

HRG

Herbert, Rowland & Grubic, Inc.
Engineering & Related Services

AN EMPLOYEE-OWNED COMPANY

South Fayette Township Comprehensive Plan

Results from
Public Kickoff Meeting
May 5, 2022



Laura Ludwig, Chris Sarson, Sommer Schneller, & Lori Morgan

Public Input Meeting (May 5, 2022)

- Approximately 22 residents/ stakeholders were in attendance via Zoom
- SWOT Analysis
 - Completed in breakout rooms (2 groups), with assistance from Miro.com visions boards
- Character Preference Board Voting
 - Completed as one large group in the main Zoom room, with assistance from Miro.com visions boards
- Questions and Answers at the end in the main Zoom room

SWOT Analysis



SWOT Analysis Results

Strengths & Opportunities

Bold Text= Mentioned in both breakout groups
Asterix= Mentioned multiple times in the same group

Strengths

- Diversity in culture, professional skills, etc. (new residents)
- Availability and support of local youth sports programs
- Parks/greenspace that are well funded (grants)/maintained
- **Opportunity for growth/ space for additional development**
- **Proactive, dedicated administrative staff and Board leadership that is committed to making the Township a better place to live.**
- **Great local schools**
- **Regional connectivity via I-79 (Pittsburgh/airport/region)**
- Regional reputation as premier up and coming community
- Library programs
- Great police department
- Community events
- Lots of traffic through our area for businesses

Opportunities

- **Development of Southern Beltway area**
- **Expansion of bike and pedestrian trails/ outdoor activities**
- Park in Morgan could be developed
- Entertainment- live music, more restaurants, activities
- Customers are ready to support new businesses and restaurants
- Possible shopping along Miller's Run Road
- Lack of apartment/rental complexes to attract younger couples/families
- More new construction neighborhoods
- Growing awareness of township "brand"
- Opportunities for organizations to work together- Port Authority transit coordination; Healthier relationship with School District
- Public Services- Community recognizes the need and value

SWOT Analysis Results

Weaknesses & Threats

Bold Text= Mentioned in both breakout groups
Asterix= Mentioned multiple times in the same group

Weaknesses

- Lack indoor community space (for now)
- Name confusion- people often think it is Fayette County
- Increasing population's effect on the schools
- No clear town center, yet
- Some residents move away after kids are out of school
- Traffic near I-79 interchange
- Taxes
- A lot of back country roads that are small and dangerous
- No public transportation
- No walkable retail areas

Threats

- **Toll bridge on I-79 Bridgeville exit (proposed)**
- Traffic congestion (ex. Newbury)
- High taxes- competition for long-term residents**
- Allegheny County tax system
- Expensive housing market
- Potential I-79 toll road/bridge
- Failing to build needed facilities would hinder progress
- Past reputation for not getting development done (though that is changing)
- Bridge tolling that will impact business development
- Lack of senior living
- Sidewalks along US-50 or safer connections where people can walk. There is currently no way to get to Millies from Firebirds and Primantis
- School district can be insular at times
- Loss of greenspace with more development
- Growth strains our resources (ex. VFD, roadway infrastructure)

Character Preferencing Exercise

- Voted for images that reflect the type of development or redevelopment desired in the Township.
- Limited to 3 votes per Board/Topic Area OR could select “none of these.”
- Topic areas included:
 - Commercial/Industrial/Office Park
 - Corridor Development
 - Housing
 - Mixed Use
 - Retail/Commercial

Character Preferencing

Commercial/Industry/Office

- Votes split between low to mid density
- Established vegetation
- More conventional “office” character vs “industrial”

Commercial/Industrial/Office Park

2 3 7 3 3 3 3 2 6

None of these!

Character Preferencing Commercial/Industry/Office

- Votes split between low to mid density
- Established vegetation
- More conventional “office” character vs “industrial”



Character Preferencing Corridor Development

- Pedestrian facilities
- Established vegetation
- Human-scale design

Corridor Development

2 9 4 2 2 9 1

None of these!

Character Preferencing Corridor Development

- Pedestrian facilities
- Established vegetation
- Human-scale design



Character Preferencing Housing

- Lower- density
- Established vegetation
- Pedestrian facilities
- Traditional neighborhood character

Housing

1

2

1

Senior Living Community

3

2

4

Senior Living Community

2

7

5

None of these!

