



SOUTH FAYETTE
T O W N S H I P

COMPREHENSIVE PLAN

July 12, 2023

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**TOWNSHIP OF SOUTH FAYETTE
ALLEGHENY COUNTY, PENNSYLVANIA**

RESOLUTION NO. 14 OF 2023

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF
SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, HEREBY ADOPTING
AND APPROVING THE 2023 SOUTH FAYETTE TOWNSHIP COMPREHENSIVE
PLAN, DATED JULY 12, 2023.**

Whereas, the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247 (hereinafter referred to as the “MPC”), requires that municipalities and counties review their comprehensive plan for future land use and growth management at least every ten years; and

Whereas, the MPC further requires that the comprehensive plan contain a statement of objectives of the Township concerning its future development, including topics related to housing, transportation, land use, community facilities and services, natural resources, historic and cultural resources, economic development, parks and recreation, and public utilities;

Whereas, the South Fayette Township Planning Commission, as the designated Planning Agency for the Township, with assistance from the project planning consultants, has prepared the proposed comprehensive plan known as the 2023 South Fayette Township Comprehensive Plan, with the active participation of Township staff, residents, businesses, and others having a stake in the future growth and development of the Township, including the Project Steering Committee; and

Whereas, the Project Steering Committee and Township Staff have participated in the development of the Comprehensive Plan, which has specific goals and priorities for the Township to accomplish over the next decade according to the following theme areas: Housing and Traffic, Economic Development and Future Land Use, Enjoyable Public Spaces, and Preservation of Green Space and Targeted Growth Areas.

Whereas, public input was obtained from various public outreach events and meetings held throughout the process, an online survey, and through the official 45-day public display and comment period, along with the required public meetings and hearings, including the following:

- a) An online survey hosted July 8 through July 24, 2021.
- b) Neighborhood Pop-up Events including the Concert at the Park in August 2021 and Beer for Books in September 2021.
- c) An online, virtual public meeting held on May 5, 2022.

- d) A public meeting hosted by the Planning Commission on March 23, 2023.
- e) A public hearing hosted by the Board of Commissioners on April 12, 2023.

Whereas, the Board of Commissioners of the Township of South Fayette is of the considered opinion that the 2023 South Fayette Township Comprehensive Plan should be adopted as the Township's official comprehensive plan.


NOW, THEREFORE, BE IT RESOLVED, and it is hereby resolved, that the Board of Commissioners of the Township of South Fayette does hereby approve the adoption of the 2023 South Fayette Township Comprehensive Plan dated July 12, 2023.

IN WITNESS WHEREOF, the present Resolution has been duly adopted by a unanimous vote of the Township of South Fayette Board of Commissioners in public session duly convened this 12th day of July 2023.

ATTEST:



John Barrett
Township Manager

TOWNSHIP OF SOUTH
FAYETTE:


Gwen Rodi, President
Board of Commissioners

(seal)

ACKNOWLEDGMENTS

This plan was put together with the assistance of the project Steering Committee, Township staff, and the Township’s elected and appointed officials. This plan reflects a significant contribution of time, expertise, advice, and feedback from the following individuals along with input and feedback from a variety of stakeholders that live, work, or otherwise have a vested interest in the South Fayette community. This plan would not have been possible without their valuable participation.

Steering Committee Members

Judith Atzler, Resident and Business Owner

Jerry Brown, Resident and Former Director of MATSF

Venkat Coonamamani, Resident and Member of Parks and Recreation Board

Kristin Frommeyer, Resident

Tom Iagnemma, Resident and Planning Commission Member

Joe Johnson, Resident and Planning Commission Member

John Alan Kosky, Resident and Business Owner

Eric Newhouse, Project Manager at Newbury

Township Board of Commissioners

Gwen A. Rodi, President

Rebecca Sray, Vice President

Keith Dernosek

Joseph D. Horowitz

Lisa Malosh

Township Staff

John Barrett, Township Manager

Andrea Iglar, Director of Communications

Paula Willis, Parks and Recreation Director

Gary Hartz, Planning Director

Abbey Sheerer, Planning and Zoning

John Phoennik, Chief of Police



This plan was prepared with assistance from HRG.

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EXECUTIVE SUMMARY

The 2023 Comprehensive Plan for South Fayette Township sets a clear path forward to address growth, economic development, preservation, traffic, housing, recreation, land use, and preservation for years to come and is the result of an almost two-year process to gather public input and formulate an implementable plan to address the Township's needs over the next ten years. The 2023 Plan establishes a vision for the Township to continue to be a desirable place to live and raise family, a great place to work and own a business, and an enjoyable place to experience the outdoors through the Township's extensive trails, parks, sports fields, and other amenities.

The 2023 Comprehensive Plan highlights South Fayette's many assets and how they can be enhanced and improved for the enjoyment and betterment of Township residents and stakeholders for generations to come. South Fayette's last comprehensive plan was completed in 2013. South Fayette is a community that continues to experience population growth and business growth. The updated 2023 Comprehensive Plan focuses on four key theme areas that were identified as part of the visioning and public outreach component of the planning process. These four theme areas are:

- Housing and Traffic
- Economic Development and Future Land Use
- Enjoyable and Usable Public Spaces
- Preservation of Greenspace and Targeted Growth Areas



South Fayette's 2022 Community Day



The Diverse Housing Stock



The Township's Exceptional Schools



A Park in the Hunting Ridge Community

Several goals and objectives emerged throughout the planning process that tie directly into the four key theme areas for the future of South Fayette. These goals, objectives, and strategies are discussed throughout this Plan and include the following:

- Targeted areas for growth and for preservation around the Southern Beltway
 - Additional parks and recreation amenities, including a potential new park and continued improvements to existing parks
 - Improvements to trails and the desire to create a trail-bike network in the Township
 - Transportation and traffic related improvements at key intersections
 - The need for additional housing types to meet the needs of both current and future residents
 - Streetscape and pedestrian improvements in targeted areas
- Review of the Agricultural Security Area in the Township and adding properties to it as needed
 - Staffing needs related to additional parks and recreation staff
 - Potential zoning and land development ordinance amendments to ensure traffic flows are reviewed as part of land development applications and that proper and desired land uses are allowed in certain zoning districts targeted for development, and to promote increased flexibility in terms of layout and design.

Celebrated American writer, teacher, speaker, and management consultant Margaret Wheatley said, “There is no power for change greater than a community discovering what it cares about.” South Fayette’s 2023 Comprehensive Plan is our effort to identify the most pressing and important issues that residents and stakeholders in South Fayette care about and to establish actionable goals and strategies to address these issues in the years ahead.

INTRODUCTION

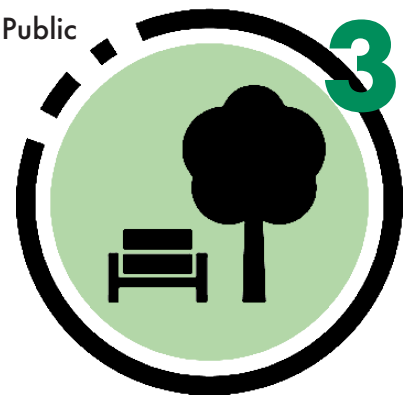
Overview

This 2023 Comprehensive Plan for South Fayette Township was developed over the course of a 22-month period to provide an understanding of how the Township has changed since its previous Comprehensive Plan was completed in 2013, to provide a snapshot of where the Township currently is, and to develop a road map for policy making and decision making related to several important topics including growth, development, preservation, parks and recreation, trails and connectivity, and various community facilities and services.

How will the Township be impacted by the recent opening of the Southern Beltway Connector? What additional improvements are needed to the Township's various parks and amenities? Are trails needed to

better connect neighborhoods to the Township's many recreational assets and to connect the Township to neighboring communities? Where should development be targeted in the Township and what areas should be slated for open space, conservation, and preservation? These are all questions that the Comprehensive Plan intends to address.

