

# TRENDS REPORT



**SOUTH FAYETTE**  
T O W N S H I P

A Community Growing Together

## Comprehensive Plan

South Fayette Township  
Allegheny County, Pennsylvania

July 2021

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Produced for South Fayette Township  
in collaboration with planning partner:

# GENERAL DEMOGRAPHICS

## QUICK FACTS



16,076

TOTAL  
POPULATION



41.1

MEDIAN  
RESIDENT AGE



\$86,858

MEDIAN  
HOUSEHOLD  
INCOME

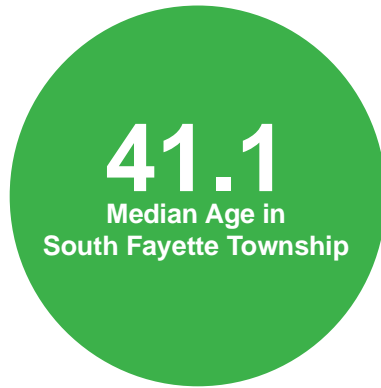
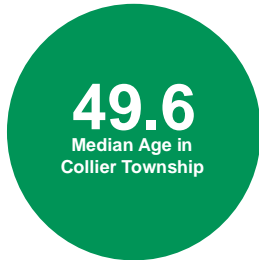
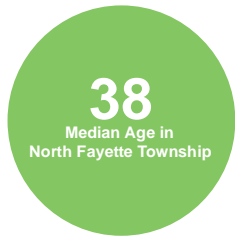
Since the 2000s, the Township's population has grown significantly. In 2000, the population was 12,280 residents, and by 2010 the population grew to 14,416 residents. This trend in population growth continued into 2020, with a population of 16,076 residents. From 2000 to 2020, the Township's population increased by nearly 31%.

This growth is set to continue with a projected increase in population to 17,103 by 2025.

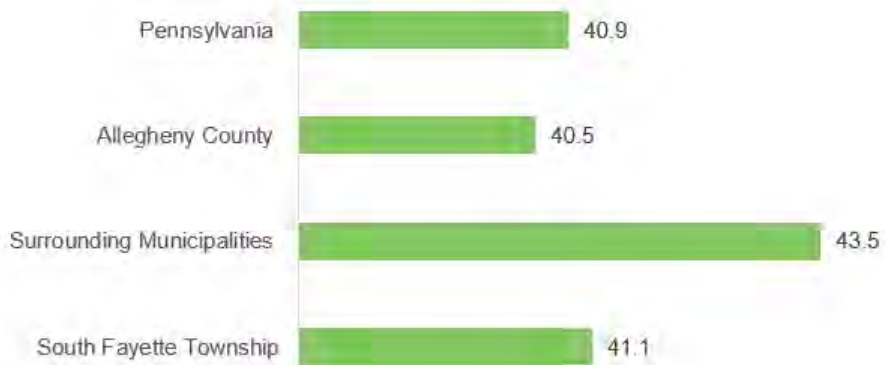
By comparison, Allegheny County has seen a decrease in its population from 2000 to 2020, from 1.28 million people to 1.216 million people. Population projections by the University of Pittsburgh estimate the population of the County will be 1.3 million people by 2025.

## AGE

The median age of South Fayette residents in 2019 was 41.1 years old. The median age of surrounding municipalities was higher than that of the Township at 43.5 years, while the County and Pennsylvania's median age was slightly lower. The median age of Allegheny County residents and Pennsylvania residents was 40.5 years and 40.9 years, respectively.



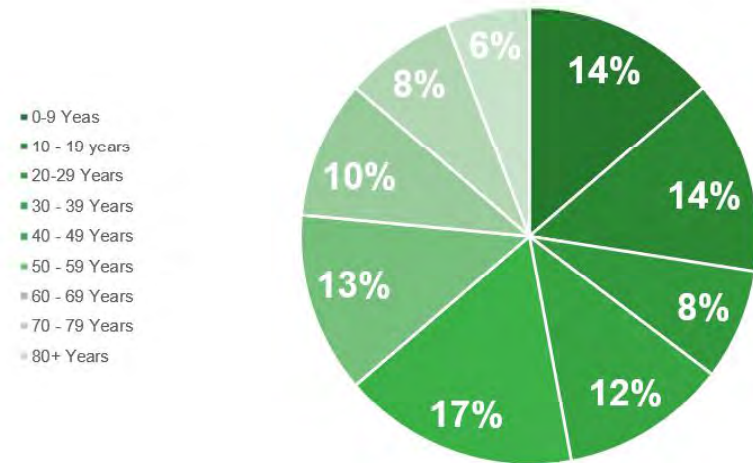
**Median Age, 2019**



source: us census acs 2019 5-year

Overall, South Fayette’s population was evenly distributed among age groups in 2020. The following graph breaks down the percent population by age group in South Fayette in 2020. The largest age group is 40 to 49 years old with 17%. By comparison, the smallest age group in the Township is 80 or more years old with 6%. The 70 to 79 years old and 20 to 29 years old were the next smallest age groups with 8%, respectively.

**Percent Population by Age Group, 2019**



source: us census acs 2019 5-year

## HOUSEHOLDS

There were 6,140 households in South Fayette Township in 2020. Over the last few decades, the number of households has increased substantially in South Fayette. By 2025, the estimated number of households in the Township will be 6,793 households, resulting in a 44% increase since 2000.

In 2019, the average household size in South Fayette was 2.5 persons per household. There were a slightly lower number of people per household in the surrounding communities (2.3 persons per household), Allegheny County (2.1 persons per household), and Pennsylvania (2.4 persons per household).

The median household income in the Township was \$86,858 in 2019. Overall, median household income is higher in the Township than in the surrounding municipalities (\$71,012), Allegheny County (\$64,871), and Pennsylvania (\$63,463). By 2025, it is estimated that the median household income in the Township will grow to about \$100,999. The following chart shows the median household incomes in 2020.

Median Household Income, 2019



source: us census acs 2019 5-year

South Fayette Township Income Percentages, 2019



▪ Under \$50K ▪ \$50k - \$100K ▪ \$100K - \$200K ▪ Over \$200K

source: us census acs 2019 5-year

## ESRI BUSINESS ANALYSIS TAPESTRY SEGMENTS

Tapestry segmentation from ESRI provides a detailed description of America's neighborhoods and divides residential areas into 67 distinctive segments based on their socioeconomic and demographic composition. These segments are then further classified into Life-Mode and Urbanization Groups. Tapestry segments are updated annually by ESRI.

The 67 distinct markets of Tapestry detail the diversity of the American population. Grouping the segments can simplify these differences by summarizing markets that share similar traits. There are 14 LifeMode groups and six (6) Urbanization groups. The top 3 groups for South Fayette are Soccer Moms (4A), Old and Newcomers (8F), and Savvy Suburbanites (1D) and are detailed below.

### Soccer Moms (4A)

Soccer Moms is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

The Soccer Moms tapestry segment is characterized by households that typically consist of married families with children. This segment tends to have a higher average household size and most households own at least two vehicles, of which the most popular types are minivans and SUVs. Family-oriented purchases and activities dominate as well as outdoor activities and sports.

## Old and Newcomers (8F)

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, and economy over acquisition. Old and Newcomers is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support charity causes and are environmentally conscious. Age is not always obvious from their choices.

The Old and Newcomers tapestry segment consists primarily of single-person households or married couple households with no children. Residents in this tapestry segment have a strong sense of community and volunteer with local charities and organizations. Old and Newcomers are also attentive to environmental concerns and desire a mix of single-family owner-occupied housing and apartment style living in a multi-unit building.

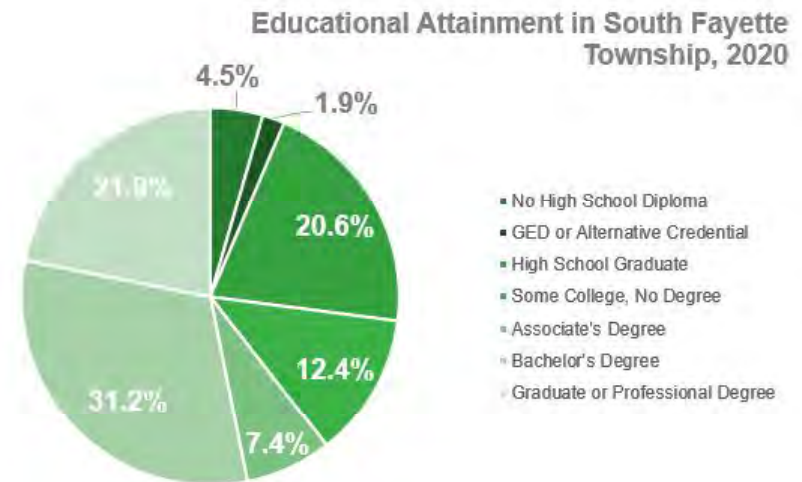
## Savvy Suburbanites (1D)

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

The Savvy Suburbanites tapestry segment is characterized by married couples with no children or older children and many own their homes. The desired housing type is predominantly single-family homes. Most drive SUVs or minivans and enjoy gardening and home remodeling projects.

## EDUCATION

Of the population in South Fayette Township that is 25 years of age or older, 31.2% had a bachelor's degree or higher in 2020. In addition, 21.9% had a graduate or professional degree while 22.5% had received a high school degree/equivalent or higher.



source: south fayette school district webpage



**South Fayette Township**

- Soccer Moms (4A)
- Old and Newcomers (8F)
- Savvy Suburbanites (1D)



**Allegheny County**

- Midlife Constants (5E)
- Comfortable Empty Nesters (5A)
- Rustbelt Traditions (5D)



**SPC Region**

- Midlife Constants (5E)
- Comfortable Empty Nesters (5A)
- Salt of the Earth (6B)

source: esri tapestry segmentation

South Fayette School District offers College Classes through the University of Pittsburgh and Point Park University



# TRANSPORTATION

## QUICK FACTS



28.7

MEAN TRAVEL  
TIME TO WORK



18%

COMMUTE OF  
20-24 MINUTES



84%

RESIDENTS  
DRIVE ALONE  
TO WORK

28.7  
Minutes

The average travel time to work for both County residents and State residents was 27.8 minutes in 2019, respectively.



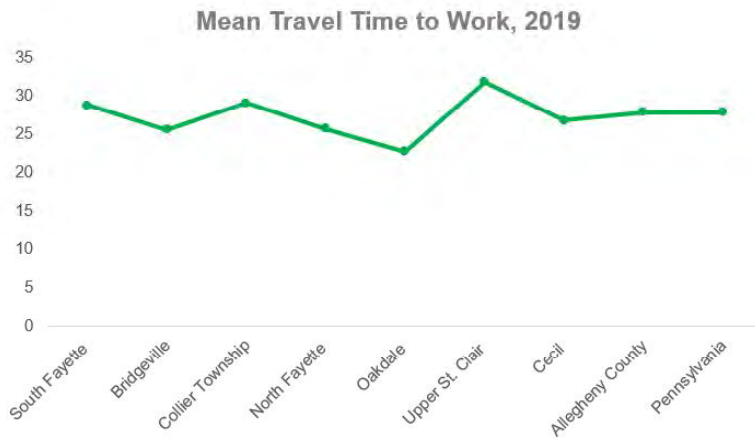
travel times to work for South Fayette Township, each neighboring municipality, Allegheny County, and the State.

Breaking down commute times further, 7.8% of Township residents had a commute to work that was less than 10 minutes in 2019. By comparison, 18.6% of South Fayette residents had a commute time of between 20-24 minutes while almost 11% commuted to work for 45-59 minutes. The following chart breaks down the commute times to work for South Fayette residents for 2019.

The majority of South Fayette residents use a vehicle to get to work. Means of transportation to work for residents of the Township in 2019 included driving alone, carpooling, or taking public transit. Approximately 84% of residents drove alone to work in 2019 while another 7% carpoled.

## TRANSPORTATION & COMMUTING

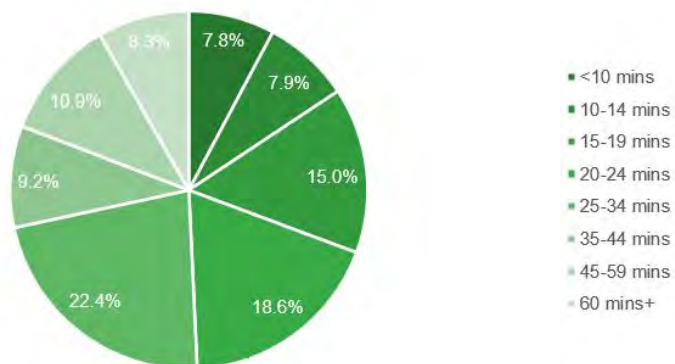
The mean travel time to work for South Fayette residents was 28.7 minutes in 2019, which is consistent with the commute times of the surrounding municipalities. Of the neighboring communities, residents in Oakdale Borough have the shortest commute at a mean travel time to work of 22.1 minutes while Upper Saint Clair residents have the longest commute of any community in the area at 31.8 minutes. The following graph breaks down the various mean



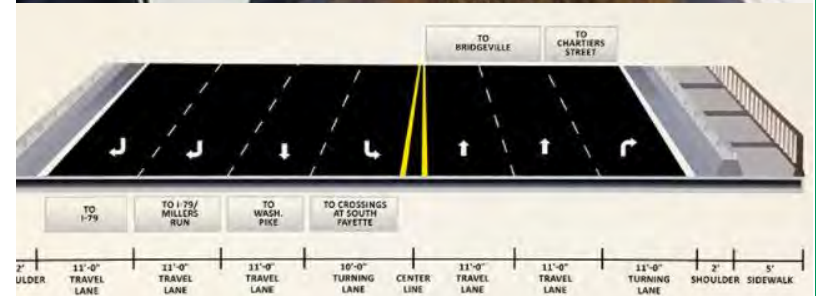
source: us census acs 2019 5-year

Only 2% used public transit to get to work. No residents walked or biked to their place of employment. In addition, about 6% of residents worked from home. For residents of the surrounding municipalities as a whole, 81% drove to work alone, 7% carpooled, 4% took public transit, 1% walked to work, and 6% worked from home. By comparison, 10% of Allegheny County residents use public transit to get to work and 4% of County workers are able to work to their place of employment. The following chart provides an overview of the means of transportation to work statistics for South Fayette, surrounding municipalities, Allegheny County, and the State.

### Commute Time to Work, 2019



source: us census acs 2019 5-year



top: southern beltway construction, 2018  
 middle: southern beltway presentation, 2014  
 bottom: bridge over chartiers creek

	Drove Alone	Carpool	Public Transit	Bike	Walk	Work from Home
South Fayette	84%	7%	2%	0%	0%	6%
Bridgeville	82%	6%	7%	0%	2%	2%
Collier	68%	12%	9%	0%	0%	9%
North Fayette	86%	8%	1%	0%	0%	4%
Oakdale	87%	7%	2%	0%	3%	2%
Upper St. Clair	74%	6%	7%	0%	1%	11%
Cecil	86%	5%	0%	0%	1%	7%
Allegheny County	70%	8%	10%	0%	4%	6%
State of Pennsylvania	75%	8%	6%	0%	4%	5%

source: us census acs 2019 5-year

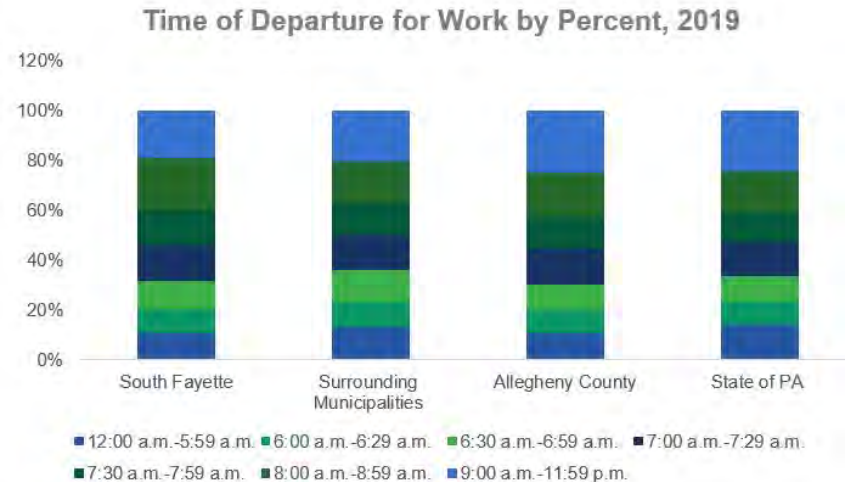
Time of departure to go to work is widely distributed among the various time frames. For example, 28.9% of South Fayette residents leave for work between 7:00 a.m. and 7:59 a.m., 14.1% of those between 7:00 a.m. and 7:29 a.m. and the other 14.8% between 7:30 a.m. and 7:59 a.m. In addition, 11.6% of Township residents leave for work between 6:30 a.m. and 6:59 a.m. 18.8% of South Fayette residents leave between 9:00 a.m. and 11:59 a.m.

