for everyone to use. A benefit of having a “complete street” is that ultimately complete streets help to create better communities for folks to live, work, and play.

“Complete Streets” include streets designed and operated to enable safe access for all users. People of all ages and abilities are able to safely move along and across complete streets in a community, regardless of the specific mode they are traveling. Complete streets make it easy to cross streets, walk to shops, and even bike to work.



An example of a “Complete Street”

Source: *The National Complete Streets Coalition*; www.smartgrowthamerica.org

Creating “Complete Streets” means localities and transportation agencies must change their approach at designing community roads. Adopting a Complete Streets policy means that communities will direct their planners and engineers to design and operate the entire right of way to enable safe access for all users, including pedestrians, bicyclists, and those traveling in a car or bus.

There is no right or wrong prescription for designing a Complete Street. In fact, each street is unique and will respond to its community context in its own way. Roadways that are planned and designed using a Complete Streets approach may include some or all of the following items:

- Sidewalks,
- Bike lanes (or wide paved shoulders),
- Special bus lanes,
- Comfortable and accessible public transportation stops,
- Frequent and safe crossing opportunities,
- Median islands,
- Accessible pedestrian signals,
- Curb extensions,
- Narrower traffic lanes, and
- Roundabouts.

A “Complete Street” in a rural area is going to look different than one in a more urban area. Nevertheless, both should be designed to balance safety and convenience for all users of a roadway. North Fayette is a primarily suburban, rural area. However, there are some streets that could certainly benefit from becoming a more “complete” street. These include Summit Park Drive, sections of Steubenville Pike, Donaldson Road, North Branch Road, Oakdale Road, and even McKee Road. Summit Park Drive, for example, could benefit from dedicated lanes for bicyclists and pedestrians. Traffic could be cut down to one driving lane going each direction from Quinn Drive to Cliff Mine Road. A center turning lane could be installed while one of the former two lanes traveling from Cliff Mine Road up to the Pointe area could be converted to a pedestrian and bicycle lane. The bicycle lane would connect from the Montour Trail up to the Pointe at North Fayette, providing bicyclists with a rest stop where they could stop, eat, and relax before heading back out on the trail.

A conceptual plan illustrating Summit Park Drive as a Complete Street is located at the end of this Chapter, along with a schematic plan. A bike and pedestrian lane is shown on the schematic plan along with enhanced streetscapes, light poles and banners, and a landscaped center island/ turning lane. As is evidenced by both plans, turning Summit Park Drive into a Complete Street will truly create a “Boulevard-like” atmosphere throughout the Pointe Area.

As the Township continues to grow and to improve its transportation network, along with the level of amenities provided to residents, it should try to implement the concept of Complete Streets into planning for roadway improvements and connections into the community from the Montour and Panhandle Trails.

Roadway Improvements & The Official Map

North Fayette Township’s Official Map is located at the end of Chapter 12, the Implementation Plan. This map highlights various roads that are slated for improvements based on potential growth in the Township. These improvements include the widening of roadways, the location of future roads, streetscape improvements, pedestrian improvements, sidewalk improvements, special greenways, and potential trail spurs from the Montour and Panhandle Trails into the North Fayette community.

Conclusions

Transportation plays a critical role in the development of an area. Therefore, the maintenance and improvements made to North Fayette’s transportation system must accommodate both the current and future needs of the municipality.

North Fayette Township’s transportation system is composed of roads, bridges, and bicycle and pedestrian paths. The existing transportation network within North Fayette meets the majority of the transportation needs of today’s residents and workers. However, to ensure that North Fayette Township remains an attractive place within the airport corridor and western Allegheny County suburbs to live, work, and play, the Township should explore ways to continue to improve and enhance its existing transportation system. Furthermore, Township staff and elected officials should aim to continue to work with PennDOT and Allegheny County’s Department of Public Works on any needed improvement or replacement projects on roads and bridges owned by the Commonwealth and by Allegheny County.

Implementation

The following goals and objectives are proposed to develop and maintain an integrated transportation system to meet North Fayette Township's present and future needs:

Goal: Maintain, improve, and enhance the existing transportation network in North Fayette Township.

Objectives:

1. Maintain the existing municipal system for identifying, prioritizing, and implementing road and bridge improvements.
2. Maintain cooperation and collaboration with Allegheny County, PennDOT, SPC, and other agencies to identify and implement needed improvements to roads, bridges, and other elements of the existing transportation system.
3. Develop support and consensus among local, county, state, and federal officials and legislators to lobby for additional funding for transportation projects and to insure prompt completion of local TIP projects.
4. Explore the opportunity to provide a bus shuttle service to seniors to take them to and from commercial business areas in the Township to increase their access to goods and services. This bus service could also be extended for use by the Summer Playground program.

Goal: Develop a transportation network to meet North Fayette's future needs.

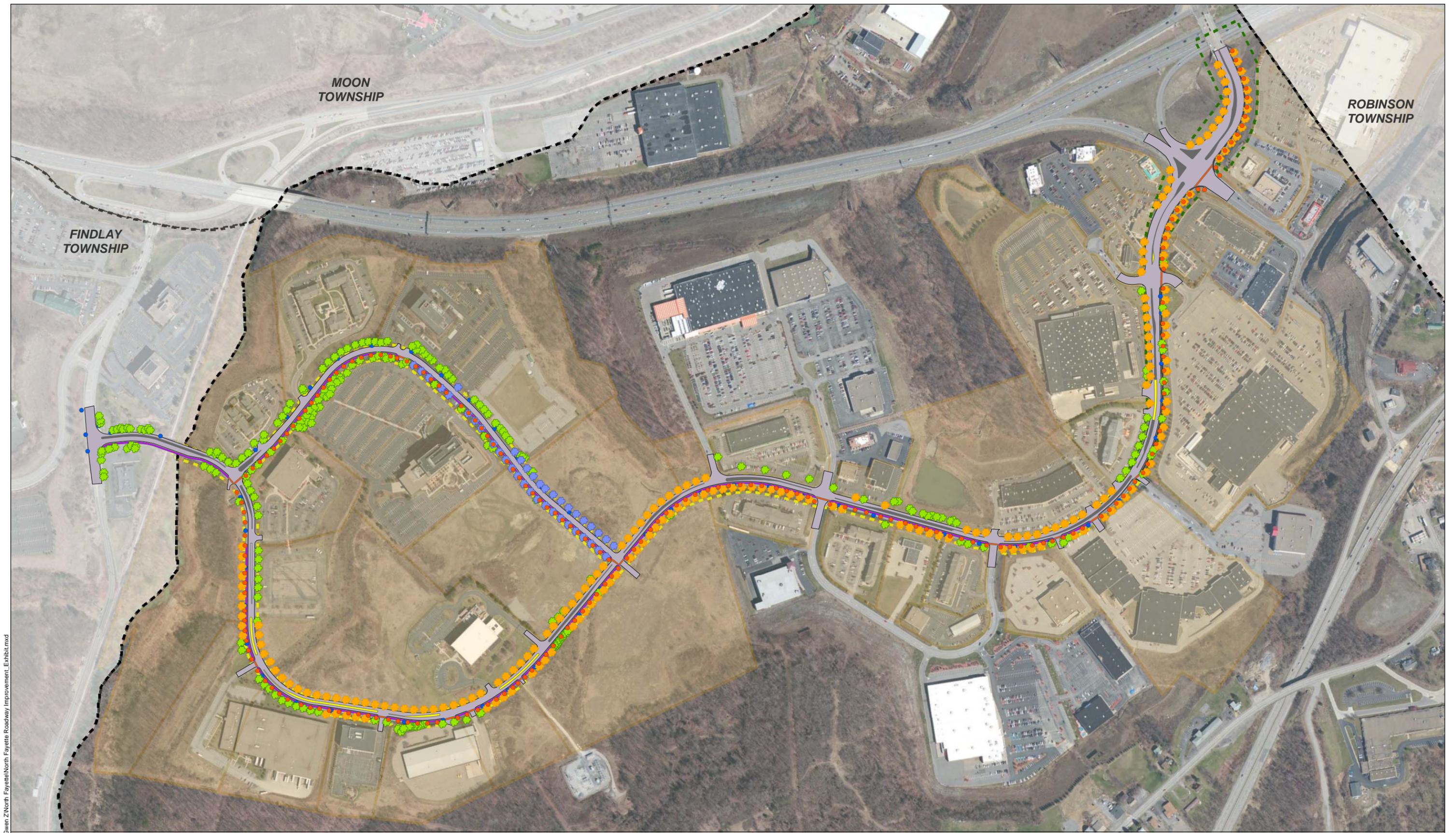
Objectives:

1. Continue to work with Allegheny County, PennDOT, SPC, and other transportation partners to identify, prioritize, and implement improvements to the transportation network.
2. Encourage alternate transportation systems, including bicycle and pedestrian circulation systems, to link the residential, business, and recreational areas of North Fayette. This would include potential spurs from both the Montour and Panhandle Trails into North Fayette's neighborhoods.
3. Maintain collaboration with PennDOT and the PA Turnpike Commission as plans for the Southern Beltway move forward into the final planning and construction stages.
4. Maintain cooperation with PennDOT officials and have a discussion with them on necessary improvements to North Branch Road, should the Southern Beltway Connector be constructed.
5. Attend community meetings hosted by PennDOT and/or the PA Turnpike Commission as it relates to project planning for various roadway and bridge improvements as well as planning for the Southern Beltway Connector.
6. Review the Capital Improvement Plan completed by the Township in 2011 as part of the Traffic Impact Fee Program to determine consistency with transportation projects and other improvement projects outlined in this Comprehensive Plan.

Goal: Ensure a smooth and efficient flow of traffic, both pedestrian and vehicular, through the Township's commercial areas, including Summit Park Drive and Steubenville Pike.

Objectives:

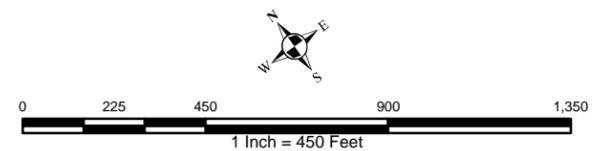
1. Provide a vehicular traffic flow that draws businesses and visitors into North Fayette. If necessary, re-time traffic signals and/or upgrade traffic signal equipment to improve flows at certain intersections.
2. Install sidewalks along sections of Steubenville Pike, where appropriate, and along Summit Park Drive to enhance pedestrian safety throughout these corridors. Other streets to be considered include McKee Road, Donaldson Road, and Oakdale Road.
3. Conduct engineering-related studies and analyses to explore the feasibility of implementing the concept of "Complete Streets" where appropriate along certain roadways within the Township, including but not limited to Summit Park Drive, Steubenville Pike, Donaldson Road, North Branch Road, and McKee Road.



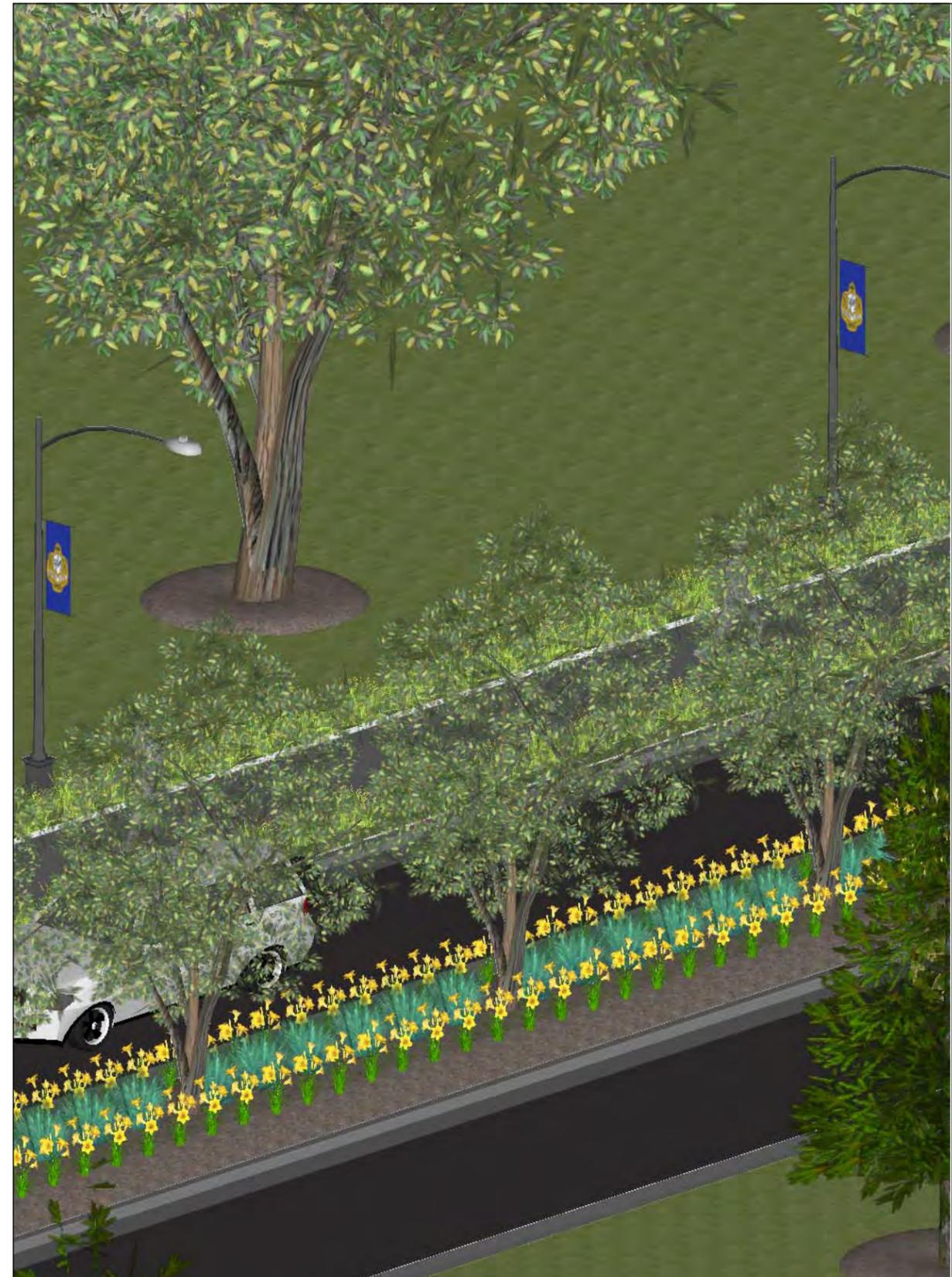
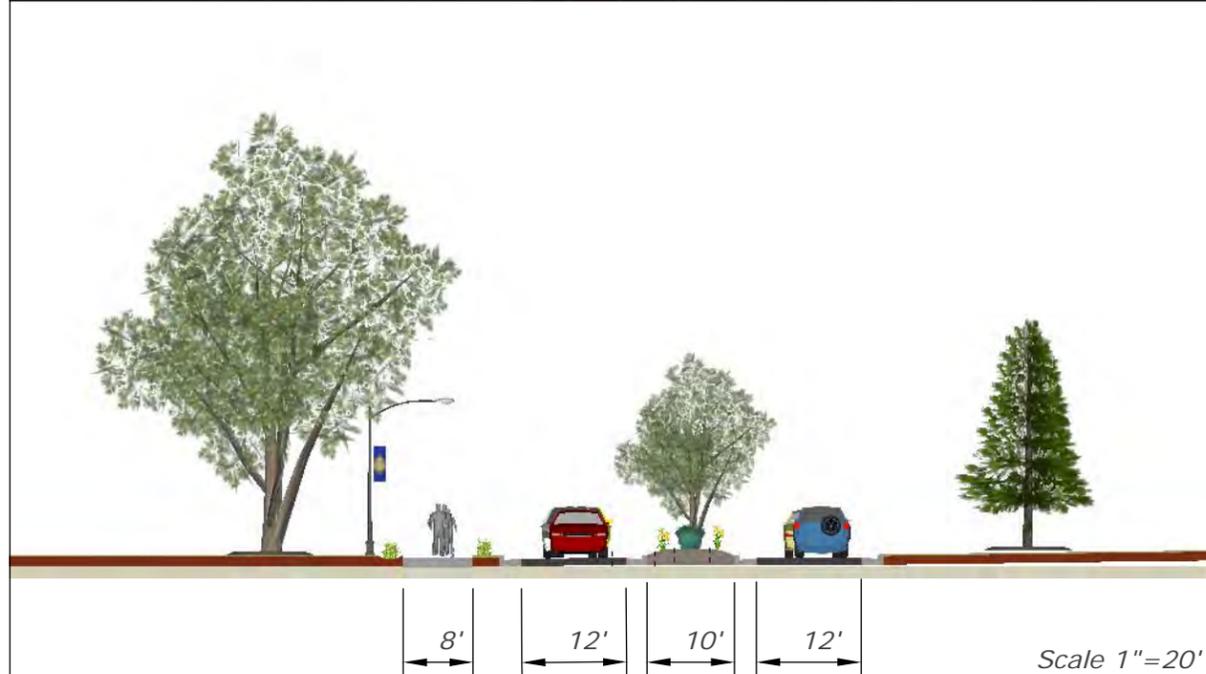
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 (412) 264-4400
 (412) 264-1200 Fax
 info@lsse.com
 www.lsse.com

- | | | | |
|-----------------------------|---------------------------|-----------------|---------------------------------|
| ● Proposed Light Pole | ■ Crosswalk | ■ Sidewalk | ■ Landscape Only |
| ● Existing Light Pole | ■ Monument | ■ Trail | ■ Vegetative Median & Landscape |
| ● Proposed Tree (Boulevard) | ■ Painted Markings Median | ■ Road | ■ Parcels of Interest |
| ● Proposed Street Tree | ■ Median | ■ North Fayette | |
| ● Existing Tree | | | |



Conceptual Plan
Summit Park Drive as a Complete Street



Chapter 9 ECONOMIC DEVELOPMENT PLAN

Overview

North Fayette Township has a diverse economic base including retail establishments, office buildings, manufacturing and industrial companies, education facilities, residential apartment communities, and single-family homes. North Fayette’s economy is a reflection of the education, income, and occupations of its residents who live in the community, companies and business located within the community, and the regional economy.

The Economic Development chapter of the Comprehensive Plan provides a brief economic assessment of the North Fayette community, including an analysis of retail opportunity gap data. This chapter also discusses other economic development initiatives that the Township should pursue in the years ahead, including concepts related to better marketing and branding, improved signage, sidewalk improvements, streetscape enhancements, and potential sites for development or redevelopment. Trail development is discussed in Chapter 10 – Parks, Recreation, and Open Space.

Economic Assessment

Economic Impact & Market Potential

According to the U.S. Census Bureau, North Fayette Township had a population of 13,680 in 2011. Overall, the Township’s population increased 11.6% between 2000 and 2011. According to forecast data available from the Southwestern Pennsylvania Commission (SPC), the Township’s population is projected to continue to increase approximately 7% every five years, i.e. 2010-2015, 2015-2020, etc., through 2030.

Understanding current demographics and market dynamics will help to determine the potential market for additional retail stores and professional offices. The following table provides an overview on the current economic profile of North Fayette Township.

Table 9-1, Economic Profile of North Fayette Township, 2011

Economic Profile of North Fayette Township	
Population	13,680
Households	5,752
Median Household Income	\$70,694
% Owner-occupied housing	79.9%
% Renter-occupied housing	20.1%
Total Employed	7,837
Unemployment Rate	4.8%

Source: U.S. Census Bureau's 2007-2011 Five-Year American Community Survey (ACS) Estimates

Median Household Income

The income of local residents determines, in part, the types of businesses and retail establishments that may succeed in North Fayette. In addition, businesses in the Township also rely on residents from surrounding communities for sales and business.

The Township's 2011 median household income (MHI) of \$70,694 is significantly higher than Allegheny County's MHI of \$49,805. Among surrounding municipalities, North Fayette's median household income was the second highest, lower than only South Fayette Township, which had a median household income of \$71,321 in 2011.

Employment

In 2011, 8,236 North Fayette residents were in the labor force. Of these, 19.7% worked in the education, health care, and social assistance industry. The second largest percentage of workers, 18.2%, worked in the retail trade industry. The overall unemployment rate in the Township in 2011 was 4.8%.

There were 172 employer establishments in North Fayette Township as of the 2007 Economic Census. These establishments employed an approximate 1,726 people. Of these positions, 590 were in the manufacturing sector, approximately 200-499 were in the healthcare and social assistance industry, 316 were in the accommodation and food service industry, and 276 were in retail trade.

Estimates of Local Opportunity: Retail Opportunity Gap

To better understand the market potential within North Fayette Township for retail, personal services, food, and entertainment, comprehensive market data developed by the Nielsen Company was acquired and analyzed. More specifically, data on consumer spending patterns in North Fayette Township was analyzed for six geographic areas within and surrounding North Fayette.

The two addresses used as the basis for this analysis were Location 1, 7679 Steubenville Pike in Hankey Farms, and Location 2, 7600 Noblestown Road in Noblestown. Two locations were chosen due to the size of the Township as a whole. Further, including both Locations 1 and 2 represents the different markets in different sections of the Township and surrounding areas.

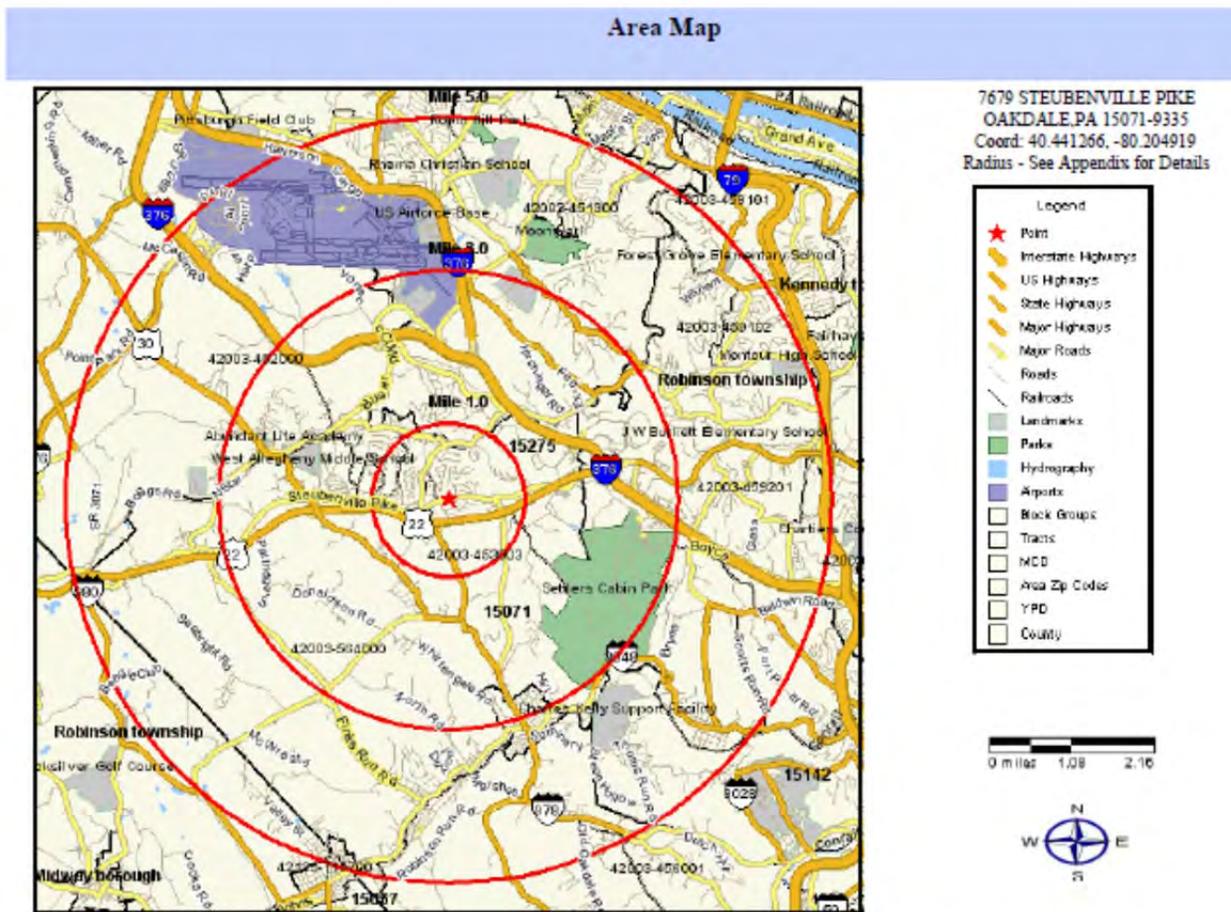
The Hankey Farms address includes the northern section of the Township along with parts of neighboring communities including Robinson Township (Allegheny County), Moon Township, and Findlay Township. The Noblestown address is centered in the southern portion of the Township and includes parts of nearby communities including Collier Township and South Fayette Township as well as Robinson Township and Midway Borough in Washington County. Three geographic areas within these two main location centers were analyzed, as follows:

- Within a one-mile radius,
- Within a three-mile radius, and
- Within a five-mile radius.

This method best captures the market dynamics within each of the geographic areas. The data based on these concentric “rings” reveals gaps in the market between what North Fayette residents are purchasing (consumer expenditures) and supply (retail sales).

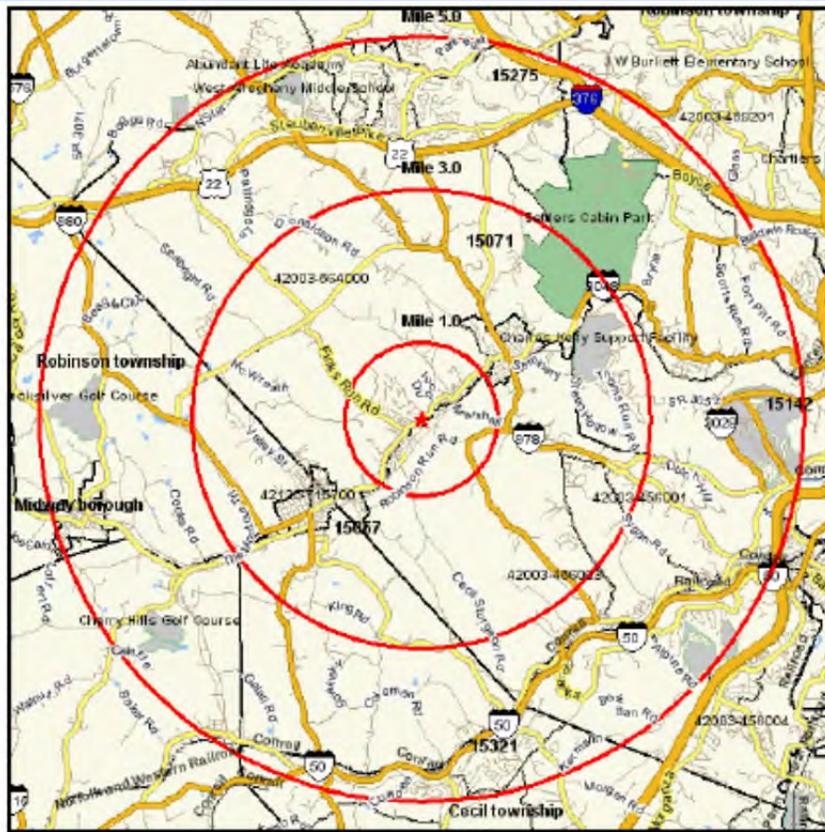
The following maps illustrate the three concentric rings around the two locations.

Map of Location 1: 7679 Steubenville Pike



Map of Location 2: 7600 Noblestown Road

Area Map



7600 NOBLESTOWN RD
 MC DONALD, PA 15057-2336
 Coord: 40.386425, -80.207204
 Radius - See Appendix for Details



Prepared on: Fri Jul 19, 2013

Page 1 of 2

Nielsen Solution Center 1 800 866 6511

Prepared For: North Fayette Township

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Prepared By:

Retail Opportunity Gap

One method of determining the level of market potential for a geographic area is to analyze the “retail opportunity gap.” This method of determining retail market power compares supply and demand to determine potential sources of revenue growth at a defined geographic level. An opportunity gap appears when household expenditures for a specific geographic area, in this case North Fayette, are higher than the corresponding local retail sales estimates. This difference signifies that resident households are meeting the available supply and supplementing their additional demand potential by going outside of the geographic area. The opposite is true in the event of an opportunity surplus. A surplus occurs when the levels of household expenditures are lower than the retail sales estimates. In the case of a surplus, local retailers are attracting residents from other areas to their stores. This data provides an important tool to assist in determining where opportunities might exist for additional retail establishments.

The data for the 0-1 mile radius around Location 1 revealed a market that has greater supply than demand. However, there are four retail categories within this location that estimate an opportunity

gap, including motor vehicle and parts dealers, food and beverage stores, health and personal care stores, and gasoline stations. In the next ring, 0-3 miles around Location 1, an even larger surplus exists. In fact, the only retail store category that estimates a potential opportunity gap is food and beverage stores. The 0-5 mile ring around Location 1 also reveals a hefty surplus. There are four categories in the 5 mile ring that showed opportunity gaps, including motor vehicle and parts dealers, building material and garden equipment stores, food and beverage stores, and miscellaneous store retailers (i.e. florists, office supplies). The following table highlights the retail opportunity gap data for Location 1 along Steubenville Pike. A positive value signifies an opportunity gap while a negative value indicates a surplus.