The Township's 2023 Comprehensive Plan outlines goals and strategies with an emphasis on the key themes that were identified during the planning process: **(1) housing and traffic, (2) economic development and future land use, (3) enjoyable and usable public spaces, and (4) preservation of greenspace and targeted growth areas.** The following chapters provide background and context for each of the four key issues that emerged from the public engagement process.



Key Issues in South Fayette

Planning in Pennsylvania

A comprehensive plan is a community's opportunity to aspire to be a better version of itself for its residents and stakeholders. In the case of South Fayette Township, this plan was completed so that the Township can be an even better place to live, learn, work, and play in the years ahead.

Municipalities in Pennsylvania are required by the Pennsylvania Municipalities Planning Code to adopt a comprehensive plan and to review and update their plan every 10 years. A comprehensive plan provides a vision for what a community wants to look like in the future and the actionable steps it must take to make its visions a reality.

This Comprehensive Plan serves as a policy guide for South Fayette Township, where the policy goals and recommendations that are included in the plan are to be implemented over a certain period of time, through a variety of action items, and by teaming up with various partner organizations and stakeholders. South Fayette chose to create this plan in the Implementable Comprehensive Plan model, which focuses on building consensus on key issues through public input and engagement and to identify realistic and achievable goals, projects, and initiatives to address the key issues identified in the plan that were confirmed throughout the public engagement process.

As a policy guide and an overall vision for the Township as it marches into the next decade, the 2023 Comprehensive Plan is intended to provide guidance to Township staff and elected and appointed officials in the decision-making process. The plan serves as a tool and guide to what matters most to the Township's residents and stakeholders, and what they would like the future

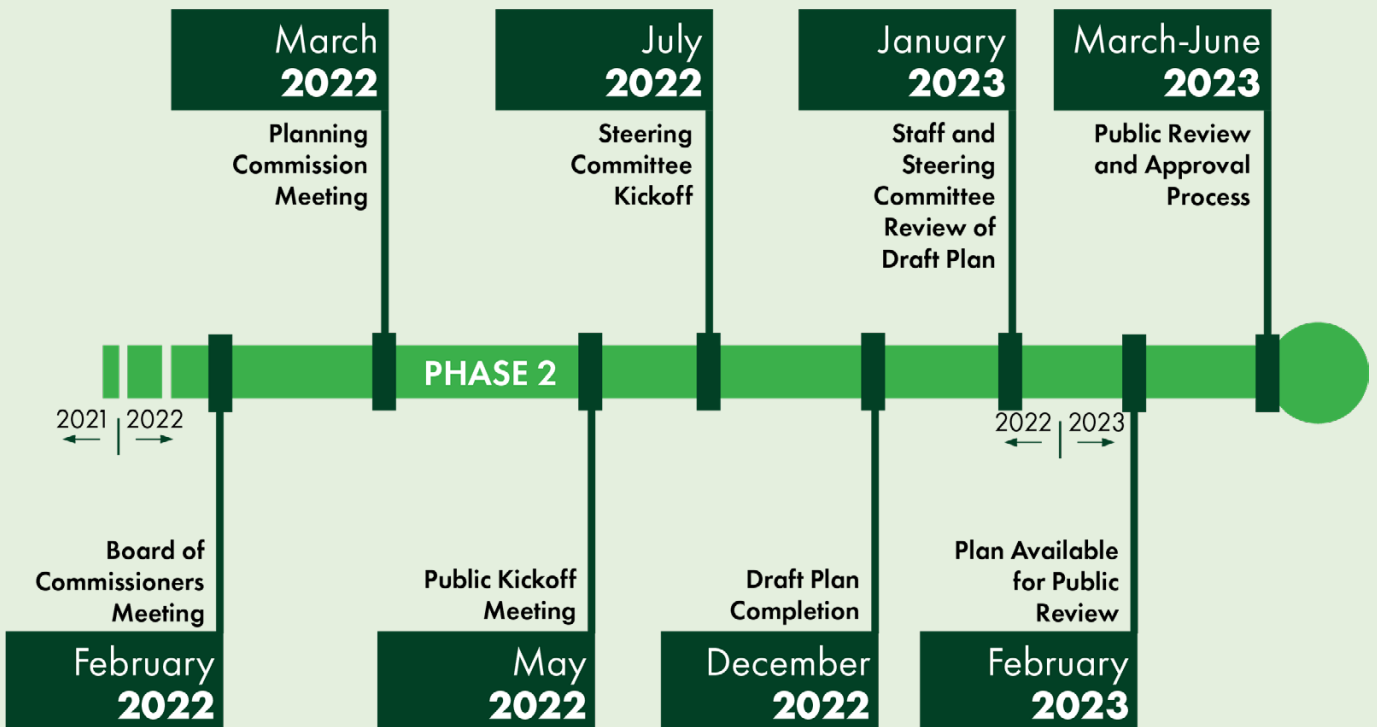
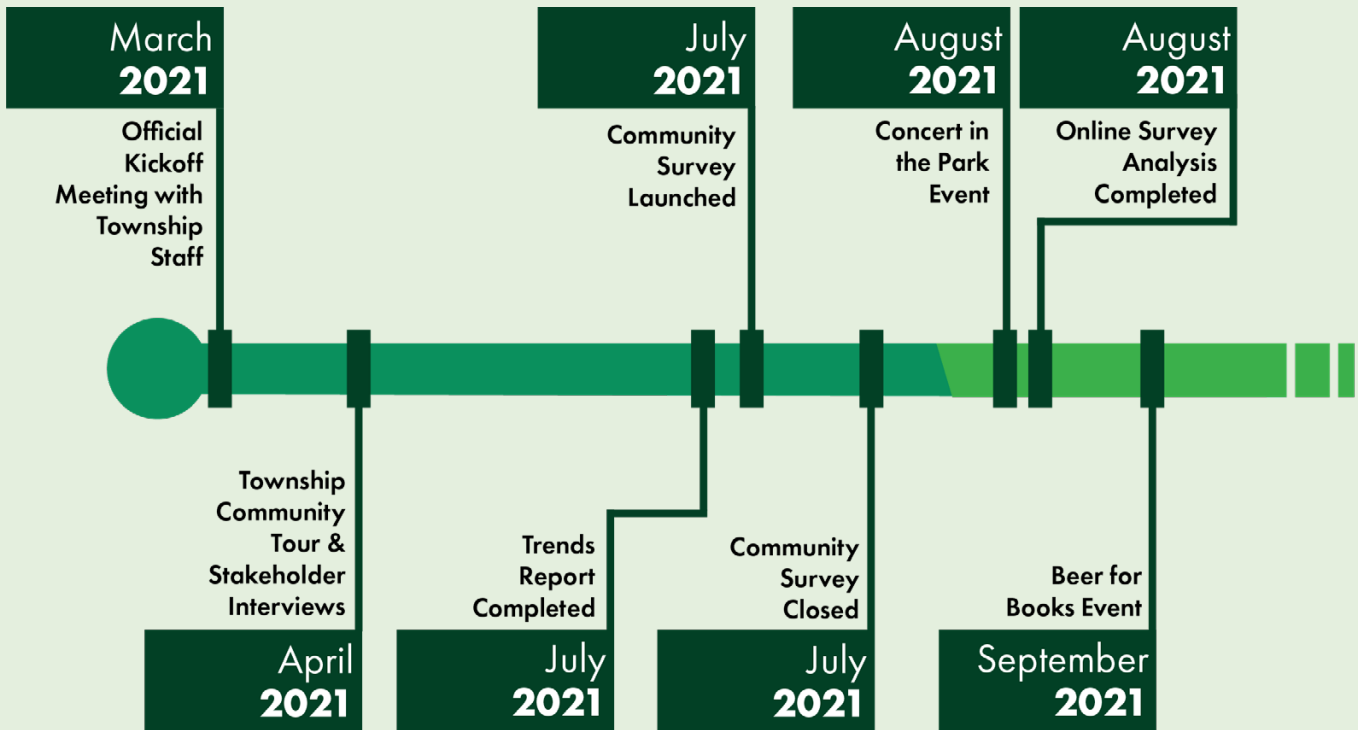
of South Fayette Township to look like, while providing steps to help strengthen the economy, grow business, adapt the housing stock to meet community needs, and improve the overall quality of life for residents.