By comparison, larger percentages of residents in the surrounding municipalities, County, and State leave in the 9:00 a.m. to 11:59 a.m. time frame to get to work, including 20.4% of residents in the surrounding communities, 24.8% of County workers, and 24.3% of workers throughout the State.



source: south fayette township facebook page

The following chart breaks down the percentage of residents leaving for work by specific time ranges in the Township, surrounding municipalities as a whole, Allegheny County, and the State.



source: us census acs 2019 5-year

## TRAFFIC VOLUMES

Average Annual Daily Traffic (AADT) counts for 2019 are available through the PA Department of Transportation (PennDOT) for certain roadways. It is not surprising that the highest traffic volumes are found on Interstate 79, which travels through South Fayette Township. In 2019, approximately 73,000 vehicles traveled along Interstate 79 daily through the Township.

Another roadway in South Fayette that has steady traffic volumes is State Route 50, with traffic counts ranging from 8,800 to 9,300 vehicles per day. In addition, traffic counts along State Route 978 range from 3,300 to 7,700 vehicles per day, with the larger traffic volumes in and around the Oakdale and Noblestown areas. Other local roadways including Battle Ridge Road, Robinson Run Road, Oak Ridge Road, Presto Sygan Road, and Millers Run Road experience a steady traffic flow on a daily basis. The following



## ROAD MAINTENANCE & PAVING

South Fayette Township's Public Works Department maintains approximately 80 miles of roadways within the Township. Maintenance and upkeep, including repaving, sealing, patching potholes, trimming and maintaining berms, plowing and salting during the winter weather months, and cleaning out catch basins are all duties of the Public Works Department. The Township has an agreement with PennDOT to plow several State-owned roads during the winter months. However, the State maintains and plows Interstate 79 and State Route 50. Within South Fayette, there are 14 snow routes and 16 snow removal vehicles, including a mix of plow trucks and spreaders.

In 2015, a comprehensive Roadway Maintenance Study was completed for all Township-owned roads. The study found a need for \$32 million in road improvements and prioritized the work. An annual funding stream was developed that same year for road work and maintenance.

About \$1.5 million is budgeted annually for contracted paving projects. Additional work is completed by the Township Public Works Department, including storm inlet reconstruction, curb repair, pothole patching, road sealing and resurfacing, and more.



source: south fayette township website



source: south fayette township website

## TRANSPORTATION IMPROVEMENT PROGRAM (TIP) PROJECTS

The Southwestern Pennsylvania Commission (SPC) is the regional planning agency serving the 10-county Southwestern Pennsylvania region. As the official Metropolitan Planning Organization (MPO), SPC directs the use of state and federal transportation funds and economic development funds allocated to the region and helps counties, cities, municipalities, and townships access state and federal transportation funds.

The region's long-range transportation plan is implemented with a series of shorter-term investment plans, known as Transportation Improvement Programs, or TIPs. Each TIP is a step along the region's 25-year investment for the future. The 2021-2024 TIP is comprised of projects and programs that serve multiple transportation modes and connections in our region.

There are two projects in South Fayette listed on the 2021 TIP, including the following:

- Bridge replacement/rehabilitation on PA 978, Millers Run Road over Dolphin Run (Estimated cost \$2,075,000)
- Safety improvements on State Route 3026/Millers Run Road for slide remediation work, including stabilizing the slope, improving drainage, and repaving throughout (Estimated cost \$50,000)

## CAR OWNERSHIP

Within the Township 91.8% of households have access to a car. 8.2% of households do not have access to a car, 29.3% have one car, 47.7% have two cars, and 14.8% have 3 or more cars.



source: us census acs 2019 5-year

There are several factors that can contribute to car ownership including, the number of residents per household, the number of residents that commute outside of the Township for work and the limits to the current public transportation to name a few.

# PARKS & RECREATION

## QUICK FACTS



6

TOWNSHIP  
PARKS



4.1

MILES OF  
REGIONAL  
TRAILS



435

ACRES OF  
PARKLAND

The rapidly growing population of the Township has generated high demand for community and athletic facilities. South Fayette Township is dedicated to serving its residents with high-quality recreation facilities and programs, and both have developed at a rapid pace to meet high expectations and needs.

In 2019, South Fayette Township completed a Comprehensive Recreation Plan evaluating its existing recreation offerings and proposing an extensive set of recommendations. Since the completion

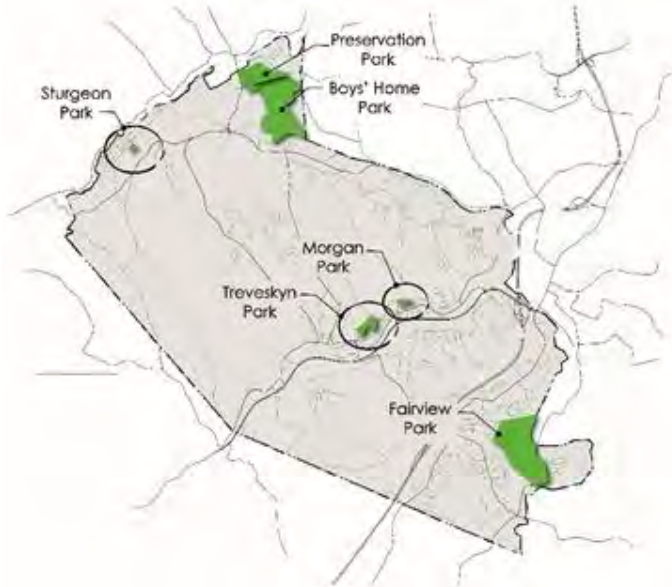
of the plan, several projects, generally following the priorities laid out in the plan, have been funded with a combination of Township and grant monies.

## TOWNSHIP FACILITIES

The Township owns and manages six park properties totaling 434 acres, five of which are developed as recreation sites.

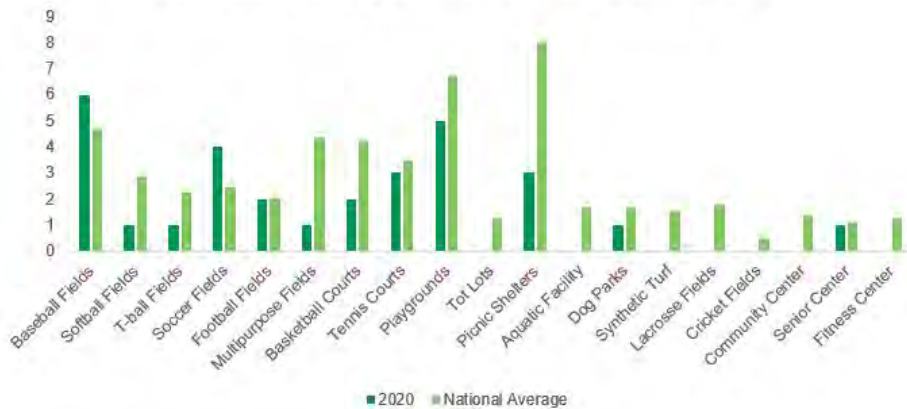
Park Metrics provided by the National Recreation and Parks Association compare a department's recreation offerings to comparable communities across the United States. South Fayette offers more than 300 acres of recreation land in excess of a typical community with a similar population, and a comparable number of park sites. Much of the Township's park land is in steep slopes or agricultural preservation, which can be a great asset for passive recreation use, but limits the provision of active recreation amenities. In addition, the distribution of parks across the Township is uneven, so that residents in some areas (for example, the western part of the Township) have greater travel times to reach a park.

The Park Metrics also account for park amenities. Note that the NRPA metrics represent the average community's existing facilities, which may or may not match the needs of South Fayette Township.



source: south fayette township comprehensive recreation plan, 2019 update

**Athletic Facilities - Compared to National Average  
NRPA Park Metrics for Communities of Similar Size**



source: national recreation and park association, 2020 data

## TRENDS

The public input process conducted for the 2019 Comprehensive Recreation Plan indicated that not only the quantity, but quality and aesthetic of recreation facilities are very important to the residents of South Fayette. Overall signage, wayfinding, and access to all

parks should be addressed comprehensively. Pedestrian and bicycle connectivity is limited both within the parks and between parks and neighborhoods.

Public input also identified needs of specific growing segments of the population, in addition to the predominant increase in young families with children. The large Indian community in South Fayette currently uses baseball fields to play cricket, but substantial demand exists for a dedicated cricket field. In addition, requests for facilities and programs to serve residents with special needs have been increasing. It is critical that new facilities not only meet but also exceed the standards of the Americans with Disabilities Act (ADA) with amenities that serve people of all ages who have mobility or other challenges.



## ACCESSIBILITY

Per the Pennsylvania Department of Education, there were 284 students enrolled in Special Education at South Fayette School District during the 2017-2018 school year and with a total of 18,915 Special Education students enrolled in Allegheny Intermediate Unit 3. Special Education Program includes a number of disabilities including speech and language impairment, visual or hearing impairments, orthopedic impairment, autism, and other conditions.

Americans with Disabilities Act (ADA) requires playgrounds and facilities constructed or altered after March 15, 2012 to to comply with ADA design standards. Accessible playgrounds create a sense of inclusivity for communities and schools, allowing all residents to partake in recreational activities. Inclusive playgrounds allow children of all abilities and developmental stages to play in the space. Playgrounds are required to have available, unobstructed routes to play equipment, at least 1 type of ground-level play component, existing or new ramps to have handrails on both sides, and to use specific safety surfacing that meets ADA criteria.

## FAIRVIEW PARK

Covering more than 190 acres, this park includes two large baseball fields; three rectangular fields that accommodate football, soccer, and lacrosse; two tennis courts overlaid with pickleball courts; and a basketball court. The Township's largest pavilion and a second small pavilion each have a nearby playground. The Township's Community Day and most large events are hosted at the large pavilion. Fairview Park includes the recently acquired former Mayview State Hospital site, which in 2021 is under development with

an extensive destination splash park, second large pavilion, three lighted turf ballfields, and a fenced dog park. The addition of the Mayview property was especially significant because it provides a second entrance to the park near the recently developed Hastings neighborhood and Chartiers Bend retirement apartments on Mayview Road. Due to the heavy use of this park, improvements to vehicle, pedestrian, and bike access may be needed.



source: south fayette township comprehensive recreation plan, 2019 update

## BOYS HOME PARK

Boys Home Park, located in the northeast corner of the Township, totals more than 200 acres. Much of this land is part of a County agricultural preservation area with rudimentary trails and agricultural roads, which is farmed as well as used for hunting. The remaining land, where most amenities are located, is a redevelopment of the eponymous former residential facility. In addition to a soccer field, pavilion, and parking, a new fully ADA-accessible destination playground is under construction in 2021. Access to this park is difficult and many remnants of the former development still need to be removed.



## PRESERVATION PARK

This 21-acre park is adjacent to the agricultural preservation area of Boys Home Park and is the Township's premier soccer facility, with three large fenced fields. In addition to connecting Preservation Park to Boys Home with an improved trail system, priorities for this park focus on supporting amenities such as increased parking capacity and restrooms.

## MORGAN PARK

Six-acre Morgan Park is located in the flood zone of Millers Run and shares the site and parking facilities with the Township's Public Works Department as well as the existing municipal building. There are five existing ballfields, including the Township's only dedicated softball field and two small fields with concessions; one tennis court and one basketball court, both overlaid with pickleball courts; and a playground. In order to improve existing facilities, reduce conflict with municipal facilities traffic, reduce the impact of flooding, and program recently acquired parcels, the Township is reviewing master plan alternatives for the park.

Additional proposed amenities include access to Millers Run, highlighting the improved water quality achieved with the Township's Gladden Acid Mine Drainage Treatment Facility, opened in January 2021. The astounding improvements from this facility open up recreation opportunities that were not addressed in the 2019 parks plan, most notably fishing. Implementation of future improvements must be sensitive to the important role this park serves in hosting baseball games and tournaments.

## STURGEON PARK

Sturgeon Park is a small, 3.3-acre neighborhood park that serves the Sturgeon neighborhood with a playground, pavilion, and parking, as well as a ballfield that is used by the Athletic Association. Wayfinding and access to the park is challenging. Improving facilities and adding a shelter would increase usability.



## TREVESKYN

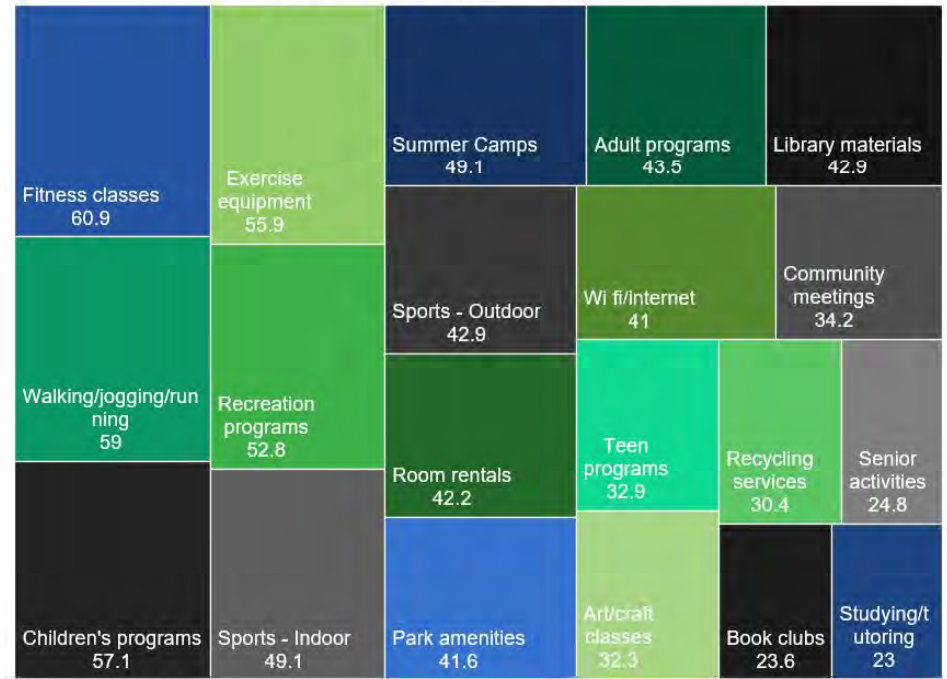
This former housing area of approximately 14 acres contains a loop road, public utilities and grass areas, but it has not been developed with park amenities. Because access is through an existing neighborhood, the site is not well-suited to development of high-traffic-volume uses and there are no immediate plans to develop the site.

## COMMUNITY CENTER

The Township's proposed municipal center complex includes an indoor recreation center. In addition to fitness amenities, this facility will provide much-needed general purpose space for Township programs that currently rent indoor spaces. The facility will be shared with the municipal library.

The need for a community center that includes a strong recreation component was first identified in a 2010 feasibility study. The study was aimed at reuse of the former Star City Cinemas property. This property has since been sold for commercial development, which was deemed a more beneficial use of this high-traffic location in an existing commercial area. To update findings, the township conducted an internal community survey in 2015. The survey again indicated strong support from residents for indoor facilities, and indoor recreation space and programming for all ages was strongly prioritized over other suggested uses, such as municipal services desks and business incubation.

Community Center - Top 20 Resident Needs, 2015



source: south fayette township 2010 feasibility study, 2015 community survey, and 2007 assessment of space needs

Using the 2015 community survey and a 2007 assessment of space needs for municipal services, the design and program for the proposed Community Center on Hickory Grade Road was developed. Site work is ongoing.

A detailed plan for management, staffing, and maintenance of the facility will need to be developed to ensure that sufficient space is consistently available to develop and sustain in-demand recreation programming. In addition, opportunities to generate revenue from the facility must be thoroughly evaluated to keep the Parks and Recreation Department on a path to self-sustaining operations.



# 815 residents

stated that they visit  
Township parks 7 or  
more times a year in the  
2019 Parks Master Plan  
Public Survey



source: panhandletrail.org/maps/

## PANHANDLE TRAIL

The Panhandle Trail is a 21-mile rail trail in southwestern Pennsylvania and the northern panhandle of West Virginia. It connects to the Montour Trail in McDonald, near South Fayette. There is a trail-head with a restroom and parking in the Sturgeon neighborhood. In the map below, South and North Fayette, and Collier Townships are shown in blue at right. While no portion of the trail is owned by South Fayette Township, Township staff maintain the portion of the trail that crosses the municipality, and also has an agreement with North Fayette Township to maintain their segment of the trail, for a total of approximately 4.1 miles. South Fayette police also patrol the trail.