Table 9-2, Retail Opportunity Gap Data, Location 1, 2013

Location 1: 0-1 miles			
Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Motor Vehicle & Parts Dealers	\$18,453,438	\$4,372,077	\$14,081,361
Furniture & Home Furnishings Stores	\$2,264,476	\$5,951,696	-\$3,687,220
Electronics & Appliance Stores	\$2,474,350	\$11,742,652	-\$9,268,302
Building Material, Garden Equip Stores	\$10,750,085	\$19,249,530	-\$8,499,445
Food & Beverage Stores	\$13,294,427	\$128,577	\$13,165,850
Health & Personal Care Stores	\$5,544,778	\$2,674,249	\$2,870,529
Gasoline Stations	\$10,584,743	\$4,309,774	\$6,274,969
Clothing & Clothing Accessories Stores	\$5,243,237	\$7,559,389	-\$2,316,152
Sporting Goods, Hobby, Book, & Music Stores	\$2,016,153	\$5,171,243	-\$3,155,090
General Merchandise Stores	\$13,614,281	\$71,222,989	-\$57,608,708
Miscellaneous Store Retailers (florists, office supplies, etc.)	\$3,117,510	\$3,197,038	-\$79,528
Foodservice & Drinking Places	\$12,007,968	\$15,705,930	-\$3,697,962
Non-Store Retailers	\$8,173,508	\$151,128,299	-\$142,954,791
Total Retail Sales including Eating & Drinking Places	\$107,538,954	\$302,413,443	-\$194,874,489
Location 1: 0-3 miles			
Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Motor Vehicle & Parts Dealers	\$59,378,581	\$67,841,428	-\$8,462,847
Furniture & Home Furnishings Stores	\$7,266,157	\$38,638,016	-\$31,371,859
Electronics & Appliance Stores	\$7,786,128	\$15,774,521	-\$7,988,393
Building Material, Garden Equip Stores	\$34,773,857	\$42,258,013	-\$10,484,156
Food & Beverage Stores	\$42,658,708	\$40,197,000	\$2,461,708
Health & Personal Care Stores	\$17,842,443	\$17,914,308	-\$71,865
Gasoline Stations	\$33,390,008	\$100,187,844	-\$66,797,836
Clothing & Clothing Accessories Stores	\$16,865,629	\$87,596,367	-\$70,730,738
Sporting Goods, Hobby, Book, & Music Stores	\$6,440,214	\$34,340,821	-\$27,900,607
General Merchandise Stores	\$43,693,681	\$152,847,576	-\$109,153,895
Miscellaneous Store Retailers (florists, office supplies, etc.)	\$9,985,780	\$18,286,718	-\$8,300,938
Foodservice & Drinking Places	\$37,954,448	\$70,180,157	-\$32,225,709
Non-Store Retailers	\$26,185,453	\$354,071,975	-\$327,886,522
Total Retail Sales including Eating & Drinking Places	\$344,221,086	\$1,043,134,744	-\$698,913,658
Location 1: 0-5 miles			
Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Motor Vehicle & Parts Dealers	\$150,026,503	\$93,329,634	\$56,696,869
Furniture & Home Furnishings Stores	\$17,911,316	\$47,123,797	-\$29,212,481
Electronics & Appliance Stores	\$19,246,772	\$20,449,935	-\$1,203,163
Building Material, Garden Equip Stores	\$86,877,251	\$61,614,528	\$25,262,723
Food & Beverage Stores	\$104,961,192	\$66,856,742	\$38,104,450
Health & Personal Care Stores	\$44,578,228	\$52,733,452	-\$8,155,224
Gasoline Stations	\$81,610,446	\$140,407,167	-\$58,796,721
Clothing & Clothing Accessories Stores	\$41,285,257	\$109,384,888	-\$68,099,631
Sporting Goods, Hobby, Book, & Music Stores	\$16,121,622	\$46,817,129	-\$30,695,507
General Merchandise Stores	\$107,552,605	\$243,575,238	-\$136,022,633
Miscellaneous Store Retailers (florists, office supplies, etc.)	\$24,541,308	\$39,377,246	\$14,835,938
Foodservice & Drinking Places	\$92,052,729	\$141,824,515	-\$49,771,786
Non-Store Retailers	\$65,351,561	\$1,998,950,434	-\$1,933,598,873
Total Retail Sales including Eating & Drinking Places	\$852,116,791	\$3,062,444,704	-\$2,210,327,913

Source: The Neilsen Company

The data for the 0-1 mile radius around Location 2 indicates a market that has greater demand than supply and an overall opportunity gap among retail stores. More specifically, the only retail store category that has a surplus is non-store retailers. The largest opportunity gap exists for the following types of stores within one mile of Location 2 – motor vehicle and parts dealers, food and beverage stores, general merchandise stores, and building material and garden equipment stores. In the next ring, 0-3 miles around Location 2, an overall opportunity gap exists within this

geographic circle as well. The only categories with a surplus in the 3 mile concentric ring around the second location are gasoline stations and non-store retailers. In contrast, the 0-5 mile ring around Location 2 reveals a large surplus. However, there are a few opportunity gaps present within five miles of the Noblestown Road location, including motor vehicle and parts dealers, building material and garden equipment stores, food and beverage stores, health and personal care stores, miscellaneous store retailers, and food service and drinking places.

Table 9-3, Retail Opportunity Gap Data, Location 2, 2013

Location 1: 0-1 miles			
Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Motor Vehicle & Parts Dealers	\$6,931,394	\$883,870	\$6,047,524
Furniture & Home Furnishings Stores	\$831,770	\$0	\$831,770
Electronics & Appliance Stores	\$890,770	\$0	\$890,770
Building Material, Garden Equip Stores	\$4,226,698	\$0	\$4,226,698
Food & Beverage Stores	\$5,416,374	\$0	\$5,416,374
Health & Personal Care Stores	\$2,229,272	\$103,020	\$2,126,252
Gasoline Stations	\$4,073,883	\$0	\$4,073,883
Clothing & Clothing Accessories Stores	\$2,021,487	\$0	\$2,021,487
Sporting Goods, Hobby, Book, & Music Stores	\$757,621	\$99,434	\$658,187
General Merchandise Stores	\$5,414,495	\$0	\$5,414,495
Miscellaneous Store Retailers (florists, office supplies, etc.)	\$1,220,126	\$81,835	\$1,138,291
Foodservice & Drinking Places	\$4,467,144	\$32,454	\$4,434,690
Non-Store Retailers	\$3,157,971	\$8,364,013	-\$5,206,042
Total Retail Sales including Eating & Drinking Places	\$41,639,004	\$9,564,628	\$32,074,376
Location 1: 0-3 miles			
Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Motor Vehicle & Parts Dealers	\$34,685,221	\$10,778,386	\$23,906,835
Furniture & Home Furnishings Stores	\$4,237,692	\$316,486	\$3,921,206
Electronics & Appliance Stores	\$4,502,790	\$390,256	\$4,112,534
Building Material, Garden Equip Stores	\$21,054,311	\$7,246,948	\$13,807,363
Food & Beverage Stores	\$26,869,009	\$17,761,945	\$9,107,064
Health & Personal Care Stores	\$11,496,643	\$7,079,627	\$4,417,016
Gasoline Stations	\$20,376,789	\$23,516,218	-\$3,139,429
Clothing & Clothing Accessories Stores	\$9,844,772	\$134,507	\$9,710,265
Sporting Goods, Hobby, Book, & Music Stores	\$3,785,428	\$486,233	\$3,299,195
General Merchandise Stores	\$26,839,747	\$21,668,511	\$5,171,236
Miscellaneous Store Retailers (florists, office supplies, etc.)	\$6,093,105	\$1,265,338	\$4,827,767
Foodservice & Drinking Places	\$22,164,326	\$5,817,833	\$16,346,493
Non-Store Retailers	\$15,863,859	\$33,031,063	-\$17,167,204
Total Retail Sales including Eating & Drinking Places	\$207,813,691	\$129,493,352	\$78,320,339
Location 1: 0-5 miles			
Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Motor Vehicle & Parts Dealers	\$120,532,034	\$55,959,103	\$64,572,391
Furniture & Home Furnishings Stores	\$14,584,266	\$24,203,341	-\$9,619,075
Electronics & Appliance Stores	\$15,273,800	\$15,407,872	-\$134,072
Building Material, Garden Equip Stores	\$71,073,592	\$56,519,279	\$14,554,313
Food & Beverage Stores	\$87,334,771	\$64,459,494	\$22,875,277
Health & Personal Care Stores	\$37,022,133	\$34,755,215	\$2,266,918
Gasoline Stations	\$67,324,791	\$86,950,359	-\$19,625,568
Clothing & Clothing Accessories Stores	\$33,559,684	\$48,434,271	-\$14,874,587
Sporting Goods, Hobby, Book, & Music Stores	\$12,862,013	\$21,556,523	-\$8,694,510
General Merchandise Stores	\$88,687,101	\$156,521,353	-\$67,834,252
Miscellaneous Store Retailers (florists, office supplies, etc.)	\$20,190,840	\$14,169,790	\$6,021,050
Foodservice & Drinking Places	\$74,873,517	\$70,705,024	\$4,168,493
Non-Store Retailers	\$52,871,383	\$402,930,635	-\$350,059,252
Total Retail Sales including Eating & Drinking Places	\$696,189,924	\$1,052,572,259	-\$356,382,335

Source: The Nielsen Company

To summarize the retail opportunity gap data analyzed, there seems to still be a market for certain types of retail stores throughout North Fayette, in and around both locations 1 and 2 that were the main bases for this analysis. Specifically, there remains a market for additional food and grocery stores, motor vehicle and parts dealers, health and personal care stores, and even building material and garden equipment stores (in some locations). Many residents are traveling outside of the Township to buy goods related to these retail categories. On the contrary, people are coming into North Fayette to purchase items from a variety of retail stores, including furniture and home furnishing stores, electronics and appliance stores, general merchandise stores, and clothing and clothing accessory stores, food service and drinking places, and sporting goods, hobby, book, and music stores.

The retail opportunity gap data will not impact how particular areas of the Township are zoned. However, the data can be a helpful tool in determining potential reuses of existing vacant commercial spaces throughout the Township. When looking to fill empty commercial buildings and storefronts along parts of Steubenville Pike and also at the Pointe at North Fayette shopping area, the potential market present for food and grocery stores, health and personal care stores, building material and garden equipment stores, and motor vehicle and parts stores should be further examined. For example, perhaps a smaller, specialized grocery store such as a Trader Joe's or a discount grocery store such as Bottom Dollar may be a good fit to fill some vacant spaces. Or, perhaps a health or personal care type of store such as a Walgreen's or CVS. North Fayette should be an attractive place for many retailers to locate due to the Township's steady growth in population and households, which is projected to continue, and due to the Township's high median household income.

Identity, Image, Marketing, & Signage

Improvements to the Pointe at North Fayette

North Fayette Township currently lacks an overall identity. Many people do not actually know they are in North Fayette when they drive through parts of the Township. Specifically, when people throughout the region come to shop at the Pointe at North Fayette shopping plazas, they assume they are still in neighboring Robinson Township. The Pointe is home to several businesses that attract a wide range of consumers from throughout the region, including Wal-Mart, Sam's Club, Home Depot, Target, and a long list of restaurants and other retailers. Many of the more popular businesses up at the Pointe, including restaurants such as Burgatory, Bravo, Tilted Kilt, and Max n' Erma's, as well as the entertainment and dining venue Latitude 40, advertise as being in Robinson as opposed to North Fayette.

In terms of improving signage at the Pointe at North Fayette shopping area, there are several avenues through which the Township can begin to create more of a presence at the Pointe without becoming too overbearing. One option is to install a brand new "Welcome to North Fayette" sign at the embankment of the property owned by the Montour Church Road Limited Partnership at the corner of Summit Park Drive and Montour Church Road. This location will capture the attention of vehicles as they drive on the bridge over Interstate 376 from Robinson into North Fayette. Moreover, it will also be visible from vehicles coming from the eastbound exit of I-376. If the Township is unable to place a sign at the embankment, another option would be to install an archway sign at the intersection of Summit Park Drive and Montour Church Road.



The ideal spot for a new “Welcome” sign at the Pointe at North Fayette

Another idea for the Pointe area, specifically along Summit Park Drive, is to install banners on the light poles that say “Welcome to North Fayette.” These banners could be seasonal and could even be sponsored by businesses located within the Pointe that could advertise in a separate, small attachment below the banner. In addition, new street identification signs could be installed on the streets throughout the Pointe that incorporate North Fayette’s colors and seal on them, to further create the Township’s identity and presence at the Pointe. These signs would replace the existing teal and brown street name signs. The Township could even design a new logo that could be incorporated into the banners and street signs. The logo should be consistent with the Township’s overall marketing campaign.

Sidewalk improvements, specifically the installation of more sidewalks, would also make the Pointe more pedestrian-friendly and walkable. When the first phases of the Pointe were first built and the overall master plan was approved, the developers and the Township did not anticipate a need for sidewalks. Much has changed since the 1990s and there is a need for sidewalks and pedestrian enhancements throughout the various shopping plazas at the Pointe. Also, folks that are staying at the hotels may want to walk to area retailers and restaurants, as opposed to getting in their cars and driving just a few blocks. Sidewalks have been installed across the Bridge coming from Robinson Town Centre Boulevard into North Fayette along Summit Park Drive. The sidewalks start at the west-bound off-ramp and continue until Andrew Drive.

Lastly, another idea that could be implemented at the Pointe is to rename Summit Park Drive. If Summit Park Drive is renamed, it could be changed to something with “Fayette” or “LaFayette” in the name, to honor, recognize, and pay tribute to General LaFayette who founded the Township. Potential examples include General LaFayette Boulevard or North Fayette Boulevard. This will help to better identify the area as North Fayette, and separate the Township from neighboring Robinson.

Welcome Signage & Signage Along Highways

There are several ways to address North Fayette’s “identity crisis.” The first potential solution is better, more adequate and effective signage welcoming visitors into North Fayette. North Fayette does have several “welcome” signs located throughout the Township. However, some of these signs are hard to see from the roadway due to their size and color. In addition, many of the larger wooden signs need to be repainted or entirely replaced altogether with a new sign that is easier to maintain and more visible. The existing signs are located at several locations throughout the Township, including before the Tonidale and McDonald exits from Rt. 22/30 as you enter into the Township, on McKee Road entering the Township from Oakdale Borough, on Cliff Mine Road near the Forestbrooke Plan after crossing over from Findlay Township, the bottom of West Allegheny Road, and the Route 22/30 underpass in Imperial.



Two types of existing “Welcome to North Fayette Township” signs

In addition to a new welcome sign at the Pointe at North Fayette shopping area, another great location for a new welcome sign is the Five Points Intersection. This is one of the busiest intersections in the Township and is accessed by residents of North Fayette as well as neighboring communities. It is also the main gateway to the West Allegheny Middle and High Schools. A welcome sign could be installed at the landscape island, pictured below.



The landscape island at Five Points – another potential location for a welcome sign

The landscape island at Five Points is very aesthetically pleasing. When appropriate and feasible, the Township should look to create additional gardens and landscape islands along major roadways and incorporate such gardens around a “Welcome” sign. One potential location for another landscape island and “Welcome to North Fayette” sign is the island located at the corner of McKee Road and Steubenville Pike.

Improving signage along Interstate 376 and State Route 22/30 is another solution that will help to advertise the Pointe Shopping Area as well as North Fayette Township as a whole.

In regard to signage along the major highways, there are signs along Interstate 376 directing vehicles to the exit for Robinson Town Centre but there are limited signs for the Pointe at North Fayette. When a vehicle takes the Robinson Town Centre exit ramp on I-376 Westbound, there is a smaller sign with an arrow pointing to the left that says “The Pointe.” The Township should work with PennDOT to get a new and improved sign placed at this location that says “The Pointe at North Fayette” with a left arrow. A similar sign should also be placed at the Robinson Town Centre exit accessing this area from Eastbound I-376 from the opposite direction.

Along State Route 22/30, the Township should work with PennDOT to install signage that states “North Fayette Township – Next 6 Exits.” One of these signs should be placed heading eastbound as you enter the Township from Washington County and another should be placed westbound, upon entrance to the Township from Robinson and I-376 in the Tonidale area. This signage will make drivers aware that the next several exists – Tonidale, McKee Road, Hankey Farms, Imperial, Noblestown/Kelso Road, and McDonald – are all located within the Township and provide access to North Fayette.

Economic Development Webpage

In order to effectively market vacant land available for development and existing buildings to be rehabilitated and reused, the Township should create an Economic Development webpage on its website. This webpage could showcase various vacant parcels for sale and what the zoning of the parcel allows for in terms of permitted uses. The economic development webpage could also highlight a “business of the month”, include a listing of newly opened businesses in the Township, an overall business directory, and a list of upcoming Township-sponsored events. Moreover, the website could act as a “one stop shop” for developers to get information on the requirements of the land development approval process at the Township level, including a detailed list of applications that need to be filled out and links to these applications, fees that need to be paid to the Township, and a list of applicable ordinances and links to them for review. Further, the Township could also “rent” ad space to local realtors and businesses on the site.

Overall, the intent of the creation and implementation of the economic development webpage is two-fold. First, it will act as a guide to inform potential investors and developers of what land is available and targeted for development in the Township. Second, the webpage will also serve as the home for the Township’s “development manual”, supplying a plethora of information on various topics including construction standards, various ordinances related to land development and zoning, traffic impact fees, etc.

Marketing & Branding

As previously mentioned, North Fayette Township lacks an overall identity. Many people are regular shoppers at the Pointe at North Fayette shopping plazas but have the misconception that they are still in neighboring Robinson when they shop here. Besides being home to several major retailers at the Pointe and the presence of a local retail and commercial corridor along Steubenville Pike, North Fayette is also a desirable place to live and raise a family. In Chapter 3 of this document, the following vision statement was presented for the Township:

VISION FOR 2025:

North Fayette Township is a strong community that blends both rural and suburban lifestyles and provides the utmost in residential living, including a family-friendly atmosphere with a high quality of life characterized by well-kept neighborhoods, outstanding recreational amenities, an attractive housing stock, and close proximity to Downtown Pittsburgh, the Pittsburgh International Airport, and area shopping, dining, cultural, arts, and entertainment attractions.

One option to more effectively market the Township is to create a Township slogan and logo. The logo would not need to replace the Township seal but would instead be used on specific marketing materials, including fliers and mailers regarding various community events sponsored by the Township's Parks and Recreation Department for area youth and seniors. The logo, as well as a potential new slogan, could also be incorporated onto "Welcome to North Fayette" at certain strategic locations, such as along the heavier traveled roadways or intersections.

The logo should be representative of the Township's current status while at the same time be cognizant of its rich agricultural history. One idea that for a logo is a tree or perhaps a sapling or both a tree and a sapling used together somehow. This would help to signify the Township's rural character while at the same time noting there is still room for growth. For a potential slogan, "Come grow with us" and "A little bit country, and a little bit urban" were two potential possibilities discussed by Township staff and the steering committee.

Moving forward, the Township is hoping to begin to allocate funds to a "marketing" line item in the budget for the 2014 calendar year budget and all budgets thereafter for the foreseeable future. These funds can help to pay for improved signage, the development of a slogan and logo, and other marketing, branding, and communication initiatives. The Township is also hoping to hire a part-time communications/marketing professional to help with these efforts. Internally, the Township should create a Marketing Committee to help come up with ideas for logos and slogans. This committee should be a diverse group of individuals and should include residents, members of the business community, and a few Township staff members. Another option would be to have contests with local schools, including schools in the West Allegheny School District as well as post-secondary schools such as PTI or CCAC, to design the logo and come up with a slogan. The Marketing Committee members could pick the winners.

Improving Image through Sign Regulation & Code Enforcement

North Fayette Township currently has one full-time and one part-time Building Code Official. Due to the amount of regular and consistent building permit activity that the Township has experienced over the last several years, the building inspectors do not have the extra time in their schedules to adequately and fairly enforce the Township's sign ordinance. North Fayette's sign regulations are outlined in Article 10 of the Township's Zoning Ordinance.

The inspectors, along with the Police Department, typically remove the illegal "stick in the ground" signs when they see them. Usually these illegal signs are located along Summit Park Drive and parts of Steubenville Pike, advertising special sales and hiring announcements. The Township does issue special event permits to allow these signs for a specific time period, usually to promote community events such as events at the Western Allegheny Community Library or fundraising events for the Volunteer Fire Department.

The main avenue through which the Township has enforced the sign ordinance is when business owners apply for a sign variance from the Zoning Hearing Board. Typically, one of the conditions of approval for a sign variance will be that the business, if a frequent violator, will no longer use the illegal "stick in the ground" signs.

Certain areas of the Township, specifically along parts of Steubenville Pike and some of the exit ramps from Route 22/30, are littered with signage that violates the current ordinance. While some of the signs may be legal non-confirming signs (i.e. they are old and outdated and existed prior to the adoption of the sign regulations), many others are illegal and should be removed.

The illegal signage throughout North Fayette paints a negative image of the Township to those that are unfamiliar with North Fayette, including folks driving through to get to other destinations. The Township should focus their efforts on cleaning up the signage throughout the community, as it will help to improve the Township's overall image as well as the overall aesthetics of key intersections, exit ramps, and roadways.

The following picture is an example of an intersection littered with signage. This intersection is located at the corner of McKee Road and the McKee Road exit ramp heading westbound off of Route 22/30. Some of the signs shown in the picture have been approved by PennDOT, since McKee Road is maintained by the State and the signs are in the road right-of-way, but some of the signs are illegal. One potential solution for this particular location is to remove the signs and put a large marque sign in its place, where all of the businesses and services can have advertisements and directional guides on one central, combined sign. The Township could work with the businesses that currently have signage at this location to create and design a marque sign for this area. Businesses could pay an annual or biannual fee to be included on the sign. Moreover, the Township should look into offering a series of community signs in the area that organizations could use to advertise special events, sports signups, etc. This would eliminate the need for the "stick in the ground" signs currently used for these types of events, which are permitted through the issuance of a Special Events Permit from the Township. The community signs could be placed at key intersections, i.e. Five Points, and could be changeable copy signs.



Signage at the McKee Road exit ramp on Route 22/30 Westbound

The following collage of pictures illustrates how some businesses along Steubenville Pike are currently using illegal signage. The collage also illustrates examples of signs that are “grandfathered” and are legal, nonconforming uses.



A collage of existing signage throughout North Fayette

Again, in certain situations, it may be best if there was one central, marque sign for a plaza on which each business could advertise, instead of littering the streetscape and side of the road with various sandwich board signs, signs on 2x4s, and other illegal signage.

North Fayette's Building Department should also consider starting to enforce the ordinance more strictly as staff time allows, perhaps even doing a "signage crack down" throughout the entire community. Further, in an effort to improve signage Township-wide, the Township may want to offer incentives, such as waiving permit fees, in an effort to encourage businesses to comply with the standards for signage as outlined in the Zoning Ordinance. Moreover, when the Township rewrites the Zoning Ordinance, which will occur after the Comprehensive Plan is adopted, Township staff and officials should consider updating the sign regulations to more accurately reflect the standards which are being enforced. For example, the Township should consider how to adapt to new types of signage like the newer banner/flag type signs that say "now open" or "now leasing."

Improving Relationships with the Business Community

North Fayette Township has a good working relationship with many businesses within the Township, including retailers throughout the Pointe at North Fayette shopping area as well as companies located in the Township's industrial districts and office parks. However, these relationships could be improved. North Fayette Township should implement additional outreach programs to better communicate with existing businesses. Several years ago, North Fayette's Township Manager tried to implement a monthly breakfast meeting and gathering with area business owners and managers but due to low attendance the initiative only lasted a few months.

The local chamber of commerce, the Pittsburgh Airport Area Chamber of Commerce (PAACC), is rather large, as it has over 1,100 members and represents approximately 30 municipalities throughout western Allegheny County and parts of Beaver and Washington Counties that surround the airport area. The PAACC's service area begins at the city line in Green Tree Borough and extends into communities located around the Pittsburgh International Airport.

PAACC's primary goal is to grow the business community within the airport corridor. The Chamber hosts several networking opportunities as well as educational opportunities and social outings throughout the year to keep members informed on important trends and issues in the region. Examples of events the PAACC sponsors include the Mixers with Shakers event in March, two golf outings per year (one in June and one in September), the Summer Gala, and the Jingle Event in December. In addition, the Chamber hosts weekly occupation specific lunch groups (i.e. lawyers, accountants, etc.), a breakfast learning series, a women's interest group, a legislative luncheon, a volunteer fair in November, and also sends out BizBlasts to its membership.

Several North Fayette businesses are members of the PAACC. While the Chamber offers unique programs and countless ways for businesses throughout North Fayette Township and the airport corridor to network with other organizations, to learn and advance their expertise, and to socialize, it is such a large, dynamic platform due to the amount of businesses that are members and the overall size of the area served by the PAACC. North Fayette is a small sliver of PAACC's overall service area.

The Township should revisit the idea of holding regular marketing and informational gatherings for its various businesses. This is a valuable tool that can help to develop better working relationships

with area businesses owners, managers, and employees. The Township could simply invite them to a social/networking breakfast to hear some of their ideas, concerns, and issues. Subgroups of businesses could also be formed, i.e. one group focused entirely on all the businesses located at the Pointe at North Fayette to focus just on ideas and issues in that area, since it is such a popular destination for shoppers and diners. Further, if North Fayette starts to communicate better with its businesses, perhaps they will all begin to market themselves as being in North Fayette instead of Robinson.

The Township's Board of Supervisor's has expressed interest in hosting a yearly progress meeting as a way to inform business owners and residents about news and announcements at the local level and to improve the overall relations and outreach to businesses and residents alike. This type of meeting could be held towards the end of the calendar year, perhaps in early December, to inform North Fayette's business owners and residents of the various accomplishments that particular year as well as the Township's list of goals for the following year.

Another tool to better communicate with existing businesses is through the creation and implementation of an electronic newsletter, or e-newsletter. This electronic newsletter could be sent out monthly or even quarterly to keep in touch with area businesses and to keep them informed of what is going on throughout North Fayette, including events and happenings, important meetings, and regulation changes or updates. In 2014, the Township hopes to hire a part-time communications professional that could work the newsletter, along with other marketing and communication initiatives.

Incentives to Attract Businesses to Locate in North Fayette

North Fayette Township is a diversified community consisting of 27 square miles including a mixture of urban and rural lifestyles along with industrial and commercial uses. The center of the Township is located 15 miles from Downtown Pittsburgh and 10 miles from the Pittsburgh International Airport. Due to its close proximity to both Downtown and the Airport, North Fayette Township is an attractive community for both families and businesses alike.

Over the past few decades, the majority of growth experienced by the Township has been in the residential sector. Residential subdivisions and communities have continued to expand including Seabright, Fayette Farms, and Pointe West, to name a few. North Fayette Township, specifically its staff and Board of Supervisors, would like to see some new commercial and industrial growth to complement the Township's continued residential growth.

In order to make the Township more attractive to companies, developers, and investors, North Fayette could offer certain incentives to businesses to entice them to locate within the community. Examples of incentives that could be offered include Transfer of Development Rights (TDR) and extending public facilities to a site instead of requiring the developer to do so.

Developers typically look for three things – users, infrastructure, and a good location. One issue that comes up often by potential purchasers of vacant properties throughout the Township is the lack of public utilities at certain sites. The extension of utilities can be costly for developers and is often a deterrent from locating on sites without access to public utilities within close proximity. Many developers will simply back away from a site if it lacks infrastructure. Typically, the Township works with potential developers on the design of the sewer extension but it is the

financial responsibility of the developer to pay for the actual construction. Depending on the distance the lines would have to be extended, this can be a very costly endeavor, from hundreds of thousands to millions of dollars, and can be a deal breaker, preventing certain developments from happening. There are a few options to deal with this issue, including offering to share costs with the developer or even offering that the Township pay for the construction of the extension itself. From a policy standpoint, the Township could be proactive and choose certain sites targeted for development and direct any available resources to pay for utility extensions in these particular areas. By targeting areas for sanitary sewer extensions, the Township would be getting certain sites ready for development now, knowing and keeping in mind that some deals can take years to mature. Moreover, the Township would also need to decide if they are willing to offer such incentives for just commercial and industrial development or if they would also like to include residential uses. Township officials should continue to explore various incentives to offer potential developers to make North Fayette more attractive for potential businesses and companies. Another alternative is for the Township to waive tap-in fees associated with the extension of utilities.

Transfer of Development Rights (TDR) is a tool used primarily to protect natural resources. However, it can also be used to direct development towards target areas while at the same time preserving open space, farmlands, and other natural resources. This is an ideal tool for an area like North Fayette that has vacant lands and farmlands to preserve but also has land that is ripe for development.

TDR is defined as a device by which the development potential of a site is severed from its title and made available for transfer to another location. The owner of a site within a transfer area retains property ownership, but not approval to develop. The owner of a site within a receiving area may purchase transferable development rights, allowing a receptor site to be developed at a greater density. TDR is therefore a method of land protection through transferring the rights to develop from an area and giving them to another. This occurs through consensus to place conservation easements on property in agricultural areas and on the other hand allowing development densities to increase in areas that are being developed. North Fayette Township should explore the inclusion of TDR standards and regulations when it updates its current zoning ordinance once the comprehensive plan is finished.

The Local Economic Revitalization Tax Assistance Act (Act 76 LERTA) is another potential tool to use to attract businesses into locating in the Township. The purpose of LERTA is to encourage commercial and industrial business in municipalities throughout Allegheny County through tax abatements. North Fayette has used this tool in the past, including at the Imperial Business Park and at the Pointe at North Fayette shopping area. When the LERTA at the Pointe expired, several businesses left North Fayette to go to a newer development in a neighboring community. This is one potential downfall to offering tax abatement programs. The uncertainty surrounding whether or not a business will stay in the Township once the abatement expires.

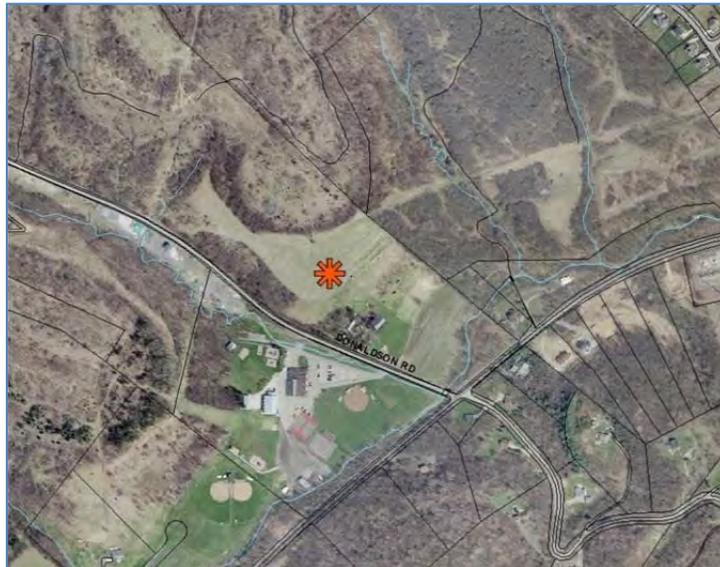
Revamping the Transportation and Business Improvement Authority will help to improve relations with existing businesses as well as attract new businesses to North Fayette Township. The reestablishment of the Transportation and Business Improvement Authority can help to provide leverage and support for transportation-related improvements as well as business and economic development related initiatives throughout the Township, i.e. upgrades to interchanges along Route 22/30 that benefit existing businesses and also help to make North Fayette more attractive to potential investors and developers.

Potential Sites for Development / Redevelopment

There are several vacant parcels throughout the Township that are zoned for commercial and industrial uses, in addition to acreage zoned primarily for residential purposes, that is available to be developed as mixed use, commercial, industrial, etc.

Mikeska Property

One vacant property in North Fayette was just placed on the market and is located at the corner of Donaldson Road and North Branch Road, directly across from the Township's Municipal Complex. This property, referred to as the Mikeska Property, is approximately 84 acres and is currently zoned Town Center (TC). Permitted uses in the Town Center Zoning District, as listed in the Township's current Zoning Ordinance #360, include a bank, business services, a convenience store, day care center, essential services, business and professional offices, low intensity medical offices, personal services, and low turnover restaurants. This location is ideal for a mixed-use development, perhaps something with retail/commercial on the first floor and apartments on the upper floors. Apartments are a conditional use in the TC District. Townhomes and quad-plexes are permitted while single-family homes are a conditional use and must be on a lot containing at least five acres. The asking price for this property is \$1,000,000. A portion of the property that fronts North Branch Road is located in a floodplain. A map highlighting the property, via a red asterisk, is below.