The Process

The planning process for this Comprehensive Plan update started in March of 2021, when Herbert, Rowland & Grubic, Inc. (HRG), the project consultant, held a kick-off meeting to discuss the project and its goals with the Township. From there, the Township and HRG worked through the proposed schedule and tasks, which took about 26 months to ultimately develop the Plan and its key themes, goals, priorities, and objectives. The following page has a schedule of the overall planning process.

As part of the planning process, the Township relied heavily on input from the Comprehensive Plan Steering Committee. The Steering Committee was made up of several stakeholders within the community and the members were appointed by the Township Board of Commissioners. Regular meetings were held with the Committee throughout the planning process and specific topics and issues were discussed at each meeting. Members of the Steering Committee played an integral part in the development of the Plan and helped to create initial recommendations and to provide feedback and input. In addition to the Steering Committee, HRG also conducted Key Person Interviews with Township officials and staff, participated in a driving tour of the community, hosted an online community survey, and attended several community engagement events, which are documented in the Appendix of the Plan.

THE PLANNING PROCESS





HRG at the Concert in the Park Event

Public Input and Engagement

South Fayette chose to write this Plan following the implementable plan template, focusing on engagement and public outreach and the development of goals and strategies that are achievable. The first phase of the implementable comprehensive planning process focused on visioning, community outreach, and public engagement to determine the most important needs and issues to be addressed in the plan. As part of phase one of the planning process, extensive outreach was conducted with the public and key stakeholders.

Residents and stakeholders were engaged in the process in many ways, including attendance at neighborhood pop up events, a virtual kickoff meeting held via Zoom, an online survey, and regular updates via the Township website and social media outlets. The following list provides a summary of the public outreach efforts that were included in the planning process. Please note additional detail on the results of the various public input and engagement methods is provided in the plan's appendices, specifically in Appendix A.

Neighborhood Pop Up Events

HRG participated in two neighborhood pop up events in the community to gather input on the comprehensive plan. The neighborhood pop up events included the Concert in the Park event held in Fairview Park on August 20, 2021, and the Beer for Books event hosted by the South Fayette Library on September 30, 2021. General conversations with the public took place at the two events and feedback was gathered through the South Fayette Dream Box on residents' wishes, dreams, and vision for South Fayette in the next 10-15 years. More information on the results of the pop up events is provided in Appendix B.

Online Community Survey

An online Community Survey was made available via Survey Monkey for residents, business owners, and other stakeholders to complete. The survey was available from July 8, 2021 through July 24, 2021 and a total of 728 responses were received. The results of the online survey helped to identify and confirm some of the key issues

IMPORTANT ISSUES FOR THE TOWNSHIP



454 VOTES
ROAD IMPROVEMENT PROJECTS



409 VOTES
PARKS IMPROVEMENT PROJECTS



246 VOTES
INCREASED RECREATIONAL PROGRAMMING



144 VOTES
INCREASED POLICE PROTECTION AND ADDITIONAL OFFICERS



285 VOTES
STORMWATER MANAGEMENT AND FLOODING IMPROVEMENTS



135 VOTES
CITIZEN ENGAGEMENT



323 VOTES
INDOOR COMMUNITY SPACES



104 VOTES
OTHER



and needs in the community. For example, the results of the survey confirmed that road improvement projects, stormwater management, recreational programming, and indoor community facilities were important issues moving forward. In addition, the survey results indicated desired development types and land uses include more restaurants, retail specialty stores, and sports and entertainment venues. In regard to land use around the new Southern Beltway, most people want to see retail and commercial uses in those areas as well as potentially mixed uses, including some residential units. The full survey analysis and results is provided in Appendix C of this Plan.

Key Stakeholder Interviews

A key stakeholder is a person who is actively involved in the community and has a vested interest in South Fayette. Several key stakeholders were interviewed to gauge

their opinions, thoughts, and comments on key issues, including strengths, opportunities, challenges, and issues to address in the South Fayette community. The list of key stakeholders was determined by Township staff and the Board of Commissioners and was representative of the Township as a whole, including business owners, property owners, residents, and volunteers that serve on area boards, commissions, or organizations. The results of the stakeholder interviews further solidified the findings from the survey and the public input received. Common findings included the South Fayette Township School District being a huge asset to the community, the vast potential for future growth and development, the need to balance growth and preservation, and the many reasons why people enjoy living in South Fayette. More detailed information on the key stakeholder interviews can be found in Appendix D.

Virtual Public Input Meeting

A virtual meeting was held via Zoom on May 5, 2022, to solicit public input and feedback on several topics, including an analysis of the Township’s strengths, weaknesses, opportunities, and threats and character preference board voting on various potential development types and land uses. Approximately 22 residents participated in the virtual meeting.

Township Website Updates and Social Media

The Township’s website has been updated regularly with new information concerning the comprehensive plan and the various results and activities conducted throughout the planning process. In addition, Township staff also utilized the Township’s various social media outlets, including LinkedIn, Instagram, Twitter, and Facebook, to provide updates and announcements, along with the Township magazine.

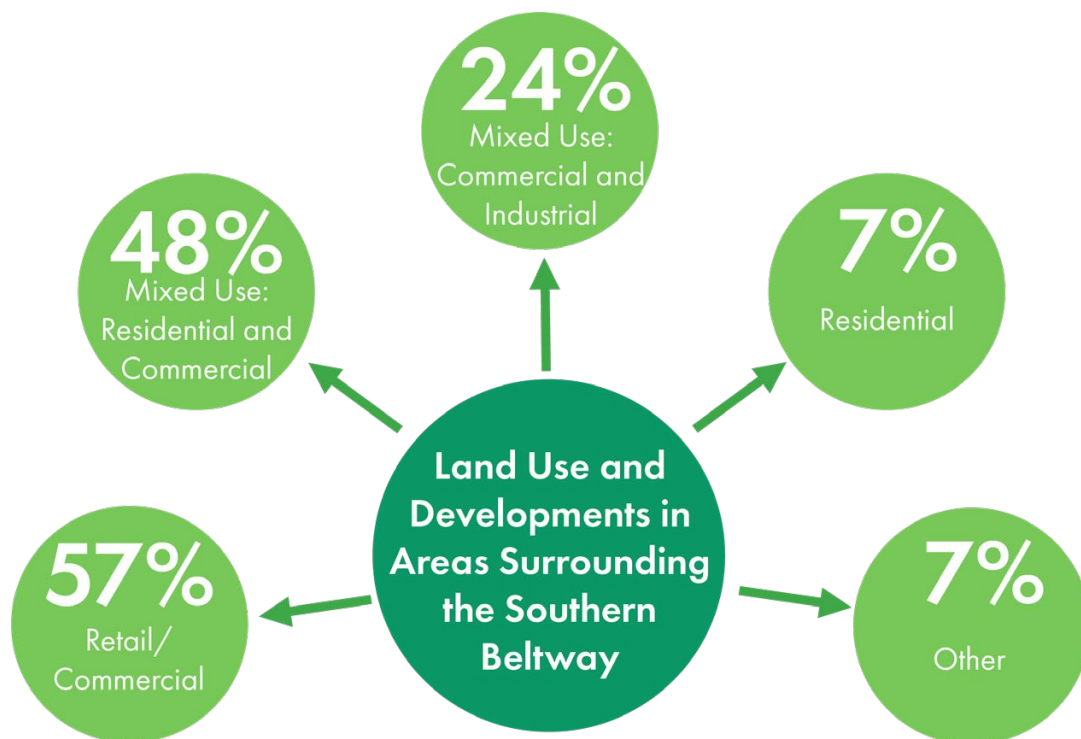
Public Display, Review, and Adoption Process

The draft of the South Fayette Comprehensive Plan officially went on public display for the required PA

MPC 45-day review period on February 20, 2023. The Township Planning Commission reviewed the draft plan at several of its meetings from March through May 2023. The Board of Commissioners held the official required public hearing on April 12, 2023 and the Plan was officially adopted by the Township Board of Commissioners on July 12, 2023.