Because the Township does not own the trail, no grant funding has been acquired for maintenance or improvements. There is no overall Panhandle Trail organization, although one active local organization, the Collier Friends of the Panhandle Trail, maintains 2.4 miles in Collier. The Collier Friends may be able to provide technical assistance to South Fayette in terms of policies or funding opportunities for managing the trail.

## THE SOUTH FAYETTE CONSERVATION GROUP & THE HARRY MEYER FARM PROPERTY RECREATION SITE ACQUISITION PROJECT

The South Fayette Conservation Group works to ensure the conservation, protection, and enhancement of natural and recreational resources in South Fayette Township. The group facilitates special projects through partnerships with local and state organizations, businesses, and government. Projects include abandoned mine drainage (AMD) reclamation, outreach and education, fish habitat restoration, wetland and trail creation, and maintenance.

In partnership with the Allegheny Land Trust, the group has already received a grant of \$35,000 from PA Department of Conservation and Natural Resources and successfully raise the funds. The funds will be used to plan and develop the 45-acre Harry Meyer Farm on Oak Ridge Road. The group's vision is to create a community conservation area and educational demonstration farm.



The Township should work closely with the group to facilitate public input and collaborate to find ways that this project can fit into the overall recreation landscape in South Fayette. The parcel map is pictured above.

## ATHLETIC ASSOCIATIONS

The athletic associations of South Fayette provide the majority of athletics programming in South Fayette Township. They also do some maintenance and improvements to the facilities they use, but there is no agreement between the associations that specifies the nature of the work to be performed, nor do they pay a fee to the Township for use of the facilities.

Many associations operate under an umbrella organization, the South Fayette Athletic Association (SFAA).

Members of SFAA	Age
South Fayette Baseball & Softball Association	3-18
South Fayette Men's Softball Association	Adult
South Fayette Township Youth Cheerleading Association	Grades 1-6
South Fayette Township Youth Football Association	Grades K-6
South Fayette Lacrosse Association	5-15
South Fayette Soccer Association	4-16
Non-member Organizations	Age
South Fayette Adult Baseball Association (South Fayette Cardinals)	Adult
South Fayette Little Hoopers - Boys In-House Basketball	3-12
South Fayette Girls Basketball Association	Grades K-8
South Fayette Hockey	Grades K-12
South Fayette Aqua Club	Youth & Adult by application

source: south fayette township website, athletic associations

## LAND DEDICATION & FEE-IN-LIEU

The process whereby developers dedicate land to the Township for recreation, or pay a fee in lieu of land dedication, remains ill-defined since the issue was identified in the 2019 Comprehensive Recreation Plan. In light of the rapid pace of land development in the Township, as well as the Parks and Recreation Department's proactive efforts to raise the standard of excellence for community facilities, this is an issue of utmost importance as well as general fiscal responsibility and accountability.

Land dedication, and the Township's ability to charge a fee in its place, is an important way that municipalities can accommodate the impacts of increased development on recreation needs. It is authorized under the Pennsylvania Municipalities Planning Code (Act 247 of 1968). These funds are provided for by law because they are an important part of how municipalities sustain essential services. The MPC also governs how these funds are to be managed and utilized according to the municipality's formally adopted Comprehensive Recreation Plan. In light of the strain placed on parks and outdoor community spaces during the COVID-19 pandemic, securing proper funding is more important than ever.

South Fayette’s residential fee in lieu of land dedication was set at \$1,100.00 per new residential dwelling unit by Resolution No. 16 of 2019. All fees must be deposited in an interest-bearing account, clearly identified as reserved for providing, acquiring, operating or maintaining park or recreational facilities.

Municipality	Fee in Lieu of Land Dedication for Residential
South Fayette Township	\$1,100
Collier Township	\$1,600
Marshall Township	\$1,100-\$1,200 (depends on zoning district)
North Fayette Township	\$822
Cranberry Township (Butler County)	\$1,022

source: south fayette township website, resolution no. 16 of 2019

In addition, it is potentially allowable under the MPC to require land dedication or fees-in-lieu from commercial developments. South Fayette Township does not require non-residential developers to dedicate land for recreation. The required dedication may be assessed based on, for example, retail square footage. Cranberry Township in Butler County collects a fee of \$0.45 per square foot of gross non-residential building square footage. Marshall Township’s fee is similar but set at \$0.40 per square foot. Lower Providence Township in Montgomery County calculates land dedication differently for different types of non-residential development, calculated as a percentage per 100 square feet of new building floor area. In addition, Collier Township also collects a fee from non-residential developments. The amount of the fee is equal to the fair market value of the land otherwise required to be dedicated for recreational use and is determined by an appraisal from a certified appraiser.



top: morgan park  
middle: treveskyn  
bottom: preservation park

# HOUSING & AFFORDABILITY

## QUICK FACTS



**79%**  
OWNER-  
OCCUPIED  
HOUSES



**6,485**  
HOUSING  
UNITS



**\$248,100**  
MEDIAN HOME  
VALUE

## HOUSEHOLDS

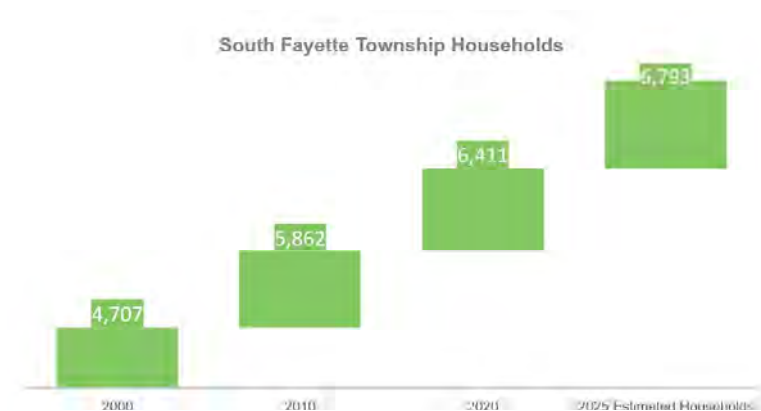
The Township has seen a large increase in the number of households with a projected 44% increase from 2000 to 2025. In 2000, there were 4,707 households. The number of households in the

**84%**  
OF HOUSEHOLDS  
IN THE TOWNSHIP  
ARE SINGLE  
FAMILY HOMES

Township in 2020 was 6,411 households. Similar to total population and number of housing units, the number of households in South Fayette is projected to continue to grow by 2025, to an estimated 6,793 households. Below is a table and graph showing the growth in households within the Township.

	2000	2010	2020	2025 Estimated Households
<b>South Fayette Township</b>	4,707	5,862	6,411	6,793

source: esri business analyst - community profile report

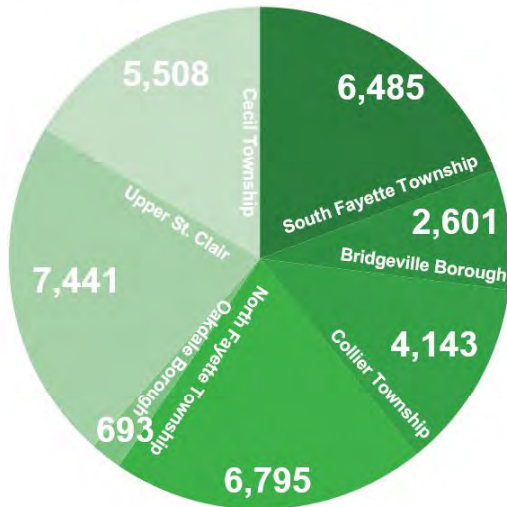


source: us census acs 2019 5-year

## HOUSING UNITS

In 2019, there were 6,485 housing units within South Fayette. The following graph shows a comparison in the number of housing units for the surrounding municipalities.

Number of Housing Units (2019)



South Fayette Township has the **3rd highest number of housing units** among surrounding municipalities.

source: us census acs 2019 5-year

Of South Fayette's total housing units in 2019, 79% were owner-occupied, 15% were renter-occupied, and almost 6% were vacant. South Fayette's homeowner rates were higher than the ownership rates in the surrounding municipalities as a whole, the County, and the State. The following chart provides a comparison to the surrounding municipalities, Allegheny County, and Pennsylvania.

	Number of Housing Units	% Owner Occupied	% Renter Occupied	% Vacant
South Fayette Township	6,485	79%	15%	6%
Surrounding Municipalities	4,530	77%	17%	6%
Allegheny County	604,269	63%	29%	8%
Pennsylvania	5,732,580	68%	21%	11%

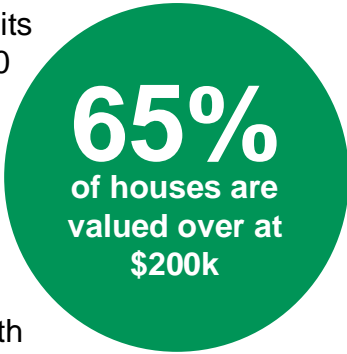
The chart below compares housing tenure and occupancy rates for South Fayette Township and the surrounding municipalities. In terms of household ownership type, South Fayette is most similar to Oakdale Borough. The surrounding municipalities with the highest owner-occupancy rate was Upper Saint Clair at 91%. Upper Saint Clair also has the lowest vacancy rate in the area at 3%, following by Bridgeville Borough at 5%.

	% Owner Occupied	% Renter Occupied	% Vacant
South Fayette Township	79%	15%	6%
Bridgeville Borough	56%	39%	5%
Collier Township	84%	9%	7%
North Fayette Township	70%	23%	7%
Oakdale Borough	80%	14%	6%
Upper St. Clair	91%	6%	3%
Cecil Township	82%	1%	8%

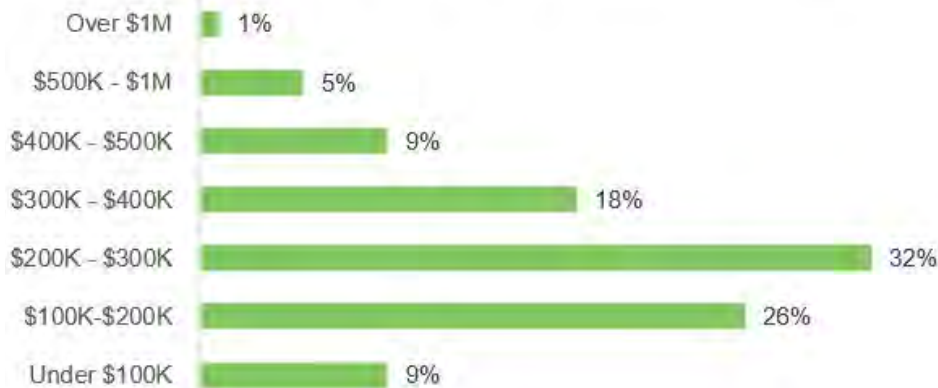
source: us census acs 2019 5-year

**79%**  
OF HOUSING UNITS IN THE TOWNSHIP ARE OWNER-OCCUPIED

The median value of owner-occupied units in South Fayette Township was \$248,100 in 2019, which is higher than the average of the surrounding municipalities, the County, and Pennsylvania. The Township also has the smallest percentage of households under \$200,000 out of the three comparison groups. The largest percentage of houses in South Fayette is between \$200,000 and \$300,000 value at 36%. Additionally, the Township has the largest percentage of housing values over \$300,000.



**South Fayette Township Housing Value of Owner Occupied Units, 2019**

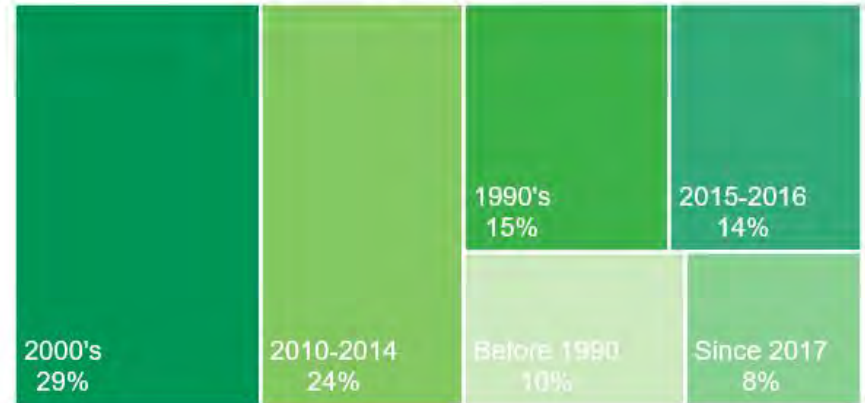


source: us census acs 2019 5-year

Approximately 46% of South Fayette’s population moved in between 2010 and 2017, which shows just how much the Township is truly growing. The surrounding municipalities combined are also growing, as 44% of residents in the surrounding communities combined have moved in between 2020-2017.

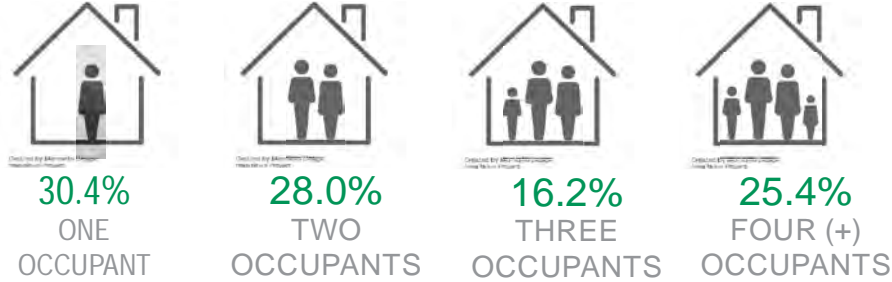
The above graph provides a summary of South Fayette Township's Housing Tenure.

**South Fayette Township Housing Tenure - Year Moved In**



source: us census acs 2019 5-year

Household size of residential units in South Fayette Township.



source: us census acs 2019 5-year

## AFFORDABILITY

The NATIONAL ASSOCIATION OF REALTORS® affordability index measures whether or not a typical family could qualify for a mortgage loan on a typical home. A typical home is defined as the national median-priced, existing single-family home as calculated by NAR. The typical family is defined as one earning the median family income as reported by the U.S. Census Bureau. The prevailing mortgage interest rate is the effective rate on loans closed on existing homes from the Federal Housing Finance Board. These components are used to determine if the median income family can qualify for a mortgage on a typical home.

A value of 100 in the NAR affordability index means that a family

with the median income has exactly enough income to qualify for a mortgage on a median-priced home. An index above 100 signifies that family earning the median income has more than enough income to qualify for a mortgage loan on a median-priced home, assuming a 20 percent down payment. For example, a composite HAI of 120.0 means a family earning the median family income has 120% of the income necessary to qualify for a conventional loan covering 80 percent of a median-priced existing single-family home. An increase in the HAI, then, shows that this family is more able to afford the median priced home.

Based on the affordability index values reported in the ESRI Business Analyst Reports, the Township is an affordable place to purchase and own a home. The Housing Affordability Index for the South Fayette Township in 2020 was 143, meaning a family earning the median family income has 143% of the income necessary to qualify for a conventional loan.

The wealth index is a composite measure of a household's cumulative living standard. The wealth index is calculated using easy-to-collect data on a household's ownership of selected assets, such as televisions and bicycles, materials used for housing construction, and types of water access and sanitation facilities. Generated with a statistical procedure known as principal components analysis, the wealth index places individual households on a continuous scale of relative wealth. The wealth index for South Fayette was 151 in 2020.

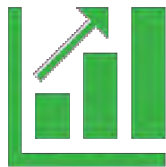


## GROWING COMMUNITIES COMPARISON

Many municipalities throughout Western Pennsylvania have experienced a high level of growth and development over the past several decades similar to South Fayette. In addition to the Township and its surrounding communities like North Fayette, Collier, and Cecil that have experienced growth in population and households over the last 20+ years, other municipalities in the region such as Pine Township and Robinson Township in Allegheny County and Cranberry Township in Butler County have experienced high levels of growth in terms of housing, economic development, and mixed-use development.