The Mikeska property at the corner of North Branch and Donaldson Roads

Page Property

Another property that is available to be developed is located behind the Shop n' Save in Imperial at 125-127 West Steuben Street. This property is often referred to as the Page Property and is located in a B-1 Neighborhood Commercial Zoning District. The lot consists of about 8.5 acres and the rear property line borders State Route 22/30. This is an ideal location for senior housing, as it is within

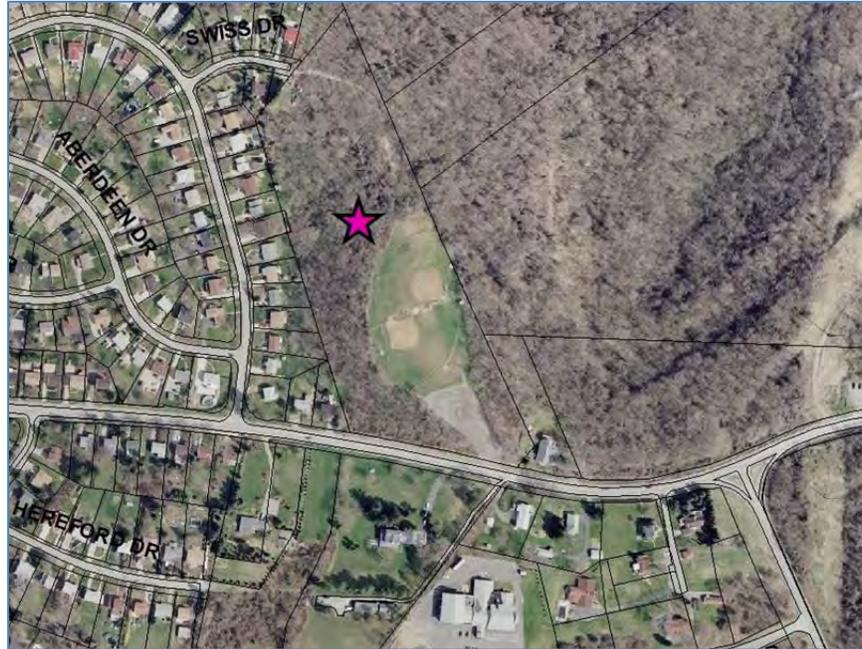
walking distance to a nearby bank, restaurants, a convenience store, doctor's offices, and a grocery store. Apartments are a conditional use in the B-1 District. A mixed use building with commercial/retail on the ground floor and apartments above would be a good fit here also. Permitted uses, as outlined in the Township's Zoning Ordinance #360, include but are not limited to the following: a bank, business services, convenience store, day care center, essential services, food and grocery stores, funeral homes, landscaping service center, business and professional offices, low intensity medical offices, personal services, a high-turnover restaurant without a drive-thru, a low turnover restaurant, and a retail store. A picture and map of the Page Property are located below.



The Page property on West Steuben Street

Hankey Farms Ball Fields

The Hankey Farms Ball Fields Site, located on Steubenville Pike in between Palomino Drive and McKee Road, is another vacant site, about 10 acres, that is available to develop. This property is zoned B-2 General Commercial. While the property itself is zoned commercial, it is located adjacent to the Hankey Farms community, which is zoned R-4 High Density Residential. Given its close proximity to residential uses, this lot would be most conducive to smaller scale commercial establishments, mixed use with retail and housing, or apartments. Several developers were looking at the site as a potential site for senior housing but no plans have come to fruition yet. The map on the following page highlights the site and its general surroundings. The property is labeled with a pink star.



The Hankey Farms Ball Fields along Steubenville Pike

Summit Park & Park Lane Drives – The Pointe/RIDC Area

There are three lots available to be developed along Summit Park Drive, near Park Lane Drive, in the Pointe at North Fayette shopping area and RIDC Park West. All three parcels are zoned B-2 General Commercial.

The largest of the three lots is located on Summit Park Drive and consists of almost 18 acres of land. This lot was recently placed back on the market after an agreement of sale was rescinded. A developer could develop this lot commercially or it could also be developed as apartments, as per the Township’s Zoning Ordinance. Both garden apartments and high-rise apartments are a conditional use in the B-2 Zoning District. This lot is ideal for mixed use. If developed as multi-family apartments, the Pointe Area would truly be a one-stop shop where someone could live, work, eat, shop, and play! The office buildings that are part of RIDC would be within walking distance, as would several of the shops, restaurants, and retailers at the Pointe.



18-Acre parcel on Summit Park Drive

The lot at the corner of Summit Park Drive and Park Lane Drive totals 5.902 acres and is currently vacant. This lot is in the RIDC Park section of the Pointe and is zoned B-2 General Commercial.

This is a great location for a smaller office building or a small retail plaza. A picture of the property is below.



The site at the corner of Summit Park & Park Lane Drives

There is another parcel available for sale next to the Cigna Building at 3000 Park Lane Drive. The parcel at 3000 Park Lane was recently subdivided to create the new parcel, which already has a pad on it. The owners and their team of professionals determined that the highest and best use for this site would be a hotel. The lot is about 4.2 acres and is pictured below.



The site adjacent to 3000 Park Lane Drive

Adjacent to the 18-acre lot on Summit Park Drive, and part of the agreement of the sale of that lot, is another 14-15 acre parcel that adjoins the Summit Park property but has frontage along Cliff Mine-Enlow Road. This property is also zoned B-2. At one point in time, a developer wanted to build an assisted living facility at this location. This lot would be ideal for senior apartments, assisted living, or some type of smaller scale commercial use.



Vacant parcel on Cliff Mine-Enlow Road

Vacant Parcel on Bateman Road

Bateman Road is a heavily traveled roadway and a main connector from the southern section of the Township to Route 22/30 and Steubenville Pike. There is a vacant lot for sale on Bateman Road in between the Oakridge Heights Mobile Home Community and the Imperial Business and Industrial Parks. The lot totals about 5.7 acres and is currently zoned I-1 or Light Industrial. Permitted uses in the I-1 District include business services, convenience stores, essential services, landscaping service centers, light manufacturing, and business and professional offices, to name a few. An aerial image of the property, which is depicted by a green star, is shown on the following page.



Vacant 5.7-acre parcel on Bateman Road

Vacant Parcel in Tonidale on Steubenville Pike

The Tonidale area of North Fayette Township is located just off of Interstate 376 and Route 22/30. There is a mix of commercial uses in this area, including a gasoline station, a Quality Inn, offices, and restaurants. The vacant parcel is located right next to the Tonidale Marathon Gas Station and totals almost 5.7 acres. This area is zoned B-2 General Commercial. A photo of the property is below.



Vacant parcel next to the Tonidale Marathon

Vacant Parcel on Steubenville Pike next to Nappie's Food Service

There is a 29-acre parcel located on Steubenville Pike next to Nappie's Food Service in the 8000 Block of Steubenville Pike. This property is zoned B-2 General Commercial with a Planned Non-Residential Development (PNRD) Overlay District. The purpose of the PNRD Overlay is to provide landowners and developers with an alternative development approval process that promotes flexibility in the mixture of land uses, lot design, and building arrangement not often allowed by conventional lot development. Furthermore, the PNRD Overlay permits a more varied, innovative, and efficient development pattern. An aerial image of the 29-acre parcel is located below.



Vacant parcel in 8000 Block of Steubenville Pike

Imperial Business Park / Crown Court Industrial Park

Imperial Business Park and the Crown Court Industrial Park are owned by Ashford Partners LLC and are located on Bateman Road, just off of the Imperial exit of Route 22/30. Imperial Business Park has several buildings, most of which average about 20,000 square feet. Most of the spaces in these buildings were built to suit. The majority of spaces in the Imperial Business Park are leased. However, there are some offices within these buildings that are available for lease.

The Crown Court Industrial Park is part of the overall Imperial Business Park. Per the approved master plans, there are still several buildings planned that have not yet been constructed. The building located at 150 Crown Court includes 30' clear ceiling height, 50' x 50' column spacing, pre-cast concrete construction, up to 3 Dock Doors per 10,000 square feet, and high intensity halide lighting. Additional plans are in the works for more flex buildings, which the owner will build to suit. This area is zoned I-1, Light Industrial, with a PNRD Overlay. Pictures of the Imperial Business Park are below.



Imperial Business Park & Crown Court

Vacant Acreage on Bateman Road

Approximately 220 acres sit vacant on Bateman Road, just off of the Imperial Exit of Route 22/30. This acreage consists of two lots, both owned by North Fayette Park II, Inc. The lots span from Bateman Road to Donaldson Road and also have frontage on Patridge Lane. This area is zoned B-2 General Commercial with a PNRD Overlay. An aerial image of the two vacant lots is located on the following page.



Aerial image of vacant acreage located off of the Imperial Exit of Route 22/30

Streetscape & Sidewalk Improvements

The first impression of North Fayette seen by many residents, visitors, and motorists as they drive on some of the Township's busiest roads is a bland one. Many see empty streetscapes that lack greenery, color, and character. Several streetscapes could be improved throughout North Fayette Township, including parts of Old Steubenville Pike (specifically the stretch between Oakdale Road and West Allegheny Road as well as the part of the Pike in the Tonidale area), McKee Road (from Steubenville Pike to PTI), Summit Park Drive, and even Donaldson Road (from the Municipal Complex to Fayette Farms). These streetscapes could be improved to become more inviting and aesthetically pleasing in addition to offering a better overall welcome to the Township.



The current streetscape of McKee Road

The following streetscape improvements are proposed for Summit Park Drive, parts of Steubenville Pike, McKee Road, Oakdale Road, North Branch Road, and Donaldson Road, all of which are main gateways into, out of, and through the Township:

- Street trees,
- New street lamps and posts,
- Banners and/or new hanging baskets for new street lamps, and
- Planters.

Sidewalks would also be a great addition to parts of Steubenville Pike as well as at the Pointe along Summit Park Drive from Cliff Mine Road to Andrew Drive. Making the Pointe and parts of Steubenville Pike more pedestrian friendly would benefit not only consumers but residents who often shop and travel in these areas. Another potential area for sidewalks is along Donaldson Road, to connect the Municipal Complex to Donaldson Park and Elementary School via sidewalks and to also connect the Fayette Farms neighborhood to the Park as well. Lastly, the Five Points intersection is another ideal location where the installation of sidewalks would help to ensure the safety of the public while at the same time promoting walkability.

The following photos are of downtown Sewickley, a nearby borough in Allegheny County. Broad Street is the main corridor into the business district and provides a great example of a streetscape that is welcoming and has its share of banners, light poles, plantings, etc. While Sewickley and North Fayette are very different, these photos provide examples of how enhanced streetscapes can better the aesthetics and image of a community.



Photos of downtown Sewickley's streetscapes (Top: Beaver Street; Bottom: Broad Street)
Source: www.maps.google.com

Conclusion

In conclusion, North Fayette Township is an attractive place for businesses, families, and young professionals alike to live, work, eat, play, and shop. The Township continues to grow in terms of number of households and overall population. North Fayette also has a higher than average median household income for the area and has land available for development.

There are many ways the Township can improve to become an even more attractive place for businesses, companies, and potential residents. It starts with the development and marketing of a true identity for North Fayette. This can be accomplished in many ways, including the development and installation of new “Welcome to North Fayette” signage, directional and informational signage along the two major highways, and banners on light poles. In addition, the development of a logo and/or slogan would also help to improve image and boost the Township’s identity.

The Township could also help to clean up its image and create a better overall first impression of North Fayette through better code enforcement, specifically as it relates to business signage. The implementation of streetscape and sidewalk improvements along main gateway roads and at key intersections would also help to improve the Township’s aesthetics and overall first impression.

Lastly, North Fayette Township should strive to create better relationships with existing businesses of all genres and types through the hosting of frequent breakfast briefings or meetings and through the creation and implementation of an economic development webpage on the Township’s website. The webpage would be a “one-stop shop” type of site where current businesses in the Township as well as potential investors and developers could gain access to permits application, fee information, application deadlines for meetings, and information on upcoming events and available land for sale and buildings for lease.

Implementation

The following goals and objectives are proposed to promote various economic development-related initiatives throughout North Fayette Township.

Goal: Develop a Township-wide marketing plan to improve signage and to resolve the Township’s current “identity crisis.”

Objectives:

1. Install a “Welcome to North Fayette” sign at the entrance to the Pointe at North Fayette shopping area. Suggested location: the corner of Summit Park Drive and Montour Church Road.
2. Install improved “Welcome” signage at key locations throughout the Township. Replace existing signs with newer, more recognizable signage. Also, install a new “Welcome” sign at the landscape island located at the Five Points intersection.
3. Partner with PennDOT to get new directional and informational signage installed directing folks to North Fayette along Interstate 376 and Route 22/30.

4. Begin to allocate funds in the municipal budget under the line item “marketing and communications.”
5. Create a marketing committee to help to develop a slogan and logo and to formulate ideas to market Township events and happenings.
6. In an effort to improve image and aesthetics, start to enforce the sign regulations of the Zoning Ordinance to eliminate cluttered signage at certain shopping plazas and intersections. Example: Combine signs at the McKee Road off-ramp of Route 22/30 and install one marque sign at this location on which all the businesses can advertise.
7. Create an economic development webpage on the Township’s website. This webpage will act as a “one stop shop” for potential developers interested in doing business in North Fayette Township to find all the initial and important information that they need.
8. Host regular networking and informational gatherings for various Township businesses. Form subgroups for certain areas, i.e. the Pointe, if necessary.

Goal: Target the Pointe at North Fayette area for streetscape, sidewalk, and other improvements.

Objectives:

1. Install banners on the light poles that say “Welcome to North Fayette.”
2. Extend and install additional sidewalks along Summit Park Drive from Andrew Drive through the shopping area and RIDC Park all the way to the end of Summit Park Drive at the intersection with Cliff Mine Road.
3. Explore the feasibility of renaming Summit Park Drive to change it to something with “Fayette” or “LaFayette” in the name to make it more recognizable.
4. Plant street trees and planters where appropriate and feasible along Summit Park Drive to improve the overall aesthetics of the area.
5. Explore the feasibility of installing new street identification signs at the Pointe that incorporate the Township seal, colors, name, and/or new logo.

Goal: Improve relations with existing businesses and provide incentives to attract new businesses to locate in North Fayette Township.

Objectives:

1. Explore the feasibility of offering certain incentives to businesses to locate in the Township, including waiving certain development-related fees, offering tax abatements, incorporating TDR into the Zoning Ordinance, and/or expanding public utilities to target sites.
2. Host regular networking and informational gatherings for various Township businesses. Form subgroups for certain areas, i.e. the Pointe, if necessary.
3. Market potential sites for development and redevelopment on the new economic development webpage.
4. Create and implement a Township e-newsletter specific to area businesses.
5. Explore the feasibility of reestablishing the Township’s Transportation and Business Improvement Authority.

6. Hold a yearly progress meeting to inform business owners and residents of recent accomplishments as well as future goals.

Goal: Target certain areas for streetscape improvements.

Objectives:

1. Conduct engineering-related studies and analyses to explore the feasibility of implementing streetscape improvements (street trees, lamps, banners, planters, etc.) along parts of Steubenville Pike, Summit Park Drive, McKee Road, Oakdale Road, North Branch Road, and Donaldson Road.
2. Conduct engineering-related studies and analyses to explore the feasibility of installing sidewalks along Summit Park Drive, parts of Steubenville Pike, parts of Donaldson Road (to connect civic uses and Fayette Farms community to Donaldson Park), and at the Five Points Intersection.

Chapter 10 PARKS, RECREATION, & OPEN SPACE PLAN

Overview

Parks and recreational resources add vitality to a community and enhance the quality of life. They provide opportunities for improving the physical health of residents and also promote social interaction that strengthens the sense of community among residents. Open space (i.e. woodlands, farms, wetlands, etc.) help to establish a community's character. This is certainly the case in North Fayette Township, which is widely known for its rural and agricultural heritage. Preserving open space to retain this character is therefore an important component of North Fayette's comprehensive plan. Moreover, enhancing and improving quality of life features also increase property values and make a community more attractive to prospective residents and businesses. Thus, maintaining and enhancing parks, recreational resources, and open space in North Fayette Township is essential to ensuring a healthy and vibrant community for years to come.

North Fayette Township offers an abundance of parks and recreational facilities and programs. Many programs target area youth and families while others are targeted specifically to senior citizens. Over the years, the Township's Parks and Recreation Program has grown substantially and will likely continue to do so in the years ahead, as the new Community Center is set to open by late July 2015.

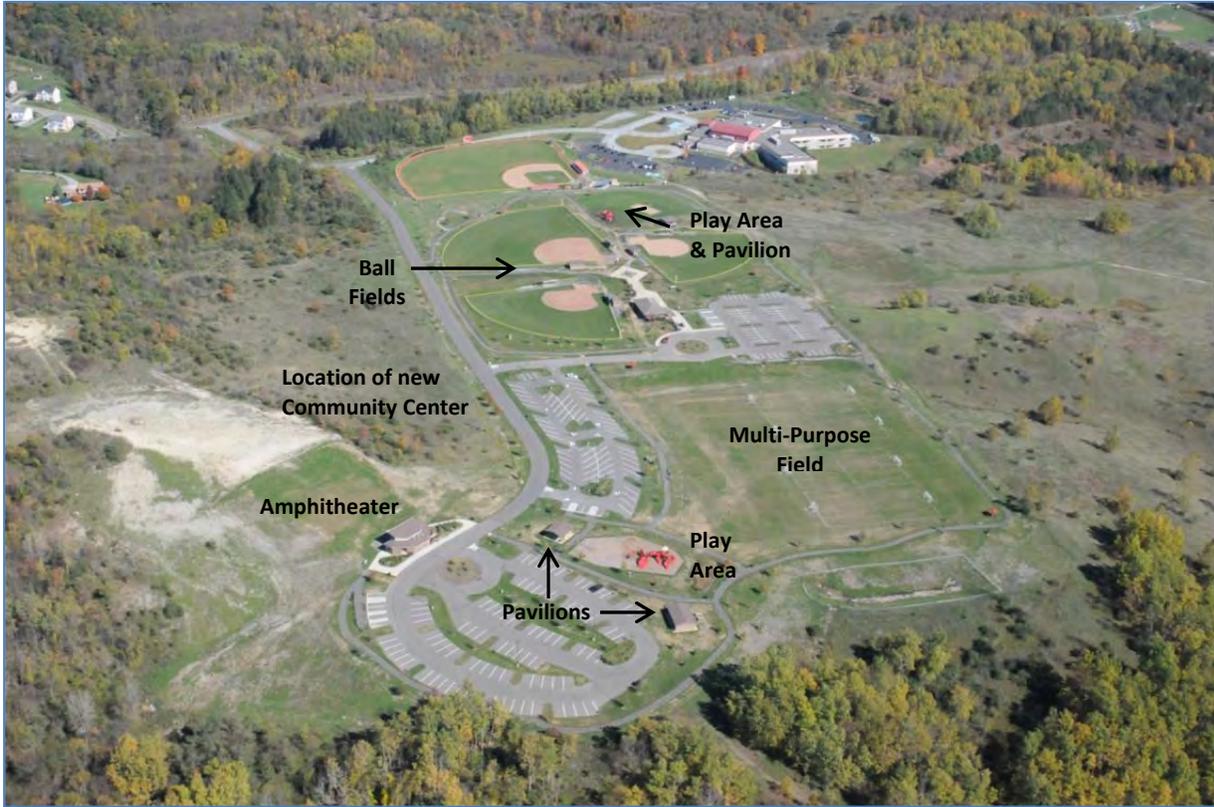
Over 760 acres of land in North Fayette are now part of the Township's Agricultural Security Area, also known as the ASA. The Township hopes to add more properties to the ASA in order to preserve additional farmlands and vacant lands throughout the Township.

Township-Owned Recreation Facilities

Residents of North Fayette Township have access to a variety of public facilities within the Township. North Fayette offers two community parks. The main community park is Donaldson Park. The other park is located at the Municipal Complex. Both of these parks are in great condition. In addition to the two larger community parks, there are also several neighborhood parks located within certain residential communities. The neighborhood parks are not maintained by the Township.

Donaldson Park

Donaldson Community Park, which opened in 2010, has three baseball fields, a lighted soccer/football field (or multi-purpose field), three pavilions, two playground areas, a 1.1 mile walking/jogging trail, a dog park, and an amphitheater. North Fayette's new Community Center will also be built along New Park Road Extension in Donaldson Park. Site preparation has begun and construction of the new community center is set to start in summer 2014. A community garden will also be planted in 2014 at the park, in front of Maropis Field, and will be maintained by local volunteers from Growing Roots to Optimize Wellness (GROW). The following aerial photo and other photos highlight the various facilities available at Donaldson Park.



Donaldson Park

North Fayette Township Park

The North Fayette Township Park is located at the corner of North Branch Road and Donaldson Road, within the Township Municipal Complex, and is equipped with two picnic shelters, three lighted little league ball fields, one soccer field, two tennis courts, two lighted basketball courts, one batting cage, and a playground area. The Township Park also has a popular hill that is used for sled riding in the winter months. The basketball courts at the park are transformed into an ice skating rink for a few weeks during the winter months, weather permitting.

In November 2013, a revised plan for the Municipal Complex Improvements was approved by the Township's Board of Supervisors. The Municipal Complex Improvements involve the construction of a new 13,000 square foot public works building. In addition, several of the current facilities, including the tennis courts and basketball courts, will be moved to Donaldson Park, next to the new Community Center, as part of the Municipal Complex Improvements Project. Other facilities at the Township Park will remain on site, but will be relocated, including some of the picnic shelters/pavilions, one of playground areas, and the sand volleyball court. In addition, a stormwater detention pond will be constructed at the corner of the municipal complex nearest the intersection of Donaldson and North Branch Roads to help to address flooding issues on site. The following pictures provide an overview of the current facilities and conditions at the Township Park.



North Fayette Township Park

The Community Center

The Township’s current Community Center on Steubenville Pike houses a meeting room and gymnasium and is available for party rentals. It also houses the Township’s Preschool Program. Once the new Community Center is open and the Preschool Program has relocated to the new center, the Township plans to renovate and convert the current Community Center into a new Public Safety Complex for the Township that will house the Police Department and EMS. The Township’s Volunteer Fire Department’s Station No. 2 is located next to the center, completing the site as a true Public Safety Complex. Below are pictures of the Community Center on Steubenville Pike.



The current Community Center on Steubenville Pike

The new \$4.5 million Community Center on New Park Road Extension in Donaldson Park will include a lounge, an indoor gym, indoor track, and outdoor playground along with a small fitness center and rooms available to rent for parties and meetings. It will also house the Township’s Preschool Program as well as the Township’s new After-School Program, which is set to launch in 2014.

The new Community Center will be more than twice as large as the existing one on Steubenville Pike. It will be a three-level, 27,000-square-foot building with a lounge and banquet room for rent. Tennis and basketball courts at the Municipal Complex will be moved to the area next to the new Community Center. Due to the increased size of the new facility, parks and recreation programs will expand, including those for senior citizens and elementary-aged school children. A rendering of the exterior of the proposed new Community Center is shown on the following page.



A rendering of the exterior of the new Community Center to be located in Donaldson Park

Hankey Farms Pool

North Fayette Township owns the Hankey Farms Pool, which includes a play area, picnic shelter, and pool. The pool was built in 1962 and continues to need substantial upgrades and increased maintenance. The Township completed a study a few years which estimated the total costs for improvements at approximately \$500,000.

The Hankey Farms Pool serves the North Fayette community from Memorial Day through Labor Day annually. Residents have the option to purchase season passes or attend the pool as they wish by paying a daily rate. The pool is open from 12:00pm until 7:00pm once school lets out and from 3:00pm until 7:00pm Monday through Friday while school is still in session. The pool is available for party rentals. Costs vary for a three-hour party and a two-hour party. In addition, lifeguard charges also apply during parties. Swim lessons are offered Monday through Thursday in two week sessions as well as on Saturdays. The pool also hosts a variety of special events during the summer. Pictures of the pool are located on the following page.



Hankey Farms Pool

Other Recreation Facilities

In addition to the Township Park and Donaldson Park which are owned and maintained by North Fayette Township, there are several other recreational facilities located in various private developments and residential subdivisions throughout the community, as follows:

- Walden Woods includes one ball field, four tennis courts, one basketball court, two playgrounds, and one picnic shelter.
- Lincoln Highlands includes a pool, walking trail, one basketball court, one tennis court, an exercise room, and clubhouse.
- Bright Oaks, an apartment community, has a swimming pool and clubhouse.
- Hawthorne includes a pool and tennis court.
- Virginia Hills, a private mobile home community, includes a pool and play area.
- Redwood Estates, a private mobile home community, includes a pool and play area.
- Settler's Place, an apartment community, has two tennis courts.
- Fayette Farms, a single-family home community, has a swimming pool and clubhouse.

Recreational Programming & Events

Throughout the year, the Township offers a variety of recreation programs to residents and families. For example, programs typically available in the fall include the Future Stars Flag Football and Basketball Leagues, 4-on-4 Adult Flag Football, CPR training courses, and the Learning Center at North Fayette. During the winter months, the Township's Parks and Recreation Department offers a "Parent's Day Out" Program during the holiday season, Future Stars Floor Hockey starts in February, the outdoor ice skating rink is available, and the Learning Center program continues. The Learning Center of North Fayette winds down in the spring months, usually in March. Other programs offered in the spring include Family Swims, which are held at McKee and Wilson Elementary Schools. An annual community clean up usually occurs on or around Earth Day in April and a walking club also begins in April. The summer months are typically the busiest time of year for North Fayette Township's Parks and Recreation Department. Instructional programs are offered during the summer for tennis, basketball, and baseball and the summer preschool camp and summer playground program are also in full swing. In addition, free swims are offered at the Hankey Farms Pool, which are sponsored by the North Fayette Police Department. Lastly, the Community Days celebration usually takes place the first weekend of August. A parade typically kicks off the annual Community Days celebration. A 5K race is also held as part of the Community Days festivities and both walkers and runners can participate.

The Township's Parks and Recreation Board sponsors several special events throughout the year including an Easter Egg Hunt, Summer Movie, Fall Festival, and the Township's annual Christmas Tree Lighting. The largest event sponsored by the Board is Community Days.



Community Days Celebration & 5K Race

The Township's Learning Center Preschool Program is based out of the Community Center. The Learning Center will be relocated to the new Community Center once construction of the new center is complete. The preschool is open to children ages 2-5 and a total of 52 preschoolers are currently enrolled in the program. There are four staff members within the Preschool.

The Township's Summer Playground Program is open to kids ages 5-12 and is a very popular program. About 150 kids enroll in the Summer Playground Program each year. In addition to keeping the kids busy with activities at the parks, playgrounds, and pool, several field trips are also planned throughout the summer.

The Township is planning to launch its first ever After-School Program at the start of the 2014-2015 school year. This program will provide assistance with homework assignments, play time in the gym, and time for other games and activities. The Township anticipates that 50 children will sign up initially for the After-School Program and that it will fill a great need for working family households within the North Fayette Community.

The Parks and Recreation Department also has a program geared towards area special needs children, known as P.A.L.S., as well as a very extensive network of programs available for area senior citizens.

P.A.L.S.

P.A.L.S. stands for Providing Assistance, Love, and Support and is a program for area special needs children. The primary goal of P.A.L.S. is to have regularly structured recreation programs for North Fayette's citizens with special needs. A kickoff event for the P.A.L.S. Program was held in September 2010. The P.A.L.S. Program was created to respond to the growing need for more community-based opportunities to help the special needs population grow, live, and continue to thrive as independent and productive members of the North Fayette community. P.A.L.S. offers a Friday night recreational program that allows participants to learn and enjoy different sports including soccer, basketball, floor hockey, dodge ball, and more. West Allegheny School District coaches and teams help to instruct the kids including the Girl's Soccer, Girl's Basketball, Roller Hockey, and Football teams. Several special events are also organized throughout the year including a summer family picnic, a Halloween party, a Christmas party, an Easter Egg Hunt, a summer swim party, and more. The P.A.L.S. Program relies heavily on donations and thus holds several fundraisers throughout the year including an annual summer golf outing at nearby Quick Silver Golf Club and a banquet honoring inductees into the West Allegheny Hall of Fame. In addition, fundraisers are also held at local restaurants, including Max n' Erma's, where a portion of the proceeds from a particular day of sales will go towards the program.



P.A.L.S. Halloween Party

Senior Programming

North Fayette Township's Senior Programs have grown and evolved over the last several years. The Township's Senior Program is one of the more popular and well-known programs within the Township, due to the Township's highly active and involved senior citizen community. One of the senior programs with the highest attendance is the monthly senior luncheon. These monthly luncheons are held on the fourth Thursday of the month from October through May. Entertainment at the luncheons varies from guest speakers to school groups to games and other activities. In addition, a senior picnic is held every September to kick off the fall, winter, and spring seasons and trips to shows and other recreational opportunities are scheduled at various times throughout the year. For example, a cruise on the Gateway Clipper and a Day at the Pirates Game are two common special events scheduled. In addition, bingo is offered every Monday at the Community Center from 12:00pm to 2:00pm and the seniors often have bowling days at nearby Latitude 40.

The Parks and Recreation Department also offers several fitness and exercise programs for area seniors. Water walking is held Monday through Thursday at the Donaldson Elementary School Pool between 6:00pm and 8:00pm for only \$2 per session. The Silver Sneakers Splash program is held at the Donaldson Elementary School Pool during the school year. This program meets Tuesdays and Thursdays during the school year and offers loads of fun and shallow water moves to improve agility, flexibility, and cardiovascular endurance. Lastly, Open Gym times are offered frequently at the gym at the Community Center for walking and other exercise.



Silver Sneakers Splash

Trail Development

Trail linkages are an important element of recreation and economic development. Trails and walkability can boost a community's property values as well as its overall quality of life. North Fayette Township is fortunate to have not only one but two trails within the Township's boundaries, including the Panhandle Trail and the Montour Trail.

The Panhandle Trail is a multi-use, non-motorized trail stretching nearly 27 miles from Weirton, West Virginia to Carnegie, Pennsylvania. Additionally, the Montour Trail is a multi-use, non-motorized recreational rail-trail that will ultimately extend 46 miles from Moon Township near Coraopolis to Clairton, Pennsylvania. The trail connects to the Great Allegheny Passage (GAP), a trail system that stretches over 330 miles from Pittsburgh to Washington, DC. Currently, multiple sections of the trail totaling over 40 miles are completed, with a few gaps in the southern portion of the trail that have not yet been constructed.

Having both the Panhandle Trail and Montour Trail within the Township is an asset. Trails offer opportunities for residents to explore nature and experience the area's scenery and beauty while at the same time providing them with the opportunity to exercise and be healthy. Having the two

trails within North Fayette’s boundaries also presents great opportunities to extend these trails and connect them more to North Fayette. Creating spurs from the trails into the Township would accomplish this and make a better connection for North Fayette residents to access these nearby trails.