Character Preferencing Housing

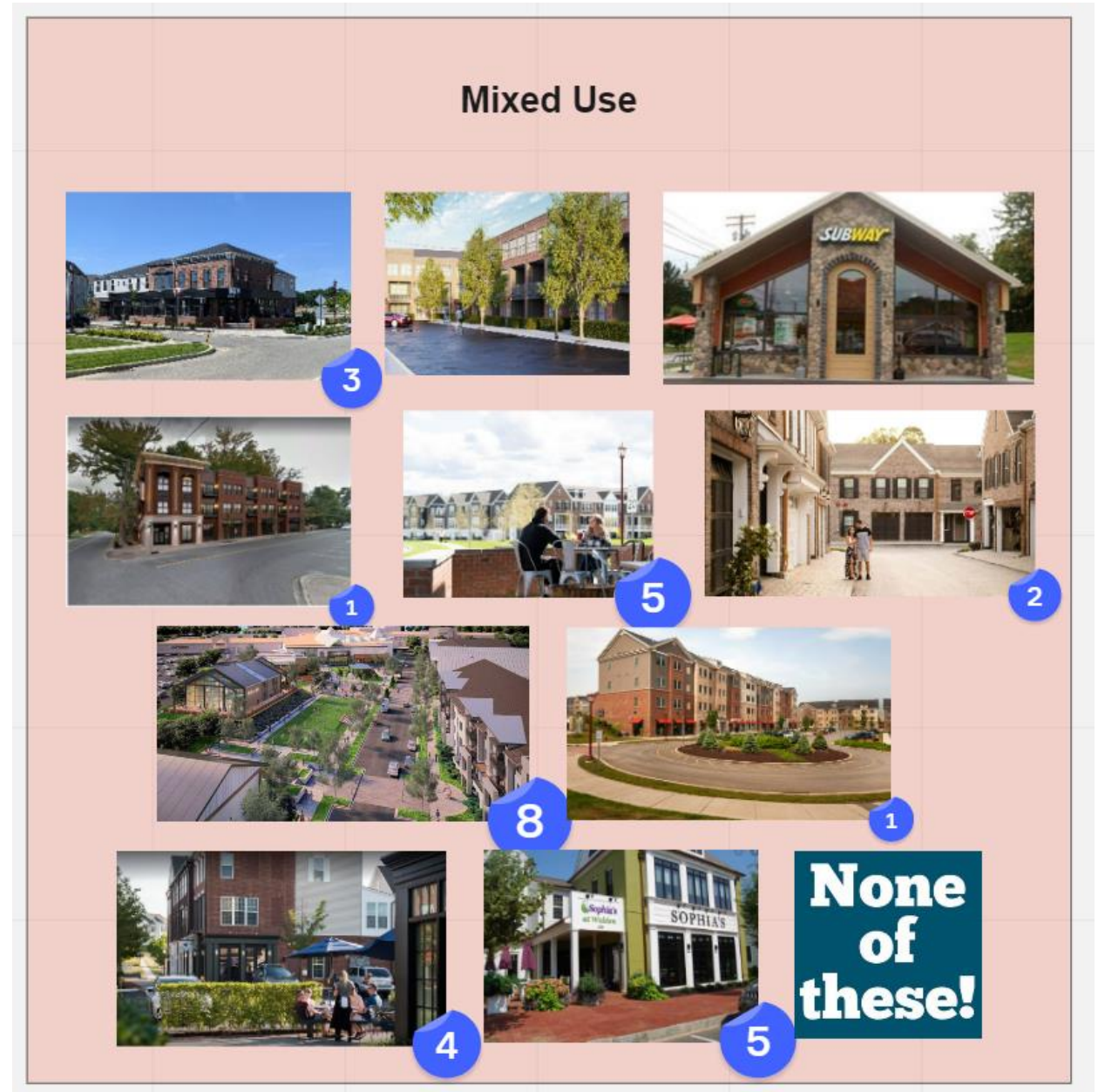
- Lower- density
- Established vegetation
- Pedestrian facilities
- Traditional neighborhood character



Character Preferencing

Mixed Use

- Outdoor gathering space
- Established vegetation
- Unique character
- Minimal building setbacks
- Pedestrian-friendly development



Character Preferencing Mixed Use

- Out-door gathering space
- Established vegetation
- Unique character
- Minimal building setbacks-
- Pedestrian friendly development



Character Preferencing Retail/Commercial

- Town-center
- Outdoor gathering space
- Unique character
- Established vegetation

Retail/Commercial

11

1

1

5

4

5

5

None of these!

Character Preferencing Retail/Commercial

- Town-center
- Outdoor gathering space
- Unique character
- Established vegetation