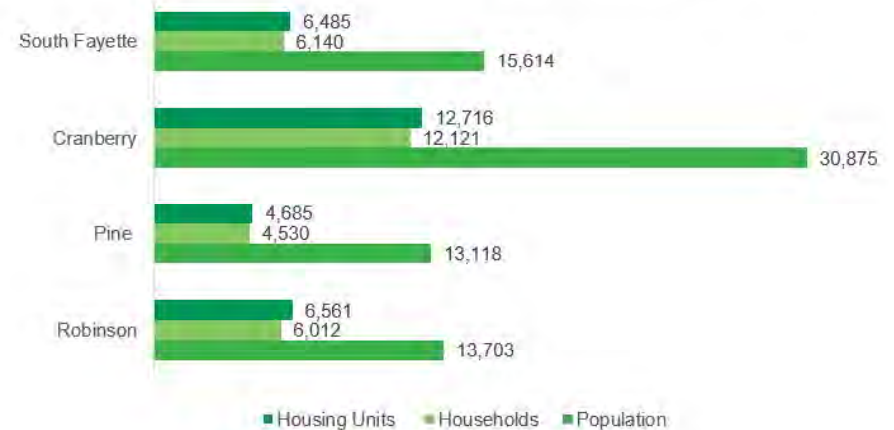
The following graphs and charts highlight some statistics for South Fayette Township and compares the Township to three other communities that continue to grow and develop – Pine Township, Robinson Township, and Cranberry Township.

Of the three comparison communities, Robinson Township is the closest geographically to South Fayette and also the most similar in terms of population, households, and housing units. Cranberry is much larger in population as well as overall number of households and housing units, with a population of 30,875, 12,121 households, and 12,716 housing units. Pine is the smallest of the communities with 13,118 residents, 4,530 households, and 4,684 housing units.



In terms of growth, Robinson Township is the most similar for population, households, and housing units.

Housing Units, Households, & Population, 2019



source: us census acs 2019 5-year

South Fayette’s median household income is slightly higher than that of Robinson Township but lower than the median household income in Pine and Cranberry. Pine had the highest median household income of \$153,302 among the four municipalities while Cranberry’s median household income was \$106,024. Robinson had the lowest median income among the four at \$84,762 while South Fayette’s median household income was \$86,858.

Similar to median household income, South Fayette’s median housing value is higher than that of Robinson Township but lower than the median housing values in Pine and Cranberry. Pine had the highest median housing value of \$427,600 among the four municipalities while Cranberry’s median housing value was \$303,900. Robinson had the lowest median housing value among the four at \$201,400 while South Fayette’s median housing value was \$248,100.

Median Housing Values & Median Household Income, 2019



source: us census acs 2019 5-year

In terms of housing tenure, the four communities are fairly matched. Of the occupied housing units in the communities, both South Fayette and Cranberry had owner occupancy rates of 79% respectively. Pine had the highest owner occupancy rate of the four communities at 82% and also the lowest vacancy rate at just 3% vacant. Housing units in Robinson were 8% vacant, the highest vacancy rate among the four communities.

	% Owner-Occupied	% Renter-Occupied	% Vacant
<b>South Fayette</b>	79%	15%	6%
<b>Cranberry</b>	79%	16%	5%
<b>Pine</b>	82%	15%	3%
<b>Robinson</b>	75%	17%	8%

source: us census acs 2019 5-year

## NEIGHBORHOOD SPOTLIGHT



### Winchester Woods

**Homeowner Association:** Winchester Woods HOA

**Management Company:** Acri Community Realty

**Built:** 2002

**Number of Homes:** 60

**Home Types:** Single-family (2-story)

**Location:** Next to Boys Home Park off Battle Ridge Road

**Streets:** Woodbridge Drive, Turnberry Lane, Rutherglen Drive (partial)

**HOA Top Issues of Interest:** Speeding & Traffic Safety, Code Enforcement, Development, Township Regulations & Ordinances

## NEIGHBORHOOD SPOTLIGHT



### Lakemont Farms

**Homeowner Association:** Lakemont Farms Homeowners' Association

**Management Company:** Community Management Professionals, LLC of Moon

**Built:** 1989 to 1998

**Number of Homes:** 189

**Home Types:** Single-family and townhouse

**Location:** Former Portman's Farm property off Washington Pike

**Streets:** Lakemont Drive, Lakeview Drive, Portman Lane, Pond Court North, Pond Court South, Gander Circle, Swan Drive, Mallard Drive, Jeana Lane, Parkside Lane, Boxwood Drive (partial)

**HOA Top Issues of Interest:** Roads, safety and stormwater

**Website:** lakemontfarms.info

source: south fayette connect - winter 2021 - vol ume 6, issue 1 and spring 2021 - vol ume 6, issue 2

# ECONOMY & DEVELOPMENT

## QUICK FACTS



**\$56,929**  
ANNUAL  
WAGES PAID



**4%**  
IN POVERTY



**40%**  
PROJECTED  
EMPLOYMENT  
INCREASE

## ALLEGHENY COUNTY OVERVIEW

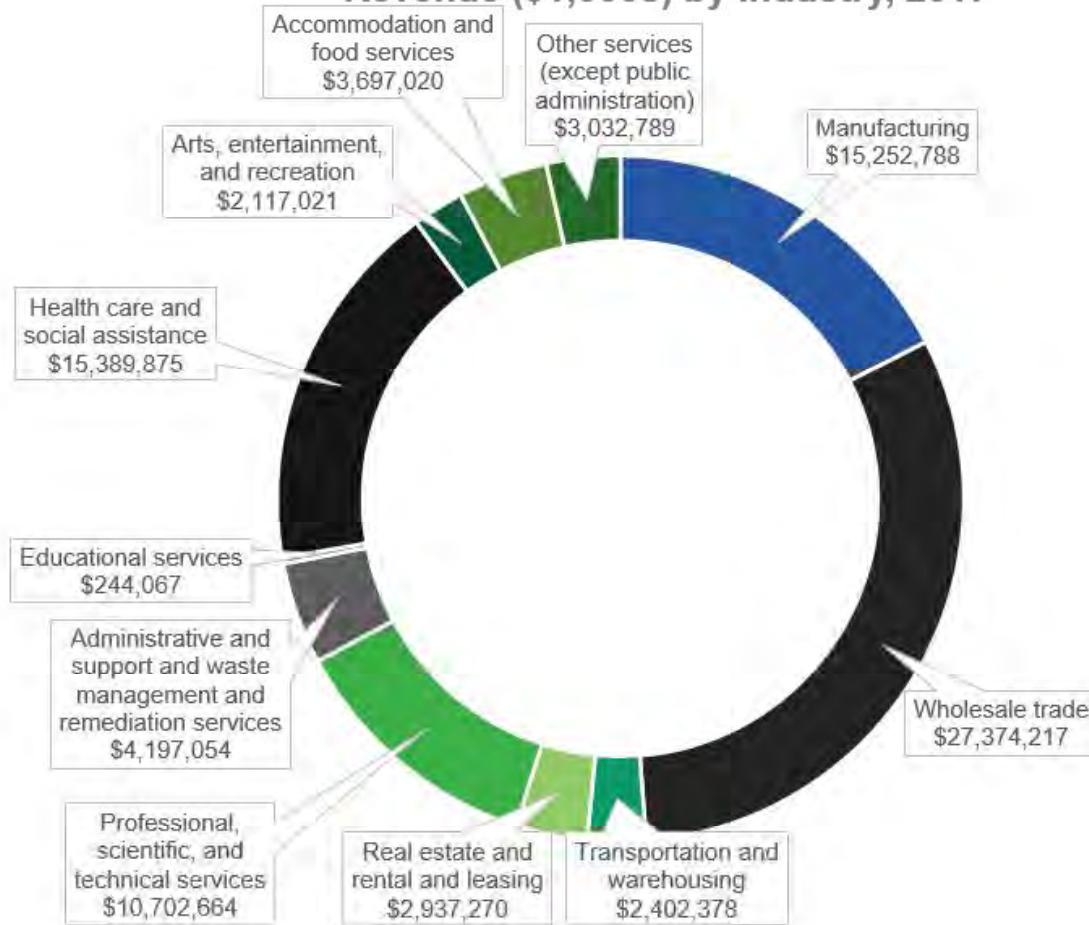
As of the 2017 U.S. Economic Census, the top revenue-generating industries in Allegheny County were Wholesale Trade, Health Care and Social Assistance, and Manufacturing. This diverges from the state industry totals, where Manufacturing, Retail, and Wholesale are the top three industries respectively. Health Care plays a much bigger role in Allegheny County due to the major hospitals in Pittsburgh, with some associated facilities in South Fayette near Bridgeville contributing to the reported \$15.4 million in revenue. Of

note, Professional, Scientific, and Technical Services also plays a larger role in Allegheny County than in the state in general, generating \$10.7 million in revenue.

The more well-paying jobs an industry provides, the greater its potential on the local economy. In the following tables, 2017 data is shown for purposes of comparison with the most recent revenue data available. Totals for employment may not match the 2020 employment data provided in the Demographics section of this report due to differing data sources and years.

In Allegheny County, the average annual wages paid in 2017 were \$56,929. The top employing industry, Health Care, paid about 90% of the average wage. However, the next two largest employers, Retail and Accommodation and Food Services, paid only one-half to one-third, respectively, of the average. The resource extraction industry paid the highest wages, but to very few employees. This industry is much less of a consideration in South Fayette Township due to the ban on hydraulic fracturing for natural gas extraction, or “fracking,” within municipal limits. The impact of industries on employment and income should be considered when planning for new development or redevelopment. Consider whether new jobs pay enough for employees to afford the cost of living in South Fayette.

## Allegheny County Sales, Value of Shipments, or Revenue (\$1,000s) by Industry, 2017



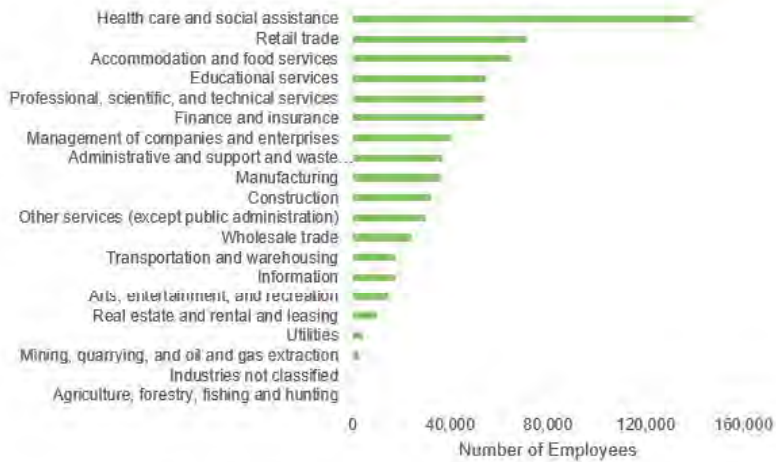
source: 2017 u.s. economic census, <https://www.census.gov/programs-surveys/economic-census/data/tab es.html>

### ABOUT THE DATA:

Businesses are grouped into industries using the two-digit designation assigned by North American Industry Classification System (NAICS). The category “other services,” designated NAICS 81, includes repair and maintenance; personal care and laundry services; religious, grantmaking, civic, and professional organizations.

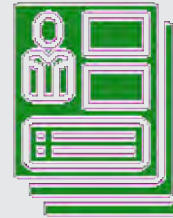
Banking & insurance, telecommunications, information, construction, resource extraction industries, and utilities industry data were not available; the information is withheld by the U.S. Census Bureau to avoid disclosing data for individual Washington County companies. The construction and resource extraction industries in particular are notable employers in the Claysville Area.

Employment by Industry, 2017



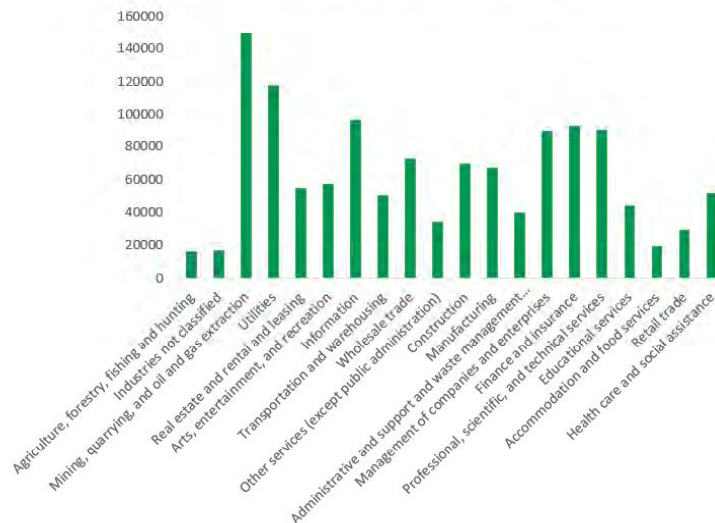
## EMPLOYMENT IN SOUTH FAYETTE TOWNSHIP

The top industries employing Township residents in 2020 were the Professional, Scientific, and Technology industry; Health Care and Social Assistance; and Educational Services.



In 2017, the largest civilian labor force in Pennsylvania was Educational Services.

Allegheny County Wages by Industry, 2017

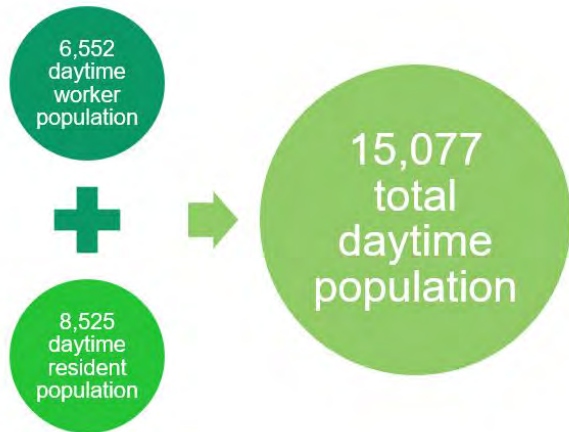


Below is a comparison between South Fayette and neighboring townships employment statistics, including top employers and unemployment rates. South Fayette's employment is generally average across comparable townships.

Industry	South Fayette Township	Upper St. Clair	North Fayette Township	Collier Township	Cecil Township
Professional/Scientific/Tech	16.2%	21.0%	12.1%	14.4%	9.7%
Health Care/Social Assistance	14.5%	16.3%	13.2%	17.9%	14.9%
Educational Services	12.2%	11.3%	7.9%	8.2%	10.1%
Retail Trade	8.6%	6.2%	10.2%	9.0%	11.2%
Construction	8.5%	4.8%	5.4%	4.0%	9.6%
Manufacturing	8.2%	8.6%	14.7%	8.8%	11.0%
Finance/Insurance	7.5%	10.9%	8.6%	7.2%	9.0%
Wholesale Trade	4.2%	3.0%	2.9%	2.9%	3.8%
Other Services (Excluding Public)	2.9%	3.0%	4.0%	4.3%	3.0%
Transportation/Warehousing	2.5%	2.2%	5.5%	5.8%	3.9%
Accommodation/Food Services	2.5%	1.5%	2.9%	1.4%	1.6%
Utilities	2.1%	0.6%	2.1%	2.0%	1.2%
Information	2.1%	1.7%	1.5%	5.4%	1.4%
Public Administration	2.1%	2.2%	1.7%	1.7%	3.3%
Unemployed (16+)	17.4%	14.9%	18.4%	17.8%	17.3%
White Collar	76.2%	86.9%	73.2%	82.8%	70.8%
Blue Collar	14.7%	6.6%	16.6%	10.6%	17.1%

source: esri business analyst 2020

The highest employment growth in the next two decades in South Fayette Township is predicted by the Southwestern Pennsylvania Commission to be in the service sector, which is projected to grow nearly 40% by 2045, followed by retail. While manufacturing and other employment types are expected to fall, but total employment is expected to still see an upward trend with an increase of more than 30%.