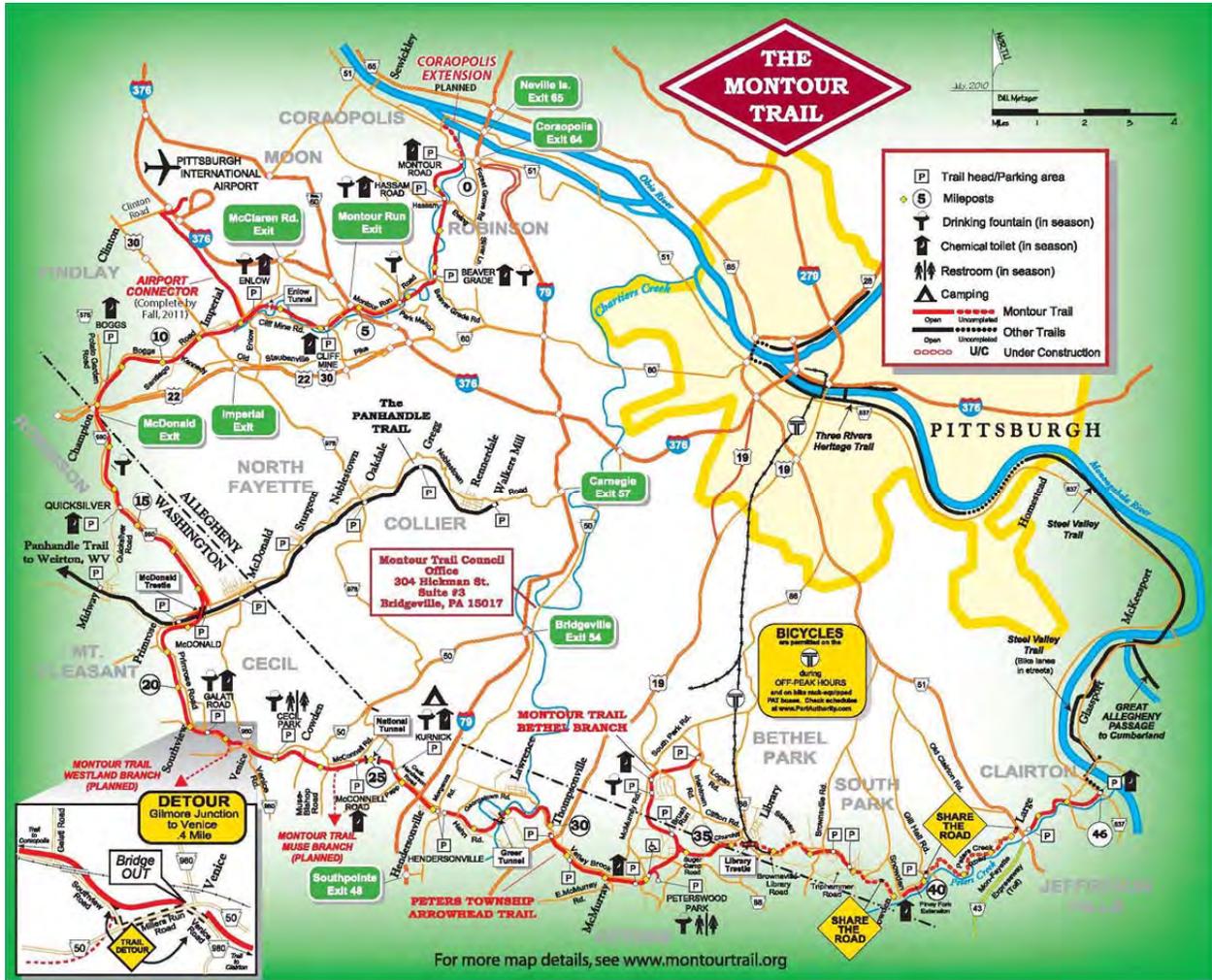
The Montour Trail

The Montour Trail is located in the northern portion of the Township. It has a crushed limestone surface, which is appropriate for bicycling, walking, running, and cross-country skiing. The Montour Trail has four branches: Bethel, Muse, Westland, and the Airport Connector. The Bethel Branch extends from the trail in Peters Township into Bethel Park. The Muse Branch is a planned, undeveloped branch in Cecil Township that goes to the town of Muse. The Westland Branch is a branch that extends from the trail in Venice to the town of Westland. The Airport Connector is a branch of the trail that goes from the mainline trail in Imperial to Pittsburgh International Airport. The Montour Trail is managed and maintained by The Montour Trail Council (MTC). The MTC is an all-volunteer group which builds, operates, and maintains the trail. It is a registered 501(c)3 non-profit corporation and relies on corporate, foundation, and government grants as well as private donations for funding. Two maps of the Montour Trail are featured below and on the following page. The first map is zoomed in to the portion of the trail closest to North Fayette and the other map shows the trail in its entirety.



Source: www.montourtrail.org

A map of the Montour Trail in North Fayette



Source: www.montourtrail.org

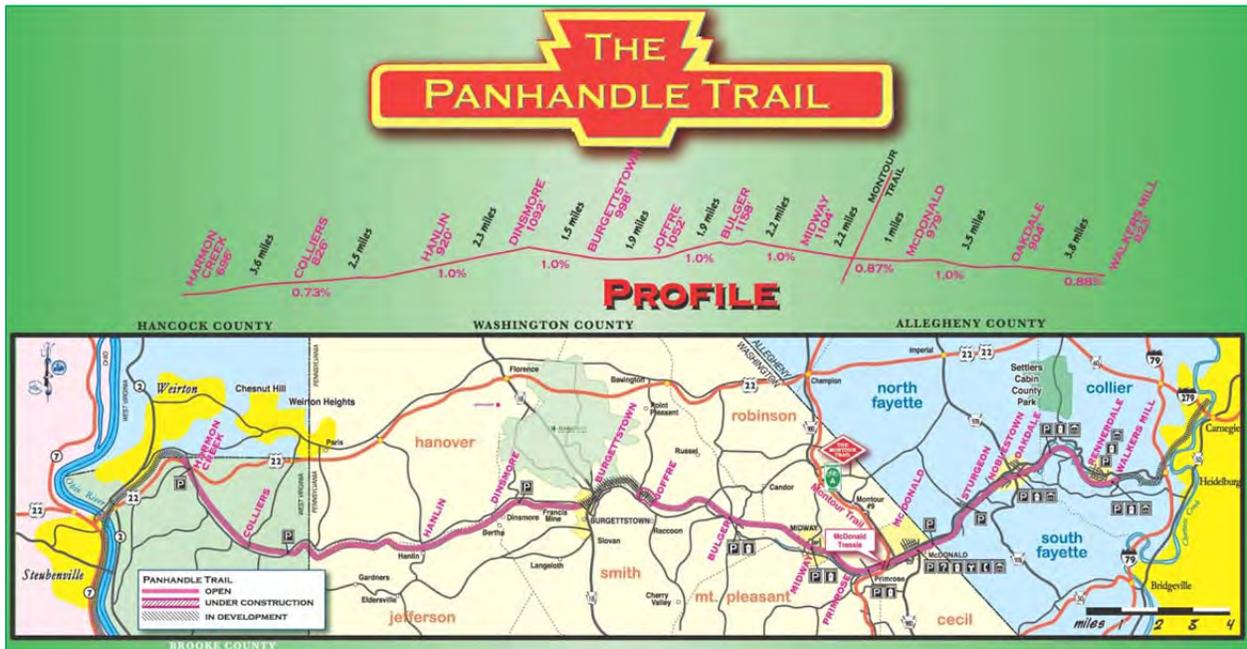
A map of the Montour Trail

A trail spur from the Montour Trail into the North Fayette community could be made possible via a connection to Donaldson Park via Kennedy Lane to Pattridge Lane to Donaldson Road to New Park Road Extension. The Township should continue to explore this idea of a trail spur by consulting with the Township Engineer and Solicitor and also meeting with representatives from the Montour Trail Council. This potential trail spur is highlighted and shown on the Official Map, which is located in Chapter 12 of this document.

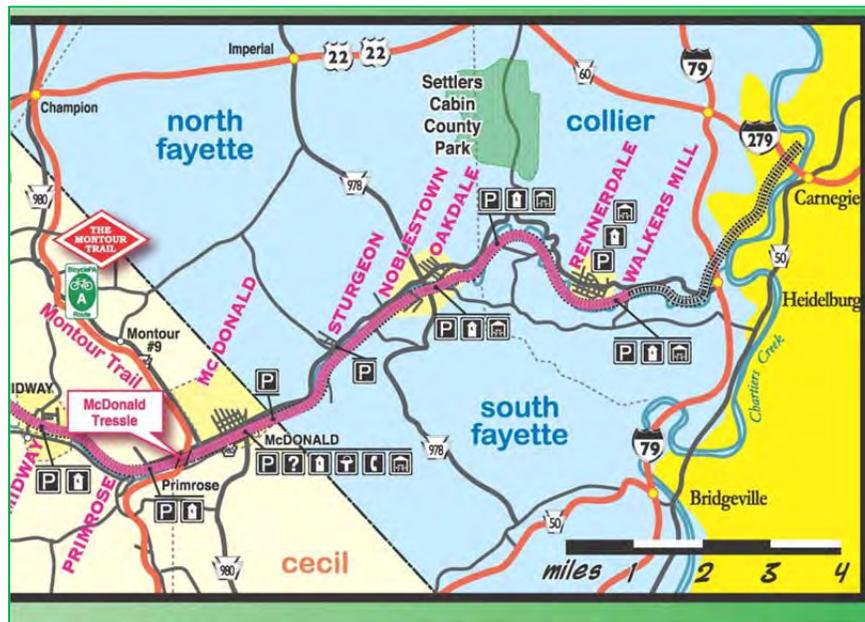
The Panhandle Trail

The Panhandle Trail occupies an abandoned Conrail railroad corridor that was known as the Panhandle Railroad. This rails to trails project converted the former railroad to a walking and bicycling trail. The Panhandle Trail totals approximately 29 miles and begins at the Walkers Mill station in Walker’s Mill, Pennsylvania and ends in an area near Weirton, West Virginia. It passes a few towns in West Virginia, beginning in Harmon Creek and then onto Colliers as well as several towns in Pennsylvania, including Hanlin, Dinsmore, Burgettstown, Joffre, Bulger, Midway,

McDonald, Sturgeon, Noblestown, Oakdale, Rennerdale, and finally Walkers Mill. At the 8.62 mile marker near McDonald, a one-mile connector links the Panhandle to the larger, nearby Montour Trail. The relatively flat trail is covered with crushed limestone, which makes the trail suitable for walking, running, biking, horseback riding, and cross country skiing. Two maps of the Panhandle Trail are featured below.



Source: www.panhandletrail.org



Source: www.panhandletrail.org

Maps of the Panhandle Trail

A trail spur from the Panhandle Trail into the North Fayette community could be made possible via a connection from Donaldson Park via Donaldson Road, Whittengale Road, and Noblestown Road. The Township should continue to explore this idea of a trail spur by consulting with the Township Engineer and Solicitor and also meeting with representatives from The Collier Friends of the Panhandle Trail and the Montour Trail Council. Collier Friends of the Panhandle Trail manages a 2.4 mile stretch of the trail beginning in Walker's Mill and going through Collier Township. The Montour Trail Council manages the other portions of the trail. This potential trail spur is illustrated and shown on the Official Map, which is located in Chapter 12 of this document. The proposed trail spur that would run through the Township would not only create a trail throughout the North Fayette community but also would create another connection between the Panhandle and Montour Trails.

The cost of planning for and constructing the trail spurs into North Fayette Township will likely be quite costly and additional engineering studies and analyses are necessary to determine the ultimate feasibility of creating the proposed spurs. But, the benefits to the community would be plentiful. There are grant programs and other funds available through the Department of Conservation and Natural Resources (DCNR) Recreation and Conservation Grants, the Department of Community and Economic Development (DCED) Greenways, Trails, and Recreation Program, and also through the State's allocation of the Act 13 Impact Fee. Should the Marcellus Shale industry start to take shape in North Fayette Township, the Township will eventually receive its own allocation of Act 13 Impact Fees which can be used for a variety of municipal projects, including street improvements, parks and recreation, and trail development.

Open Space

Open space is a term that refers to woodlands, stream valleys, wetlands, steep slopes, and other land that is not devoted to a specific land use, i.e. residential, agricultural, or commercial. A large portion of North Fayette Township is rural in character and a significant amount of acreage remains undeveloped. Thus, the amount of open space in the Township is plentiful. Some of these open spaces consist of vacant land that is undeveloped but is preserved through the Township's Agricultural Security Area while other portions may be slated or marketed for a certain type of development. The Pittsburgh Botanic Garden is also located in North Fayette, which includes walking and hiking trails, nature conservation areas, and an exploration area for kids.

Agricultural Security Area

On August 27, 2013, the North Fayette Township Board of Supervisors approved the creation of the Township's Agricultural Security Area (ASA). The ASA currently consists of 763.4 acres of land scattered on 13 parcels throughout the Township. These parcels are used either as farmland or are vacant land. The Apple Orchard on North Branch Road owned by the Senovich family, the Antel Farm on Stewart Road, the Lutz Farm on Lutz Road, the Scott Dairy Farm on Oakdale Road, and the Kehm Farm on Gamble Road are some of the properties currently enrolled in the ASA.

ASAs are a tool for strengthening and protecting agriculture in Pennsylvania. More or less, ASAs are a means to protecting agricultural activities. ASAs encourage the continual use of land for productive agricultural uses. ASAs are intended to promote more permanent and viable farming operations over the long term by strengthening the farming community's sense of security in land

use and the right to farm. It's important to protect farmland for many reasons, including the local economy, food supply, scenic and environmental benefits, property taxes, quality of life, preservation of historic element/ character, and to focus growth in other areas.

All farms registered and recorded in an ASA are entitled to:

- Protection from local governments enacting local laws or ordinances which would unreasonably restrict farm structures and/or practices,
- Exclusion of agricultural activities in local subdivision nuisance laws or ordinances,
- Protection against eminent domain,
- One-percent (1%) reduction in interest rates through farm loan programs such as Small Business First and Machinery Equipment, and
- Ability to apply for the purchase of an easement through the State if the ASA they are registered with consists of 500 acres or more.

North Fayette's ASA does meet the 500 acre requirement for the easement purchase program. As such, property owners within the ASA are eligible to apply for an easement. It is the purchase of an agricultural easement that preserves the actual farmland. The Township's support shown in creating the ASA and its intent to add more properties demonstrates the Township's commitment to preserving farming activities.

As mentioned throughout this comprehensive plan document, North Fayette Township has a significant amount of land left to be developed and it is important to strike a balance with allowing growth to occur while at the same time preserving certain farmlands and open space. Targeting certain areas for growth and development and other areas for preservation is key to ensure that North Fayette continues to develop in a responsible manner while not sacrificing its rural heritage and character. The establishment of the ASA certainly helps to preserve that rural character present in the Township.

Properties can be added to or removed from the ASA at any time, pending the proper public process. The Township hopes to continue to add new parcels to the ASA each year. A map of the parcels in the ASA is included at the end of this chapter. In addition, a few pictures are below.



Two properties in the Township's ASA – the Scott Dairy Farm (Left) & the Apple Orchard (Right)

Pittsburgh Botanic Garden

The Pittsburgh Botanic Garden is transforming 460 acres of abandoned mining land, most of which is located in North Fayette Township, into a world-class botanic garden. The garden will include 18 distinct gardens, five diverse woodland experiences, a visitor's center, an amphitheater for outdoor concerts and performances, a celebration center to accommodate weddings and corporate events, and a center for botanic research.

The Garden is located off of Pinkerton Run Road in the eastern section of North Fayette in the Township's CE Civic and Education Zoning District. The Woodlands of the World will be the first section open to the public. This 60-acre area will offer five distinct woodland experiences and feature three miles of paths traversing charming meadows, stunning ridges, and forested slopes. To date, the Garden has constructed the trails, cleared fifteen acres of invasive species, and planted over 1,500 native trees, shrubs, and herbaceous perennials. A solar powered irrigation system supports the young plants. Construction of the Welcome Center and Farmstead will begin in 2014.

Many residents do not even know that the Pittsburgh Botanic Garden exists and that it is located right here in North Fayette. The Garden is a huge asset to have in the Township. It's the perfect place to walk your dog or take your kids to help them connect with nature (especially in a world that is now so dominated by video games and other electronics). The Botanic Garden is also a wonderful example of how to conserve and preserve open space. The following collage of photos provides some highlights on the progress of the creation of the Gardens over the past few years.



The Pittsburgh Botanic Garden

Conclusion

North Fayette Township benefits from an abundance of parks, recreation, and open space assets and resources that not only contribute to the Township's high quality of life but also its safety and family-friendliness. There are two large community parks, existing trails, recreational programs, and open space. The new Community Center will only help to strengthen and expand the programs and services offered to Township residents in terms of parks and recreation. It is important to preserve, stabilize, and enhance the Township's recreational assets to ensure they continue to contribute positively to the overall quality of life in North Fayette.

Implementation

The following goals and objectives are proposed to address North Fayette Township's parks, recreation, and open space needs:

Goal: Maintain, improve, and utilize existing parks and recreation resources to enhance the quality of life for North Fayette residents.

Objectives:

1. Continue to maintain and improve Township-owned parks to promote both active and passive recreation.
2. Replace and update playground equipment and other recreational facilities as needed at the Township Park and Donaldson Park.
3. Upgrade and renovate the Hankey Farms Pool as needed.
4. Pursue private and public sector funding for park and recreation improvements and maintenance.

Goal: Improve the quality of life for North Fayette residents by increasing or expanding recreational resources and opportunities.

Objectives:

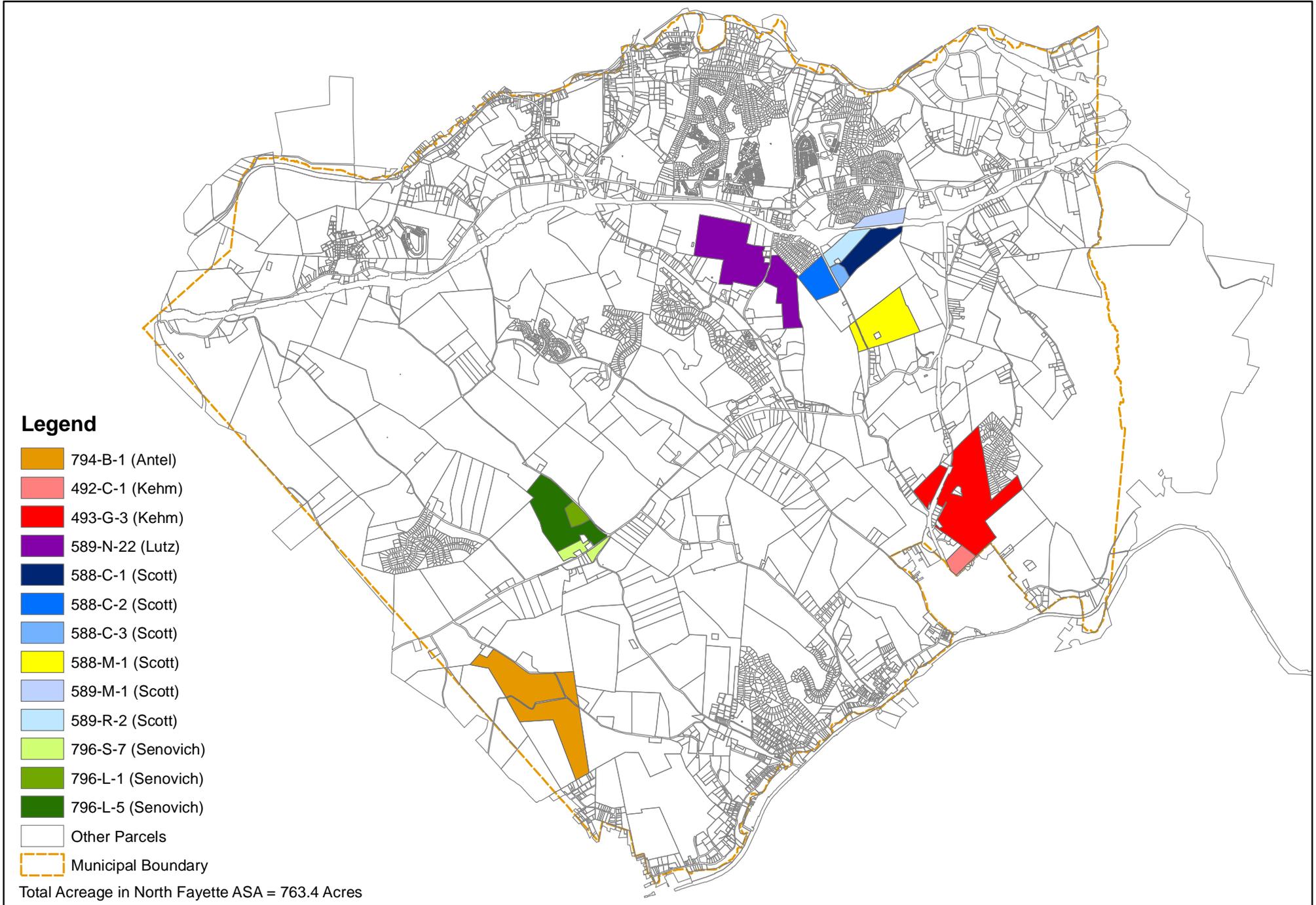
1. Construct the new Community Center at Donaldson Park.
2. Expand recreational programming as needed to continue to meet the needs of area residents, particularly upon the completion of the new Community Center, i.e. through the creation of new and improved fitness programs and classes, additional open gym times, the new after-school program, etc.
3. Conduct engineering-related studies and analyses to explore the feasibility of expanding the pedestrian and bicycle trail circulation system in the Township, potentially linking the existing trails further into the community to Donaldson Park.
4. Pursue private and public sector funding for park and recreation programming and maintenance as well as trail development.
5. Solicit and obtain funding through a variety of sources, including Allegheny County, the Department of Conservation and Natural Resources (DCNR), the Department of Community and Economic Development (DCED), and area foundations to support local parks and recreation efforts.

Goal: Preserve open space to maintain North Fayette's rural and suburban character, particularly in the southern part of the Township.

Objectives:

1. Encourage future development in areas with adequate infrastructure and suitable topography, thus facilitating the preservation of open space.
2. Pursue additional properties to be included in the Township's newly created ASA to preserve an increased amount of farmland and vacant land in the Township. Work with property owners interested in adding their parcels to the ASA.
3. Maintain the unique, rural character of the southern portion of North Fayette Township.
4. Continue to promote residential and commercial development in target growth areas.
5. Create a Township conservation trust or partner with an existing group.

Map 11 Agricultural Security Area (ASA) Map North Fayette Township Comprehensive Plan 2014



Chapter 11 ENERGY CONSERVATION PLAN

Overview

The purpose of this section of the Comprehensive Plan is to analyze the impact of plan elements on energy consumption and to promote the effective use of a variety of energy sources. The topics of energy conservation, green technologies, and sustainability are becoming increasingly important as the economic world continues to transition to include a wider range of fuel sources and consumer consumption patterns. Local governments can help to encourage energy conservation by addressing new technologies in municipal ordinances and codes. Local governments can lead by example and encourage the use of energy saving, sustainable technologies and green technologies in its own everyday practices. Incorporating solar roof panels into any new construction projects undertaken by the Township is one example. Other examples include the installation of LED street lights and the use of energy saving light bulbs to provide lighting in municipal-owned buildings.

LED Traffic Signals

Communities across the country have been realizing the benefits of switching to LED traffic signals. Light-emitting diodes, or LEDs, are used in applications as diverse as aviation lighting, automotive lighting, advertising, general lighting, and traffic signals. Traffic lights are made out of arrays of LEDs. These are tiny, purely electronic lights that are extremely energy efficient and have a very long life. Each LED is about the size of a pencil eraser. As such, hundreds of them are used together in an array. The LEDs are replacing the old-style incandescent halogen bulbs rated at between 50 and 150 watts. Many localities across the United States are in the process of replacing their incandescent traffic lights with LED units because of several advantages, including:



- **LEDs are brighter.** The LED arrays fill the entire "hole" and have equal brightness across the entire surface, making them brighter overall.
- **LED bulbs last for years.** By comparison, halogen bulbs last for months at a time. Replacing bulbs costs money for the trucks and people who do the work. It also ties up traffic. Increasing the replacement interval can save local governments big dollars.
- **LED bulbs save a significant amount of energy.**

The energy savings of LED lights can be huge, especially for larger urban areas. For example, assume that a traffic light uses 100-watt bulbs today. The light is on 24 hours a day, so it uses 2.4 kilowatt-hours per day. If you assume power costs eight (8) cents per kilowatt-hour, it means that one traffic signal costs about 20 cents per day to operate, or about \$73 per year. There are perhaps eight signals per intersection, so that's almost \$600 per year per intersection. North Fayette has several larger intersections throughout the Township, so it can cost thousands of dollars just to

power all the traffic lights. LED bulbs might consume 15 or 20 watts instead of 100, so the power consumption drops significantly.

Instead of installing LED traffic signals Township-wide, North Fayette would likely change out its existing traffic signals to LED signals in phases. Targeting key intersections and streets throughout the Township first, the Township would gradually work its way through the various streets and areas of the Township. Key intersections and streets to focus on first include Summit Park Drive, the Five Points intersection, McKee Road, and Steubenville Pike.

Roundabouts/Traffic Circles

A roundabout is a type of circular intersection in which road traffic flows almost continuously in one direction around a central island. They are used to control traffic flow and increase safety. One of the benefits of roundabouts is that they help to eliminate T-bone or perpendicular types of car crashes. In addition, roundabouts help to lower vehicular speeds and promote efficient traffic flow. More “modern” forms of roundabouts require entering traffic to yield to traffic already in the circle and optimally observe various design rules to increase safety.

Traffic exiting from a roundabout comes from one direction, rather than three, which simplifies a pedestrian’s visual environment. Other benefits include reduced driver confusion associated with perpendicular junction. Furthermore, since vehicles on average spend less time idling at roundabouts than they do at signaled intersections due to the continuous traffic flow, using a roundabout may decrease pollution and fuel use. Slower moving traffic in roundabouts also make less noise than traffic that speed up and brake. The Township should work with the Township Engineers and other traffic engineers to examine the feasibility of constructing roundabouts at certain intersections throughout the Township. One potential location for a roundabout is Park Lane Drive and Summit Park Drive.



An example of a roundabout in Spring Grove, PA

Source: www.ite.org

Compressed Natural Gas

Compressed Natural Gas (CNG) is used in place of gasoline (petrol), diesel fuel, and propane. CNG combustion produces fewer undesirable gases than the fuels like gasoline, diesel, and propane. In addition, it is safer than those other fuels in the event of a spill. Natural gas is lighter than air and disperses quickly when released. CNG can be found above oil deposits, or may be collected from landfills or wastewater treatment plants, where it is known as biogas.

CNG is made by compressing natural gas, which is mostly composed of methane, to less than 1% of the volume it occupies as standard atmospheric pressure. It is typically stored and distributed in large, hard containers at a pressure of 200-248 bar, usually in a cylindrical or spherical shape.

CNG is used in traditional gasoline/internal combustion automobiles that have been modified or vehicles that have been manufactured for CNG use. Natural gas vehicles are becoming increasingly more common in Latin America, Europe, and even the United States due to high gasoline prices. In response to high fuel prices, CNG is starting to be used in pickup trucks, transit buses, school buses, and even trains.

The cost and placement of fuel storage tanks is the major barrier to wider adoption and use of CNG as a fuel. Municipal governments were the most visible early adopters of CNG for use in public transportation vehicles since they can more quickly amortize the money invested in the new fuel. The CNG industry has continued to grow steadily over the past decade. Due to this steady growth, the cost of the fuel storage tanks have decreased and it is making it more cost effective for governments and businesses to convert their vehicles to CNG.

There are many advantages to using CNG. CNG-powered vehicles have lower maintenance costs than other types of fuel powered vehicles. Additionally, CNG fuel systems are sealed, which helps to prevent fuel losses and spills. CNG also generates less pollution and is more efficient. For example, CNG emits significantly fewer pollutants, such as carbon dioxide and nitrogen oxides, than petrol gas.

As mentioned previously, the Township owns or leases a significant amount of vehicles and trucks for use by its various departments, including sanitation, public works, and police. North Fayette Township should explore the option of converting some of its vehicles and trucks from petrol gasoline to CNG. There are tax credits available from the federal government for purchasing new CNG vehicles. One potential drawback to converting to CNG is that there are no CNG stations in the North Fayette area. The closest CNG fueling stations are in Downtown Pittsburgh and Cranberry. Thus, a CNG station would need to be built closer to the Township to make this endeavor feasible. There is a gas line that runs through the Municipal Complex property where a station and compressor could be built. Should the Township be in a position to support such a project, this is something that should be explored.

Marcellus Shale

The Marcellus Shale is an immense stretch of rock that runs deep underground through parts of Pennsylvania, New York, Ohio, and West Virginia. It is rich in natural gas.

The Marcellus natural gas trend, which encompasses 104,000 square miles and stretches across Pennsylvania and West Virginia, and into southeast Ohio and upstate New York, is the largest source of natural gas in the United States. The production of the Marcellus Shale natural gases was still growing rapidly in 2013. The Marcellus is an example of shale gas, which is natural gas trapped in low-permeability shale. It requires the well completion method of hydraulic fracturing to allow the gas to flow to the well bore. The surge in drilling activity in the Marcellus Shale since 2008 has generated both economic benefits and considerable controversy throughout the State of Pennsylvania.

There are several stages in the development and production of natural gases from the Marcellus Shale, including site preparation, drilling, completion, and production. As part of the site preparation process, geoscientists perform seismic testing to determine drilling locations. In addition, oil and gas owners are offered compensation for leasing rights on their property as part of the site preparation process. Seismic testing was performed in North Fayette Township in 2012 and several property owners, including the Township for some of its Township-owned properties, have signed leases with Range Resources to receive royalties on natural gas sold from the wells in their unit.



During the pre-drilling stage and prior to receiving municipal permits and approvals, a full biological evaluation of the area is performed, along with an evaluation of endangered species in the area. The drilling company also pre-tests all water sources within 1,500-3,000 feet of a new well site before construction.

The usual drilling footprint for Marcellus Shale is 4-6 acres and there are typically multiple wells on a single site. Each well takes an average of about 3-4 weeks to drill. All wells in North Fayette Township will be drilled horizontally up to about 3,000 feet. This helps to reduce surface disturbance and has less environmental impact. Marcellus Shale gas wells are comprised of about five strings of casing that gradually get smaller, like a telescope. Over three million pounds of steel and cement go into each well.

During the completion stage, the hydraulic fracture stimulation or fracing takes place. This involves the injection of fresh water and sand at high pressure, into the formation fracturing the rock and safely releasing the gas. Each well is completed in stages, starting at the toe of the wellbore and working out towards the heel. The production phase occurs after fracing. Following fracing, water is flowed back to clean out the wellbore.

While seismic testing has been performed throughout the Township and many property owners have signed leases with Range Resources, the infrastructure is not yet in place in North Fayette for Marcellus Shale drilling to occur. It is anticipated that fracing will occur in North Fayette at some point, but there is no exact time table for its emergence into the Township.