The Allegheny County Planning Division as well as the neighboring communities of Bridgeville Borough and North Fayette Township provided review and comment letters on the draft Plan. All comments were reviewed and addressed as needed.

In addition, a comment form was available online for residents and stakeholders to provide general comments and feedback on the draft Plan. A total of 12 respondents provided a wide range of comments. A full summary of the comments received on the draft Plan are provided in Appendix G. Overall, the comments were generally favorable and supportive of the new and updated Plan.



DEMOGRAPHIC BACKGROUND

Township Overview

Established in 1842, South Fayette Township is a growing and diversifying community in Allegheny County. Its location just seventeen miles southwest of the City of Pittsburgh and fifteen miles from Pittsburgh International Airport provides great access to resources within the Southwestern Pennsylvania region and beyond.

South Fayette is bordered by several municipalities, including the Borough of Bridgeville and Upper St. Clair Township to the east, Cecil Township in Washington County to the south and west, North Fayette Township and the Boroughs of McDonald and Oakdale to the northwest, and Collier Township to the northeast.

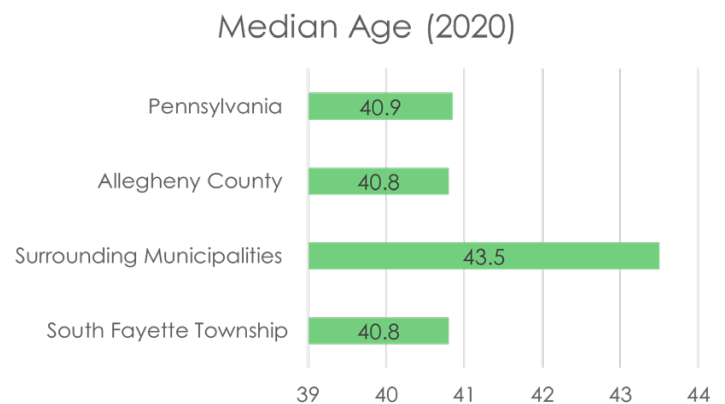
Population

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 18,358 residents. From 2000 to 2020, the Township's population increased by approximately 49%. This growth is expected to continue into 2025, with an additional 6% growth expected.

By comparison, Allegheny County saw a decrease in its population from 2000 to 2020, from 1.28 million people to 1.22 million people. However, the County population rebounded to 1.25 million between 2010 and 2020. Population projections by the University of Pittsburgh estimate the population of the County will be 1.3 million people by 2025.

Age

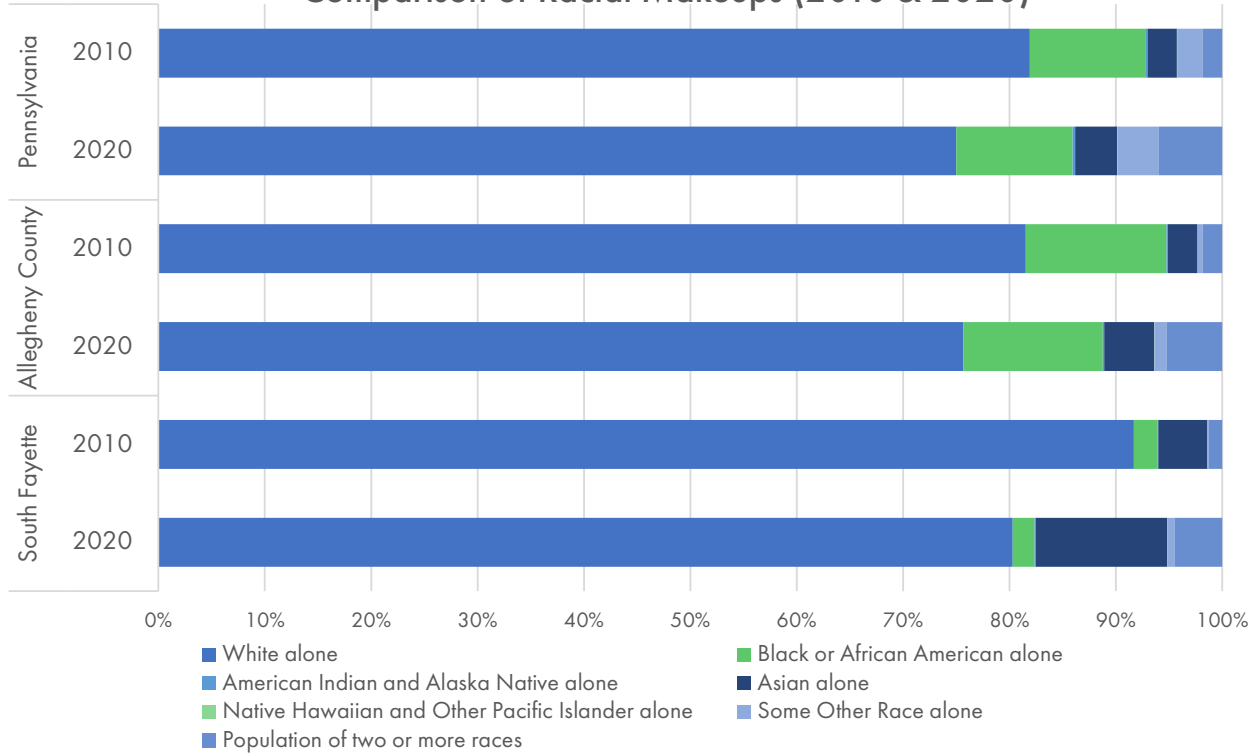
Based on the 2020 American Community Survey, the median age of South Fayette residents was 40.8 years old. The median age of surrounding municipalities was higher than that of the Township, at 43.5 years. The median age of Allegheny County and the State of Pennsylvania residents were very similar to the Township, at 40.8 years and 40.9 years, respectively.