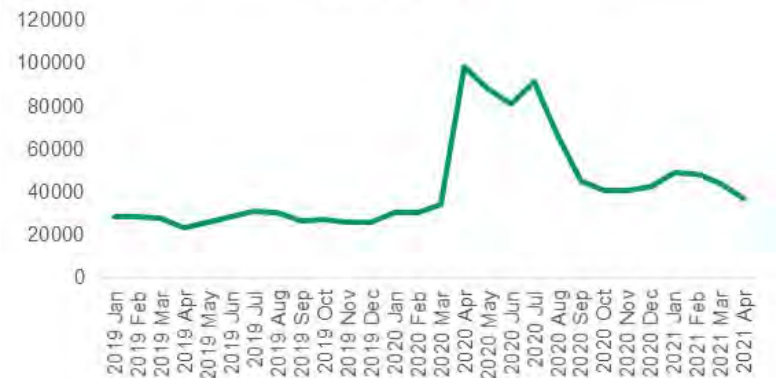


source: us census acs 2019 5-year

## POTENTIAL IMPACTS OF COVID-19 ON EMPLOYMENT

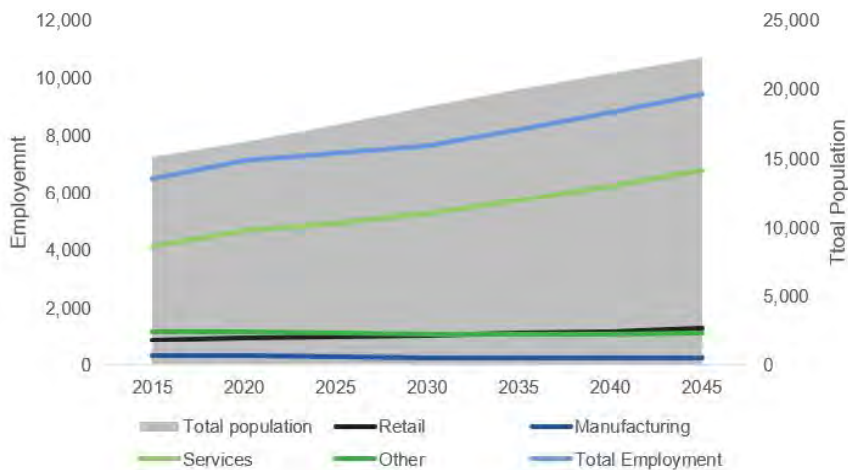
During the COVID-19 pandemic, national unemployment rates rose to levels not seen since the 1930s. The 2020 unemployment rate in Allegheny County was significantly higher than previous years because of lay-offs and business closures, both temporary and permanent. Low-wage jobs and minority employees were disproportionately impacted by the mix of layoffs and temporary and permanent business caused by the pandemic (Center on Budget and Policy Priorities analysis of Census Bureau Household Pulse Survey, June 16, 2021).

Unemployment in Allegheny County, 2019-2021



source: us bureau of labor statistics (june 2021)

Projected Employment 2015-2045



source: southwestern pennsylvania commission, 2019

It is likely the percentage of South Fayette residents working from home increased drastically in 2020, up from 6% in 2019, due to the COVID-19 pandemic. Across Pennsylvania, 30.9% of employers offered increased opportunities to work from home during the pandemic. Job loss in occupations that offered the ability to work from home was considerably smaller than other occupations (U.S. Bureau of Labor Statistics, Business Response Survey to the Coronavirus Pandemic, September 2020).

The following table shows the top employment industries in South Fayette Township with the percentage of employers in those industries that offered work from home opportunities.

Industry	South Fayette Township Employment	National Change in Employment, Feb-Apr 2020
Professional/Scientific/Tech	16.2%	-9.6%
Health Care/Social Assistance	14.5%	-13.9%
Educational Services	12.2%	-13.9%
Retail Trade	8.6%	-16.4%
Construction	8.5%	-16.6%
Manufacturing	8.2%	-13.7%
Finance/Insurance	7.5%	-6.1%
Wholesale Trade	4.2%	-16.4%
Other Services (Excluding Public)	2.9%	-27.2%
Transportation/Warehousing	2.5%	-10.9%
Accommodation/Food Services	2.5%	-42.0%
Utilities	2.1%	-10.9%
Information	2.1%	-11.8%
Public Administration	2.1%	-3.8%

source: esri business analyst (2020) and u.s. bureau of labor statistics (june 2020)

The industries with the most severe employment impacts during the pandemic, such as service and hospitality industries, employ a relatively small percentage of South Fayette’s population. The greatest lasting trend and impact of the COVID-19 pandemic on South Fayette is likely to be a permanent increase in the number of employees working from home, as both employers and employees become more comfortable with these arrangements. Changing infrastructure needs related to this trend will most likely impact internet service and transportation planning in 2021 and beyond.

## COMMERCIAL DEVELOPMENT AND RETAIL MARKETS

With the rapid growth in South Fayette’s high-income population, as well as growth in surrounding municipalities in southern Allegheny County, demand for retail and restaurant development is now being met with significant commercial development, most notably at the I-79 and Route 50 interchange. The redevelopment of the former Star City theater site and the Newbury Market portion of the Newbury mixed use development have been the focus of recent Township commercial development efforts.

## NEWBURY

Newbury consists of 3 interrelated sites: Newbury (single family residential), Newbury Village (apartments), and Newbury Market (commercial/retail).



source: <https://www.newburymarket.com>, accessed may 2021

Newbury Market's road and utility infrastructure was constructed as part of the initial development, which attracted Topgolf and Carvana, two businesses that were positioned to take advantage of the high visibility of Newbury Market from I-79. Additional development has been somewhat stagnant. In June 2020, Newbury Development Associates suffered a foreclosure and several parcels were put up for Sheriff's Sale. Thistle Financial Group purchased about 65% of the property with the intent to continue development efforts at the site.

In February 2021, BJ's Wholesale Club purchased a 9.6-acre parcel, setting up to become the long-awaited retail anchor the Newbury Market development has been hoping for. A Tesla dealership also was being proposed in June 2021.

Newbury Market is significant as offering the only available (proposed) Class A commercial building space in South Fayette Township (Fourth Economy, 2018). The site plan also includes an office development.



source: pittsburgh post-gazette, June 4, 2020



source: costar insight, south fayette emerging as pittsburgh's retail node, february 25, 2021



source: south fayette township volunteer fire department facebook page

## FORMER STAR CITY THEATER AND PIAZZA COMMERCIAL DEVELOPMENT

The site of the former Star City Theater, located on Route 50 just west of the I-79 interchange and across from Newbury Market, was purchased by South Fayette Township in 2009 for reuse as a Community Center. In 2017, the former theater structure was demolished. The Township conducted a feasibility study that examined the potential use of the site for a Community Center. The limitations of the site led the Township to select an alternate location for the proposed Community Center. Consequently, the Township decided to seek a developer to purchase the prominent, high-value Star City property and redevelop it.

The property was purchased in 2019 by Burns Scalo Real Estate, for \$3.5 million. Burns Scalo also owns South Fayette's Bursca and Abele Business Parks. Burns Scalo is planning to redevelop the site into a retail and restaurant development. The proposed development, The Piazza, will feature 6 restaurant buildings of 7,000 square feet or less, and a seventh building with 12,800 square feet for a mix of restaurant and retail uses. The buildings are to be arranged around a central outdoor public space. Burns Scalo cited the need for restaurants in South Fayette as a major driver of their development plans.



source: pittsburgh post gazette (june 29, 2020)



## STAR CITY THEATER SITE AND MARKET ANALYSIS

In 2018, South Fayette Township commissioned a market analysis of the former Star City Theater Site, conducted by Fourth Economy. Advantages of the 8.52-acre site include its proximity to Pittsburgh, the Interstate, and the Southern Beltway; and its position as a “gateway” to new development in South Fayette. Limitations include a deed restriction that prohibits certain retail uses through the year 2029, and a Soil and Groundwater Management Plan required by the Pennsylvania Department of Environmental Protection due to the site's former industrial uses.

The property is currently zoned C-2 Highway Commercial and is part of a Local Economic Revitalization Tax Assistance Act (LERTA) Commercial district offering tax exemptions spanning a five-year period following commercial development.

The 2018 market analysis found a total projected demand for 2.5 million square feet of commercial space, 2.1 million square feet of industrial space, and 1.3 million square feet of retail space by 2026. As of 2018, more than 932,000 square feet of additional building space was needed to meet these levels based on local growth trends.

# 716,640

SQUARE FEET OF  
INVENTORIED VACANT  
BUSINESS SPACE ON THE  
MARKET IN 2018

Projections based on national growth trends predicted an even higher demand for additional building space, especially retail space. Demand for accommodation and food services space was considered the most stable, or having the greatest certainty, using either local or national growth scenarios.

Fourth Economy also inventoried vacant business space on the market in 2018 and found a total of 716,640 square feet. Without accounting for development type (commercial, industrial, or retail), this space has the potential to account for between 73.7% and 76.8% of projected demand, meaning that a minimum of 220,864 square feet of additional, new building space would need to be constructed. When type of space required by specific users was considered, particularly for businesses that require a large contiguous space (for example, 50,000 square feet for an industrial user), the need for new construction is potentially higher to ensure that both volume and quality of space is sufficient.

## RETAIL MARKET ANALYSIS

According to the 2018 Fourth Economy market analysis, South Fayette is significantly “under-retailed” in terms of employment in the retail sector as well as household demand for retail establishments. The analysis specifically examined food service and drinking places and highlighted the need for more full-service, sit-down restaurants.

One way to analyze an existing retail market is by using Opportunity Gap data. This compares the demand, or the amount of purchases in each retail category that local residents are expected to make, with supply, or the amount of retail sales made in local stores. This data approximates how many retail dollars residents are spending at local businesses. A surplus or negative number indicates that there is an excess of existing stores. An opportunity gap or positive number indicates that there is an opportunity for more retail stores in that category.

In 2021, South Fayette Township has a positive opportunity gap in nearly every retail category, except electronic shopping and mail-order houses and specialty food services including food service contractors. Businesses are classified into industries using the North American Industry Classification System (NAICS). A more detailed breakdown of businesses by NAICS code can be found in the appendix of the Comprehensive Plan.

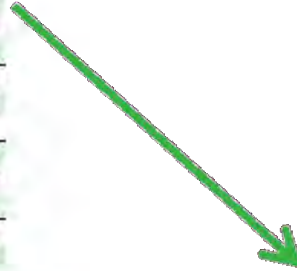
Over 20  
restaurants



provided dining service information  
to the Township to keep residents  
updated on COVID-19 restrictions

2021 Retail Opportunity Gap: South Fayette Township

Retail Category	Demand (\$)	Supply (\$)	Opportunity Gap/Surplus (\$)
<b>Totals</b>			
Total retail trade including food and drink	356,178,038	281,166,270	75,011,768
Total retail trade	314,649,274	259,751,810	54,897,464
<b>Motor Vehicle and Parts Dealers</b>			
Automobile dealers	49,853,746	36,428,387	13,425,359
RV, Motorcycle, Boat, and other motor vehicle dealers	3,543,238	0	3,543,238
Automotive parts, accessories, and tire stores	5,522,346	0	5,522,346
<b>Furniture and Home Furnishings Stores</b>			
Furniture stores	3,813,558	0	3,813,558
Home furnishings stores	3,898,489	0	3,898,489
<b>Electronics and Appliance Stores</b>			
Household appliance stores	945,341	0	945,341
Electronics stores	3,642,734	0	3,642,734
<b>Building Material and Garden Equipment and Supplies Dealers</b>			
Building material and supplies dealers	22,684,704	8,494,377	14,190,327
Lawn and garden equipment and supplies stores	2,881,605	0	2,881,605
<b>Food and Beverage Stores</b>			
Grocery stores	44,989,000	37,558,585	7,430,414
Specialty food stores	1,268,022	0	1,268,022
Beer, wine, and liquor stores	3,901,176	543,022	3,358,154
<b>Health and Personal Care Stores</b>			
Pharmacies and drug stores	17,205,855	0	17,205,855
Cosmetics, beauty supplies, and perfume stores	1,306,679	0	1,306,679
Optical goods stores	620,987	0	620,987
Other health and personal care stores	1,036,833	0	1,036,833
<b>Gasoline Stations</b>			
Gasoline stations	26,257,708	13,138,233	13,119,475
<b>Clothing and Clothing Accessories Stores</b>			
Clothing stores	9,098,768	0	9,098,768
Shoe stores	2,113,734	0	2,113,734
Jewelry, luggage, and leather goods stores	2,071,761	0	2,071,761
<b>Sporting Goods, Hobby, Musical Instrument, and Book Stores</b>			
Sporting goods, hobby, and musical instrument stores	3,340,448	0	3,340,448
Book stores and news dealers	519,807	0	519,807
<b>General Merchandise Stores</b>			
Department stores	3,190,969	0	3,190,969
Other general merchandise including warehouse clubs	40,519,832	488,889	40,030,943
<b>Miscellaneous Store Retailers</b>			
Florists	321,525	0	321,525
Office supplies, stationery, and gift stores	1,557,353	0	1,557,353
Used merchandise stores	1,116,923	0	1,116,923
Other miscellaneous store retailers such as Pet Stores	4,073,602	0	4,073,602
<b>Non-store Retailers</b>			
Electronic shopping and mail-order houses	48,121,552	163,120,336	-114,998,784
Vending machine operators	439,180	0	439,180
Direct selling establishments	4,791,820	0	4,791,820
<b>Food Services and Drinking Places</b>			
Special food services including food service contractors	2,853,895	4,379,688	-1,525,793
Drinking places (alcoholic beverages)	1,564,248	0	1,564,248
Restaurants and other eating places	37,110,821	17,034,792	20,076,029
Full-service restaurants	18,316,624	3,793,573	14,523,052
Limited-service restaurants	15,942,588	13,241,219	2,701,367
Cafeterias, grill buffets, and buffets	405,918	0	405,918
Snack and non-alcoholic beverage bars	2,445,493	0	2,445,493



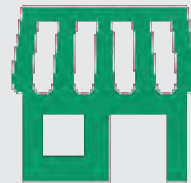
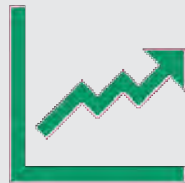
**\$75k+**

OPPORTUNITY GAP  
FOR TOTAL RETAIL  
TRADE INCLUDING  
FOOD AND DRINK

# DID YOU KNOW...

**50%**

increase in total  
assessed commercial  
value over the last  
decade



**1,100+**

businesses in the  
Township



**100**

homes built  
each year

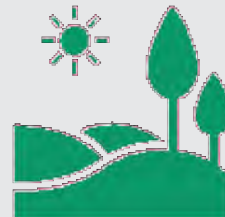
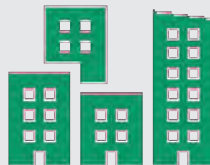
**\$1.7 billion+**

certified commercial  
and residential real  
estate value



**7**

major commercial  
development sites



**~50%**

of the Township is  
undeveloped

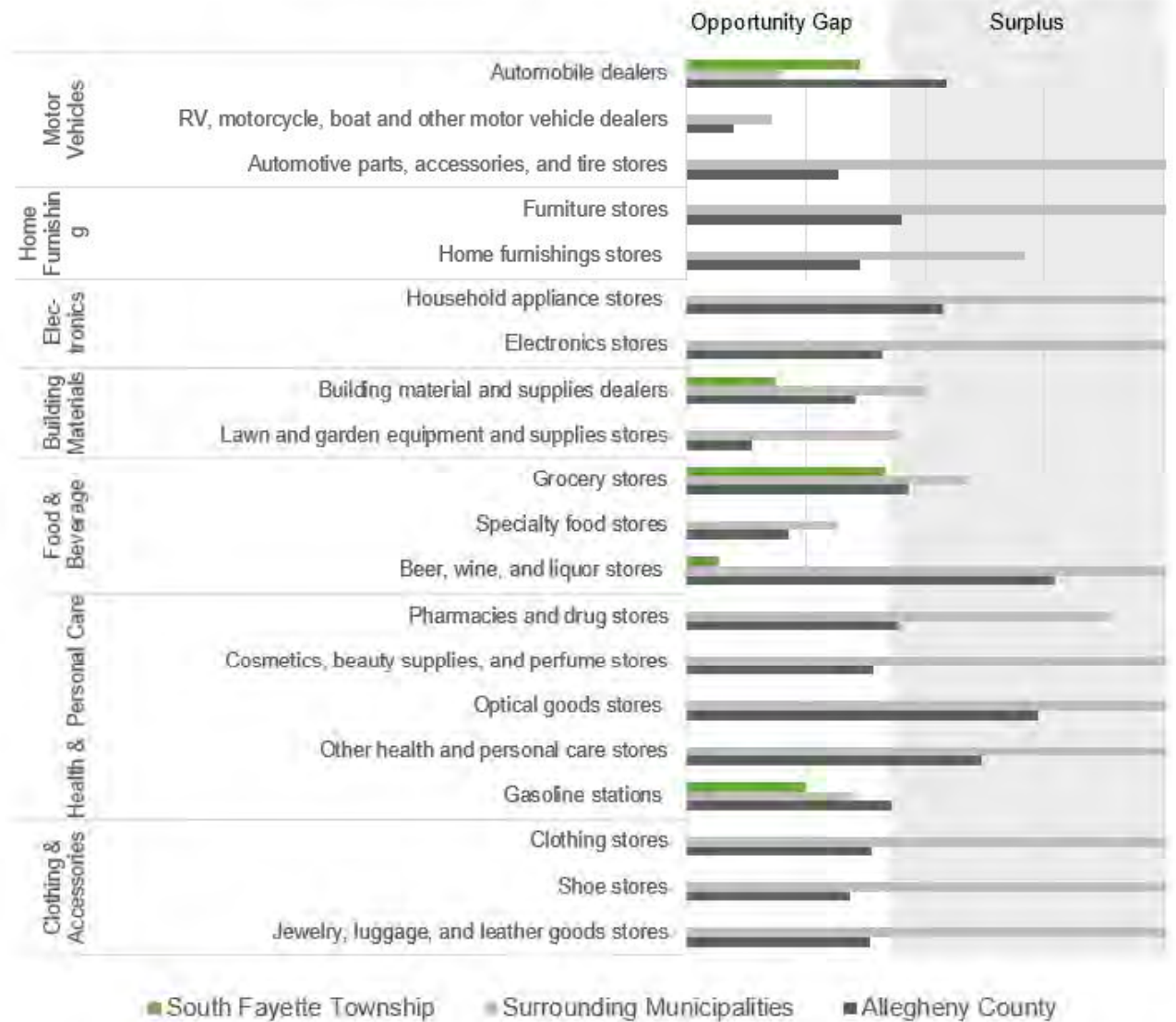
# Neighboring municipalities include:

3 Townships in Allegheny County

2 Boroughs in Allegheny County

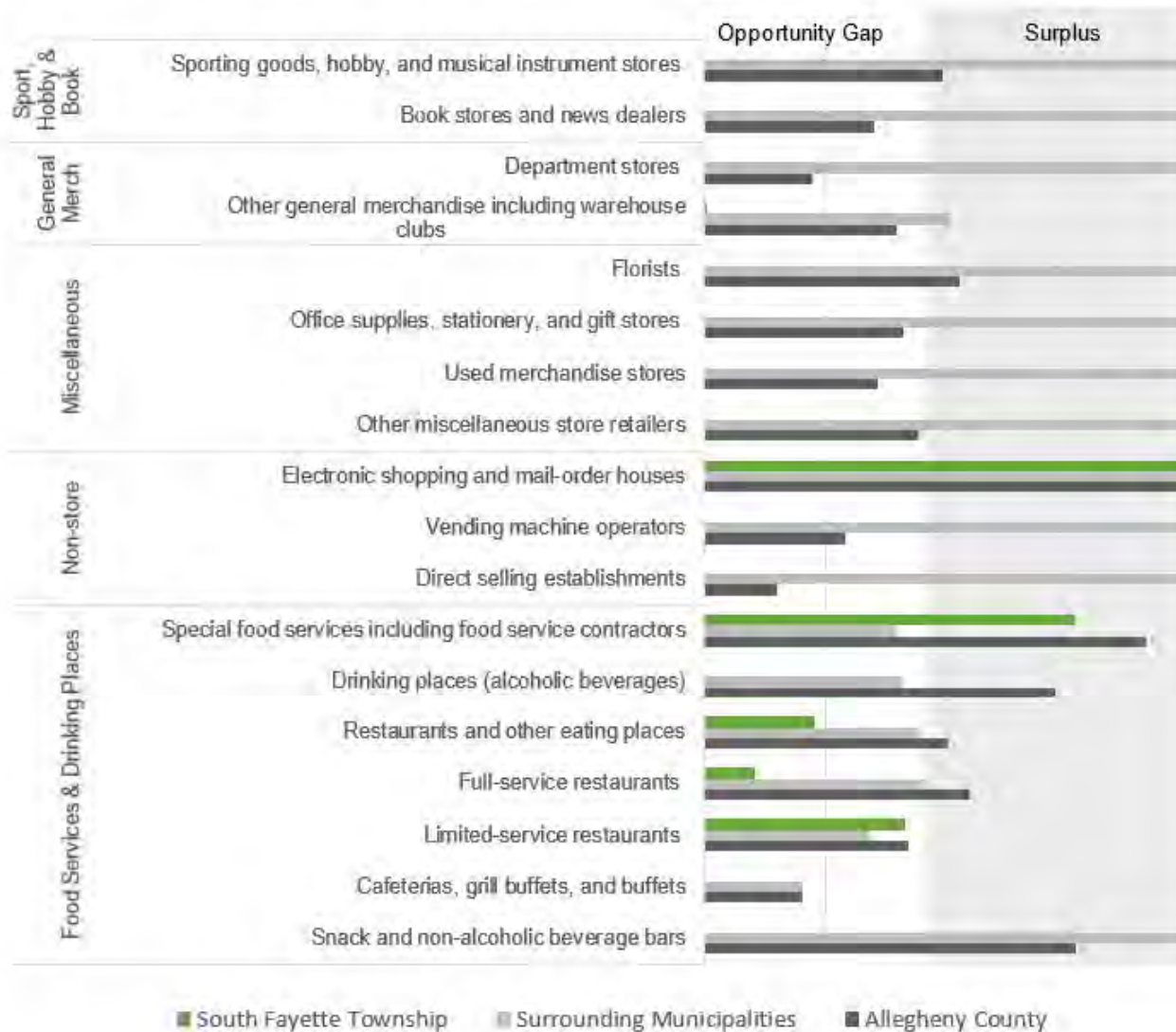
1 Township in Washington County

## 2021 Retail Stores Opportunity Gap Comparison



source: claritas retail market power © opportunity gap by retail store (2021) adjusted for market size

## 2021 Retail Stores Opportunity Gap Comparison (cont.)



source: claritas retail market power © opportunity gap by retail store (2021) adjusted for market size

A comparison with surrounding areas suggests an interdependence between South Fayette and its neighbors that allows each municipality to meet its residents' retail needs.

South Fayette residents are likely traveling to the municipalities immediately surrounding the Township for most types of retail shopping. Unmet retail demand in South Fayette appears to be supporting the surplus of retail businesses in neighboring Allegheny County municipalities including Collier, North Fayette, and Upper St. Clair Townships, Oakdale and Bridgeville Boroughs, and Cecil Township in Washington County.

In some cases, retail establishments in South Fayette match an opportunity gap in neighboring communities, indicating that a significant number of shoppers are likely coming from outside South Fayette. Examples include automotive dealers, building materials and supplies, gasoline stations, and multiple categories of food service and drinking places.

This means that the greatest retail opportunities likely exist where there is an opportunity gap in both South Fayette and the surrounding communities. Examples include motor vehicle dealers of all types, lawn and garden stores, specialty food stores, or cafeterias and buffets.



Potential Additional Retail Opportunity (Square Feet)  
based on 2021 Retail Market Opportunity Gap and Estimated Productivity PSF



source: claritas retail market power @ opportunity gap by retail store (2021); u.s. census bureau (2017) and industry standard productivity per square foot

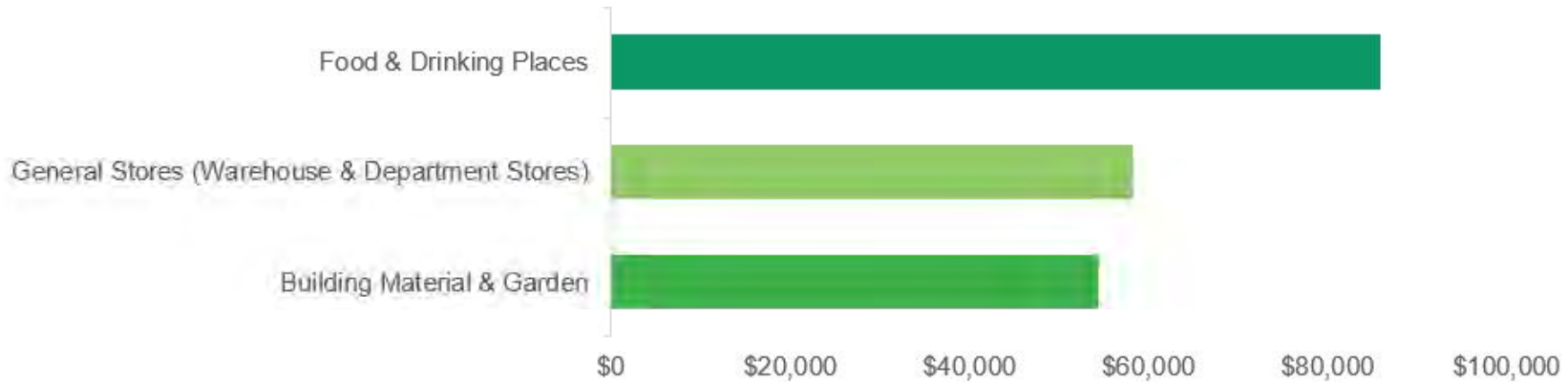


source: south fayette township facebook page

Based on the retail market opportunity gap and typical productivity per square foot for each industry, the figure above estimates maximum retail square footage that could be supported by local demand. The categories shown (represented by three-digit NAICS classifications) represent nearly 440,000 square feet of potential additional retail space. Because these estimates do not account for retail supply in adjacent municipalities, the square footage shown should be considered a maximum value.

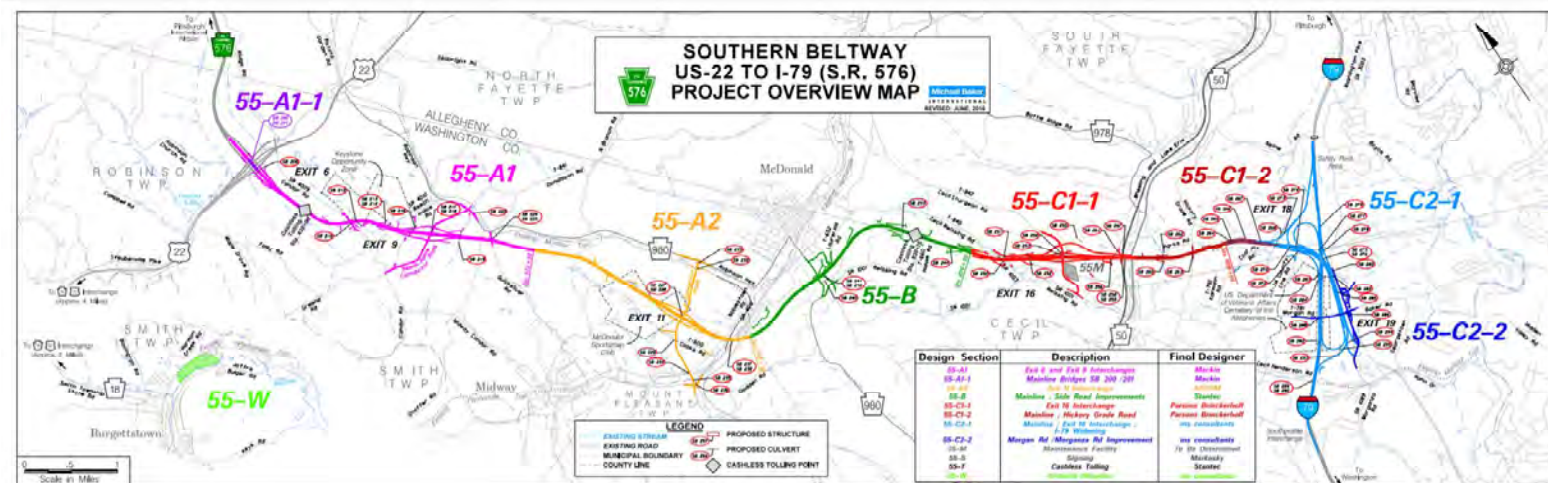
Below, factoring in all retail stores and demand from surrounding municipalities suggests that the greatest opportunity for additional retail development is in food and drinking places, with some opportunity in the general merchandise category and building materials category (specifically paint and wallpaper stores, hardware stores, and lawn and garden stores).

### Potential Additional Retail Opportunity - South Fayette Township and Surrounding Municipalities based on 2021 Retail Market Opportunity Gap and Estimated Productivity PSF



source: claritas retail market power © opportunity gap by retail store (2021); u.s. census bureau (2017) and industry standard productivity per square foot

In total, retail opportunity gap data in 2021 supports the 2018 market analysis conclusions that South Fayette is “under-retailed,” particularly in comparison to neighboring communities. However, success in establishing new retail development will depend on careful analysis of a proposed store location and type, in terms of its ability to capture substantial interest of South Fayette residents and/or residents of neighboring municipalities who are in the habit of visiting existing nearby retailers outside the borders of South Fayette.



source: <https://southfayettepa.com/documentcenter/view/279/southern-beltway-overview-map-pdf>

## TRANSPORTATION IMPACTS - THE SOUTHERN BELTWAY AND INTERSTATE 79 IMPROVEMENTS

The Southern Beltway is a Pennsylvania critical infrastructure project connecting the Pittsburgh International Airport and the Shell Ethane Cracker Plant in Beaver County with I-79 South, initiated with the intent of spurring economic development and creating an additional connection to the Airport and other points west from the South Hills communities. Development based on the new opportunity afforded by the Beltway is ongoing, particularly in the Washington County-owned Starpointe Business Park, where at least one Allegheny County manufacturer is planning to relocate and expand (Observer-Reporter March 18, 2021). Starpointe is zoned Light Industrial and offers LERTA district tax incentives.

With construction of the Southern Beltway to be partially completed in Fall 2021 and fully opened in 2022, the Township must consider the potential impacts and opportunities of the increased access to the southern and western areas of the Township, particularly in the vicinity of future Exit 15 on Cecil-Sturgeon Road. Present zoning, adopted in 2015, designates much of the area around the Southern Beltway as R-1 Rural Residential or R-3 Medium Density Residential. In addition, the LERTA map designates the area to the north of Cecil-Sturgeon Road as a Deteriorated Planned Economic Development, where construction or reconstruction may exempt the property from taxes on the increased value due to reconstruction. Land to the south of Cecil-Sturgeon Road is currently zoned as Rural Residential. A LERTA Industrial zone exists, most of which is already developed though. Zoning in this area should be examined to ensure that it best serves the economic development goals of the Township while preserving the interests of existing residents and business owners.

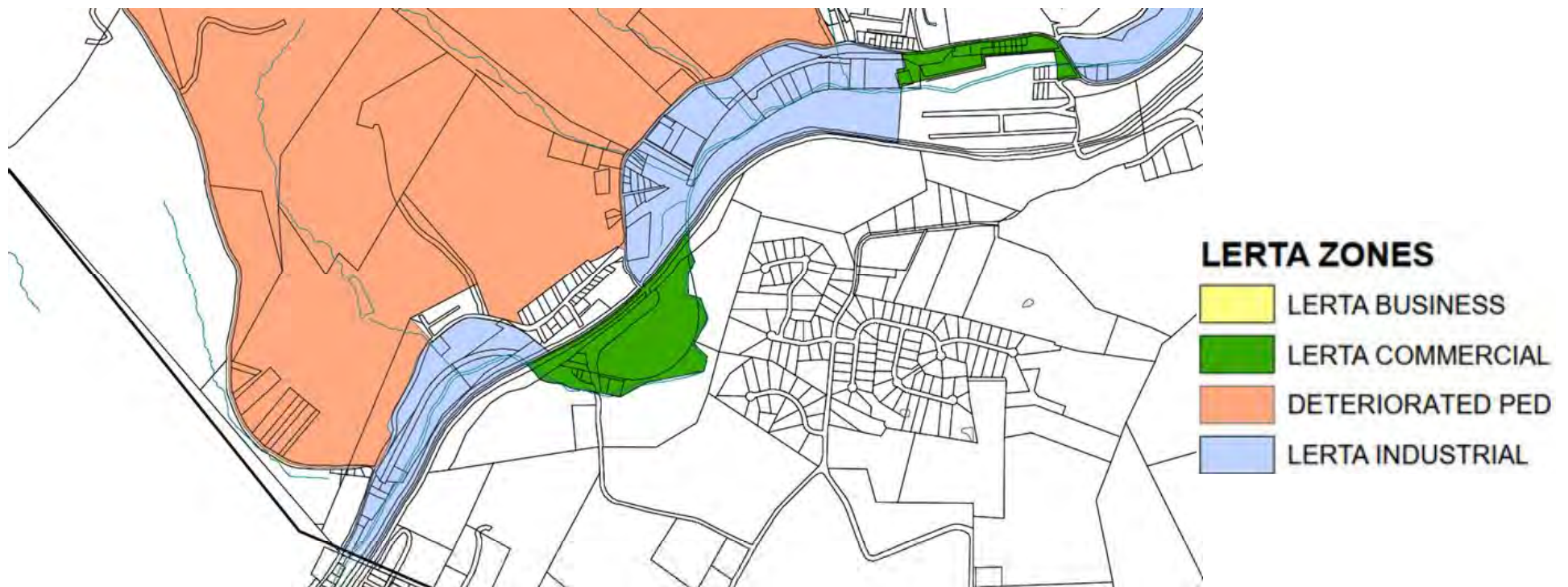
Similarly, a proposed toll on I-79 has the potential to increase traffic on local roadways. In addition to the need for transportation improvements in the case that tolling is implemented, zoning along Washington Pike and Route 50 should be evaluated to ensure it corresponds to expected traffic patterns, encourages desirable land use patterns that protect existing landowners where necessary, and allows for development opportunities where feasible and appropriate.

## LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE (LERTA) DISTRICTS

The Local Economic Revitalization Tax Assistance (LERTA) program provides for tax abatement opportunities for commercial and industrial properties in specific areas of the Township and for a specified number of years. LERTA is an economic development tool used in communities throughout Allegheny County and across the State of Pennsylvania to help encourage economic development and revitalization and to help recruit businesses to certain areas.

South Fayette Township established a LERTA ordinance and accompanying LERTA zones in early 2018. The LERTA Map that is part of the LERTA Ordinance identifies four (4) LERTA zones in the Township including Business, Commercial, Deteriorated Planned Economic Development (PED), and Industrial. Industrial, Commercial, Deteriorated PED, and Business properties each have their own exemption schedules as outlined in the LERTA Ordinance ranging from five years for Commercial, Industrial, and Business LERTA areas to 10 years for Deteriorated PED areas, all at various percentages as the years go on through the abatement period.

Given the pending and upcoming completion of the Southern Beltway and the potential for increased development as a result of the Beltway, the LERTA zones should be reexamined in conjunction with the Township's overall Zoning Map to ensure that the property development types and mix of uses are being promoted in and around the Southern Beltway in South Fayette.



source: <https://southfayettepa.com/documentcenter/view/278/lerta-district-map---local-economic-revitalization-tax-assistance-pdf>

# LAND USE

## QUICK FACTS



**12**  
ZONING  
DISTRICTS



**6,104**  
HOUSEHOLDS



**20.96**  
SQUARE MILES

*For more information regarding planning and land development, please visit*

<https://southfayettepa.com/planning>

## EXISTING LAND USE

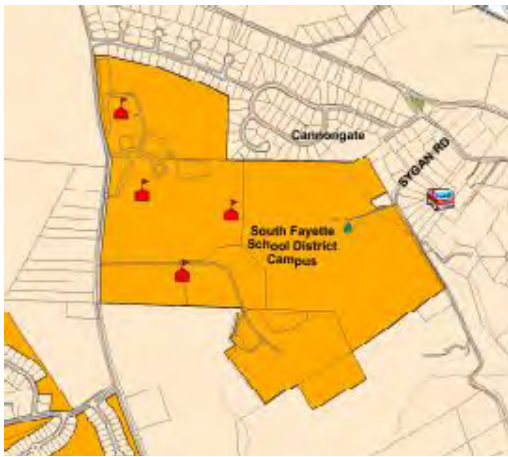
The Township's current zoning map provides for all land uses through the following zoning district designations:

-  B-1 BUSINESS
-  CD-1 CONSERVATION
-  C-1 LIMITED COMMERCIAL
-  C-2 HIGHWAY COMMERCIAL
-  I GENERAL INDUSTRIAL
-  I-P INDUSTRIAL PARK
-  ND NEIGHBORHOOD DESIGN
-  PED PLANNED ECONOMIC DEVELOPMENT
-  R-1 RURAL RESIDENTIAL
-  R-2 SUBURBAN RESIDENTIAL
-  R-3 MEDIUM DENSITY RESIDENTIAL
-  R-4 NEIGHBORHOOD RESIDENTIAL

source: south fayette township zoning district map, updated august 2017

The areas of South Fayette zoned B-1 Business include the Abele and Bursca Business Parks, the land surrounding the Hastings development, and an area in and around Energy Drive that is home to two office buildings.

Areas zoned CD-1 Conservation include all of the Township-owned parks, area cemeteries, open space within certain residential developments/subdivisions, the South Fayette School District campus, and the Hickory Heights Golf Course.



source: south fayette township zoning district map, updated august 2017



The Township's existing commercial districts are C-1 Limited Commercial and C-2 Highway Commercial. Areas zoned C-2 are located along parts of Washington Pike and State Route 50 and include the Southpoint Industrial Park. The C-1 zones are located along Millers Run Road, near the intersection with Route 50 and also along Washington Pike.



source: south fayette township zoning district map, updated august 2017

The I General Industrial zoned areas are found along Boyce Road near the intersection with Mayview Road. Another I zone is located near Thoms Run Road bordering Collier Township.

Areas zoned I-P Industrial Park include the Phillips Industrial Park off of Mayview Road and several sections along State Route 50 and Millers Run Road.

The ND Neighborhood Design Zone includes the Hastings development, which has a mix of various housing types and some small-scale commercial uses to support the surrounding neighborhood.

SOUTH FAYETTE SCHOOL  
DISTRICT AND SOUTH  
FAYETTE TOWNSHIP  
SHARE THE SAME  
BORDERS



The Planned Economic Development (PED) Districts are located throughout the Township. PED zoned areas include the Newbury mixed use development and a large group of parcels that front Cecil Sturgeon Road, Millers

Run Road, and State Route 50 in the south-central portion of the Township. Areas zoned R-1 Rural Residential were traditionally farm lands and used for agricultural purposes. Lot sizes in the R-1 District are typically larger and more like estate-style lots. The R-1 zones include the residential communities of Kevington, Parks Farm Estates, Sterling Ridge, Walnut Ridge, and Granite Ridge. Several vacant parcels of land or larger parcels used for a mix of agricultural uses and/or hobby farms are also found within the R-1 zones and are located along Cecil Reising Road, Cecil Sturgeon Road, Battle Ridge Road, Parks Road, and Bowman Road.



## NEIGHBORHOODS

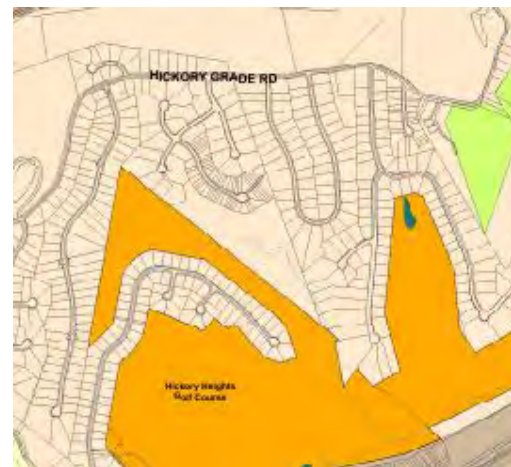
## HISTORICAL NEIGHBORHOODS



The R-2 Suburban Residential Zoning District also includes several residential development communities, including Berkley Ridge, Oakridge Crossing, Kingsbrook, Northridge, Winchester Woods, Battleridge Estates, and Pinnacle Pointe. In addition, several residential subdivisions located along Hickory Grade Road are also zoned R-2. Areas zoned R-3 Medium Density Residential include



parcels along Marshall Road, Scotch Hill Road, and Robinson Road in the northwestern part of the Township. In addition, a neighborhood along Old Oakdale Road is also zoned R-3, located next to Pinnacle Pointe. Much of the residential areas on the west side of Interstate 79 are also zoned R-3 including the Springhouse, Fieldcrest, Saddlewood, Fairview, Lakemont, and Hunting Ridge.



source: south fayette township zoning district map, updated august 2017



The R-4 Neighborhood Residential zoning districts are located in the central part of the Township, off of Millers Run Road, Sygan Road, and State Route 50.



View of South Fayette Township from Abele Business Park

## FUTURE LAND USE

South Fayette Township provides for a variety of land uses within its various zoning districts, as shown on the existing zoning map. Furthermore, the Township boasts a plethora of land uses that provide a mix of industrial, commercial, and residential uses. As part of the comprehensive planning process, the existing zoning districts will be evaluated and examined to create a future land use map that will meet South Fayette's current and future needs and land use goals.

An important topic when discussing existing and future land uses is that the Township positions itself to continue to provide for all types of uses and densities but does so in a way that balances growth, development, and preservation and targets growth in certain areas. One additional topic that this comprehensive plan will discuss is the zoning of the land surrounding the new Southern Beltway, which is slated to open soon. The areas in and around the Southern Beltway are currently zoned either R-1 or PED. Given the proximity of this land to the Southern Beltway and the connection the Beltway brings to the Pittsburgh International Airport and other points beyond will need to be discussed so that the highest and best land uses can be planned for around the Southern Beltway.



View of Land Near/Around Southern Beltway

# COMMUNICATIONS

## QUICK FACTS



5

SOCIAL MEDIA  
PLATFORMS



16

COMMUNITY  
AWARDS



7,700+

SOCIAL MEDIA  
FOLLOWERS

## SOCIAL MEDIA

South Fayette Township values communication and uses a variety of platforms to circulate information. Currently, the Township utilizes five (5) social media platforms including Facebook, Instagram, LinkedIn, Twitter, and YouTube, plus a Township website and mobile applications (South Fayette CitizenLink) available on Apple and Android phones run by the award-winning Communications Department. Each quarter, a Communications Report is developed

to analyze the number of website visits, social media followers and interactions, and data usage. In the first quarter of 2021, website user access is accessed by desktop (46%), smartphone (49%), and tablets (4%), with about 71% of the website access being a direct entry. Peak website usage times are 1 p.m. – 3 p.m., with 3 p.m. being the most popular time. Facebook is the Township's most popular social media platform, showing 2,453 website visits linked through the Township's Facebook page.

611  
total app  
downloads



The level of engagement is tracked through comments, likes/reactions, shares, and clicks. Across all social media platforms, the most popular content has included trail programs, road closures and detours, police information, and COVID-19 information.

During the pandemic, all Board of Commissioners meetings were streamed via YouTube to share information about events. Since the pandemic has hit, all Board of Commissioners meetings are streamed and taped for residents and business owners to watch at their own convenience.

SOUTH FAYETTE IS ENTERING THE "BARK FOR YOUR PARK" PET SAFE CONTEST TO WIN \$25,000 TOWARD A NEW FENCED DOG PARK IN FAIRVIEW PARK!

# HELP US BUILD A NEW DOG PARK

**WHAT WE NEED FROM YOU:**  
  
**PICTURES & VIDEOS**

**SUBMIT INFO BY JUNE 16<sup>TH</sup>**

 @SOUTHFAYETTEPA  
 @SOUTHFAYETTETOWNSHIP  
 PWILLIS@SFTWPCOM  
 412-564-3275

PLEASE INCLUDE: YOUR NAME, YOUR DOG'S NAME & AGE, AND WHY YOU'D LIKE A NEW DOG PARK IN SOUTH FAYETTE



source: south fayette township facebook page



The Township website topped **1 million views** as of June 30, 2021.

[www.SouthFayettePA.com](http://www.SouthFayettePA.com)

 **South Fayette Twp** @SouthFayetteTwp · Apr 30

Get your homemade ice cream from Millie's in @SouthFayetteTwp starting at noon Sat. May 1. The shop, 160 Millers Run Rd, will be open 7 days a week from noon to 10 p.m. in the Gateway Shops at Newbury Market, #SouthFayette. #millies #milliesicecream



source: south fayette township twitter page



Facebook



Twitter



Instagram



LinkedIn



YouTube

2021 – New Followers in First Quarter	166	14	41	31	24
Total Followers Since Launch	5,148	1,120	1,125	207	27

## SOUTH FAYETTE CONNECT MAGAZINE

South Fayette Connect, South Fayette Township's magazine, is a free, quarterly, award-winning, official publication of the Township. The magazine was established in 2016 and was created in-house for residents and community members. The publication focuses on making connections, informing readers, highlighting Township services and employees, celebrating citizens, and building community identity and pride.

The magazine is automatically mailed to over 7,800 Township addresses, including residential, businesses, and all Cuddy, Morgan, and Sturgeon post office boxes. A digital version is also available on the Township website and is shared via social media and "issuu.com." The latest issue can be found at various municipal, business, or community locations and is also provided to employees, residents, and visitors of the South Fayette School District, Municipal Authority of the Township of South Fayette, Country Meadows of South Hills Pittsburgh, Bridgeville Rehabilitation and Care Center, and Elmcroft Senior Living. Past issues are archived on the Township website for easy access.

<b>AT A GLANCE:</b> South Fayette Connect 2020 Reader Survey Results	<b>81%</b> Prefer to read the magazine in print	<b>96.4%</b> Read every issue or most issues	<b>95.8%</b> Say they agree or strongly agree that the magazine is a credible, accurate source of information
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~8,200 copies printed

100s of online reads

7,800 + copies mailed directly to residential and business addresses

500+ copies available at 20+ locations throughout the community

source: south fayette township website and south fayette connect

## CHIEF'S CORNER BLOG

In 2015, the Township and Chief of Police John R. Phoennik developed a blog titled Chief's Corner. According to Safewise, South Fayette Township is one of the safest communities in Pennsylvania. To open communication, provide background information, and maintain a safe community, Chief's Corner was started. In 2019, the blog won the "Gold Award" through the International MarCom Awards, which honors excellence in marketing and communications. Chief Phoennik reports on current events and hard-hitting topics for community members. Recent topics of the blog have included the proposed I-79 tolls, the use of police body-worn cameras, police transparency, and the new addition of Ellie Faye, the Township's bloodhound. Readers are able to comment on the blog posts to praise the department, but also to ask important questions directly to the Chief.

## EVENTS

Numerous events are held by the Township each year, giving the community a variety of activities to participate in and ample business sponsorship and volunteer opportunities. Every October, an accessible deer hunt is held each year to accommodate sportsmen with physical challenges or disabilities. Touch-a-Truck invites children and adults to explore trucks, buses, tractors, and other big vehicles each July. Food vendors, booths, and activities are also available at this event. Movies in the Park invites families to Fairview Park to watch movies on the big screen during the Township's free summer outdoor film series.

The Summer Playground Camp was also developed for children (Ages 5-12) to offer families an affordable, weekday program for 8 weeks every summer. Access to the playgrounds, crafts, organized

games, free play time, and sports and special programs are available during the Camp. This program offers flexible schedules so that all families can utilize the Camp.

South Fayette Community Day is the largest event in the Township. Community Day is held at Fairview Park and is free admission. In 2019, over 6,000 residents and visitors enjoyed craft vendors, numerous food and beverage vendors, live music on three (3) stages, dancing and entertainment, a zip line, a ninja warrior course, inflatable amusements, a petting zoo, and raffles. Entertainment schedules, vendors, attractions, raffles, and a map were available to those who attended. The #SelfieContest was also developed to increase social media use and interaction and offered prizes like an Apple Watch and a South Fayette Swag Bag. Parking is available on site, but the Township also offers a shuttle bus service at three (3) locations, as well as golf cart shuttles available for ADA parking on-site. Each year, about 40 sponsors, over 100 vendors, and over 60 volunteers allow this event to happen.

### South Fayette Township Events:

- Accessible Hunt
- Community Day
- Earth Cleanup Day
- Fourth of July Fireworks
- Holiday Celebration
- Movies in the Park
- Summer Playground Camp
- Thanks for Giving
- Touch-a-Truck



source: south fayette township website

The Township Police Department also hosts events for Township residents. Every other month, Chief Phoennik organizes a discussion at a different Township venue to give residents, business owners, and community members the opportunity to share comments, ask questions, and offer suggestions for the Police Department. Every spring, the Police Department holds an event that offers a free cup of ice cream or frozen yogurt to children, while allowing families and children to interact with the Department in a friendly and social setting. Free and correctly sized bicycle helmets are also offered by the Department to children at various community events. Police Department events include:



source: south fayette township facebook page

Police Department events include:

- Coffee with the Chief
- Cup with a Cop
- Halloween Safety Patrols
- Presents from Police

A sponsorship program was developed to assist with the cost of community events and to produce the magazine. The sponsorship program offers seven (7) levels varying on monetary contribution. Businesses and organizations that choose to sponsor an event or program receive free advertisements in the official magazine that differ in size depending on the sponsorship levels. Along with free advertisements, sponsors also receive event recognition via signage, social media shout-outs, and names on merchandise (for select events). A Thanks for Giving event has been held the last three (3) years to recognize the yearly sponsors and cash contributions that have made community events and programs possible.

## COVID-19

COVID-19 brought on many changes and uncertainty across the globe, but South Fayette Township has stayed on top of it. At the beginning of the pandemic, the Township developed a COVID-19 webpage and a special newsletter dedicated to keeping the public informed about the pandemic. Accurate information was required more than ever, and the Township provided guidelines and data across their social media platforms. The webpage and newsletter outline vaccine information and resources, assistance for making vaccine appointments for older adults, COVID-19 alerts and updates from Allegheny County and the State of Pennsylvania, mask mandates, and general pandemic information including symptoms, testing sites, and COVID-19 data.