Oil and gas wells are a conditional use in all of North Fayette Township's existing zoning districts, as per Ordinance No. 388, which was approved on April 8, 2008. What North Fayette can begin to do now is to continue to answer questions and concerns residents and business owners have about the

Marcellus Shale and fracking. In addition, the Township has already met with the government relations folks from Range Resources and as their arrival in the Township inches closer, a joint public education and outreach campaign will be undertaken by Range Resources and North Fayette Township. In the interim before the industry takes off, Township staff and officials can educate the public now so they are prepared for the future of Marcellus Shale drilling in the community.

Municipal Ordinances

Several municipal ordinances including the Subdivision and Land Development Ordinance (SALDO), the Zoning Ordinance, and the Stormwater Management Ordinance have the ability to promote energy conservation and the use of a variety of renewable and non-renewable energy sources. For example, the Zoning Ordinance dictates how parking lots are to be constructed and designed as per North Fayette Township's standards. When the Township updates its Zoning Ordinance, following the adoption of this Comprehensive Plan, the Township should examine a potential update to this section to allow more flexibility in parking lot design. Removing the requirement that a landscape island be placed every 10 parking spaces is something that could be altered. The placement of these landscape islands every 10 spaces is often cost-effective for many developers and leads to additional maintenance costs in terms of plowing snow and landscaping. The Township should explore ways to reduce the overall amount of asphalt necessary at new sites and adjust its standards accordingly.

Another potential area where the Zoning Ordinance could be updated involves the use of solar energy, i.e. solar panels, solar arrays, ground mounted systems, etc. North Fayette's Zoning Ordinance does not specifically address this issue currently. However, solar panels have been approved at a few residential homes and businesses throughout the community. Building setbacks and height restrictions are two regulatory areas that directly affect solar energy. The Township should add information and regulations on solar photovoltaic (PV) systems into its Zoning Ordinance. A model zoning ordinance for solar zoning and permitting was put together through the West Pennsylvania SunShot Rooftop Solar Challenge Team. This would provide a good starting point on how the Township can incorporate solar energy regulations into its forthcoming Zoning Ordinance update. The Township should strive to update its ordinances to promote making sites greener in terms of design, landscape, and streetscape.

Impact of Comprehensive Plan on Energy Consumption

This Comprehensive Plan for North Fayette Township includes many goals and objectives that impact energy consumption. Some of these goals are as follows: the promote industrial and commercial growth in designated target areas, to promote mixed use development, to provide for a variety of housing types, to work with developers seeking to build senior housing, and to promote housing development in targeted areas for residential growth.

Another overall goal of the Township is to continue to meet the needs of residents and to continue to provide a high level of services and quality of life to residents. There are several objectives through which North Fayette Township can meet these two goals, including the construction of several new Township facilities, including the new Public Works building, the new Community Center, and the new Public Safety Complex, as well as through renovations and improvements at the Municipal Complex. The addition of these new buildings will increase the Township's levels of

energy consumption. Thus, the Township should explore the use of solar PV systems and other energy saving technologies in the construction and design of its newest facilities, including those being renovated for reuse.

Implementation

The following goals and objectives are proposed to address North Fayette Township's energy conservation and development needs:

Goal: Reduce energy consumption.

Objectives:

1. Establish standards to guide the appropriate and efficient use of energy in municipal programs, purchases, and practices.
2. Support ongoing programs for resource recovery and recycling of solid wastes.
3. Work with Allegheny County and area economic development agencies to attract businesses that will provide jobs for Township residents. This will reduce commute times, and therefore energy costs, for area residents.
4. Maintain elements of the transportation network, i.e. roads and bridges, to reduce the need for detours that increase fuel consumption and costs.
5. Support transportation improvements that will reduce energy consumption by alleviating traffic congestion and improving traffic flow.
6. Encourage alternate transportation networks, i.e. bicycle and pedestrian circulation systems, that will reduce the need for automobile use for certain activities.
7. Install LED traffic signals throughout the Township, starting at key intersections such as Five Points and key streets such as Summit Park Drive at the Pointe at North Fayette shopping area, McKee Road, and Steubenville Pike.
8. Work with the Township Engineers and other traffic engineers to examine the feasibility of constructing roundabouts at certain intersections throughout the Township.
9. Explore the feasibility of converting certain Township vehicles and trucks to CNG should a station become available nearby or if the Township is in a position to create its own CNG compressor station.

Goal: Promote the conservation of non-renewable energy resources.

Objectives:

1. Adopt and enforce development and building standards that encourage and support energy efficient design and materials in all construction and land development.
2. Promote the use of energy efficient products in all new construction and rehabilitation projects.

3. Update the Township's Zoning Ordinance, where appropriate, to encourage the reduction of energy costs and the use of alternate energy sources associated with the design and construction of buildings and sites.
4. Encourage and participate in any energy conservation planning projects or programs undertaken by Allegheny County or regional, state, and/or federal entities.
5. Support natural resource preservation, conservation, and protection measures for both renewable and non-renewable energy resources.

Goal: Encourage the development of renewable energy sources.

Objectives:

1. Promote the development, use, and protection of renewable energy resources, i.e. solar, wind, and water, through land use regulations and other measures.
2. Update the Township's Zoning Ordinance, where appropriate, to encourage the reduction of energy costs and the use of alternate energy sources associated with the design and construction of buildings and sites.
3. Educate residents on the impending emergence of the Marcellus Shale industry in the North Fayette community.

Chapter 12 IMPLEMENTATION PLAN

Implementation Table

Implementation of the recommendations in the comprehensive plan for North Fayette Township will require the cooperation and collaboration of many public and private sector entities, including the Allegheny County Council, the Allegheny County Department of Economic Development, developers, the business community, North Fayette's Board of Supervisors, and Township staff. In terms of implementing the recommendations that are outlined throughout this comprehensive plan, North Fayette Township will need to consider a phasing plan with short-term, middle-term, and long-term phases. Short-term recommendations should generally be completed within one to three years; mid-term recommendations within four to seven years; and long-term recommendations should be completed within eight to 10 years.

An implementation table outlining the goals and objectives for land use, housing, historic, cultural, and natural resources, community facilities, transportation, economic development, parks, recreation, and open space as well as energy conservation are included in the Implementation table that is located on the following page.

The Official Map

North Fayette Township's Official Map is located at the end of this chapter, following the implementation table. This map highlights various roads that are slated for improvements based on potential growth and projected enhancements in the Township. These improvements include the widening of roadways, the location of future roads, streetscape improvements, pedestrian improvements, sidewalk improvements, sanitary sewer extensions, special greenways, and potential trail spurs from the Montour and Panhandle Trails into the North Fayette community. Some of the new potential roadways, noted in black lines on the Official Map, include a connection from Seabright Road to the west into Washington County to create another access road near the Southern Beltway as well as the Montour Church Road-Montour Church Place connector what would link Montour Church Road to the Pointe at North Fayette Shopping Area.

Please note that while the Official Map is included as a component of the Comprehensive Plan, it will be officially approved, with accompanying ordinance language, through its own separate public approval process later this year, likely beginning in fall 2014.

Recommendation	Responsible Entity/ Possible Partners	Possible Funding Sources	Estimated Cost	Schedule
Land Use Plan				
Non-Residential Development				
Goal: Encourage commercial and industrial development that is well integrated and compatible with the surrounding context and character of adjacent land uses.				
Objectives:				
1. Promote industrial and commercial development in designated target areas identified by the Township.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
Goal: Encourage appropriate reuse of existing vacant commercial buildings and storefronts throughout the Township.				
Objectives:				
1. Work with property owners and management companies to help fill vacancies at the Pointe at North Fayette shopping plazas and in the various plazas and vacant buildings along Steubenville Pike.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing, as-needed
Goal: Promote and encourage streetscape and sidewalk improvements throughout the Township.				
Objectives:				
1. Develop a set of streetscape and design standards that can be implemented in target areas for streetscape and sidewalk improvements throughout the Township.	Township Staff & Board of Supervisors; Township Engineer	N/A	N/A	Short-term; 2014-2016
Residential Development				
Goal: Provide for safe and adequate housing for a variety of household types and income levels.				
Objectives:				
1. Promote mixed-use development and encourage upper floor residential uses, particularly in the commercial and business districts.	Township Staff & Board of Supervisors; Area developers, realtors, and brokers	N/A	N/A	Ongoing
2. Provide for a variety of housing types, including single-family, duplexes, townhomes, apartment complexes, assisted living facilities, and independent living facilities for households of all income levels.	Township Staff & Board of Supervisors; Area housing developers	N/A	N/A	Ongoing
3. Promote the public health, safety, and general welfare of residents through the provision of quality housing through sound planning and appropriate enforcement of zoning, floodplain management, and building codes.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
4. Guide future development in a manner that preserves valuable recreation areas and open space.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
5. Encourage the installation of sidewalks to promote better inter-connectedness within and between neighborhoods.	Township Staff & Board of Supervisors; Planning Commission	N/A	N/A	Ongoing
Natural Resources				
Goal: Protect significant natural resources such as floodplains, wetlands, steep slopes, woodlands, etc.				
Objectives:				
1. Allow the location of natural features to guide the type and intensity of future development.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
2. Minimize negative environmental impacts related to growth and development.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
3. Protect surface and groundwater resources from point and non-point source pollutants through adequate land development regulations.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing

Recommendation	Responsible Entity/ Possible Partners	Possible Funding Sources	Estimated Cost	Schedule
4. Prevent further intrusion of hazardous materials into groundwater or other environmentally sensitive areas.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
5. Protect parks and open space areas that are in the floodplain.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
Farmlands & Open Space				
Goal: Promote the preservation of farmland and open space that contributes to the overall desirable character of North Fayette Township.				
Objectives:				
1. Preserve open spaces in strategic locations through sound planning policies and appropriate land use controls.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
2. Encourage farmland and open preservation through the addition of new properties to the Township's ASA, land trusts, and conservation easements and purchases. Work with property owners interested in adding their parcel(s) to the ASA.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
Future Land Use and Growth Management				
Goal: Encourage growth and development in the Township while protecting the natural environment, maintaining visual and aesthetic qualities, and providing services and community facilities.				
Objectives:				
1. Use growth management techniques to preserve open space and farmland, protect environmental resources, and minimize development costs.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
2. Update the Township's Zoning Ordinance to achieve consistency with the Future Land Use Plan.	Township Staff & Board of Supervisors; Township Engineer; Township Solicitor	N/A	N/A	Short-term; 2014-2015
Housing Plan				
Goal: Continue to provide a high quality of life and a mix of housing choices for all types of households and income levels.				
Objectives:				
1. Target properties in the Villages of Noblestown and Santiago for a homeowner façade improvement program. Conduct income surveys in these areas to determine eligibility for CDBG funds. Solicit CDBG funds from the County to help implement this type of program.	Township Staff & Board of Supervisors	Community Development Block Grant (CDBG) funds - Allegheny County	\$5,000-\$15,000 per home depending on scope of work	Short-term; 2015-2016: Income Surveys 2016-2017: Apply for funds (if applicable)
2. Continue to provide guidance to developers seeking to construct housing in the Township. Work with these developers through the subdivision and land development approval process.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
3. Participate in the County's Vacant Property Recovery Program to provide property owners within the Township with the necessary avenues to acquire tax-delinquent and vacant properties/ parcels.	Township Staff; County's VPRP Administrator	Allegheny County VPRP	\$3,000 per sale; paid by residents	Enrolled in 2013; Ongoing
4. Continue to focus residential housing development in targeted housing growth areas.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
5. Work with developers seeking to build various housing types for seniors as well as multi-family apartments in the community.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
Historic, Cultural, and Natural Resources Plan				
Goal: Promote the preservation, restoration, and development of North Fayette's historic and cultural resources.				
Objectives:				

Recommendation	Responsible Entity/ Possible Partners	Possible Funding Sources	Estimated Cost	Schedule
1. Pursue additional properties to be included in the Township’s newly created ASA to preserve an increased amount of farmland and vacant land in the Township. Work with property owners interested in adding their parcel(s) to the ASA.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
2. Maintain the unique, rural character of the southern portion of North Fayette Township by continuing to promote residential and commercial development in target growth areas.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
3. Promote North Fayette’s historic and cultural resources and tie these resources to other existing recreational and natural resources to better market the Township.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
Goal: Identify, preserve, conserve, protect, and enhance the natural resources of North Fayette Township for current and future generations.				
Objectives:				
1. Protect and retain water resources to assure the quantity and quality of surface and groundwater for recreational use and the water supply. This can be achieved through land use regulations that identify and protect natural resources and environmentally sensitive features. A stream corridor overlay within a zoning ordinance to protect and enhance the Robinson Run and Montour Run Watersheds is an example of this type of potential land use regulation.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
2. Protect and manage wooded areas by incorporating measures to encourage tree protection and conservation design methods in land use regulations.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
3. When reviewing land development proposals, require a soil survey analysis or geotechnical report to insure the suitability of the site for such development and identify natural resources near the site, including wetlands and floodplains.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
4. Ensure that any trail development adjacent to streams incorporates porous surface materials and plantings to maximize runoff and erosion.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
5. Continue to require conservation of natural ground cover and trees, or the inclusion of new groundcover, in site developments to reduce and filter surface runoff.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
6. Continue to enforce property maintenance codes and other ordinances to curtail illegal dumping and abandoned vehicles.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
7. Continue to work with the newly formed Robinson Run Watershed Municipal Group to address flooding in the nine member communities and support the Group’s efforts to get on the Army Corp of Engineers waiting list for a study of the Robinson Run Watershed.	Township Staff & Board of Supervisors	FEMA, PEMA, & Army Corp of Engineers	N/A	Ongoing
8. Collaborate with County, regional, state, and federal agencies, along with the Allegheny County Conservation District, Penn State Extension, the Robinson Run Watershed Association, the Robinson Run Watershed Municipal Group, and the Montour Run Watershed Association to pursue funding and implement plans that address preservation, conservation, protection, and enhancement of natural resources.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
9. Create a Township conservation trust or partner with an existing group.	Township Staff & Board of Supervisors	N/A	N/A	Medium-term; 2018-2020
Community Services & Facilities				

Recommendation	Responsible Entity/ Possible Partners	Possible Funding Sources	Estimated Cost	Schedule
Community Facilities				
Goal: Continue to provide a high quality services and educational opportunities to area residents through the Western Allegheny Community Library.				
Objectives:				
1. Support the efforts of the library to continue its services and outreach programs to area residents.	Township Staff & Board of Supervisors, Western Allegheny Community Library	Township General Funds & Revenues	\$176,000	Ongoing, yearly contribution
Goal: Provide for the safe conveyance and treatment of wastewater within North Fayette Township.				
Objectives:				
1. Upgrade the wastewater infrastructure as needed to ensure the safe and adequate disposal and processing of wastewater.	WACMA	WACMA	Project-by-Project Basis	Ongoing, as-needed
Goal: Provide safe, potable water to the residents and businesses of North Fayette Township.				
Objectives:				
1. Collaborate with WACMA as needed to plan for potential upgrades and replacement of water distribution pipes throughout North Fayette Township.	Township Staff & Board of Supervisors; Township Engineer; WACMA	N/A	N/A	Ongoing, as-needed
Goal: Enhance and upgrade public facilities.				
Objectives:				
1. Construct the new Public Works building at the Municipal Complex.	Township Staff; Township Engineer; General Contractors	Bonds; General Funds	\$1.2 Million	Short-term; 2014
2. Construct the new Community Center at Donaldson Park.	Township Staff; Township Engineer; General Contractors	Bonds; General Funds	\$4.5 Million	Short-term; 2014-2015
3. Convert and renovate the former Community Center site at 8042 Steubenville Pike to transform the space into the new Public Safety Complex, housing the Police Department, NorthWest EMS, and the District Magistrate's Office.	Township Staff; Township Engineer; General Contractors	Bonds; General Funds; Emergency Management Grants	\$1 Million	Short-term; 2015-2016
4. Renovate the existing municipal building at the Municipal Complex to provide for adequate administrative offices, file and map storage, and meeting room space to conduct daily Township business and operations.	Township Staff; Township Engineer; General Contractors	Bonds; General Funds	\$1 Million	Short-term; 2016-2017
5. Work with the NFVFD to plan for necessary renovations to Station 1 at 7678 Steubenville Pike and for a potential substation at the Municipal Building.	Township Staff & Board of Supervisors; NFVFD	Bonds; General Funds; Emergency Management Grants	\$500,000	Ongoing, as-needed
6. Upgrade and renovate the Hankey Farms Pool as needed.	Township Staff & Board of Supervisors			Ongoing, as-needed
Community Services				
Goal: Continue to enhance the safety, welfare, and quality of life of the community to encourage existing residents to remain in North Fayette while also attracting new residents to move into the Township.				
Objectives:				
1. Support the efforts of the Police Department to upgrade equipment and services as needed, including the implementation of the new K-9 Program, the installation of security and traffic cameras throughout the Township, and the purchase of additional police cars.	Township Staff & Board of Supervisors	General Funds; K-9 Grant Programs; Donations from area businesses	\$100,000-\$200,000	Ongoing
2. Support the efforts of the NFVFD to provide adequate fire protection, including potential upgrades to equipment, vehicles, and fire stations.	Township Staff & Board of Supervisors; NFVFD	Township General Funds & Revenues	\$300,000-\$315,000	Ongoing, yearly contribution
Goal: Continue to provide a high level of municipal services that encourages collaboration and advanced planning to reach future goals.				

Recommendation	Responsible Entity/ Possible Partners	Possible Funding Sources	Estimated Cost	Schedule
Objectives:				
1. Continue to partner with the West Allegheny School District, Western Allegheny Community Library, and other organizations throughout the Township to ensure there is adequate programming and services available for youth in the area.	Township Staff & Board of Supervisors; WASD; WACL; other area youth organizations	N/A	N/A	Ongoing
2. Develop a multi-year municipal Capital Improvement Plan (CIP) that provides a framework to accomplish outlined goals. This should be updated on a regular basis depending on changes in funding and municipal service needs.	Township Staff & Board of Supervisors	N/A	N/A	Short-term; 2015-2016
Transportation				
Goal: Maintain, improve, and enhance the existing transportation network in North Fayette Township.				
Objectives:				
1. Maintain the existing municipal system for identifying, prioritizing, and implementing road and bridge improvements.	Township Staff & Board of Supervisors; PennDOT; SPC	N/A	N/A	Ongoing
2. Maintain cooperation and collaboration with Allegheny County, PennDOT, SPC, and other agencies to identify and implement needed improvements to roads, bridges, and other elements of the existing transportation system.	Township Staff & Board of Supervisors; PennDOT; SPC; Allegheny County	N/A	N/A	Ongoing
3. Develop support and consensus among local, county, state, and federal officials and legislators to lobby for additional funding for transportation projects and to insure prompt completion of local TIP projects.	Township Staff & Board of Supervisors; area politicians	N/A	N/A	Ongoing
4. Explore the opportunity to provide a bus shuttle service to seniors to take them to and from commercial business areas in the Township to increase their access to goods and services. This service could also be extended for use by the Summer Playground Program.	Township Staff & Board of Supervisors	N/A	N/A	Short-term; 2014-2015
Goal: Develop a transportation network to meet North Fayette's future needs				
Objectives:				
1. Continue to work with Allegheny County, PennDOT, SPC, and other transportation partners to identify, prioritize, and implement improvements to the transportation network.	Township Staff & Board of Supervisors; PennDOT; SPC; Allegheny County	N/A	N/A	Ongoing
2. Encourage alternate transportation systems, including bicycle and pedestrian circulation systems, to link the residential, business, and recreational areas of North Fayette. This would include potential spurs from both the Montour and Panhandle Trails into North Fayette's neighborhoods.	Township Staff & Board of Supervisors; Township Engineer' Montour Trail Council; Collier Friends of the Panhandle Trail; DCED; DCNR	N/A	N/A	Ongoing
3. Maintain collaboration with PennDOT and the PA Turnpike Commission as plans for the Southern Beltway move forward into the final planning and construction stages.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
4. Maintain cooperation with PennDOT officials and have a discussion with them on necessary improvements to North Branch Road, should the Southern Beltway Connector be constructed.	Township Staff & Board of Supervisors; PennDOT	N/A	N/A	Ongoing
5. Attend community meetings hosted by PennDOT and/or the PA Turnpike Commission as it relates to project planning for various roadway and bridge improvements as well as planning for the Southern Beltway Connector.	Township Staff & Board of Supervisors; PennDOT; SPC; PA Turnpike Commission	N/A	N/A	Ongoing, as-needed
Goal: Ensure a smooth and efficient flow of traffic, both pedestrian and vehicular, through the Township's commercial areas, including Summit Park Drive and Steubenville Pike.				

Recommendation	Responsible Entity/ Possible Partners	Possible Funding Sources	Estimated Cost	Schedule
Objectives:				
1. Provide a vehicular traffic flow that draws businesses and visitors into North Fayette. If necessary, re-time traffic signals and/or upgrade traffic signal equipment to improve flows at certain intersections.	Township Staff & Board of Supervisors; PennDOT; Allegheny County	N/A	N/A	Ongoing
2. Install sidewalks along sections of Steubenville Pike, where appropriate, and along Summit Park Drive to enhance pedestrian safety throughout these corridors. Other streets to be considered include McKee Road, Donaldson Road, and Oakdale Road.	Township Staff & Board of Supervisors; Township Engineer	PennDOT Act 89 Multi-Modal Funds; PennDOT TAP	N/A	Medium-term; 2018-2020
3. Conduct engineering-related studies and analyses to explore the feasibility of implementing the concept of "Complete Streets" where appropriate along certain roadways within the Township, including but not limited to Summit Park Drive, Steubenville Pike, Donaldson Road, Oakdale Road, North Branch Road, and McKee Road.	Township Staff & Board of Supervisors; Township Engineer	PennDOT Act 89 Multi-Modal Funds; PennDOT TAP	N/A	Short-term, 2014-2016
Economic Development				
Goal: Develop a Township-wide marketing plan to improve signage and to resolve the Township's current "identity crisis."				
Objectives:				
1. Install a "Welcome to North Fayette" sign at the entrance to the Pointe at North Fayette shopping area. Suggested location: the corner of Summit Park Drive and Montour Church Road.	Township Staff & Board of Supervisors	General Funds & Revenues	\$10,000-\$20,000	Short-term; 2014-2015
2. Install improved "Welcome" signage at key locations throughout the Township. Replace existing signs with newer, more recognizable signage. Also, install a new "Welcome" sign at the landscape island located at the Five Points intersection	Township Staff & Board of Supervisors	General Funds & Revenues	\$10,000-\$20,000	Short-term; 2015-2017
3. Partner with PennDOT to get new directional and informational signage installed directing folks to North Fayette along Interstate 376 and Route 22/30.	Township Staff & Board of Supervisors; PennDOT	N/A	N/A	Short-term; 2014-2015
4. Begin to allocate funds in the municipal budget under the line item "marketing and communications."	Township Staff & Board of Supervisors	General Funds & Revenues	\$20,000-\$40,000	On-going, starting in 2014
5. Create a marketing committee to help to develop a slogan and logo and to formulate ideas to market Township events and happenings.	Township Staff & Board of Supervisors	N/A	N/A	Short-term; 2014
6. In an effort to improve image and aesthetics, state to enforce the sign regulations of the Zoning Ordinance to eliminate cluttered signage at certain shopping plazas and intersections. Example: Combine signs at the McKee Road off-ramp of Route 22/30 and install one marque sign at this location on which all the businesses can advertise.	Township Staff & Board of Supervisors	N/A	N/A	On-going, starting in 2014
7. Create an economic development webpage on the Township's website. This webpage will act as a "one stop shop" for potential developers interested in doing business in North Fayette Township to find all the initial and important information that they need.	Township Staff & Board of Supervisors	N/A	N/A	Short-term; 2014-2015
8. Host regular networking and informational gatherings for various Township businesses. Form subgroups for certain areas, i.e. the Pointe, if necessary.	Township Staff & Board of Supervisors	N/A	N/A	Short-term; 2014-2015
Goal: Target the Pointe at North Fayette area for streetscape, sidewalk, and other improvements.				
Objectives:				

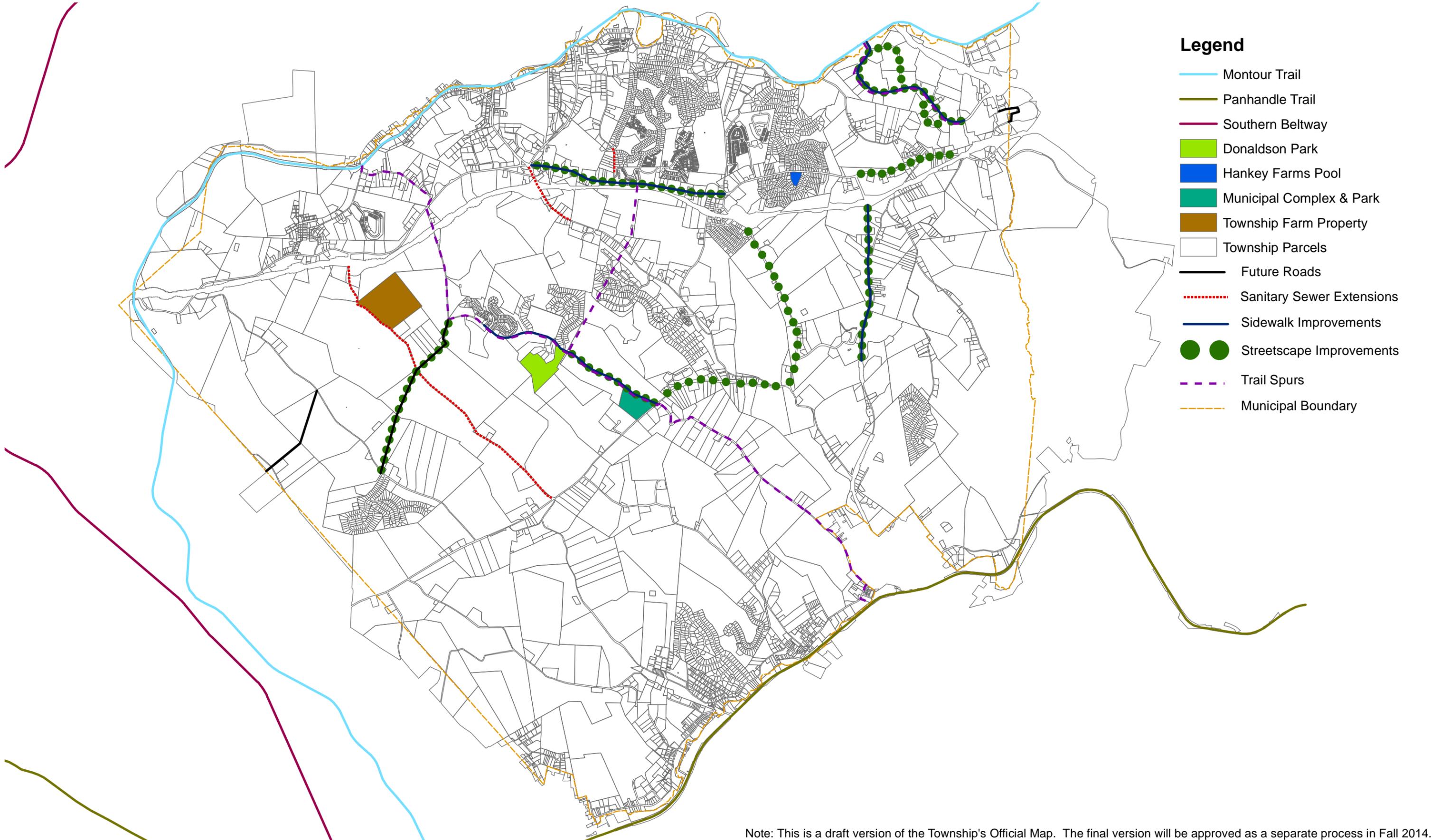
Recommendation	Responsible Entity/ Possible Partners	Possible Funding Sources	Estimated Cost	Schedule
1. Install banners on the light poles that say "Welcome to North Fayette."	Township Staff & Board of Supervisors	General Funds & Revenues; CITF funds from County	\$100,000	Short-term; 2014-2016
2. Extend and install additional sidewalks along Summit Park Drive from Andrew Drive through the shopping area and RIDC Park all the way to the end of Summit Park Drive at the intersection with Cliff Mine Road.	Township Staff & Board of Supervisors; Township Engineer; Pointe Property Owners	N/A	N/A	Medium-term; 2018-2020
3. Explore the feasibility of renaming Summit Park Drive to change it to something with "Fayette" or "LaFayette" in it to make it more recognizable.	Township Staff & Board of Supervisors	N/A	N/A	Short-term; 2014-2015
4. Plant street trees and planters where appropriate and feasible along Summit Park Drive to improve the overall aesthetics of the area.	Township Staff & Board of Supervisors; Township Engineer; Pointe Property Owners	General Funds & Revenues; Grants from DCED & DCNR; CITF Funds from County; Western PA Conservancy	\$100,000- \$150,000	Medium-term; 2018-2020
5. Install new street identification signs at the Pointe that incorporate the Township seal, colors, name, and/or new logo.	Township Staff & Board of Supervisors	N/A	N/A	Medium-term; 2018-2020
Goal: Improve relations with existing businesses and provide incentives to attract new businesses to locate in North Fayette Township.				
Objectives:				
1. Explore the feasibility of offering certain incentives to businesses to locate in the Township, including waiving certain development-related fees, offering tax abatements, incorporating TDR into the Zoning Ordinance, and/or expanding public utilities to target sites.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing, as-needed
2. Host regular networking and informational gatherings for various Township businesses. Form subgroups for certain areas, i.e. the Pointe, if necessary.	Township Staff & Board of Supervisors	N/A	N/A	Short-term; 2014-2015
3. Market potential sites for development and redevelopment on the new economic development webpage.	Township Staff & Board of Supervisors	N/A	N/A	Short-term; 2014-2015
4. Create and implement a Township e-newsletter specific to area businesses.	Township Staff & Board of Supervisors	General Funds & Revenues	\$10,000	Short-term; 2015-2016
5. Explore the feasibility of reestablishing the Township's Transportation and Business Improvement Authority.	Township Staff & Board of Supervisors	N/A	N/A	Short-term; 2014-2015
6. Hold a yearly progress meeting to inform business owners and residents of recent accomplishments as well as future goals.	Township Board of Supervisors	N/A	N/A	Yearly; Starting in 2014
Goal: Target certain areas for streetscape improvements.				
Objectives:				
1. Conduct engineering-related studies and analyses to explore the feasibility of implementing streetscape improvements (street trees, lamps, banners, planters, etc.) along parts of Steubenville Pike, Summit Park Drive, McKee Road, and Donaldson Road.	Township Staff & Board of Supervisors; Township Engineer; Pointe Property Owners	General Funds & Revenues; Grants from DCED & DCNR	\$20,000- \$40,000	Long-term; 2020-2024
2. Conduct engineering-related studies and analyses to explore the feasibility of installing sidewalks along Summit Park Drive, parts of Steubenville Pike, parts of Donaldson Road (to connect civic uses and Fayette Farms community to Donaldson Park), and at the Five Points Intersection.	Township Staff & Board of Supervisors; Township Engineer; Pointe Property Owners	PennDOT Act 89 Multi-Modal Funds; PennDOT TAP	N/A	Medium-term; 2018-2020
Parks, Recreation, & Open Space				
Goal: Maintain, improve, and utilize existing parks and recreation resources to enhance the quality of life for North Fayette residents.				