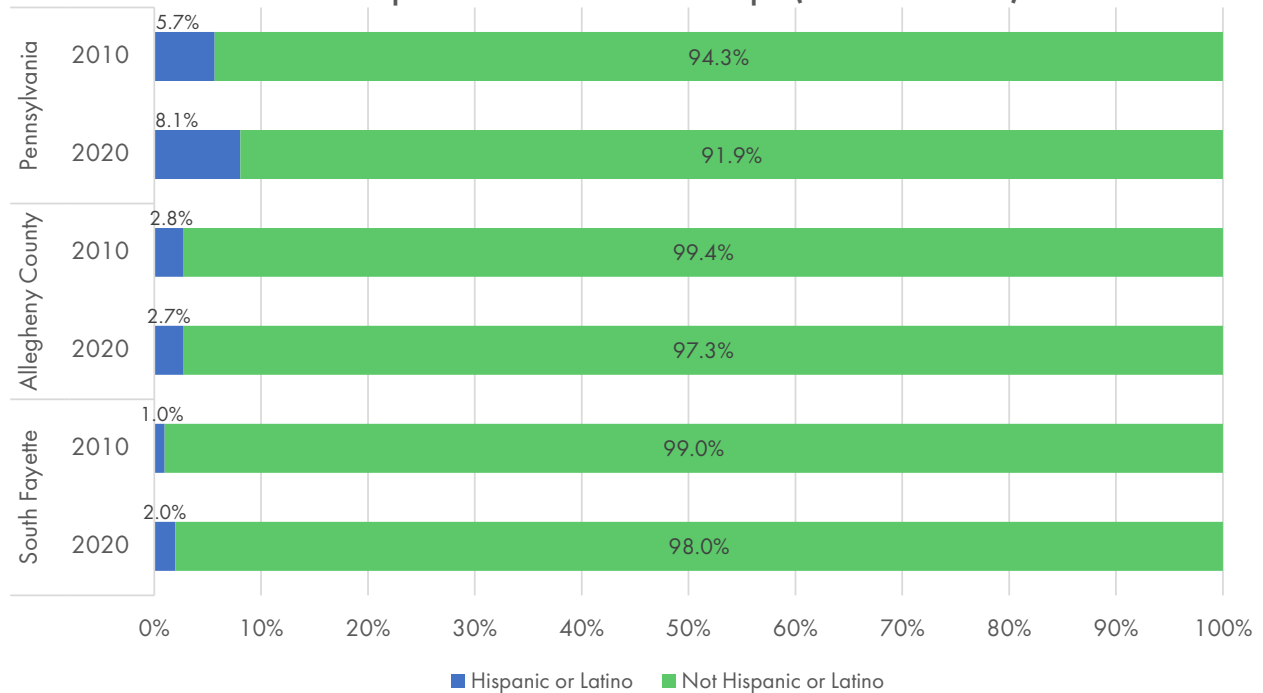
Race & Ethnicity

In 2020, 95.5% of the Township's population identified as one race. This is consistent with Allegheny County and Pennsylvania, which had 94.7% and 94.0% of their populations identifying as one race, respectively. Over the last decade, the Township has seen a significant increase in the percent of the population identifying as Asian, increasing from 4.6% in 2010 to 12.3% of the total population in 2020. This also means that proportionately, South Fayette now has a much larger Asian population than the County (4.7%) or the State (3.9%). The Township also saw an increase in population identifying as two or more races from 2010 to 2020, increasing from 1.3% to 4.5% as can be seen on the following page.

Comparison of Racial Makeups (2010 & 2020)

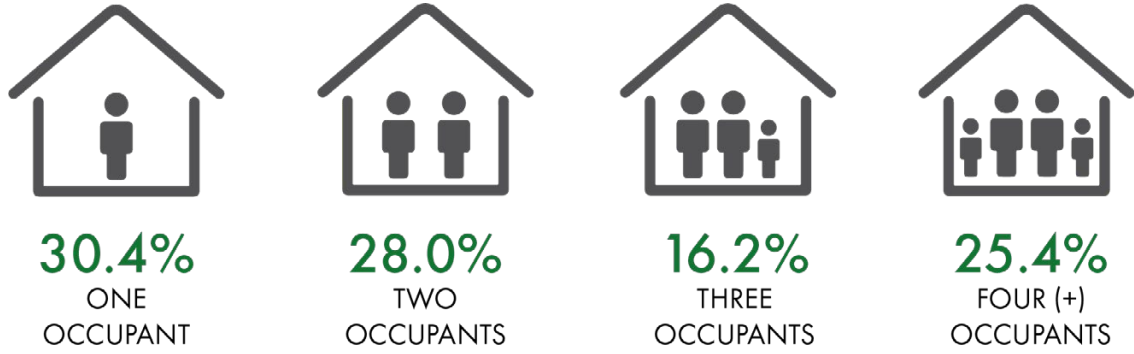


Comparison of Ethnic Makeups (2010 & 2020)



From 2010 to 2020, the Township also experienced an increase in the percent of the population identifying as Hispanic or Latino. While it was a small increase, moving from 1% to 2%, it does make the Township more

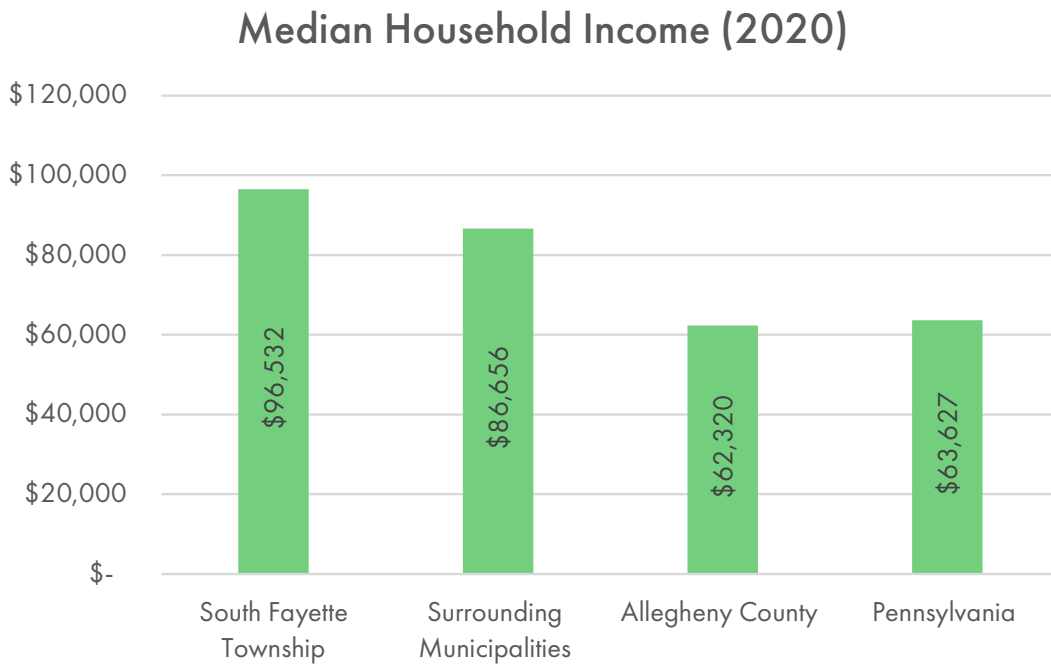
consistent with the rest of the County (2.7%). However, with 8.1% of the State population identifying as Hispanic or Latino, the Township and the County are still less diverse than the rest of the State.



Households

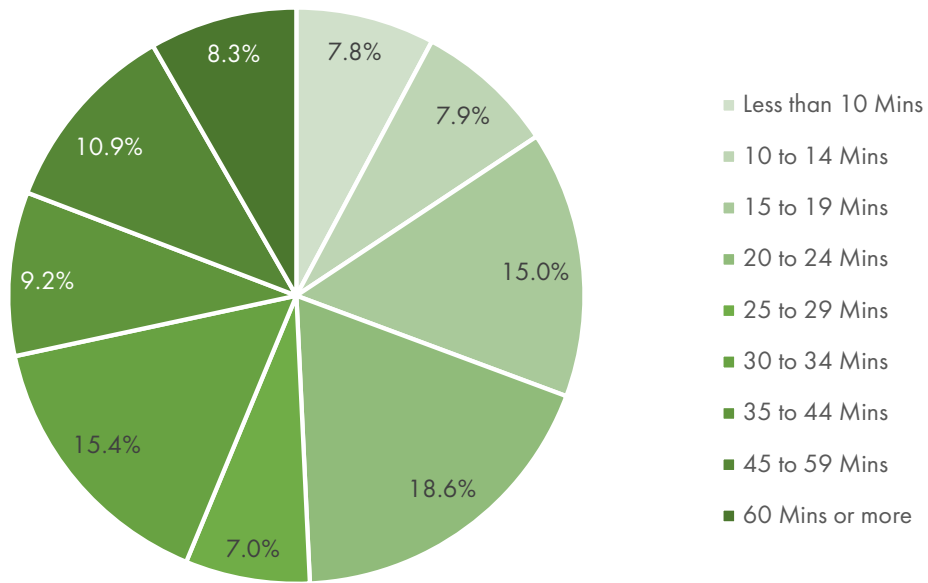
There were 6,104 households in South Fayette Township in 2020. Over the last few decades, the number of households has increased substantially in South Fayette. By 2025, it is estimated that the number of households in the Township will reach 6,793, representing a 11% increase since 2000. Household size has also increased slightly. As of 2020, the average household size is 2.57, up from 2.50 in 2010.