Residents who experienced hardship due to the COVID-19 pandemic were able to privately reach out to the Township so that the Township could connect the residents with appropriate agencies and resources for assistance including free food distribution sites, food banks, WIC, and senior citizen food programs. Information regarding small business loans, paycheck protection programs, and unemployment compensation was also provided on the webpage, making it an information hub for residents and businesses.



The Parks and Recreation Department offered a variety of virtual, outdoor, socially-distanced, and at-home activities for residents to participate in. Virtual Yoga for adults, mailed activity boxes, virtual science programs, and geocaching were implemented due to the

source: south fayette connect, spring 2021 - vol ume 6, issue 2

pandemic. Many in-person events have been canceled due to COVID over the past year or so, but the Township has still managed to provide virtual or socially-distanced opportunities. The 2020 Thanks for Giving event was made virtual so that 2020 sponsors were still able to be recognized with trophies, certificates, and other tokens of appreciation. Although the 2021 Community Day will be canceled, the Township is working to plan smaller, outdoor events throughout the summer and fall.

Restaurants within the Township were also adjusting to the pandemic's restriction, resulting in many restaurants offering delivery, drive-thru, catering, and other new services. Restaurants were instructed to update their information regarding hours, takeout, curbside pickup, or delivery via the COVID-19 webpage. This provided residents and visitors a centralized restaurant database and promoted local restaurants as well as chain restaurants.



### Township staff continues providing services

The South Fayette Township offices, police station and senior center, 515 Millers Run Road, are closed to the public until further notice to help slow the spread of COVID-19. All in-person activities are canceled or postponed. Employees continue working, with office staff using



phone, email, mail, fax and web. A drop box is located in a recycling bin outside the office doors. Use our online Request Tracker any time to contact us about trash and recycling, roads or other issues: [southfayettepa.com/request](https://southfayettepa.com/request). Find staff email addresses at [southfayettepa.com/staff](https://southfayettepa.com/staff).

source: south fayette connect - covid-19 special edition - volume 5 - issue 3

## COMMUNITY AWARDS AND INITIATIVES

Over the last five (5) years, South Fayette Township has secured numerous awards for South Fayette Connect, Chief's Corner, its Special Edition COVID-19 Newsletter, sponsorship programs, professional leadership, department excellence, communications, and community relations.

Numerous initiatives have been implemented including Healthy Trails, which aims to enhance recreation and transportation by improving and expanding opportunities for pedestrians and cyclists. The Township partnered with Allegheny County to implement Live Well South Fayette and is recognized as a Banner Community via the Allegheny League of Municipalities to promote, encourage, and enhance wellness and healthy living. In 2017, the Township earned the "gold" status through the Sustainable Pennsylvania Community Certification Program, administered by the Pennsylvania Municipal League and Sustainable Pittsburgh. Although this program is voluntary, this certification shows that the community is committed to economic development, social equity, and environmental quality.



source: south fayette township website

# SOUTH FAYETTE TOWNSHIP AWARDS

## Governor's Awards

2016

- Local Government Excellence

## Renaissance Awards – Public Relations Society of America, Pittsburgh Chapter

2020

- Renaissance Award, South Fayette Community Day

2018

- Renaissance Award, Communications and Parks & Rec Department

## Blue Pencil & Gold Screen Awards – National Association of Government Communicators

2021

- Best in Show & First Place, COVID-19 Digital Public Relations Campaign, COVID-19 Webpage
- First Place, Magazine, South Fayette Connect

2020

- First-Place, Writer's Portfolio (John Kanaskie - Storm water)
- Second Place, Magazine, South Fayette Connect

2019

- First Place, Magazine, South Fayette Connect

2018

- First Place, Magazine, South Fayette Connect

## International MarCom Awards

2020

- Gold Award, Government Magazine
- Honorable Mention, Special Edition COVID-19 News letter

2019

- Gold Award, Government Magazine
- Gold Award, Blog, Chief's Corner
- Honorable Mention, Magazine Writing
- Honorable Mention, Marketing Materials Community Day T-Shirt

2018

- Gold Award, Magazine Writing
- Honorable Mention, Magazine Photography
- Honorable Mention, Government Magazine

2016

- Gold Award, Government Magazine
- Honorable Mention, Magazine Writing

# SOUTH FAYETTE TOWNSHIP AWARDS

## Pennsylvania Recreation and Park Society

2019

- Outstanding New Professional Award, Paula Willis

2018

- Excellence in Parks and Recreation Award, Paula Willis

2017

- Excellence in Recreation and Parks Award, Paula Willis

## Transforming Local Government

2017

- Professional Leadership Award, Andrea Iglar

## Community Traffic Safety Award – AAA East Central

2019

- Gold

2018

- Gold

2017

- Silver

## Pennsylvania Students Against Destructive Decisions

2017

- PA School Resource Officer of the Year, Sergeant Jeff Sgro

## National Association of School Resource Officers

2016

- Model SRO Agency Award, Sergeant Jeff Sgro

## National Council for Home Safety and Security

2018

- Second Safest Community in Pennsylvania



source: south fayette township website

# PUBLIC FACILITIES & AMENITIES

## QUICK FACTS



16,076  
RESIDENTS



17%  
INCREASE  
FOR SCHOOL  
ENROLLMENT



5  
COMBINED  
TOWNSHIP FIRE  
AND POLICE  
DEPARTMENTS

## UTILITIES

South Fayette Township is served by a variety of utility providers to have the capacity for new and expanding businesses. Columbia Gas of Pennsylvania, Pennsylvania American Water Co., and Peoples Natural Gas are all utility services operating within the Township. West Penn Power (a First Energy Company) is the electric company operating within the Township. Recently, Allegheny Power merged with First Energy.



sources: col umbia gas and pa american water websites

## RENEWABLE ENERGY

Solar energy has been a popular topic throughout Allegheny County. In 2015, South Fayette Township participated in the Solarize Allegheny campaign to educate and promote solar energy resource use. Along with municipal leaders, business owners, and residents, solar installers and solar owners also attended the workshop. “Solarize South Fayette” has been an ongoing initiative to provide solar energy resources.



sources: south fayette township website, archived news flash - 3/2/2015

## BROADBAND & WIRELESS

Within the Township, the top broadband and wireless providers are Xfinity (cable), Verizon (fiber), and Viasat (satellite). Xfinity and Verizon provide users with download speeds up to 1000 megabits per second (Mbps).

## WASTE & RECYCLING

All of the Township’s garbage and mixed, single-stream recycling is collected by Waste Management, a third-party service provider. Waste Management provides services to all single-family homes and to multi-family residences with four or fewer units. Township taxes cover curbside collection services and the Township does not charge an additional fee for residents for trash and recycling collection services. Per an official request, the Township will also provide 1 recycling bin per residence. Waste Management also offers solutions for business and construction refuse.



Within the Township, trash is collected every week and recycling is collected every other week. A medication disposal box was installed in the Police Station lobby for residents to dispose of their old or unwanted prescription medications, over-the-counter medications, vitamins, and samples to reduce opportunities for accidental or intentional misuse or overdose. Although large electronics, chemicals, construction waste, and freon waste is not accepted for normal

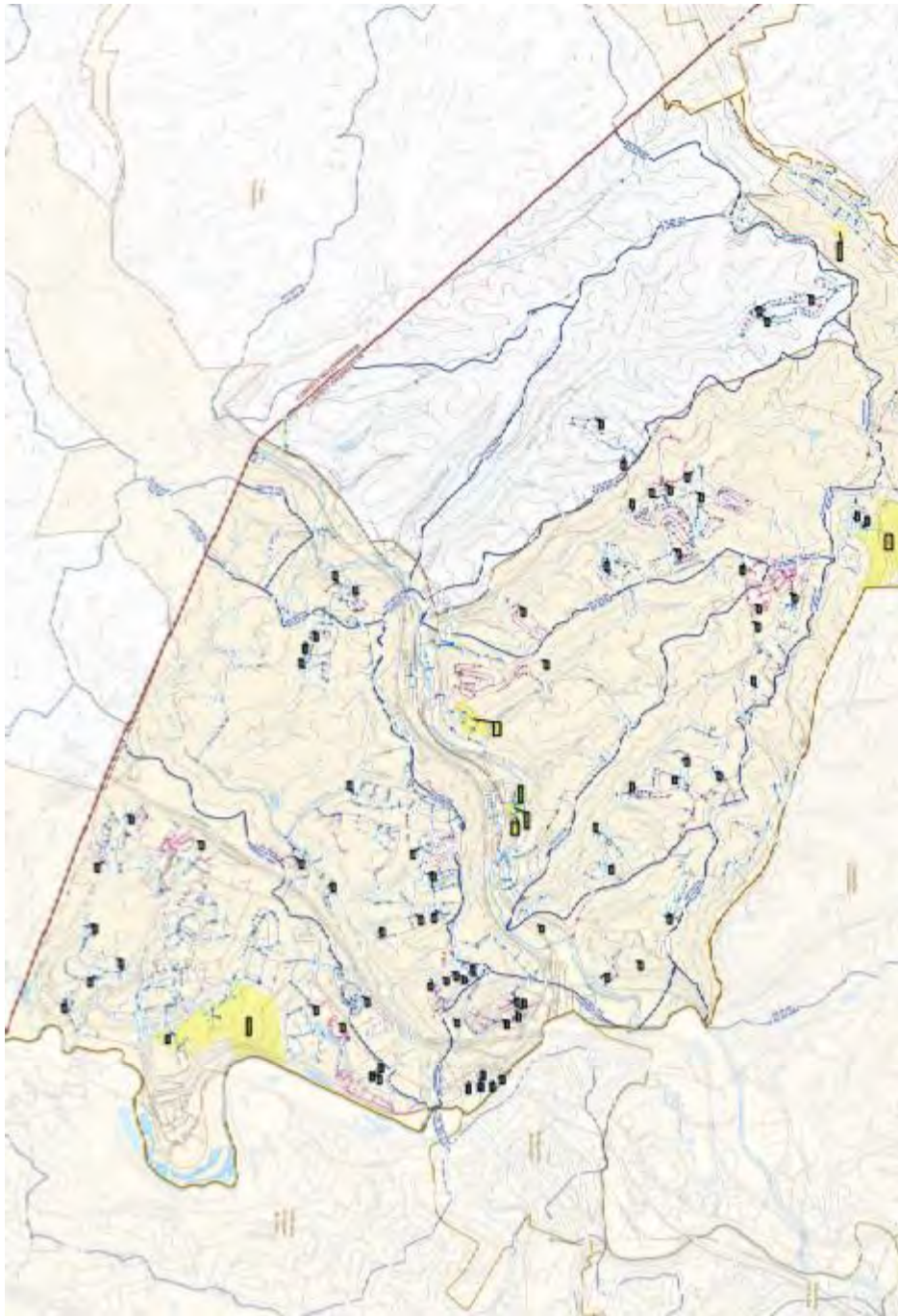


trash pick-up, the Township offers alternative options for these types of disposal. Curbside pickup of large items is available and provides a valuable service to residents.

In 2017, South Fayette Township was awarded the Gold-Certified Sustainable Community title through the Sustainable Pennsylvania Community Certification Program. This title shows that the Township is committed to economic development, social equity, and environmental quality.



source: south fayette township website



source: south fayette township website - stormwater map

## STORMWATER MANAGEMENT

In 2015, AMEC Foster Wheeler completed a stormwater management system study of the Township. The study was completed to determine the Township's existing infrastructure, what is still needed, and what should be updated related to stormwater management. Township staff utilizes the study to make decisions regarding planning, budgeting, and annual repairs for system improvements and replacements.



source: south fayette township website

## COMMUNITY STORMWATER GOALS:

- Maintain and Replace Aging Infrastructure
  - Protect Water Quality
  - Address Flooding Issues
- Meet Regulatory Compliance Requirements
- Plan for Community Growth

In addition to ongoing maintenance and repairs of the storm sewer systems, South Fayette Township has held free programs such as trainings and informational sessions regarding the importance of stormwater management and clean water. Household tips for clean water are listed on the municipal website and are often highlighted in the municipal magazine.

## SCHOOLS

The South Fayette School District (SFSD) is one of the top-rated school districts in the State of Pennsylvania. As one of the fastest-growing school districts in the County and State, enrollment has increased by 17% between 2012 and 2021. In the 2020-2021 academic school year, there were roughly 3,264 students enrolled in the SFSD.

The Strategic Plan *Small World Big Future* is developed and maintained to meet the needs of SFSD and build upon the successes related to “Tradition, Pride & Excellence.”

Strategic and curriculum goals outlined in the 2019-2022 Strategic Plan include:

- Cultural & Global Competencies
- Social/Emotional Needs
- Future Growth in Enrollment
- Comprehensive Communications
- Safety & Security
- Align Teaching Practices with Vision
- Redesign District Assessment Practices
- Integrate the Arts Throughout the Curriculum
- Refine the Curriculum Process
- Develop Flexible Career Pathways

SFSD Schools including the following:

- South Fayette High School
- South Fayette Middle School
- South Fayette Intermediate School
- South Fayette Elementary School

Additional Education Institutions in the Township:

- Parkway West Career & Technical Center (9-12)
- Kiddie Academy of South Fayette (PK-K)



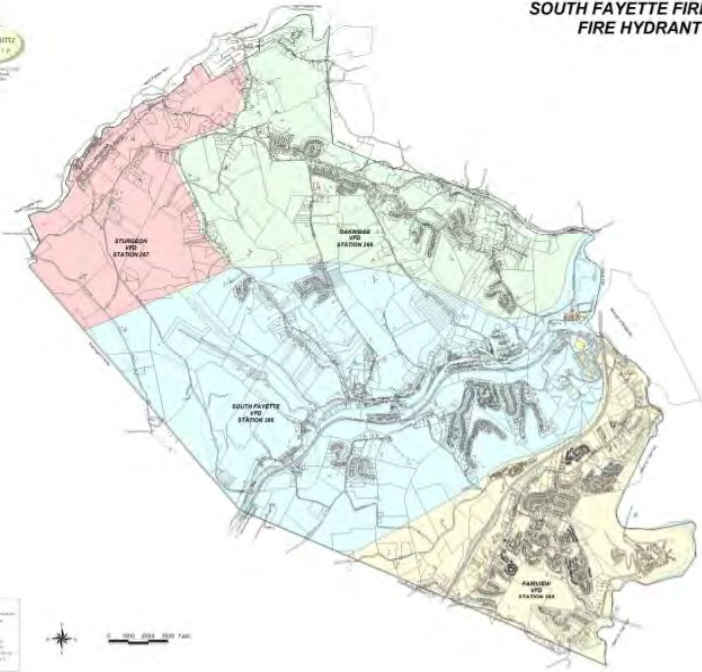
pictures: south fayette school district buildings



source: sturgeon volunteer fire department #267 facebook page

## FIRE DEPARTMENT

There are four (4) Volunteer Fire Departments (VFD) within the Township: Station 266 (South Fayette Cuddy), Station 267 (Sturgeon), Station 268 (Fairview), and Station 269 (Oak Ridge). All VFDs provide residents, visitors, homes, and businesses with 24-hour emergency response and protection. Mutual-aid response is also provided to neighboring communities and counties when requested. Each VFD is 100% volunteer, with no paid members or officers.



source: south fayette township website

## AMBULANCE

The Township's Emergency Medical Services are currently provided through a third-party provider, SouthBridge EMS. SouthBridge provides Advanced Life Support (ALS) ambulance services to the residents and visitors with a fleet of four ambulances, and one supervisor response unit – all of which are licensed as ALS by the PA Department of Health. In addition to the ambulances, SouthBridge also has one ATV, three bicycles for bicycle patrols, one climate-controlled space as a support unit, two otter watercrafts. Subscriptions to SouthBridge services are available to purchase for residents.

## POLICE DEPARTMENT

The Township's Police Department serves the 20.96 square mile community, including the School District, 24 hours a day and 365 days per year. The Department is made up of the Police Chief, an administrative assistant, bloodhound scent dog, 12 patrol officers, five (5) sergeants, one (1) investigator, one (1) lieutenant, and one (1) school resource officer.

Each year, the Department answers more than 5,000 calls. Police services include vacation security checks, solicitation permits, alarm device applications, incident reports, traffic complaints, and abandoned vehicle investigations.

The Department is active with the Allegheny County DA's Narcotics Enforcement Team, the South Hills DUI Task Force, PA Aggressive Enforcement and Education Project, and Buckle UP PA program. A number of programs are offered by the Department, including neighborhood block watch facilitation and Halloween safety patrols. In October of 2021, the Police Department began wearing body-worn cameras to enhance the safety of officers and citizens.



source: south fayette connect - winter 2021 - vol ume 6, issue 1