Recommendation	Responsible Entity/ Possible Partners	Possible Funding Sources	Estimated Cost	Schedule
Objectives:				
1. Continue to maintain and improve Township-owned parks to promote both active and passive recreation.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing, as-needed
2. Replace and update playground equipment and other recreational facilities as needed at the Township Park and Donaldson Park.	Township Staff & Board of Supervisors	N/A	Case-by-Case Basis	As-needed
3. Upgrade and renovate the Hankey Farms Pool as needed.	Township Staff & Board of Supervisors	Bonds; General Funds	\$500,000-\$750,000	Ongoing, as-needed
4. Pursue private and public sector funding for park and recreation improvements.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing, as-needed
Goal: Improve the quality of life for North Fayette residents by increasing or expanding recreational resources and opportunities				
Objectives:				
1. Construct the new Community Center at Donaldson Park.	Township Staff; Township Engineer; General Contractors	Bonds; General Funds	\$4.5 Million	Short-term; 2014-2015
2. Expand recreational programming as needed to continue to meet the needs of area residents, particularly upon the completion of the new Community Center, i.e. through the creation of new and improved fitness programs and classes, additional open gym times, the new after-school program, etc.	Township Staff & Board of Supervisors	General Funds & Revenues	Case-by-Case Basis	Ongoing, as-needed
3. Conduct engineering-related studies and analyses to explore the feasibility of expanding the pedestrian and bicycle trail circulation system in the Township, potentially linking the existing trails further into the community to Donaldson Park.	Township Staff & Board of Supervisors; Township Engineer' Montour Trail Council; Collier Friends of the Panhandle Trail; DCED: DCNR	PennDOT Act 89 Multi-Modal Funds; PennDOT TAP; DCNR and DCED Grant Programs	N/A	Ongoing
4. Pursue private and public sector funding for park and recreation programming as well as trail development.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
5. Solicit and obtain funding through a variety of sources, including Allegheny County, the Department of Conservation and Natural Resources (DCNR), the Department of Community and Economic Development (DCED), and area foundations to support local parks and recreation efforts.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing, as-needed
Goal: Preserve open space to maintain North Fayette's rural and suburban character, particularly in the southern part of the Township.				
Objectives:				
1. Encourage future development in areas with adequate infrastructure and suitable topography, thus facilitating the preservation of open space.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
2. Pursue additional properties to be included in the Township's newly created ASA to preserve an increased amount of farmland and vacant land in the Township. Work with property owners interested in adding their parcel(s) to the ASA.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
3. Maintain the unique, rural character of the southern portion of North Fayette Township.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
4. Continue to promote residential and commercial development in target growth areas.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
5. Create a Township conservation trust or partner with an existing group.	Township Staff & Board of Supervisors	N/A	N/A	Medium-term; 2018-2020
Energy Conservation				
Goal: Reduce energy consumption.				

Recommendation	Responsible Entity/ Possible Partners	Possible Funding Sources	Estimated Cost	Schedule
Objectives:				
1. Establish standards to guide the appropriate and efficient use of energy in municipal programs, purchases, and practices.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
2. Support ongoing programs for resource recovery and recycling of solid wastes.	Township Staff & Board of Supervisors	N/A	Case-by-Case Basis	Ongoing
3. Work with Allegheny County and area economic development agencies to attract businesses that will provide jobs for Township residents. This will reduce commute times, and therefore energy costs, for area residents.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
4. Maintain elements of the transportation network, i.e. roads and bridges, to reduce the need for detours that increase fuel consumption and costs.	Township Staff & Board of Supervisors; PennDOT; Allegheny County	N/A	N/A	Ongoing
5. Support transportation improvements that will reduce energy consumption by alleviating traffic congestion and improving traffic flow.	Township Staff & Board of Supervisors; PennDOT; Allegheny County	N/A	N/A	Ongoing
6. Encourage alternate transportation networks, i.e. bicycle and pedestrian circulation systems, that will reduce the need for automobile use for certain activities.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
7. Install LED traffic signals throughout the Township, starting at key intersections such as Five Points and key streets such as Summit Park Drive at the Pointe at North Fayette shopping area, McKee Road, and Steubenville Pike.	Township Staff & Board of Supervisors; Township Engineer; Traffic Engineers	N/A	N/A	Medium-term; 2018-2020
8. Work with the Township Engineers and other traffic engineers to examine the feasibility of constructing roundabouts at certain intersections throughout the Township.	Township Staff & Board of Supervisors; Township Engineer; Traffic Engineers	N/A	N/A	Long-term; 2020-2024
9. Explore the feasibility of converting certain Township vehicles and trucks to CNG should a station become available nearby or if the Township is in a position to create its own CNG compressor station.	Township Staff & Board of Supervisors	N/A	N/A	Long-term; 2020-2024
Goal: Promote the conservation of non-renewable energy resources.				
Objectives:				
1. Adopt and enforce development and building standards that encourage and support energy efficient design and materials in all construction and land development.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
2. Promote the use of energy efficient products in all new construction and rehabilitation projects.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
3. Update the Township's Zoning Ordinance, where appropriate, to encourage the reduction of energy costs and the use of alternate energy sources associated with the design and construction of buildings and sites.	Township Staff & Board of Supervisors; Township Engineer; Township Solicitor	N/A	N/A	Short-term; 2014-2015
4. Encourage and participate in any energy conservation planning projects or programs undertaken by Allegheny County or regional, state, and/or federal entities.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
5. Support natural resource preservation, conservation, and protection measures for both renewable and non-renewable energy resources.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
Goal: Encourage the development of renewable energy sources.				
Objectives:				

Recommendation	Responsible Entity/ Possible Partners	Possible Funding Sources	Estimated Cost	Schedule
1. Promote the development, use, and protection of renewable energy resources, i.e. solar, wind, and water, through land use regulations and other measures.	Township Staff & Board of Supervisors	N/A	N/A	Ongoing
2. Update the Township's Zoning Ordinance, where appropriate, to encourage the reduction of energy costs and the use of alternate energy sources associated with <u>the design and construction of buildings and sites.</u>	Township Staff & Board of Supervisors; Township Engineer; Township Solicitor	N/A	N/A	Short-term; 2014-2015
3. Educate residents on the impending emergence of the Marcellus Shale industry in the North Fayette community.	Township Staff & Board of Supervisors; Range Resources; Marcellus Shale Coalition	N/A	N/A	Ongoing, as-needed

Map 12
Official Map
North Fayette Township Comprehensive Plan 2014



- Legend**
- Montour Trail
 - Panhandle Trail
 - Southern Beltway
 - Donaldson Park
 - Hankey Farms Pool
 - Municipal Complex & Park
 - Township Farm Property
 - Township Parcels
 - Future Roads
 - Sanitary Sewer Extensions
 - Sidewalk Improvements
 - Streetscape Improvements
 - Trail Spurs
 - Municipal Boundary

Note: This is a draft version of the Township's Official Map. The final version will be approved as a separate process in Fall 2014.

Appendix A

15-year Road Repaving Program Table

TOWNSHIP OF NORTH FAYETTE
15-YEAR ROADWAY IMPROVEMENT PLAN
OPINION OF PROBABLE COST (PRELIMINARY)

DATED: OCTOBER 25, 2013

ITEM No. 1: ROADWAY MILLING / PROFILING, VARIABLE DEPTH (3" AVERAGE DEPTH) (SY)
ITEM No. 2: 2-1/2" OR 4" AVERAGE DEPTH, SUPERPAVE HMA BINDER COURSE, 19mm, 0 TO 0.3 MILLION DESIGN ESALS, PG 64-22, SECTION 409 (TONS)
ITEM No. 3A: 1-1/2" DEPTH, SUPERPAVE HMA WEARING COURSE, 9.5mm, 0 TO 0.3 MILLION DESIGN ESALS, PG 64-22, SRL-H, SECTION 409 (SY)
ITEM No. 3B: 2" DEPTH, SUPERPAVE HMA WEARING COURSE, 9.5mm, 0 TO 0.3 MILLION DESIGN ESALS, PG 64-22, SRL-H, SECTION 409 (SY)
ITEM No. 4: BASE REPAIR INCLUDING 10" UNCLASSIFIED EXCAVATION, CLASS IV FABRIC, INSTALLATION OF 4" BITUMINOUS MILLINGS AND 6" DEPTH SUPERPAVE HMA BASE COURSE, 25mm, 0 TO 0.3 MILLION DESIGN ESALS, PG 64-22, SECTION 309, AS DIRECTED (SY)

ITEM No. 5: 3' MINIMUM WIDTH KEYWAY MILLING (LF)
ITEM No. 6: 10" DEPTH CONCRETE PAVEMENT AT BUS STOPS & INTERSECTIONS (SY)
ITEM No. 7: CONCRETE CURB REPLACEMENT (SY)
ITEM No. 8: MAINTENANCE AND PROTECTION OF TRAFFIC DURING CONSTRUCTION AS PER PENNDOT PUBLICATION 213 AND THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LS)
ITEM No. 9: RESTORATION OF LAWN AREAS (3' AVERAGE WIDTH) (LF)
ITEM No. 10: STRUCTURE ADJUSTMENTS / STORM SEWER / ADA RAMPS / LINESTRIPING (LS)

NOTE: MEASUREMENTS ARE ESTIMATED AND WILL NEED CONFIRMED IN THE FIELD. STORM SEWER REPAIRS, SIGNAGE, ADA RAMPS, GUIDERAIL AND LINESTRIPING ARE ESTIMATED AND NEED REVIEWED FOLLOWING SELECTION OF FINAL SCOPE.

STREET NUMBER	PROGRAM YEAR	STREET NAME	TERMINI	LENGTH (FEET)	AVG. WIDTH (FEET)	RADIUS (SY)	TOTAL (SY) ON STREET	ITEM #1 \$2.50	ITEM #2 \$80.00	ITEM #3A \$7.50	ITEM #3B \$9.00	ITEM #4 \$35.00	ITEM #5 \$3.50	ITEM #6 \$100.00	ITEM #7 \$35.00	ITEM #8 \$2,000.00	ITEM #9 \$2.00	ITEM #10 10%	ROADWAY TOTAL		
1	2014	MAHONEY ROAD	FROM: HAWTHORNE DRIVE	4,125	24.5	75	11,304	11,304	2,642 4" DEPTH	0	11,304	1,130 10% INCL.	85	0	0	1	6,188	\$39,558	\$435,137		
			TO: CLIFF MINE ROAD																		
2	2014	TIMBERGLEN DRIVE	FROM: HILLTOP CIRCLE DRIVE	890	27	620	3,290	3,290	498	3,290	0	329 10% INCL.	120	0	0	1	1,335	\$8,935	\$98,280		
			TO: CUL-DE-SAC																		
3	2014	MOOSEHEAD DRIVE	FROM: CUL-DE-SAC	655	27	1,200	3,165	3,165	479	3,165	0	633 20% INCL.	55	0	0	1	983	\$9,628	\$105,912		
			TO: CUL-DE-SAC																		
4	2014	RUFFED GROUSE DRIVE	FROM: MOOSEHEAD DRIVE	445	27	25	1,360	1,360	206	1,360	0	340 25% INCL.	110	0	0	1	668	\$4,570	\$50,271		
			TO: FOREST GLEN DRIVE																		
TOTALS:				6,115			19,119	19,119	3,825	7,815	11,304	2,432	370	0	0	4	9,174	62,691	\$689,600		
																			15% CONTINGENY & ENGINEERING		\$103,440
																			2014 TOTAL		\$793,040

STREET NUMBER	PROGRAM YEAR	STREET NAME	TERMINI	LENGTH (FEET)	AVG. WIDTH (FEET)	RADIUS (SY)	TOTAL (SY) ON STREET	ITEM #1 \$2.50	ITEM #2 \$80.00	ITEM #3A \$7.50	ITEM #3B \$9.00	ITEM #4 \$35.00	ITEM #5 \$3.50	ITEM #6 \$100.00	ITEM #7 \$35.00	ITEM #8 \$2,000.00	ITEM #9 \$2.00	ITEM #10 10%	ROADWAY TOTAL		
1	2015	SUMMIT PARK DRIVE	FROM: 2012 JOINT (SAMS CLUB)	1,330	48	150	7,243	7,243	1,693 4" DEPTH	0	7,243	724 10% INCL.	200	362 5% INCL.	266 10% INCL.	1	1,995	\$29,629	\$325,918		
			TO: CHAUVET DRIVE (SOUTH)																		
1	2015	TIMBERGLEN DRIVE	FROM: HILLTOP CIRCLE DRIVE	831	27	100	2,593	2,593	392	2,593	0	259 10% INCL.	120	0	0	1	1,247	\$7,127	\$78,396		
			TO: MIDDLE CUL-DE-SAC																		
2	2015	TIMBERGLEN DRIVE	FROM: MIDDLE CUL-DE-SAC	690	27	100	2,170	2,170	328	2,170	0	217 10% INCL.	120	0	0	1	1,035	\$6,003	\$66,028		
			TO: CREEN MEADOW DRIVE																		
2	2015	WINDOVER DRIVE	FROM: HARVESTER DRIVE	755	26	560	2,741	2,741	415	2,741	0	274 10% INCL.	40	0	0	1	1,133	\$7,461	\$82,067		
			TO: CUL-DE-SAC																		
3	2015	BROOKTREE COURT	FROM: HARVESTER DRIVE	510	26	560	2,033	2,033	307	2,033	0	203 10% INCL.	40	0	0	1	765	\$5,567	\$61,232		
			TO: CUL-DE-SAC																		
5	2015	HILLTOP CIRCLE DRIVE	FROM: TIMBERGLEN DRIVE	1,955	27	50	5,915	5,915	895	5,915	0	592	120	0	0	1	2,933	\$15,976	\$175,732		
			TO: HILLTOP CIRCLE DRIVE																		
TOTALS:				6,071			22,695	22,695	4,030	15,452	7,243	2,269	640	362	266	6	9,108	71,761	\$789,372		
																			15% CONTINGENY & ENGINEERING		\$118,406
																			2015 TOTAL		\$907,777

TOWNSHIP OF NORTH FAYETTE

**15-YEAR ROADWAY IMPROVEMENT PLAN
OPINION OF PROBABLE COST (PRELIMINARY)**

DATED: OCTOBER 25, 2013

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ITEM No. 2: 2-1/2" OR 4" AVERAGE DEPTH, SUPERPAVE HMA BINDER COURSE, 19mm, 0 TO 0.3 MILLION DESIGN ESALS, PG 64-22, SECTION 409 (TONS)
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ITEM No. 3B: 2" DEPTH, SUPERPAVE HMA WEARING COURSE, 9.5mm, 0 TO 0.3 MILLION DESIGN ESALS, PG 64-22, SRL-H, SECTION 409 (SY)
ITEM No. 4: BASE REPAIR INCLUDING 10" UNCLASSIFIED EXCAVATION, CLASS IV FABRIC, INSTALLATION OF 4" BITUMINOUS MILLINGS AND 6" DEPTH SUPERPAVE HMA BASE COURSE, 25mm, 0 TO 0.3 MILLION DESIGN ESALS, PG 64-22, SECTION 309, AS DIRECTED (SY)

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NOTE: MEASUREMENTS ARE ESTIMATED AND WILL NEED CONFIRMED IN THE FIELD. STORM SEWER REPAIRS, SIGNAGE, ADA RAMP, GUIDERAIL AND LINSTRIPING ARE ESTIMATED AND NEED REVIEWED FOLLOWING SELECTION OF FINAL SCOPE.

STREET NUMBER	PROGRAM YEAR	STREET NAME	TERMINI	LENGTH (FEET)	AVG. WIDTH (FEET)	RADIUS (SY)	TOTAL (SY) ON STREET	ITEM #1 \$2.50	ITEM #2 \$80.00	ITEM #3A \$7.50	ITEM #3B \$9.00	ITEM #4 \$35.00	ITEM #5 \$3.50	ITEM #6 \$100.00	ITEM #7 \$35.00	ITEM #8 \$2,000.00	ITEM #9 \$2.00	ITEM #10 10%	ROADWAY TOTAL		
1	2016	STEUBENVILLE PIKE	FROM: SR 30	4,450	30	75	14,908	14,908	3,485	0	14,908	1,491	200	0	0	1	6,675	\$51,848	\$570,325		
			INCLUDES 5' SHOULDERS																		
			TO: PATTRIDGE LANE																		
2	2016	SILO COURT	FROM: FARMCREST DRIVE	525	27	595	2,170	2,170	328	2,170	0	217	68	0	0	1	788	\$5,935	\$65,284		
			TO: CUL-DE-SAC																		
3	2016	HARVESTER DRIVE	FROM: FARMCREST DRIVE	1,675	26	600	5,439	5,439	823	5,439	0	544	200	0	0	1	2,513	\$14,700	\$161,696		
			TO: CUL-DE-SAC																		
TOTALS:				6,650			22,517	22,517	4,636	7,609	14,908	2,252	468	0	0	3	9,976	72,482	\$797,304		
																			15% CONTINGENCY & ENGINEERING		\$119,596
																			2016 TOTAL		\$916,900

STREET NUMBER	PROGRAM YEAR	STREET NAME	TERMINI	LENGTH (FEET)	AVG. WIDTH (FEET)	RADIUS (SY)	TOTAL (SY) ON STREET	ITEM #1 \$2.50	ITEM #2 \$80.00	ITEM #3A \$7.50	ITEM #3B \$9.00	ITEM #4 \$35.00	ITEM #5 \$3.50	ITEM #6 \$100.00	ITEM #7 \$35.00	ITEM #8 \$2,000.00	ITEM #9 \$2.00	ITEM #10 10%	ROADWAY TOTAL		
1	2017	SUMMIT PARK DRIVE	FROM: CHAUVET DRIVE (SOUTH)	2,101	48	50	11,255	11,255	2,631	0	11,255	1,126	150	563	420	1	0	\$45,283	\$498,112		
			TO: PARK LANE DRIVE																		
2	2017	PERSIAN DRIVE	FROM: ABERDEEN DRIVE	800	27	560	2,960	2,960	448	2,960	0	296	50	0	0	1	1,200	\$8,038	\$88,413		
			TO: CUL-DE-SAC																		
3	2017	FARMCREST DRIVE	FROM: STEUBENVILLE PIKE	1,320	27	36	3,996	3,996	604	3,996	0	400	147	0	0	1	1,980	\$10,875	\$119,630		
			TO: SILO COURT																		
4	2017	ABERDEEN DRIVE	FROM: PALOMINO DRIVE	1,220	27	50	3,710	3,710	561	3,710	0	371	120	0	0	1	1,830	\$10,105	\$111,150		
			TO: PALOMINO DRIVE																		
5	2017	SWISS DRIVE	FROM: PALOMINO DRIVE	280	27	25	865	865	131	865	0	87	40	0	0	1	420	\$2,516	\$27,671		
			TO: DEAD END																		
TOTALS:				5,721			22,786	22,786	4,375	11,531	11,255	2,280	507	563	420	5	5,430	76,816	\$844,975		
																			15% CONTINGENCY & ENGINEERING		\$126,746
																			2017 TOTAL		\$971,721

TOWNSHIP OF NORTH FAYETTE

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1	2018	STEUBENVILLE PIKE	FROM: PATTRIDGE LANE	3,850	31	75	13,336	13,336	3,117	0	13,336	1,334	150	0	0	1	5,775	\$46,349	\$509,838		
			INCLUDES 5' SHOULDERS																		
			TO: KELSO ROAD																		
2	2018	ESTATES DRIVE	FROM: WELLINGTON DRIVE (EAST)	2,025	25	75	5,700	5,700	862	5,700	0	570	150	0	0	1	3,038	\$15,451	\$169,962		
			TO: ESTATES DRIVE																		
3	2018	ESTATES DRIVE	FROM: HAWTHORNE DRIVE	1,350	25	75	3,825	3,825	579	3,825	0	383	100	0	0	1	2,025	\$10,438	\$114,813		
			TO: WELLINGTON DRIVE (EAST)																		
4	2018	WELLINGTON DRIVE	FROM: ESTATES DRIVE	550	25	25	1,553	1,553	235	1,553	0	155	50	0	0	1	825	\$4,358	\$47,938		
			TO: ESTATES DRIVE																		
5	2018	CYPRESS COURT	FROM: ESTATES DRIVE	90	25	560	810	810	123	810	0	81	30	0	0	1	135	\$2,315	\$25,465		
			TO: CUL-DE-SAC																		
TOTALS:				7,865			25,224	25,224	4,916	11,888	13,336	2,523	480	0	0	5	11,798	78,911	\$868,016		
																			15% CONTINGENY & ENGINEERING		\$130,202
																			2018 TOTAL		\$998,218

STREET NUMBER	PROGRAM YEAR	STREET NAME	TERMINI	LENGTH (FEET)	AVG. WIDTH (FEET)	RADIUS (SY)	TOTAL (SY) ON STREET	ITEM #1 \$2.50	ITEM #2 \$80.00	ITEM #3A \$7.50	ITEM #3B \$9.00	ITEM #4 \$35.00	ITEM #5 \$3.50	ITEM #6 \$100.00	ITEM #7 \$35.00	ITEM #8 \$2,000.00	ITEM #9 \$2.00	ITEM #10 10%	ROADWAY TOTAL		
1	2019	SUMMIT PARK DRIVE	FROM: PARK LANE DRIVE	2,266	44	50	11,128	11,128	2,601	0	11,128	1,113	150	556	453	1	0	\$44,903	\$493,937		
			TO: 35 SUMMIT PARK DR																		
2	2019	PALOMINO DRIVE	FROM: FARMCREST DRIVE	2,350	27	50	7,100	7,100	1,074	7,100	0	710	120	0	0	1	3,525	\$19,124	\$210,364		
			TO: STEUBENVILLE PIKE																		
3	2019	HEREFORD DRIVE	FROM: HANKEY FARMS DRIVE	630	27	25	1,915	1,915	290	1,915	0	192	40	0	0	1	945	\$5,310	\$58,410		
			TO: DEAD END																		
4	2019	HOLSTEIN DRIVE	FROM: HANKEY FARMS DRIVE	570	27	100	1,810	1,810	274	1,810	0	181	40	0	0	1	855	\$5,021	\$55,226		
			TO: DEAD END																		
TOTALS:				5,816			21,953	21,953	4,239	10,825	11,128	2,196	350	556	453	4	5,325	74,358	\$817,937		
																			15% CONTINGENY & ENGINEERING		\$122,691
																			2019 TOTAL		\$940,627

TOWNSHIP OF NORTH FAYETTE
15-YEAR ROADWAY IMPROVEMENT PLAN
OPINION OF PROBABLE COST (PRELIMINARY)
 DATED: OCTOBER 25, 2013

ITEM No. 1: ROADWAY MILLING / PROFILING, VARIABLE DEPTH (3" AVERAGE DEPTH) (SY)
ITEM No. 2: 2-1/2" OR 4" AVERAGE DEPTH, SUPERPAVE HMA BINDER COURSE, 19mm, 0 TO 0.3 MILLION DESIGN ESALS, PG 64-22, SECTION 409 (TONS)
ITEM No. 3A: 1-1/2" DEPTH, SUPERPAVE HMA WEARING COURSE, 9.5mm, 0 TO 0.3 MILLION DESIGN ESALS, PG 64-22, SRL-H, SECTION 409 (SY)
ITEM No. 3B: 2" DEPTH, SUPERPAVE HMA WEARING COURSE, 9.5mm, 0 TO 0.3 MILLION DESIGN ESALS, PG 64-22, SRL-H, SECTION 409 (SY)
ITEM No. 4: BASE REPAIR INCLUDING 10" UNCLASSIFIED EXCAVATION, CLASS IV FABRIC, INSTALLATION OF 4" BITUMINOUS MILLINGS AND 6" DEPTH SUPERPAVE HMA BASE COURSE, 25mm, 0 TO 0.3 MILLION DESIGN ESALS, PG 64-22, SECTION 309, AS DIRECTED (SY)

ITEM No. 5: 3' MINIMUM WIDTH KEYWAY MILLING (LF)
ITEM No. 6: 10" DEPTH CONCRETE PAVEMENT AT BUS STOPS & INTERSECTIONS (SY)
ITEM No. 7: CONCRETE CURB REPLACEMENT (SY)
ITEM No. 8: MAINTENANCE AND PROTECTION OF TRAFFIC DURING CONSTRUCTION AS PER PENNDOT PUBLICATION 213 AND THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LS)
ITEM No. 9: RESTORATION OF LAWN AREAS (3' AVERAGE WIDTH) (LF)
ITEM No. 10: STRUCTURE ADJUSTMENTS / STORM SEWER / ADA RAMPS / LINESTRIPING (LS)

NOTE: MEASUREMENTS ARE ESTIMATED AND WILL NEED CONFIRMED IN THE FIELD. STORM SEWER REPAIRS, SIGNAGE, ADA RAMPS, GUIDERAIL AND LINESTRIPING ARE ESTIMATED AND NEED REVIEWED FOLLOWING SELECTION OF FINAL SCOPE.

STREET NUMBER	PROGRAM YEAR	STREET NAME	TERMINI	LENGTH (FEET)	AVG. WIDTH (FEET)	RADIUS (SY)	TOTAL (SY) ON STREET	ITEM #1 \$2.50	ITEM #2 \$80.00	ITEM #3A \$7.50	ITEM #3B \$9.00	ITEM #4 \$35.00	ITEM #5 \$3.50	ITEM #6 \$100.00	ITEM #7 \$35.00	ITEM #8 \$2,000.00	ITEM #9 \$2.00	ITEM #10 10%	ROADWAY TOTAL
1	2020	STEUBENVILLE PIKE	FROM: KELSO ROAD INCLUDES 5' SHOULDERS TO: MONARK DRIVE	4,760	30	75	15,942	15,942	3,726 4" DEPTH	0	15,942	1,594 10% INCL.	150	0	0	1	7,140	\$55,401	\$609,409
2	2020	LEGHORN DRIVE	FROM: HANKEY FARMS DRIVE TO: CUL-DE-SAC	180	27	560	1,100	1,100	166	1,100	0	110 10% INCL.	40	0	0	1	270	\$3,081	\$33,891
3	2020	CHESTERSHIRE ROAD	FROM: HANKEY FARMS DRIVE TO: DEAD END	1,080	27	25	3,265	3,265	494	3,265	0	327 10% INCL.	40	0	0	1	1,620	\$8,900	\$97,895
TOTALS:				6,020			20,307	20,307	4,386	4,365	15,942	2,031	230	0	0	3	9,030	67,381	\$741,194
15% CONTINGENCY & ENGINEERING																			\$111,179
2020 TOTAL																			\$852,373

STREET NUMBER	PROGRAM YEAR	STREET NAME	TERMINI	LENGTH (FEET)	AVG. WIDTH (FEET)	RADIUS (SY)	TOTAL (SY) ON STREET	ITEM #1 \$2.50	ITEM #2 \$80.00	ITEM #3A \$7.50	ITEM #3B \$9.00	ITEM #4 \$35.00	ITEM #5 \$3.50	ITEM #6 \$100.00	ITEM #7 \$35.00	ITEM #8 \$2,000.00	ITEM #9 \$2.00	ITEM #10 10%	ROADWAY TOTAL
1	2021	SUMMIT PARK DRIVE	FROM: 35 SUMMIT PARK DR TO: TOWNSHIP LINE	1,134	44	50	5,594	5,594	1,308 4" DEPTH	0	5,594	559 10% INCL.	150	280 5% INCL.	227 10% INCL.	1	0	\$22,697	\$249,666
2	2021	LONGHORN DRIVE	FROM: HANKEY FARMS DRIVE TO: CUL-DE-SAC	315	27	560	1,505	1,505	228	1,505	0	151 10% INCL.	40	0	0	1	473	\$4,166	\$45,827
3	2021	BANTAM ROAD	FROM: HANKEY FARMS DRIVE TO: CUL-DE-SAC	340	27	560	1,580	1,580	239	1,580	0	158 10% INCL.	40	0	0	1	510	\$4,361	\$47,971
4	2021	CHAUVET DRIVE	FROM: SUMMIT PARK DRIVE TO: SUMMIT PARK DRIVE	1,860	36	50	7,490	7,490	1,133	7,490	0	749 10% INCL.	150	0	372 10% INCL.	1	0	\$20,730	\$228,030
5	2021	MONTOUR CHURCH ROAD	FROM: SUMMIT PARK DRIVE TO: DEAD END	450	55	400	3,150	3,150	476	3,150	0	315 10% INCL.	48	0	90 10% INCL.	1	0	\$8,592	\$94,515
6	2021	HOME DRIVE	FROM: SUMMIT PARK DRIVE TO: CUL-DE-SAC	450	48	575	2,975	2,975	450	2,975	0	298 10% INCL.	48	0	90 10% INCL.	1	0	\$8,150	\$89,648
7	2021	ANDREW DRIVE	FROM: SUMMIT PARK DRIVE TO: CUL-DE-SAC	260	38	575	1,673	1,673	253	1,673	0	167 10% INCL.	250	0	90 10% INCL.	1	0	\$4,884	\$53,724
TOTALS:				4,809			23,967	23,967	4,087	18,373	5,594	2,397	726	280	869	7	983	73,580	\$809,381
15% CONTINGENCY & ENGINEERING																			\$121,407
2021 TOTAL																			\$930,788

TOWNSHIP OF NORTH FAYETTE
15-YEAR ROADWAY IMPROVEMENT PLAN
OPINION OF PROBABLE COST (PRELIMINARY)
 DATED: OCTOBER 25, 2013

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ITEM No. 2: 2-1/2" OR 4" AVERAGE DEPTH, SUPERPAVE HMA BINDER COURSE, 19mm, 0 TO 0.3 MILLION DESIGN ESALs, PG 64-22, SECTION 409 (TONS)
ITEM No. 3A: 1-1/2" DEPTH, SUPERPAVE HMA WEARING COURSE, 9.5mm, 0 TO 0.3 MILLION DESIGN ESALs, PG 64-22, SRL-H, SECTION 409 (SY)
ITEM No. 3B: 2" DEPTH, SUPERPAVE HMA WEARING COURSE, 9.5mm, 0 TO 0.3 MILLION DESIGN ESALs, PG 64-22, SRL-H, SECTION 409 (SY)
ITEM No. 4: BASE REPAIR INCLUDING 10" UNCLASSIFIED EXCAVATION, CLASS IV FABRIC, INSTALLATION OF 4" BITUMINOUS MILLINGS AND 6" DEPTH SUPERPAVE HMA BASE COURSE, 25mm, 0 TO 0.3 MILLION DESIGN ESALs, PG 64-22, SECTION 309, AS DIRECTED (SY)

ITEM No. 5: 3' MINIMUM WIDTH KEYWAY MILLING (LF)
ITEM No. 6: 10" DEPTH CONCRETE PAVEMENT AT BUS STOPS & INTERSECTIONS (SY)
ITEM No. 7: CONCRETE CURB REPLACEMENT (SY)
ITEM No. 8: MAINTENANCE AND PROTECTION OF TRAFFIC DURING CONSTRUCTION AS PER PENNDOT PUBLICATION 213 AND THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LS)
ITEM No. 9: RESTORATION OF LAWN AREAS (3' AVERAGE WIDTH) (LF)
ITEM No. 10: STRUCTURE ADJUSTMENTS / STORM SEWER / ADA RAMPS / LINESSTRIPING (LS)

NOTE: MEASUREMENTS ARE ESTIMATED AND WILL NEED CONFIRMED IN THE FIELD. STORM SEWER REPAIRS, SIGNAGE, ADA RAMPS, GUIDERAIL AND LINESSTRIPING ARE ESTIMATED AND NEED REVIEWED FOLLOWING SELECTION OF FINAL SCOPE.