The median household income in the Township was \$96,532 in 2020. Overall, median household income is higher in the Township than the average median income of the surrounding municipalities (\$86,656), Allegheny County (\$62,320), and Pennsylvania (\$63,627). 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.



Source: US Census Bureau, ACS 2020 5-Year Estimate

Commute Time to Work, 2020



Source: US Census Bureau, ACS 2019 5-Year Estimate

Transportation

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.

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 above chart breaks down the commute times to work for South Fayette residents for 2019.

Updated 5-year estimates from the American Community Survey were available for means of transportation to work. The majority of South Fayette residents use a vehicle to get to work. Means of transportation to work for residents of the Township in 2020 included driving alone, carpooling, or taking public transit. Approximately 84% of residents drove alone to work, while another 7% carpoolled. Only 2% used public transit to get to work. No residents walked or biked to their place of employment, and 6% worked from home. For residents of the surrounding municipalities as a whole, 81% drove to work alone, 7% carpoolled, 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 walk to their place of employment.

Housing & Affordability

Based on the most recent Decennial Census, there were 7,090 housing units in South Fayette Township in 2020. This is up from 6,206 units in 2010, representing a 14.2% increase over the last decade. The chart below shows a comparison between total housing units in South Fayette Township and the surrounding municipalities. Upper St. Clair has the highest number of housing units in the area, with 7,887.

Housing unit vacancy in the Township is low, at only 4.3% of total units, compared to the County and State which have 8.5% and 9.2% respectively, both of which are much more consistent with national trends.

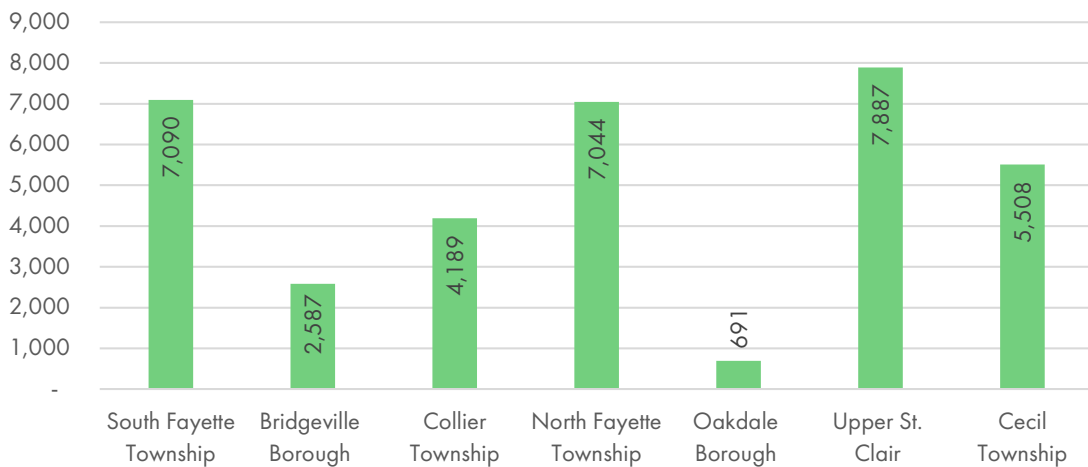
The vacancy rate is the main reason for the difference between the total number of housing units (7,090) and the total number of households (6,104). The remaining difference between these values is due to the differing

data sources. Housing unit data is from the 2020 Decennial Census, which is count data, while the number of households came from 2020 5-year ACS estimates.

Of South Fayette’s total housing units in 2020, 77% were owner-occupied, 17% were renter occupied, and 6% were vacant. South Fayette’s homeowner occupancy rate is higher than the average rate of the surrounding municipalities. The Township’s rate of renter occupied units is slightly lower than the average of the surrounding municipalities. The vacancy rates are essentially the same. Collier Township has the highest owner occupancy rate at almost 81%, while Upper St. Clair Township has the lowest vacancy rate at 4.0%.

Additional information about the Township, its population, and community resources can be found in the complete Trends Report included in the Appendix E of this document.

Number of Housing Units (2020)



Municipality	% Owner Occupied	% Renter Occupied	% Vacant
South Fayette Township	77.1%	17.4%	6.0%
Surrounding Municipalities Average	73.0%	20.8%	6.1%
Bridgeville Borough	56.7%	36.0%	7.0%
Collier Township	80.8%	14.4%	5.0%
North Fayette Township	72.2%	23.0%	4.8%
Oakdale Borough	73.4%	19.9%	7.0%
Upper St. Clair	85.7%	9.8%	4.0%
Cecil Township	69.4%	21.7%	9.0%

Source: US Census Bureau, ACS 2020 5-Year Estimate

HOUSING & TRAFFIC

Overview

South Fayette is a growing and evolving community. South Fayette’s recent growth includes housing developments, primarily single-family home communities, and also non-residential developments, including commercial, retail, and office uses.

One of the main impacts of South Fayette’s continued growth and development is increased traffic and congestion. Additional vehicles associated with people living in and moving to the Township, combined with visitors to the community that travel to South Fayette to shop, eat, work, and/or explore are the main contributors to current traffic issues.

Single-family housing has been the main housing type built in South Fayette over the last two decades. In addition, the influx of new residents has led to more vehicles using the Township’s various roads and highways. This Chapter will explore the various housing and traffic needs in South Fayette and provide potential solutions and strategies to improve traffic flow and reduce congestion and to promote increased housing choice in the years to come.



Townhomes in the Hastings community in South Fayette

Promoting a Variety of Housing Types

Most of the housing units developed and constructed in South Fayette in recent years are detached single-family homes and townhomes. Additional housing choice and an increased variety in housing types is needed to meet both current and future housing needs of Township residents.

Housing diversity makes communities more resilient and provides greater housing choice for residents of all ages and income levels. The housing needs of retirees, seniors, and empty nesters are very different from those of recent college graduates, young professionals, married couples, and families with children. South Fayette residents fit into all of these demographic sectors. As the Township continues to grow, South Fayette should strive to provide housing options for a wide range of demographic groups.

The recent Hastings development, built by Charter Homes, is a great example of a mixed-use development that incorporates various housing types alongside small scale commercial uses to serve the surrounding neighborhood. The development includes townhomes, patio homes, and traditional single-family dwellings.

Impact of the Zoning Ordinance

Examining the Township’s Zoning Ordinance to determine what types of dwellings are permitted and where they are permitted is important. Furthermore, amending the Ordinance to promote greater housing options and more housing types in certain zoning

districts is one way to promote greater housing choice. South Fayette should promote higher density housing, such as garden style apartments, quadruplexes, and senior housing, including both independent and assisted living, where appropriate.

Form-Based Codes

In addition to allowing for more housing options and types, the Township may also want to explore the incorporation of certain form-based codes into its Zoning Ordinance. Form-based code differs from traditional Euclidean Zoning by focusing on how the form of buildings relates to the “public realm” – our streets, sidewalks, parks, and civic spaces – before defining the specific use and density calculations of a regulated zone. It recognizes that the quality of the public realm, and thus the impression people have of the Township as a whole, is greatly affected by not just the use but also the physical form of private development.

Incorporating form-based code does not need to involve a complete overhaul of the existing Zoning and other Township Ordinances. For example, Cranberry Township uses form-based code concepts in its Community Character Development (CCD) Overlay. Charter’s Hastings development in South Fayette is unique because of its form-based approach, defining the quality of the outdoor space and then designating a mix of uses based on what is appropriate in each area. Form-based code can be a tool to designate and create specific areas within the confines of the existing Zoning Map where it is in the best interest of the Township to establish a clear, consistent, and specific identity or quality to new development or redevelopment.

As the Township determines the highest and best uses for the area surrounding the Southern Beltway, form-



Housing Stock in South Fayette

based codes may be appropriate to promote mixed-use developments that are reflective of the desired layout and the mix of uses that Township residents would like to see in this area.

Amending the Zoning Ordinance

In order to effectively promote various housing types and styles throughout the South Fayette community, the Township should review the specific dwelling types provided for and defined within the Zoning Ordinance. In addition, the Township should look at the types of dwellings allowed by right and allowed as a conditional use in its various residential zoning districts. To better promote other housing types in addition to single-family dwellings, the Township should work to prepare an amendment to the Ordinance to allow other housing types like multi-family dwellings, townhouses, or triplexes, to name a few, in more moderate to higher density residential zones.

Applying any principles or standards linked to form-based codes would also involve the preparation of an amendment to the Township’s Zoning Ordinance, likely the incorporation of certain design standards or even some density reductions to promote increased flexibility

in some of the targeted mixed-use areas.

Amending the Zoning ordinance is a fairly simple and straightforward process that is outlined in the PA MPC. The Township should follow these outlined procedures if and when it would look to amend the Zoning Ordinance in the future.

Availability of Water and Sewer Infrastructure

In addition, the expansion of public utilities, including public water and sanitary sewer, will be critical to any future development surrounding the Beltway. Additional planning for water and sewer services will be needed to provide the infrastructure necessary to support future residential development.

As the time of publication of this Plan, much of the land surrounding the Southern Beltway is not serviced by water and sewer. Additional planning and funding will be necessary to extend water and sewer services to the Beltway area and other target growth areas in the Township.

Controlling Traffic Congestion and Improving Roadway Conditions

Feedback provided from the online survey and from the project Steering Committee identified several



Traffic along Washington Pike

problem roadways and specific intersections where improvements are needed to enhance traffic flows and ease traffic congestion. The key intersections and/or roadways in the Township that need various improvements include Route 50, Hickory Grade Road, Cecil Sturgeon Road, Washington Pike, and Millers Run Road.

Land Development Approval Process

Anything that meets the definition of a “subdivision” or “land development” is required to go through the Township’s approval process. The approval process for both subdivisions and land developments, and any associated requirements and regulations, are outlined in the Township’s Subdivision and Land Development Ordinance (SALDO) and the Zoning Ordinance.

As part of the approval process, applicants and developers are required to submit detailed information and plans regarding site layout, grading, parking, landscaping, stormwater management, and erosion and sedimentation controls. Traffic impact studies and analysis of traffic flows within proposed developments should be thoroughly reviewed by the Township Planning Commission and should be required with all applications for approval. Furthermore, the Zoning Ordinance should be evaluated to ensure that interior traffic flows are reviewed as part of the approval process.

The Township currently uses a third-party agency to monitor and adjust traffic signals at key intersections in South Fayette. The use of adaptive traffic signals and smart technologies is essential to providing solutions to better control and monitor traffic in the area.

In addition to various traffic flow improvements and safety related enhancements, certain projects such as road widening, milling, and repaving as well as general repairs and maintenance are essential to



Over The Bar Bicycle Cafe

providing well-maintained and designed roadways. The Township's roads need to be equipped to support the increased traffic in South Fayette. Streetscape enhancements and pedestrian safety improvements are also needed to enhance the aesthetic impression of the community.

Multi-Municipal Collaboration on Shared Roads

Many of the main local and connector roadways that travel through South Fayette link the Township to neighboring municipalities and communities beyond its immediate neighbors. The Route 50 corridor is located in South Fayette and also neighboring Bridgeville Borough. Now is a ripe time for the two communities to keep working together towards improvements to improve traffic flow and congestion along Route 50 and in particular to capitalize on the ongoing improvements planned by PennDOT in this area. The upcoming replacement of the new Route 50 bridge over Chartiers Creek and the slated improvements to the I-79 Interchange are two examples of how multi-municipal collaboration on key projects can lead to great results. This area also serves as a main gateway for both communities. There is certainly additional

opportunity to South Fayette Township and Bridgeville Borough to collaborate on beautification efforts and even economic development efforts in this specific area and corridor.

Oakdale Borough is nestled in between South Fayette and North Fayette Townships. One area of noted traffic backup is along State Route 978 entering and exiting Oakdale Borough from both North and South Fayette. Traffic often backs up on Route 978 from Oakdale into South Fayette near the intersection of State Route 978 and Battle Ridge Road and also in Oakdale at several intersections, including Seminary Avenue and State Route 978 and Noblestown Road and State Route 978. Many vehicles travel the 978 corridor daily from North Fayette through Oakdale and into South Fayette.

It is important for South Fayette Township to continue working with neighboring municipalities to address and improve traffic flows, ease congestion, and enhance safety.

Connectivity

The following transformative sketches are visions for these two areas of the Township moving forward. HRG developed the transformative sketches included in this Plan based on input and feedback received from the Steering Committee and Township staff. It is important to note that the sketches are **conceptual only** and would require coordination with several entities, including PennDOT, in order to make them a reality. Funding to support these projects would also be needed as well as additional planning in terms of final design, right-of-way acquisition, etc. The sketches provide a vision for improvements to the Township in two particular areas – the Newbury Market/Piazza intersection and also some gateway improvements and signage improvements at the South Fayette/Bridgeville interchange of Interstate 79.

TRANSFORMATION SKETCH

PIAZZA/NEWBURY PEDESTRIAN INTERSECTION IMPROVEMENTS



The transformative sketch for the intersection at Newbury Market and The Piazza along Millers Run Road/Route 50, which is a State road, shows new mast arm traffic signals/posts, a new identification sign for Millers Run Road along one of the new arms, landscaped medians with fresh flowers and plantings, a protected bike lane, and new pedestrian walkways to enhance safety, along with pedestrian signals (seen

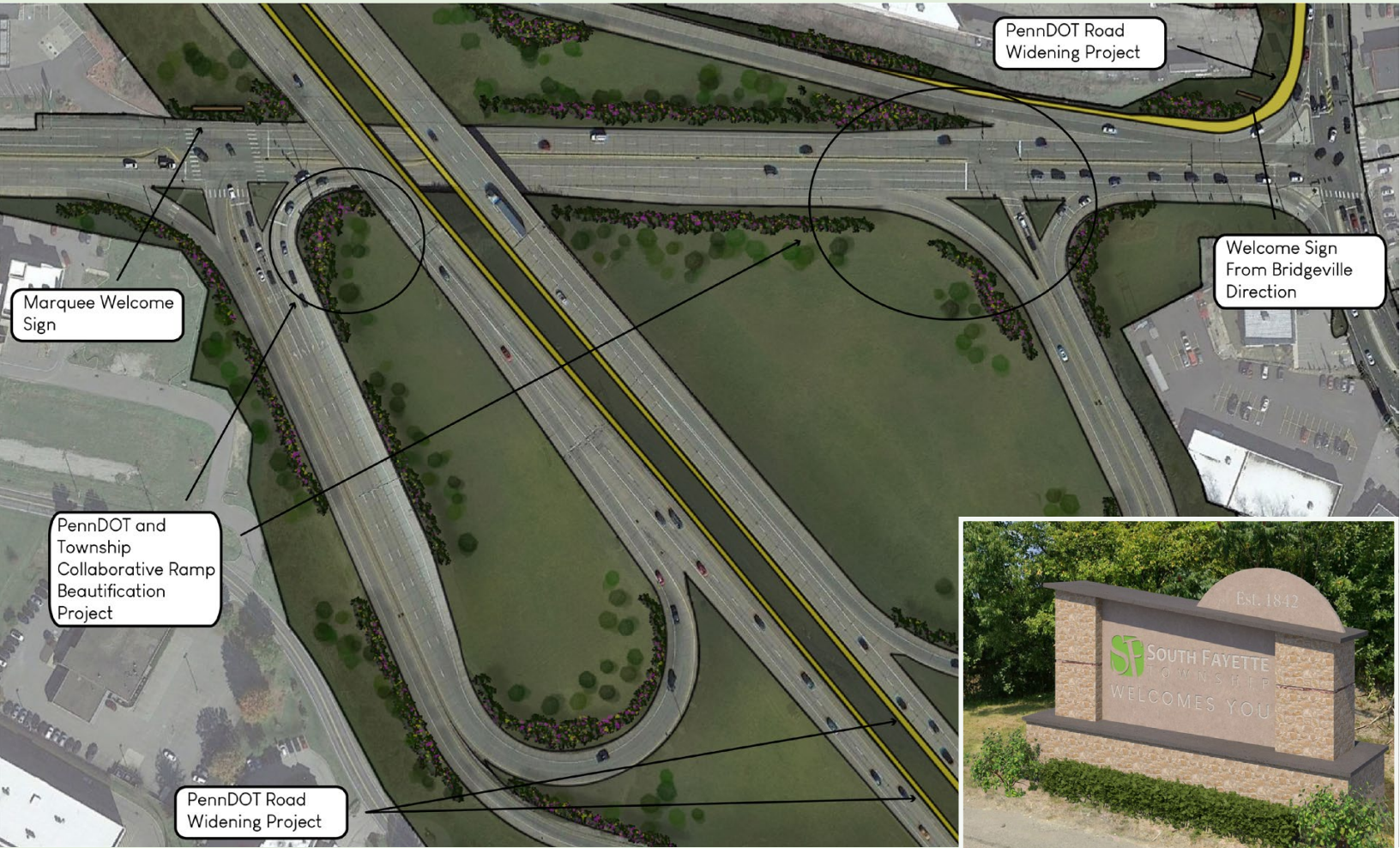
above). The proposed improvements would enhance the Newbury Market and Piazza intersection in many ways. This is a key intersection in the Township.