STREET NUMBER	PROGRAM YEAR	STREET NAME	TERMINI	LENGTH (FEET)	AVG. WIDTH (FEET)	RADIUS (SY)	TOTAL (SY) ON STREET	ITEM #1 \$2.50	ITEM #2 \$80.00	ITEM #3A \$7.50	ITEM #3B \$9.00	ITEM #4 \$35.00	ITEM #5 \$3.50	ITEM #6 \$100.00	ITEM #7 \$35.00	ITEM #8 \$2,000.00	ITEM #9 \$2.00	ITEM #10 10%	ROADWAY TOTAL										
1	2022	STEUBENVILLE PIKE	FROM: MONARK DRIVE	4,561	31	75	15,785	15,785	3,690	0	15,785	1,579	150	0	0	1	6,842	\$54,820	\$603,022										
			INCLUDES 5' SHOULDERS																										
			TO: SR 980																										
2	2022	HANKEY FARMS DRIVE	FROM: STEUBENVILLE PIKE	2,900	27	50	8,750	8,750	1,323	8,750	0	875	200	0	0	1	4,350	\$23,537	\$258,902										
			TO: STEUBENVILLE PIKE																										
			TOTALS:																										
																	24,535	24,535	5,013	8,750	15,785	2,454	350	0	0	2	11,192	78,357	\$861,923
																	15% CONTINGENY & ENGINEERING			\$129,288									
																	2022 TOTAL			\$991,212									

STREET NUMBER	PROGRAM YEAR	STREET NAME	TERMINI	LENGTH (FEET)	AVG. WIDTH (FEET)	RADIUS (SY)	TOTAL (SY) ON STREET	ITEM #1 \$2.50	ITEM #2 \$80.00	ITEM #3A \$7.50	ITEM #3B \$9.00	ITEM #4 \$35.00	ITEM #5 \$3.50	ITEM #6 \$100.00	ITEM #7 \$35.00	ITEM #8 \$2,000.00	ITEM #9 \$2.00	ITEM #10 10%	ROADWAY TOTAL										
1	2023	WEST ALLEGHENY ROAD	FROM: STEUBENVILLE PIKE	2,675	30	400	9,317	9,317	2,178	0	9,317	932	200	0	0	1	4,013	\$32,473	\$357,205										
			INCLUDES 5' SHOULDERS																										
			TO: HSE #236																										
2	2023	PARK LANE DRIVE	FROM: SUMMIT PARK DRIVE	2,620	30	100	8,833	8,833	2,065	0	8,833	883	150	0	524	1	0	\$31,855	\$350,404										
			TO: SUMMIT PARK DRIVE																										
			TOTALS:																										
3	2023	HEMLOCK COURT	FROM: HOLLY HILL DRIVE	740	27	725	2,945	2,945	445	2,945	0	295	40	0	0	1	1,110	\$7,974	\$87,709										
			TO: CUL-DE-SAC																										
			TOTALS:																										
																	21,095	21,095	4,688	2,945	18,150	2,110	390	0	524	3	5,123	72,302	\$795,318
																	15% CONTINGENY & ENGINEERING			\$119,298									
																	2023 TOTAL			\$914,615									

STREET NUMBER	PROGRAM YEAR	STREET NAME	TERMINI	LENGTH (FEET)	AVG. WIDTH (FEET)	RADIUS (SY)	TOTAL (SY) ON STREET	ITEM #1 \$2.50	ITEM #2 \$80.00	ITEM #3A \$7.50	ITEM #3B \$9.00	ITEM #4 \$35.00	ITEM #5 \$3.50	ITEM #6 \$100.00	ITEM #7 \$35.00	ITEM #8 \$2,000.00	ITEM #9 \$2.00	ITEM #10 10%	ROADWAY TOTAL										
1	2024	WEST ALLEGHENY ROAD	FROM: HSE# 236	2,570	31	75	8,927	8,927	2,087	0	8,927	893	200	0	0	1	3,855	\$31,129	\$342,414										
			TO: CLIFF MINE ROAD																										
			TOTALS:																										
2	2024	AZALEA DRIVE	FROM: GAMBLE ROAD	750	27	725	2,975	2,975	450	2,975	0	298	40	0	0	1	1,125	\$8,057	\$88,627										
			TO: CUL-DE-SAC																										
			TOTALS:																										
3	2024	FERN DRIVE	FROM: GAMBLE ROAD	175	27	25	550	550	83	550	0	55	80	0	0	1	263	\$1,687	\$18,558										
			TO: HOLLY HILL DRIVE																										
			TOTALS:																										
4	2024	LILAC COURT	FROM: GAMBLE ROAD	1,010	27	1,400	4,430	4,430	670	4,430	0	443	40	0	0	1	1,515	\$11,858	\$130,433										
			TO: CUL-DE-SAC																										
			TOTALS:																										
5	2024	HOLLY HILL DRIVE	FROM: CUL-DE-SAC	1,740	27	2,150	7,370	7,370	1,115	7,370	0	737	80	0	0	1	2,610	\$19,620	\$215,815										
			TO: CUL-DE-SAC																										
			TOTALS:																										
																	24,252	24,252	4,405	15,325	8,927	2,426	440	0	0	5	9,368	72,350	\$795,846
																	15% CONTINGENY & ENGINEERING			\$119,377									
																	2024 TOTAL			\$915,223									

TOWNSHIP OF NORTH FAYETTE
15-YEAR ROADWAY IMPROVEMENT PLAN
OPINION OF PROBABLE COST (PRELIMINARY)

DATED: OCTOBER 25, 2013

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ITEM No. 2: 2-1/2" OR 4" AVERAGE DEPTH, SUPERPAVE HMA BINDER COURSE, 19mm, 0 TO 0.3 MILLION DESIGN ESALS, PG 64-22, SECTION 409 (TONS)
ITEM No. 3A: 1-1/2" DEPTH, SUPERPAVE HMA WEARING COURSE, 9.5mm, 0 TO 0.3 MILLION DESIGN ESALS, PG 64-22, SRL-H, SECTION 409 (SY)
ITEM No. 3B: 2" DEPTH, SUPERPAVE HMA WEARING COURSE, 9.5mm, 0 TO 0.3 MILLION DESIGN ESALS, PG 64-22, SRL-H, SECTION 409 (SY)
ITEM No. 4: BASE REPAIR INCLUDING 10" UNCLASSIFIED EXCAVATION, CLASS IV FABRIC, INSTALLATION OF 4" BITUMINOUS MILLINGS AND 6" DEPTH SUPERPAVE HMA BASE COURSE, 25mm, 0 TO 0.3 MILLION DESIGN ESALS, PG 64-22, SECTION 309, AS DIRECTED (SY)

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STREET NUMBER	PROGRAM YEAR	STREET NAME	TERMINI	LENGTH (FEET)	AVG. WIDTH (FEET)	RADIUS (SY)	TOTAL (SY) ON STREET	ITEM #1 \$2.50	ITEM #2 \$80.00	ITEM #3A \$7.50	ITEM #3B \$9.00	ITEM #4 \$35.00	ITEM #5 \$3.50	ITEM #6 \$100.00	ITEM #7 \$35.00	ITEM #8 \$2,000.00	ITEM #9 \$2.00	ITEM #10 10%	ROADWAY TOTAL		
1	2025	NOBLESTOWN ROAD	FROM: LAUREL HILL ROAD	4,500	26	75	13,075	13,075	3,056 4" DEPTH	0	13,075	1,308 10% INCL.	200	0	0	1	6,750	\$45,682	\$502,505		
			TO: MARGARETTE STREET																		
2	2025	BRIAR PATH	FROM: FOREST GLEN DRIVE	1,385	27	800	4,955	4,955	749	4,955	0	496 10% INCL.	100	0	0	1	2,078	\$13,334	\$146,670		
			TO: CUL-DE-SAC																		
3	2025	GAMBLE ROAD	FROM: 400' BEFORE FERN DR.	1,455	27	1,400	5,765	5,765	872	5,765	0	577 10% INCL.	200	0	0	1	2,183	\$15,467	\$170,138		
			TO: LILAC COURT																		
TOTALS:				7,340			13,075	23,795	4,677	10,720	13,075	2,381	500	0	0	3	11,011	74,483	\$819,312		
																			15% CONTINGENCY & ENGINEERING		\$122,897
																			2025 TOTAL		\$942,209

STREET NUMBER	PROGRAM YEAR	STREET NAME	TERMINI	LENGTH (FEET)	AVG. WIDTH (FEET)	RADIUS (SY)	TOTAL (SY) ON STREET	ITEM #1 \$2.50	ITEM #2 \$80.00	ITEM #3A \$7.50	ITEM #3B \$9.00	ITEM #4 \$35.00	ITEM #5 \$3.50	ITEM #6 \$100.00	ITEM #7 \$35.00	ITEM #8 \$2,000.00	ITEM #9 \$2.00	ITEM #10 10%	ROADWAY TOTAL		
1	2026	NOBLESTOWN ROAD	FROM: MARGARETTE STREET	4,070	26	100	11,858	11,858	2,772 4" DEPTH	0	11,858	1,186 10% INCL.	400	0	0	1	6,105	\$41,525	\$456,772		
			TO: POINTE WEST DRIVE																		
2	2026	TIMBER TRAIL	FROM: WALDEN WAY	540	27	50	1,670	1,670	253	1,670	0	167 10% INCL.	80	0	0	1	810	\$4,669	\$51,354		
			TO: END OF TWP ROAD																		
2	2026	WALNUT STRAND ROAD	FROM: PINOAK LANE	1,230	27	50	3,740	3,740	566	3,740	0	374 10% INCL.	160	0	0	1	1,845	\$10,202	\$112,222		
			TO: TIMBER TRAIL																		
4	2026	WALDEN WAY	FROM: FOREST GLEN ROAD	2,096	27	50	6,338	6,338	959	6,338	0	634 10% INCL.	160	0	0	1	3,144	\$17,114	\$188,252		
			TO: TIMBER TRAIL																		
TOTALS:				7,936			23,606	23,606	4,550	11,748	11,858	2,361	800	0	0	4	11,904	73,509	\$808,599		
																			15% CONTINGENCY & ENGINEERING		\$121,290
																			2026 TOTAL		\$929,889

TOWNSHIP OF NORTH FAYETTE
15-YEAR ROADWAY IMPROVEMENT PLAN
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1	2027	NOBLESTOWN ROAD	FROM: POINTE WEST DRIVE	3,200	26	100	9,344	9,344	2,184 4" DEPTH	0	9,344	934 10% INCL.	400	0	0	1	4,800	\$32,787	\$360,653		
			TO: SHORT STREET																		
2	2027	PINOAK LANE	FROM: LOGAN ROAD	1,310	27	50	3,980	3,980	602	3,980	0	398 10% INCL.	160	0	0	1	1,965	\$10,838	\$119,218		
			TO: WALDEN WAY																		
3	2027	HICKORY CIRCLE	FROM: PINOAK LANE	270	27	575	1,385	1,385	209	1,385	0	139 10% INCL.	80	0	0	1	405	\$3,853	\$42,378		
			TO: CUL-DE-SAC																		
4	2027	CAROLYN DRIVE	FROM: DARLENE DRIVE	545	16	25	994	994	150	994	0	99 10% INCL.	60	0	0	1	818	\$2,925	\$32,176		
			TO: CLIFF MINE ROAD																		
5	2027	ELK RUSH ROAD	FROM: FOREST GLEN DRIVE	1,900	27	50	5,750	5,750	870	5,750	0	575 10% INCL.	160	0	0	1	2,850	\$15,549	\$171,034		
			TO: TIMBERGLEN DRIVE																		
6	2027	PHEASANT WALK DRIVE	FROM: FOX CHASE DRIVE	520	27	50	1,610	1,610	244	1,610	0	161 10% INCL.	80	0	0	1	780	\$4,510	\$49,605		
			TO: ELK RUSH DRIVE																		
7	2027	DEER RUN CIRCLE	FROM: ELK RUSH DRIVE	220	27	575	1,235	1,235	187	1,235	0	124 10% INCL.	40	0	0	1	330	\$3,445	\$37,895		
			TO: CUL-DE-SAC																		
TOTALS:				7,965			24,298	24,298	4,446	14,954	9,344	2,430	980	0	0	7	11,948	73,905	\$812,957		
																			15% CONTINGENY & ENGINEERING		\$121,944
																			2027 TOTAL		\$934,901

STREET NUMBER	PROGRAM YEAR	STREET NAME	TERMINI	LENGTH (FEET)	AVG. WIDTH (FEET)	RADIUS (SY)	TOTAL (SY) ON STREET	ITEM #1 \$2.50	ITEM #2 \$80.00	ITEM #3A \$7.50	ITEM #3B \$9.00	ITEM #4 \$35.00	ITEM #5 \$3.50	ITEM #6 \$100.00	ITEM #7 \$35.00	ITEM #8 \$2,000.00	ITEM #9 \$2.00	ITEM #10 10%	ROADWAY TOTAL		
1	2028	NOBLESTOWN ROAD	FROM: SHORT STREET	3,510	26	100	10,240	10,240	2,394 4" DEPTH	0	10,240	1,024 10% INCL.	200	0	0	1	5,265	\$35,835	\$394,185		
			TO: WHITTENGALE ROAD																		
2	2028	DARLENE DRIVE	FROM: GREEN MEADOW DRIVE	1,930	27	1,080	6,870	6,870	1,039	6,870	0	687 10% INCL.	40	0	0	1	2,895	\$18,380	\$202,175		
			TO: CUL-DE-SAC																		
3	2028	GREEN MEADOW DRIVE	FROM: CLIFF MINE ROAD	2,577	27	675	8,406	8,406	1,271	8,406	0	841 10% INCL.	80	0	0	1	3,866	\$22,519	\$247,706		
			TO: TIMBERGLEN DRIVE																		
TOTALS:				8,017			25,516	25,516	4,704	15,276	10,240	2,552	320	0	0	3	12,026	76,733	\$844,065		
																			15% CONTINGENY & ENGINEERING		\$126,610
																			2028 TOTAL		\$970,675

Appendix B

Retail Opportunity Gap Data

RMP Opportunity Gap - Retail Stores

Radius 1: 7679 STEUBENVILLE PIKE, OAKDALE, PA 15071-9335, 0.00 - 1.00 Miles, Total

Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Total Retail Sales Incl Eating and Drinking Places	107,538,954	302,413,443	(194,874,489)
Motor Vehicle and Parts Dealers-441	18,453,438	4,372,077	14,081,361
Automotive Dealers-4411	14,242,391	146,554	14,095,837
Other Motor Vehicle Dealers-4412	2,564,489	0	2,564,489
Automotive Parts/Accsrs, Tire Stores-4413	1,646,557	4,225,523	(2,578,966)
Furniture and Home Furnishings Stores-442	2,264,476	5,951,696	(3,687,220)
Furniture Stores-4421	1,230,314	5,005,440	(3,775,126)
Home Furnishing Stores-4422	1,034,163	946,256	87,907
Electronics and Appliance Stores-443	2,474,350	11,742,652	(9,268,302)
Appliances, TVs, Electronics Stores-44311	1,829,895	11,369,032	(9,539,137)
Household Appliances Stores-443111	305,212	651,032	(345,820)
Radio, Television, Electronics Stores-443112	1,524,683	10,718,000	(9,193,317)
Computer and Software Stores-44312	576,141	197,579	378,562
Camera and Photographic Equipment Stores-44313	68,314	176,042	(107,728)
Building Material, Garden Equip Stores -444	10,750,085	19,249,530	(8,499,445)
Building Material and Supply Dealers-4441	9,618,894	19,247,893	(9,628,999)
Home Centers-44411	3,917,430	18,277,552	(14,360,122)
Paint and Wallpaper Stores-44412	154,604	0	154,604
Hardware Stores-44413	948,337	0	948,337
Other Building Materials Dealers-44419	4,598,523	970,341	3,628,182
Building Materials, Lumberyards-444191	1,832,053	379,403	1,452,650
Lawn, Garden Equipment, Supplies Stores-4442	1,131,191	1,637	1,129,554
Outdoor Power Equipment Stores-44421	199,295	0	199,295
Nursery and Garden Centers-44422	931,896	1,637	930,259
Food and Beverage Stores-445	13,294,427	128,577	13,165,850
Grocery Stores-4451	11,416,041	128,577	11,287,464
Supermarkets, Grocery (Ex Conv) Stores-44511	10,838,097	0	10,838,097
Convenience Stores-44512	577,944	128,577	449,367
Specialty Food Stores-4452	949,084	0	949,084
Beer, Wine and Liquor Stores-4453	929,302	0	929,302
Health and Personal Care Stores-446	5,544,778	2,674,249	2,870,529
Pharmancies and Drug Stores-44611	4,403,594	1,580,571	2,823,023
Cosmetics, Beauty Supplies, Perfume Stores-44612	384,710	245,723	138,987
Optical Goods Stores-44613	260,410	607,109	(346,699)
Other Health and Personal Care Stores-44619	496,065	240,847	255,218



RMP Opportunity Gap - Retail Stores

Radius 1: 7679 STEUBENVILLE PIKE, OAKDALE, PA 15071-9335, 0.00 - 1.00 Miles, Total

Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Gasoline Stations-447	10,584,743	4,309,774	6,274,969
Gasoline Stations With Conv Stores-44711	7,726,902	2,619,930	5,106,972
Other Gasoline Stations-44719	2,857,841	1,689,844	1,167,997
Clothing and Clothing Accessories Stores-448	5,243,237	7,559,389	(2,316,152)
Clothing Stores-4481	3,957,101	6,460,145	(2,503,044)
Men's Clothing Stores-44811	224,139	1,810,622	(1,586,483)
Women's Clothing Stores-44812	898,832	2,066,621	(1,167,789)
Childrens, Infants Clothing Stores-44813	239,054	0	239,054
Family Clothing Stores-44814	2,067,708	2,438,738	(371,030)
Clothing Accessories Stores-44815	169,644	106,155	63,489
Other Clothing Stores-44819	357,724	38,008	319,716
Shoe Stores-4482	596,201	608,697	(12,496)
Jewelry, Luggage, Leather Goods Stores-4483	689,934	490,547	199,387
Jewelry Stores-44831	641,977	490,547	151,430
Luggage and Leather Goods Stores-44832	47,957	0	47,957
Sporting Goods, Hobby, Book, Music Stores-451	2,016,153	5,171,243	(3,155,090)
Sportng Goods, Hobby, Musical Inst Stores-4511	1,552,858	3,785,639	(2,232,781)
Sporting Goods Stores-45111	858,428	539,837	318,591
Hobby, Toys and Games Stores-45112	418,434	3,227,909	(2,809,475)
Sew/Needlework/Piece Goods Stores-45113	120,970	0	120,970
Musical Instrument and Supplies Stores-45114	155,027	17,894	137,133
Book, Periodical and Music Stores-4512	463,295	1,385,604	(922,309)
Book Stores and News Dealers-45121	368,860	1,385,604	(1,016,744)
Book Stores-451211	335,523	1,385,604	(1,050,081)
News Dealers and Newsstands-451212	33,337	0	33,337
Prerecorded Tapes, CDs, Record Stores-45122	94,435	0	94,435
General Merchandise Stores-452	13,614,281	71,222,989	(57,608,708)
Department Stores Excl Leased Depts-4521	5,607,603	25,937,293	(20,329,690)
Other General Merchandise Stores-4529	8,006,678	45,285,696	(37,279,018)
Miscellaneous Store Retailers-453	3,117,510	3,197,038	(79,528)
Florists-4531	137,657	99,293	38,364
Office Supplies, Stationery, Gift Stores-4532	1,003,764	787,420	216,344
Office Supplies and Stationery Stores-45321	586,772	0	586,772
Gift, Novelty and Souvenir Stores-45322	416,992	787,420	(370,428)
Used Merchandise Stores-4533	283,108	465,656	(182,548)
Other Miscellaneous Store Retailers-4539	1,692,982	1,844,670	(151,688)
Non-Store Retailers-454	8,173,508	151,128,299	(142,954,791)
Foodservice and Drinking Places-722	12,007,968	15,705,930	(3,697,962)
Full-Service Restaurants-7221	5,603,309	12,776,878	(7,173,569)



Prepared On: Fri Jul 19, 2013

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Prepared By:

Project Code:

Nielsen Solution Center 1 800 866 6511

Prepared For: North Fayette Township

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RMP Opportunity Gap - Retail Stores

Radius 1: 7679 STEUBENVILLE PIKE, OAKDALE, PA 15071-9335, 0.00 - 1.00 Miles, Total

Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Limited-Service Eating Places-7222	4,892,221	2,702,633	2,189,588
Special Foodservices-7223	947,954	2,107	945,847
Drinking Places -Alcoholic Beverages-7224	564,483	224,313	340,170
GAFO *	26,616,261	102,435,388	(75,819,127)
General Merchandise Stores-452	13,614,281	71,222,989	(57,608,708)
Clothing and Clothing Accessories Stores-448	5,243,237	7,559,389	(2,316,152)
Furniture and Home Furnishings Stores-442	2,264,476	5,951,696	(3,687,220)
Electronics and Appliance Stores-443	2,474,350	11,742,652	(9,268,302)
Sporting Goods, Hobby, Book, Music Stores-451	2,016,153	5,171,243	(3,155,090)
Office Supplies, Stationery, Gift Stores-4532	1,003,764	787,420	216,344

RMP Opportunity Gap - Retail Stores

Radius 2: 7679 STEUBENVILLE PIKE, OAKDALE, PA 15071-9335, 0.00 - 3.00 Miles, Total

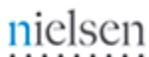
Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Total Retail Sales Incl Eating and Drinking Places	344,221,086	1,043,134,744	(698,913,658)
Motor Vehicle and Parts Dealers-441	59,378,581	67,841,428	(8,462,847)
Automotive Dealers-4411	45,875,392	57,946,622	(12,071,230)
Other Motor Vehicle Dealers-4412	8,250,648	765,271	7,485,377
Automotive Parts/Accsrs, Tire Stores-4413	5,252,540	9,129,535	(3,876,995)
Furniture and Home Furnishings Stores-442	7,266,157	38,638,016	(31,371,859)
Furniture Stores-4421	3,938,370	34,369,538	(30,431,168)
Home Furnishing Stores-4422	3,327,787	4,268,479	(940,692)
Electronics and Appliance Stores-443	7,786,128	15,774,521	(7,988,393)
Appliances, TVs, Electronics Stores-44311	5,757,781	13,716,903	(7,959,122)
Household Appliances Stores-443111	974,643	863,555	111,088
Radio, Television, Electronics Stores-443112	4,783,138	12,853,349	(8,070,211)
Computer and Software Stores-44312	1,813,984	1,755,402	58,582
Camera and Photographic Equipment Stores-44313	214,363	302,216	(87,853)
Building Material, Garden Equip Stores -444	34,773,857	45,258,013	(10,484,156)
Building Material and Supply Dealers-4441	31,132,103	44,871,322	(13,739,219)
Home Centers-44411	12,633,141	33,641,708	(21,008,567)
Paint and Wallpaper Stores-44412	504,301	0	504,301
Hardware Stores-44413	3,049,679	3,574,274	(524,595)
Other Building Materials Dealers-44419	14,944,981	7,655,340	7,289,641
Building Materials, Lumberyards-444191	5,890,368	2,993,234	2,897,134
Lawn, Garden Equipment, Supplies Stores-4442	3,641,754	386,691	3,255,063
Outdoor Power Equipment Stores-44421	645,156	9,850	635,306
Nursery and Garden Centers-44422	2,996,599	376,841	2,619,758
Food and Beverage Stores-445	42,658,708	40,197,000	2,461,708
Grocery Stores-4451	36,675,624	23,493,712	13,181,912
Supermarkets, Grocery (Ex Conv) Stores-44511	34,824,762	21,767,397	13,057,365
Convenience Stores-44512	1,850,862	1,726,314	124,548
Specialty Food Stores-4452	3,053,929	373,402	2,680,527
Beer, Wine and Liquor Stores-4453	2,929,154	16,329,887	(13,400,733)
Health and Personal Care Stores-446	17,842,443	17,914,308	(71,865)
Pharmancies and Drug Stores-44611	14,160,002	9,758,402	4,401,600
Cosmetics, Beauty Supplies, Perfume Stores-44612	1,237,865	3,832,788	(2,594,923)
Optical Goods Stores-44613	848,208	2,761,182	(1,912,974)
Other Health and Personal Care Stores-44619	1,596,367	1,561,936	34,431



RMP Opportunity Gap - Retail Stores

Radius 2: 7679 STEUBENVILLE PIKE, OAKDALE, PA 15071-9335, 0.00 - 3.00 Miles, Total

Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Gasoline Stations-447	33,390,008	100,187,844	(66,797,836)
Gasoline Stations With Conv Stores-44711	24,418,498	95,045,829	(70,627,331)
Other Gasoline Stations-44719	8,971,510	5,142,014	3,829,496
Clothing and Clothing Accessories Stores-448	16,865,629	87,596,367	(70,730,738)
Clothing Stores-4481	12,708,324	73,532,297	(60,823,973)
Men's Clothing Stores-44811	716,207	3,777,376	(3,061,169)
Women's Clothing Stores-44812	2,898,665	20,108,737	(17,210,072)
Childrens, Infants Clothing Stores-44813	760,704	10,412,276	(9,651,572)
Family Clothing Stores-44814	6,633,487	36,080,299	(29,446,812)
Clothing Accessories Stores-44815	548,195	1,136,665	(588,470)
Other Clothing Stores-44819	1,151,066	2,016,944	(865,878)
Shoe Stores-4482	1,898,828	12,094,049	(10,195,221)
Jewelry, Luggage, Leather Goods Stores-4483	2,258,476	1,970,021	288,455
Jewelry Stores-44831	2,104,418	1,908,221	196,197
Luggage and Leather Goods Stores-44832	154,058	61,800	92,258
Sporting Goods, Hobby, Book, Music Stores-451	6,440,214	34,340,821	(27,900,607)
Sportng Goods, Hobby, Musical Inst Stores-4511	4,963,266	29,284,047	(24,320,781)
Sporting Goods Stores-45111	2,735,186	10,689,644	(7,954,458)
Hobby, Toys and Games Stores-45112	1,374,816	12,243,649	(10,868,833)
Sew/Needlework/Piece Goods Stores-45113	376,124	1,666,626	(1,290,502)
Musical Instrument and Supplies Stores-45114	477,141	4,684,128	(4,206,987)
Book, Periodical and Music Stores-4512	1,476,947	5,056,774	(3,579,827)
Book Stores and News Dealers-45121	1,182,993	5,056,774	(3,873,781)
Book Stores-451211	1,075,759	5,055,047	(3,979,288)
News Dealers and Newsstands-451212	107,234	1,728	105,506
Prerecorded Tapes, CDs, Record Stores-45122	293,955	0	293,955
General Merchandise Stores-452	43,693,681	152,847,576	(109,153,895)
Department Stores Excl Leased Depts-4521	17,990,835	45,249,600	(27,258,765)
Other General Merchandise Stores-4529	25,702,846	107,597,975	(81,895,129)
Miscellaneous Store Retailers-453	9,985,780	18,286,718	(8,300,938)
Florists-4531	448,197	189,111	259,086
Office Supplies, Stationery, Gift Stores-4532	3,206,901	13,105,304	(9,898,403)
Office Supplies and Stationery Stores-45321	1,862,637	8,086,701	(6,224,064)
Gift, Novelty and Souvenir Stores-45322	1,344,264	5,018,604	(3,674,340)
Used Merchandise Stores-4533	908,848	705,205	203,643
Other Miscellaneous Store Retailers-4539	5,421,835	4,287,098	1,134,737
Non-Store Retailers-454	26,185,453	354,071,975	(327,886,522)
Foodservice and Drinking Places-722	37,954,448	70,180,157	(32,225,709)
Full-Service Restaurants-7221	17,694,530	47,408,111	(29,713,581)



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Project Code:

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Prepared For: North Fayette Township

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RMP Opportunity Gap - Retail Stores

Radius 2: 7679 STEUBENVILLE PIKE, OAKDALE, PA 15071-9335, 0.00 - 3.00 Miles, Total

Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Limited-Service Eating Places-7222	15,472,461	17,407,321	(1,934,860)
Special Foodservices-7223	3,000,199	2,475,453	524,746
Drinking Places -Alcoholic Beverages-7224	1,787,257	2,889,272	(1,102,015)
GAFO *	85,258,709	342,302,606	(257,043,897)
General Merchandise Stores-452	43,693,681	152,847,576	(109,153,895)
Clothing and Clothing Accessories Stores-448	16,865,629	87,596,367	(70,730,738)
Furniture and Home Furnishings Stores-442	7,266,157	38,638,016	(31,371,859)
Electronics and Appliance Stores-443	7,786,128	15,774,521	(7,988,393)
Sporting Goods, Hobby, Book, Music Stores-451	6,440,214	34,340,821	(27,900,607)
Office Supplies, Stationery, Gift Stores-4532	3,206,901	13,105,304	(9,898,403)

RMP Opportunity Gap - Retail Stores

Radius 3: 7679 STEUBENVILLE PIKE, OAKDALE, PA 15071-9335, 0.00 - 5.00 Miles, Total

Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Total Retail Sales Incl Eating and Drinking Places	852,116,791	3,062,444,704	(2,210,327,913)
Motor Vehicle and Parts Dealers-441	150,026,503	93,329,634	56,696,869
Automotive Dealers-4411	115,851,233	76,683,813	39,167,420
Other Motor Vehicle Dealers-4412	21,119,819	4,694,138	16,425,681
Automotive Parts/Accsrs, Tire Stores-4413	13,055,452	11,951,682	1,103,770
Furniture and Home Furnishings Stores-442	17,911,316	47,123,797	(29,212,481)
Furniture Stores-4421	9,707,435	41,081,125	(31,373,690)
Home Furnishing Stores-4422	8,203,881	6,042,672	2,161,209
Electronics and Appliance Stores-443	19,246,772	20,449,935	(1,203,163)
Appliances, TVs, Electronics Stores-44311	14,198,187	16,014,000	(1,815,813)
Household Appliances Stores-443111	2,403,643	1,055,867	1,347,776
Radio, Television, Electronics Stores-443112	11,794,544	14,958,133	(3,163,589)
Computer and Software Stores-44312	4,525,327	4,133,718	391,609
Camera and Photographic Equipment Stores-44313	523,258	302,216	221,042
Building Material, Garden Equip Stores -444	86,877,251	61,614,528	25,262,723
Building Material and Supply Dealers-4441	77,772,830	60,895,491	16,877,339
Home Centers-44411	31,431,810	38,059,366	(6,627,556)
Paint and Wallpaper Stores-44412	1,276,358	103,853	1,172,505
Hardware Stores-44413	7,562,325	4,419,819	3,142,506
Other Building Materials Dealers-44419	37,502,337	18,312,453	19,189,884
Building Materials, Lumberyards-444191	14,685,481	7,160,160	7,525,321
Lawn, Garden Equipment, Supplies Stores-4442	9,104,420	719,037	8,385,383
Outdoor Power Equipment Stores-44421	1,651,447	77,214	1,574,233
Nursery and Garden Centers-44422	7,452,973	641,823	6,811,150
Food and Beverage Stores-445	104,961,192	66,856,742	38,104,450
Grocery Stores-4451	90,240,151	38,775,465	51,464,686
Supermarkets, Grocery (Ex Conv) Stores-44511	85,722,284	35,596,752	50,125,532
Convenience Stores-44512	4,517,866	3,178,713	1,339,153
Specialty Food Stores-4452	7,509,790	1,086,256	6,423,534
Beer, Wine and Liquor Stores-4453	7,211,251	26,995,021	(19,783,770)
Health and Personal Care Stores-446	44,578,228	52,733,452	(8,155,224)
Pharmancies and Drug Stores-44611	35,369,940	28,276,614	7,093,326
Cosmetics, Beauty Supplies, Perfume Stores-44612	3,098,719	5,735,807	(2,637,088)
Optical Goods Stores-44613	2,121,213	3,930,123	(1,808,910)
Other Health and Personal Care Stores-44619	3,988,355	14,790,907	(10,802,552)



RMP Opportunity Gap - Retail Stores

Radius 3: 7679 STEUBENVILLE PIKE, OAKDALE, PA 15071-9335, 0.00 - 5.00 Miles, Total

Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Gasoline Stations-447	81,610,446	140,407,167	(58,796,721)
Gasoline Stations With Conv Stores-44711	59,621,632	130,013,531	(70,391,899)
Other Gasoline Stations-44719	21,988,814	10,393,636	11,595,178
Clothing and Clothing Accessories Stores-448	41,285,257	109,384,888	(68,099,631)
Clothing Stores-4481	30,979,958	92,011,284	(61,031,326)
Men's Clothing Stores-44811	1,744,512	4,365,431	(2,620,919)
Women's Clothing Stores-44812	7,061,899	23,363,437	(16,301,538)
Childrens, Infants Clothing Stores-44813	1,856,937	13,470,375	(11,613,438)
Family Clothing Stores-44814	16,164,171	42,837,326	(26,673,155)
Clothing Accessories Stores-44815	1,346,417	3,466,227	(2,119,810)
Other Clothing Stores-44819	2,806,023	4,508,487	(1,702,464)
Shoe Stores-4482	4,522,056	14,843,500	(10,321,444)
Jewelry, Luggage, Leather Goods Stores-4483	5,783,243	2,530,104	3,253,139
Jewelry Stores-44831	5,404,150	2,258,858	3,145,292
Luggage and Leather Goods Stores-44832	379,093	271,246	107,847
Sporting Goods, Hobby, Book, Music Stores-451	16,121,622	46,817,129	(30,695,507)
Sportng Goods, Hobby, Musical Inst Stores-4511	12,205,736	38,855,579	(26,649,843)
Sporting Goods Stores-45111	6,660,286	16,800,214	(10,139,928)
Hobby, Toys and Games Stores-45112	3,439,791	13,751,289	(10,311,498)
Sew/Needlework/Piece Goods Stores-45113	918,166	1,861,257	(943,091)
Musical Instrument and Supplies Stores-45114	1,187,493	6,442,819	(5,255,326)
Book, Periodical and Music Stores-4512	3,915,887	7,961,551	(4,045,664)
Book Stores and News Dealers-45121	3,183,503	7,961,551	(4,778,048)
Book Stores-451211	2,914,624	7,921,277	(5,006,653)
News Dealers and Newsstands-451212	268,879	40,274	228,605
Prerecorded Tapes, CDs, Record Stores-45122	732,383	0	732,383
General Merchandise Stores-452	107,552,605	243,575,238	(136,022,633)
Department Stores Excl Leased Depts-4521	44,189,669	119,485,177	(75,295,508)
Other General Merchandise Stores-4529	63,362,936	124,090,061	(60,727,125)
Miscellaneous Store Retailers-453	24,541,308	39,377,246	(14,835,938)
Florists-4531	1,132,677	312,666	820,011
Office Supplies, Stationery, Gift Stores-4532	7,990,702	28,595,606	(20,604,904)
Office Supplies and Stationery Stores-45321	4,637,205	17,435,706	(12,798,501)
Gift, Novelty and Souvenir Stores-45322	3,353,498	11,159,900	(7,806,402)
Used Merchandise Stores-4533	2,271,889	776,214	1,495,675
Other Miscellaneous Store Retailers-4539	13,146,039	9,692,760	3,453,279
Non-Store Retailers-454	65,351,561	1,998,950,434	(1,933,598,873)
Foodservice and Drinking Places-722	92,052,729	141,824,515	(49,771,786)
Full-Service Restaurants-7221	42,917,170	84,763,731	(41,846,561)



Prepared On: Fri Jul 19, 2013

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Prepared By:

Project Code:

Nielsen Solution Center 1 800 866 6511

Prepared For: North Fayette Township

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RMP Opportunity Gap - Retail Stores

Radius 3: 7679 STEUBENVILLE PIKE, OAKDALE, PA 15071-9335, 0.00 - 5.00 Miles, Total

Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Limited-Service Eating Places-7222	37,468,040	40,823,845	(3,355,805)
Special Foodservices-7223	7,278,948	12,475,872	(5,196,924)
Drinking Places -Alcoholic Beverages-7224	4,388,570	3,761,068	627,502
GAFO *	210,108,276	495,946,592	(285,838,316)
General Merchandise Stores-452	107,552,605	243,575,238	(136,022,633)
Clothing and Clothing Accessories Stores-448	41,285,257	109,384,888	(68,099,631)
Furniture and Home Furnishings Stores-442	17,911,316	47,123,797	(29,212,481)
Electronics and Appliance Stores-443	19,246,772	20,449,935	(1,203,163)
Sporting Goods, Hobby, Book, Music Stores-451	16,121,622	46,817,129	(30,695,507)
Office Supplies, Stationery, Gift Stores-4532	7,990,702	28,595,606	(20,604,904)

* GAFO (General merchandise, Apparel, Furniture and Other) represents sales at stores that sell merchandise normally sold in department stores. This category is not included in Total Retail Sales Including Eating and Drinking Places.

Nielsen' RMP data is derived from two major sources of information. The demand data is derived from the Consumer Expenditure Survey (CE Survey), which is fielded by the U.S. Bureau of Labor Statistics (BLS). The supply data is derived from the Census of Retail Trade (CRT), which is made available by the U.S. Census. Additional data sources are incorporated to create both supply and demand estimates.

The difference between demand and supply represents the opportunity gap or surplus available for each retail outlet in the specified reporting geography. When the demand is greater than (less than) the supply, there is an opportunity gap (surplus) for that retail outlet. For example, a positive value signifies an opportunity gap, while a negative value signifies a surplus.



RMP Opportunity Gap - Retail Stores

Appendix: Area Listing

Area Name:

Type: Radius 1 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

7679 STEUBENVILLE PIKE	Latitude/Longitude	40.441266	-80.204919
OAKDALE, PA 15071-9335	Radius	0.00	- 1.00

Area Name:

Type: Radius 2 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

7679 STEUBENVILLE PIKE	Latitude/Longitude	40.441266	-80.204919
OAKDALE, PA 15071-9335	Radius	0.00	- 3.00

Area Name:

Type: Radius 3 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

7679 STEUBENVILLE PIKE	Latitude/Longitude	40.441266	-80.204919
OAKDALE, PA 15071-9335	Radius	0.00	- 5.00

Project Information:

Site: 5

Order Number: 972016438



RMP Opportunity Gap - Retail Stores

Radius 1: 7600 NOBLESTOWN RD, MC DONALD, PA 15057-2336, 0.00 - 1.00 Miles, Total

Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Total Retail Sales Incl Eating and Drinking Places	41,639,004	9,564,628	32,074,376
Motor Vehicle and Parts Dealers-441	6,931,394	883,870	6,047,524
Automotive Dealers-4411	5,091,306	0	5,091,306
Other Motor Vehicle Dealers-4412	1,221,647	883,870	337,777
Automotive Parts/Accsrs, Tire Stores-4413	618,440	0	618,440
Furniture and Home Furnishings Stores-442	831,770	0	831,770
Furniture Stores-4421	444,714	0	444,714
Home Furnishing Stores-4422	387,056	0	387,056
Electronics and Appliance Stores-443	890,770	0	890,770
Appliances, TVs, Electronics Stores-44311	658,012	0	658,012
Household Appliances Stores-443111	115,099	0	115,099
Radio, Television, Electronics Stores-443112	542,914	0	542,914
Computer and Software Stores-44312	208,002	0	208,002
Camera and Photographic Equipment Stores-44313	24,756	0	24,756
Building Material, Garden Equip Stores -444	4,226,698	0	4,226,698
Building Material and Supply Dealers-4441	3,771,374	0	3,771,374
Home Centers-44411	1,507,924	0	1,507,924
Paint and Wallpaper Stores-44412	62,443	0	62,443
Hardware Stores-44413	367,905	0	367,905
Other Building Materials Dealers-44419	1,833,102	0	1,833,102
Building Materials, Lumberyards-444191	703,048	0	703,048
Lawn, Garden Equipment, Supplies Stores-4442	455,325	0	455,325
Outdoor Power Equipment Stores-44421	91,495	0	91,495
Nursery and Garden Centers-44422	363,830	0	363,830
Food and Beverage Stores-445	5,416,374	0	5,416,374
Grocery Stores-4451	4,685,191	0	4,685,191
Supermarkets, Grocery (Ex Conv) Stores-44511	4,449,976	0	4,449,976
Convenience Stores-44512	235,215	0	235,215
Specialty Food Stores-4452	392,984	0	392,984
Beer, Wine and Liquor Stores-4453	338,198	0	338,198
Health and Personal Care Stores-446	2,229,272	103,020	2,126,252
Pharmancies and Drug Stores-44611	1,771,205	0	1,771,205
Cosmetics, Beauty Supplies, Perfume Stores-44612	154,910	103,020	51,890
Optical Goods Stores-44613	102,496	0	102,496
Other Health and Personal Care Stores-44619	200,661	0	200,661



RMP Opportunity Gap - Retail Stores

Radius 1: 7600 NOBLESTOWN RD, MC DONALD, PA 15057-2336, 0.00 - 1.00 Miles, Total

Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Gasoline Stations-447	4,073,883	0	4,073,883
Gasoline Stations With Conv Stores-44711	2,998,459	0	2,998,459
Other Gasoline Stations-44719	1,075,424	0	1,075,424
Clothing and Clothing Accessories Stores-448	2,021,487	0	2,021,487
Clothing Stores-4481	1,536,036	0	1,536,036
Men's Clothing Stores-44811	84,613	0	84,613
Women's Clothing Stores-44812	345,014	0	345,014
Childrens, Infants Clothing Stores-44813	100,397	0	100,397
Family Clothing Stores-44814	803,934	0	803,934
Clothing Accessories Stores-44815	64,292	0	64,292
Other Clothing Stores-44819	137,785	0	137,785
Shoe Stores-4482	237,382	0	237,382
Jewelry, Luggage, Leather Goods Stores-4483	248,069	0	248,069
Jewelry Stores-44831	229,848	0	229,848
Luggage and Leather Goods Stores-44832	18,221	0	18,221
Sporting Goods, Hobby, Book, Music Stores-451	757,621	99,434	658,187
Sportng Goods, Hobby, Musical Inst Stores-4511	586,003	99,434	486,569
Sporting Goods Stores-45111	325,734	99,434	226,300
Hobby, Toys and Games Stores-45112	165,804	0	165,804
Sew/Needlework/Piece Goods Stores-45113	41,550	0	41,550
Musical Instrument and Supplies Stores-45114	52,915	0	52,915
Book, Periodical and Music Stores-4512	171,617	0	171,617
Book Stores and News Dealers-45121	138,627	0	138,627
Book Stores-451211	125,297	0	125,297
News Dealers and Newsstands-451212	13,331	0	13,331
Prerecorded Tapes, CDs, Record Stores-45122	32,990	0	32,990
General Merchandise Stores-452	5,414,495	0	5,414,495
Department Stores Excl Leased Depts-4521	2,197,111	0	2,197,111
Other General Merchandise Stores-4529	3,217,384	0	3,217,384
Miscellaneous Store Retailers-453	1,220,126	81,835	1,138,291
Florists-4531	54,598	0	54,598
Office Supplies, Stationery, Gift Stores-4532	377,005	0	377,005
Office Supplies and Stationery Stores-45321	215,782	0	215,782
Gift, Novelty and Souvenir Stores-45322	161,223	0	161,223
Used Merchandise Stores-4533	107,571	0	107,571
Other Miscellaneous Store Retailers-4539	680,953	81,835	599,118
Non-Store Retailers-454	3,157,971	8,364,013	(5,206,042)
Foodservice and Drinking Places-722	4,467,144	32,454	4,434,690
Full-Service Restaurants-7221	2,070,526	0	2,070,526



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Project Code:

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Prepared For: North Fayette Township

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RMP Opportunity Gap - Retail Stores

Radius 1: 7600 NOBLESTOWN RD, MC DONALD, PA 15057-2336, 0.00 - 1.00 Miles, Total

Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Limited-Service Eating Places-7222	1,831,915	0	1,831,915
Special Foodservices-7223	355,180	0	355,180
Drinking Places -Alcoholic Beverages-7224	209,523	32,454	177,069
GAFO *	10,293,148	99,434	10,193,714
General Merchandise Stores-452	5,414,495	0	5,414,495
Clothing and Clothing Accessories Stores-448	2,021,487	0	2,021,487
Furniture and Home Furnishings Stores-442	831,770	0	831,770
Electronics and Appliance Stores-443	890,770	0	890,770
Sporting Goods, Hobby, Book, Music Stores-451	757,621	99,434	658,187
Office Supplies, Stationery, Gift Stores-4532	377,005	0	377,005

RMP Opportunity Gap - Retail Stores

Radius 2: 7600 NOBLESTOWN RD, MC DONALD, PA 15057-2336, 0.00 - 3.00 Miles, Total

Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Total Retail Sales Incl Eating and Drinking Places	207,813,691	129,493,352	78,320,339
Motor Vehicle and Parts Dealers-441	34,685,221	10,778,386	23,906,835
Automotive Dealers-4411	26,226,498	8,539,951	17,686,547
Other Motor Vehicle Dealers-4412	5,358,317	1,089,175	4,269,142
Automotive Parts/Accsrs, Tire Stores-4413	3,100,406	1,149,259	1,951,147
Furniture and Home Furnishings Stores-442	4,237,692	316,486	3,921,206
Furniture Stores-4421	2,260,737	101,668	2,159,069
Home Furnishing Stores-4422	1,976,955	214,818	1,762,137
Electronics and Appliance Stores-443	4,502,790	390,256	4,112,534
Appliances, TVs, Electronics Stores-44311	3,327,303	234,045	3,093,258
Household Appliances Stores-443111	573,530	80,321	493,209
Radio, Television, Electronics Stores-443112	2,753,772	153,724	2,600,048
Computer and Software Stores-44312	1,052,160	156,211	895,949
Camera and Photographic Equipment Stores-44313	123,327	0	123,327
Building Material, Garden Equip Stores -444	21,054,311	7,246,948	13,807,363
Building Material and Supply Dealers-4441	18,840,441	7,176,493	11,663,948
Home Centers-44411	7,560,667	1,861,420	5,699,247
Paint and Wallpaper Stores-44412	310,388	12,743	297,645
Hardware Stores-44413	1,838,244	1,859,673	(21,429)
Other Building Materials Dealers-44419	9,131,142	3,442,657	5,688,485
Building Materials, Lumberyards-444191	3,509,197	1,346,078	2,163,119
Lawn, Garden Equipment, Supplies Stores-4442	2,213,870	70,456	2,143,414
Outdoor Power Equipment Stores-44421	413,308	27,395	385,913
Nursery and Garden Centers-44422	1,800,561	43,061	1,757,500
Food and Beverage Stores-445	26,869,009	17,761,945	9,107,064
Grocery Stores-4451	23,211,781	16,087,032	7,124,749
Supermarkets, Grocery (Ex Conv) Stores-44511	22,038,789	15,999,933	6,038,856
Convenience Stores-44512	1,172,993	87,099	1,085,894
Specialty Food Stores-4452	1,935,221	71,962	1,863,259
Beer, Wine and Liquor Stores-4453	1,722,007	1,602,951	119,056
Health and Personal Care Stores-446	11,496,643	7,079,627	4,417,016
Pharmancies and Drug Stores-44611	9,157,482	6,508,151	2,649,331
Cosmetics, Beauty Supplies, Perfume Stores-44612	804,516	209,352	595,164
Optical Goods Stores-44613	499,927	49,697	450,230
Other Health and Personal Care Stores-44619	1,034,718	312,427	722,291



RMP Opportunity Gap - Retail Stores

Radius 2: 7600 NOBLESTOWN RD, MC DONALD, PA 15057-2336, 0.00 - 3.00 Miles, Total

Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Gasoline Stations-447	20,376,789	23,516,218	(3,139,429)
Gasoline Stations With Conv Stores-44711	14,997,474	21,873,050	(6,875,576)
Other Gasoline Stations-44719	5,379,315	1,643,168	3,736,147
Clothing and Clothing Accessories Stores-448	9,844,772	134,507	9,710,265
Clothing Stores-4481	7,462,252	74,656	7,387,596
Men's Clothing Stores-44811	411,519	0	411,519
Women's Clothing Stores-44812	1,689,691	0	1,689,691
Childrens, Infants Clothing Stores-44813	469,569	0	469,569
Family Clothing Stores-44814	3,899,340	0	3,899,340
Clothing Accessories Stores-44815	316,420	24,257	292,163
Other Clothing Stores-44819	675,714	50,399	625,315
Shoe Stores-4482	1,124,219	0	1,124,219
Jewelry, Luggage, Leather Goods Stores-4483	1,258,301	59,851	1,198,450
Jewelry Stores-44831	1,168,558	59,851	1,108,707
Luggage and Leather Goods Stores-44832	89,743	0	89,743
Sporting Goods, Hobby, Book, Music Stores-451	3,785,428	486,233	3,299,195
Sportng Goods, Hobby, Musical Inst Stores-4511	2,949,466	484,076	2,465,390
Sporting Goods Stores-45111	1,588,679	332,489	1,256,190
Hobby, Toys and Games Stores-45112	874,397	76,587	797,810
Sew/Needlework/Piece Goods Stores-45113	210,251	47,324	162,927
Musical Instrument and Supplies Stores-45114	276,139	27,678	248,461
Book, Periodical and Music Stores-4512	835,962	2,157	833,805
Book Stores and News Dealers-45121	666,467	2,157	664,310
Book Stores-451211	600,301	0	600,301
News Dealers and Newsstands-451212	66,166	2,157	64,009
Prerecorded Tapes, CDs, Record Stores-45122	169,495	0	169,495
General Merchandise Stores-452	26,839,747	21,668,511	5,171,236
Department Stores Excl Leased Depts-4521	10,838,796	1,659,956	9,178,840
Other General Merchandise Stores-4529	16,000,951	20,008,555	(4,007,604)
Miscellaneous Store Retailers-453	6,093,105	1,265,338	4,827,767
Florists-4531	271,930	35,935	235,995
Office Supplies, Stationery, Gift Stores-4532	1,887,076	248,378	1,638,698
Office Supplies and Stationery Stores-45321	1,081,429	135,468	945,961
Gift, Novelty and Souvenir Stores-45322	805,647	112,910	692,737
Used Merchandise Stores-4533	527,065	24,583	502,482
Other Miscellaneous Store Retailers-4539	3,407,033	956,441	2,450,592
Non-Store Retailers-454	15,863,859	33,031,063	(17,167,204)
Foodservice and Drinking Places-722	22,164,326	5,817,833	16,346,493
Full-Service Restaurants-7221	10,277,975	2,649,690	7,628,285



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RMP Opportunity Gap - Retail Stores

Radius 2: 7600 NOBLESTOWN RD, MC DONALD, PA 15057-2336, 0.00 - 3.00 Miles, Total

Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Limited-Service Eating Places-7222	9,072,593	1,317,502	7,755,091
Special Foodservices-7223	1,759,944	1,425,696	334,248
Drinking Places -Alcoholic Beverages-7224	1,053,813	424,946	628,867
GAFO *	51,097,505	23,244,371	27,853,134
General Merchandise Stores-452	26,839,747	21,668,511	5,171,236
Clothing and Clothing Accessories Stores-448	9,844,772	134,507	9,710,265
Furniture and Home Furnishings Stores-442	4,237,692	316,486	3,921,206
Electronics and Appliance Stores-443	4,502,790	390,256	4,112,534
Sporting Goods, Hobby, Book, Music Stores-451	3,785,428	486,233	3,299,195
Office Supplies, Stationery, Gift Stores-4532	1,887,076	248,378	1,638,698

RMP Opportunity Gap - Retail Stores

Radius 3: 7600 NOBLESTOWN RD, MC DONALD, PA 15057-2336, 0.00 - 5.00 Miles, Total

Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Total Retail Sales Incl Eating and Drinking Places	696,189,924	1,052,572,259	(356,382,335)
Motor Vehicle and Parts Dealers-441	120,532,034	55,959,103	64,572,931
Automotive Dealers-4411	91,722,500	42,268,811	49,453,689
Other Motor Vehicle Dealers-4412	18,260,522	1,298,663	16,961,859
Automotive Parts/Accsrs, Tire Stores-4413	10,549,011	12,391,629	(1,842,618)
Furniture and Home Furnishings Stores-442	14,584,266	24,203,341	(9,619,075)
Furniture Stores-4421	7,880,648	20,508,237	(12,627,589)
Home Furnishing Stores-4422	6,703,618	3,695,104	3,008,514
Electronics and Appliance Stores-443	15,273,800	15,407,872	(134,072)
Appliances, TVs, Electronics Stores-44311	11,300,967	13,806,697	(2,505,730)
Household Appliances Stores-443111	1,945,693	913,329	1,032,364
Radio, Television, Electronics Stores-443112	9,355,274	12,893,368	(3,538,094)
Computer and Software Stores-44312	3,551,626	1,390,994	2,160,632
Camera and Photographic Equipment Stores-44313	421,207	210,181	211,026
Building Material, Garden Equip Stores -444	71,073,592	56,519,279	14,554,313
Building Material and Supply Dealers-4441	63,572,678	56,149,104	7,423,574
Home Centers-44411	25,631,842	38,675,937	(13,044,095)
Paint and Wallpaper Stores-44412	1,044,725	83,540	961,185
Hardware Stores-44413	6,195,130	3,187,799	3,007,331
Other Building Materials Dealers-44419	30,700,981	14,201,829	16,499,152
Building Materials, Lumberyards-444191	11,919,587	5,552,912	6,366,675
Lawn, Garden Equipment, Supplies Stores-4442	7,500,914	370,175	7,130,739
Outdoor Power Equipment Stores-44421	1,405,498	184,171	1,221,327
Nursery and Garden Centers-44422	6,095,417	186,004	5,909,413
Food and Beverage Stores-445	87,334,771	64,459,494	22,875,277
Grocery Stores-4451	75,262,948	51,167,056	24,095,892
Supermarkets, Grocery (Ex Conv) Stores-44511	71,481,217	49,644,579	21,836,638
Convenience Stores-44512	3,781,731	1,522,477	2,259,254
Specialty Food Stores-4452	6,274,293	791,793	5,482,500
Beer, Wine and Liquor Stores-4453	5,797,530	12,500,645	(6,703,115)
Health and Personal Care Stores-446	37,022,133	34,755,215	2,266,918
Pharmancies and Drug Stores-44611	29,402,624	15,768,500	13,634,124
Cosmetics, Beauty Supplies, Perfume Stores-44612	2,577,296	2,630,989	(53,693)
Optical Goods Stores-44613	1,723,501	2,313,942	(590,441)
Other Health and Personal Care Stores-44619	3,318,711	14,041,784	(10,723,073)



RMP Opportunity Gap - Retail Stores

Radius 3: 7600 NOBLESTOWN RD, MC DONALD, PA 15057-2336, 0.00 - 5.00 Miles, Total

Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Gasoline Stations-447	67,324,791	86,950,359	(19,625,568)
Gasoline Stations With Conv Stores-44711	49,329,760	80,502,209	(31,172,449)
Other Gasoline Stations-44719	17,995,032	6,448,150	11,546,882
Clothing and Clothing Accessories Stores-448	33,559,684	48,434,271	(14,874,587)
Clothing Stores-4481	25,296,956	40,702,477	(15,405,521)
Men's Clothing Stores-44811	1,416,088	2,839,927	(1,423,839)
Women's Clothing Stores-44812	5,736,548	11,177,530	(5,440,982)
Childrens, Infants Clothing Stores-44813	1,555,804	5,285,788	(3,729,984)
Family Clothing Stores-44814	13,216,885	19,220,832	(6,003,947)
Clothing Accessories Stores-44815	1,085,497	705,841	379,656
Other Clothing Stores-44819	2,286,133	1,472,558	813,575
Shoe Stores-4482	3,756,570	6,417,345	(2,660,775)
Jewelry, Luggage, Leather Goods Stores-4483	4,506,158	1,314,448	3,191,710
Jewelry Stores-44831	4,199,273	1,314,448	2,884,825
Luggage and Leather Goods Stores-44832	306,885	0	306,885
Sporting Goods, Hobby, Book, Music Stores-451	12,862,013	21,556,523	(8,694,510)
Sportng Goods, Hobby, Musical Inst Stores-4511	9,952,993	18,370,788	(8,417,795)
Sporting Goods Stores-45111	5,425,415	7,329,388	(1,903,973)
Hobby, Toys and Games Stores-45112	2,853,759	8,327,265	(5,473,506)
Sew/Needlework/Piece Goods Stores-45113	737,126	1,140,093	(402,967)
Musical Instrument and Supplies Stores-45114	936,694	1,574,042	(637,348)
Book, Periodical and Music Stores-4512	2,909,020	3,185,735	(276,715)
Book Stores and News Dealers-45121	2,332,064	3,185,735	(853,671)
Book Stores-451211	2,114,244	3,169,769	(1,055,525)
News Dealers and Newsstands-451212	217,820	15,965	201,855
Prerecorded Tapes, CDs, Record Stores-45122	576,956	0	576,956
General Merchandise Stores-452	88,687,101	156,521,353	(67,834,252)
Department Stores Excl Leased Depts-4521	36,253,216	50,189,921	(13,936,705)
Other General Merchandise Stores-4529	52,433,884	106,331,432	(53,897,548)
Miscellaneous Store Retailers-453	20,190,840	14,169,790	6,021,050
Florists-4531	922,245	185,880	736,365
Office Supplies, Stationery, Gift Stores-4532	6,408,732	7,691,116	(1,282,384)
Office Supplies and Stationery Stores-45321	3,690,697	4,902,781	(1,212,084)
Gift, Novelty and Souvenir Stores-45322	2,718,034	2,788,334	(70,300)
Used Merchandise Stores-4533	1,808,718	789,298	1,019,420
Other Miscellaneous Store Retailers-4539	11,051,144	5,503,496	5,547,648
Non-Store Retailers-454	52,871,383	402,930,635	(350,059,252)
Foodservice and Drinking Places-722	74,873,517	70,705,024	4,168,493
Full-Service Restaurants-7221	34,830,434	41,062,779	(6,232,345)



Prepared On: Fri Jul 19, 2013

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Prepared By:

Project Code:

Nielsen Solution Center 1 800 866 6511

Prepared For: North Fayette Township

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RMP Opportunity Gap - Retail Stores

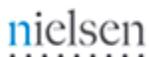
Radius 3: 7600 NOBLESTOWN RD, MC DONALD, PA 15057-2336, 0.00 - 5.00 Miles, Total

Retail Stores	2013 Demand (Consumer Expenditures)	2013 Supply (Retail Sales)	Opportunity Gap/Surplus
Limited-Service Eating Places-7222	30,558,740	18,334,191	12,224,549
Special Foodservices-7223	5,932,296	8,460,174	(2,527,878)
Drinking Places -Alcoholic Beverages-7224	3,552,047	2,847,879	704,168
GAFO *	171,375,595	273,814,475	(102,438,880)
General Merchandise Stores-452	88,687,101	156,521,353	(67,834,252)
Clothing and Clothing Accessories Stores-448	33,559,684	48,434,271	(14,874,587)
Furniture and Home Furnishings Stores-442	14,584,266	24,203,341	(9,619,075)
Electronics and Appliance Stores-443	15,273,800	15,407,872	(134,072)
Sporting Goods, Hobby, Book, Music Stores-451	12,862,013	21,556,523	(8,694,510)
Office Supplies, Stationery, Gift Stores-4532	6,408,732	7,691,116	(1,282,384)

* GAFO (General merchandise, Apparel, Furniture and Other) represents sales at stores that sell merchandise normally sold in department stores. This category is not included in Total Retail Sales Including Eating and Drinking Places.

Nielsen' RMP data is derived from two major sources of information. The demand data is derived from the Consumer Expenditure Survey (CE Survey), which is fielded by the U.S. Bureau of Labor Statistics (BLS). The supply data is derived from the Census of Retail Trade (CRT), which is made available by the U.S. Census. Additional data sources are incorporated to create both supply and demand estimates.

The difference between demand and supply represents the opportunity gap or surplus available for each retail outlet in the specified reporting geography. When the demand is greater than (less than) the supply, there is an opportunity gap (surplus) for that retail outlet. For example, a positive value signifies an opportunity gap, while a negative value signifies a surplus.



RMP Opportunity Gap - Retail Stores

Appendix: Area Listing

Area Name:

Type: Radius 1 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

7600 NOBLESTOWN RD	Latitude/Longitude	40.386425	-80.207204
MC DONALD, PA 15057-2336	Radius	0.00	- 1.00

Area Name:

Type: Radius 2 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

7600 NOBLESTOWN RD	Latitude/Longitude	40.386425	-80.207204
MC DONALD, PA 15057-2336	Radius	0.00	- 3.00

Area Name:

Type: Radius 3 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

7600 NOBLESTOWN RD	Latitude/Longitude	40.386425	-80.207204
MC DONALD, PA 15057-2336	Radius	0.00	- 5.00

Project Information:

Site: 3

Order Number: 972016438