The proposed improvements would provide the ability to walk and bike in this area and to also safely cross the road from one side of Millers Run Road to the other. The plantings provide an aesthetic improvement and add some color to the intersection.

TRANSFORMATION SKETCH

WASHINGTON PIKE AND I-79 INTERCHANGE

WELCOME SIGNAGE AND LANDSCAPING



There are several improvements highlighted for the Washington Pike interchanges as you enter/exit the Township via Interstate 79. The first is the incorporation of new welcome and gateway signage, welcoming motorists traveling southbound on 79 that are exiting the Interstate and entering South Fayette. The proposed new welcome signage includes the Township logo, which is well-known and recognized. Other improvements noted for this area include a collaborative beautification project for the two ramps,

entering both northbound and southbound onto I-79. These potential beautification projects would need to be coordinated with and through PennDOT but would involve aesthetic and landscaping improvements. In addition, road widening of the Interstate 79 highway in both directions is proposed to help alleviate congestion. Another proposed welcome sign is located on the Pike welcoming motorists from the Bridgeville direction (above).

Goals and Strategies

South Fayette continues to be a desirable place to live, learn, work, play, and explore. As a result, there is increased traffic in the Township and an increased demand for housing of all types.

Several roadways in the Township have been identified for potential improvements including Route 50, Hickory Grade Road, Cecil-Sturgeon Road, and Millers Run Road. It is important for the Township's existing roadway infrastructure to be able to support current and future traffic flows and overall future growth. Roadway improvements and enhancements and increased connectivity can help to improve traffic flows and lower traffic congestion and incidents.

In addition to working toward accommodating more traffic and improving roadway conditions, the Township should aim to promote a mix of housing types and styles as the majority of housing types in South Fayette are single-family homes. Promoting a mix of housing types and styles can be achieved through changes to the Township's Ordinances.

Housing and Traffic Goals

- 1.1 Strive for variety and diversity in terms of housing choice and housing options

- 1.2 Promote a mix of housing options including townhomes, patio homes, quadruplexes, garden apartments, senior living, and other uses to diversify the Township's housing stock and provide greater housing choice for residents of all ages and stages of life

- 1.3 Revise the permitted uses chart in the Township's Zoning Ordinance to include additional housing types and options as well as for higher density housing where appropriate

- 1.4 Revise the Township's Zoning Ordinance to allow greater flexibility in terms of design and layout for residential developments, including the incorporation of certain form-based codes where appropriate

- 2 Revise the Township's Ordinances to include a review of interior traffic flows within a proposed development as part of the land development review and approval process

- 3 Continue to review and improve traffic flows along the Township's most heavily traveled roadways and corridors, including Rt. 50, through the use of adaptive or smart signals and other technologies

- 4 Target roadways, including Hickory Grade Road and Cecil-Sturgeon Road, for improvements including widening, milling, repaving, and other related improvements to accommodate future growth

- 5 Seek funding to improve local roads

- 6 Expand water and infrastructure to support residential development where appropriate (e.g., certain parcels around the Southern Beltway)

- 7 Encourage streetscape and pedestrian enhancements along major roadways in the Township, including Rt. 50, Millers Run Road, Washington Pike, Cecil-Sturgeon Road, and Hickory Grade Road.

ECONOMIC DEVELOPMENT & FUTURE LAND USE

Overview

South Fayette’s attractiveness is illustrated not only by its population and housing growth over the last several decades, but also through the commercial, office, and retail development and growth that has occurred. South Fayette is home to several business parks, including the Bursa Business Park and the Abele Business Park, both of which are managed and owned by Burns Scalo Real Estate. In addition, the Township has several commercial developments within its borders, including Newbury Market, the various commercial shopping plazas and establishments along Washington Pike, and The Piazza, which is currently under construction.

South Fayette is home to several major interstate and state highways, including Interstate 79, four miles of the new Southern Beltway connector, and Washington Pike/State Route 50. The Township’s access to these roadways makes it a continued target area for future growth and development, including both residential and non-residential uses.

After years of being under construction, the Southern



Abele Business Park

Beltway finally opened to vehicular traffic in 2022. The Beltway includes the Gladden/Route 50 interchange in South Fayette and provides communities in the South Hills and beyond with direct access to Pittsburgh International Airport. The opening of the Southern Beltway connector makes the land surrounding it more attractive for potential growth and development. This impending growth may likely include a mix of residential, commercial, light industrial, and/or flex and mixed uses.

Results from the online Community Survey conducted for the plan indicated that the residents of South Fayette want to see retail and commercial uses, as well as mixed uses, either a mix of residential and commercial or commercial and industrial, surrounding the Beltway. Specific commercial uses that survey respondents would like to see include restaurants, clothing/retail/specialty stores, grocery stores, a pharmacy, and sports venues.

Business owners in South Fayette also completed the Online Community Survey. Important factors for business owners include taxes/millage, the opportunity for continued growth and development, and the image of the South Fayette community.

Historically, South Fayette has been known as a suburban, yet somewhat rural, community. Over the last few decades, substantial growth has occurred. It will be increasingly important to balance the pressures of potential future growth with the desire and need to preserve the Township’s farming and agricultural heritage.



New Tesla Dealership in Newbury Market

Existing Zoning and Future Land Use

Existing land use is what exists at the present time. By comparison, future land use is what may be desired in the years ahead. Zoning is what it legally should be. Examining the current zoning of the Township and comparing current uses allowed within the zoning districts to desired and potential future land uses is a critical component to directing and guiding any future growth, development, and preservation of land in South Fayette.

South Fayette's current zoning map designates several commercial, business, residential, and industrial zoning districts. The four residential zoning districts vary from low-density Rural Residential and Suburban Residential, to higher-density Medium Density and Neighborhood Residential. The business and commercial zoning districts include a B-1 Business District, a C-1 Limited Commercial District, and a C-2 Highway Commercial District. There is also a Planned Economic Development (PED) zoning district. The purpose of the PED District is to promote economic development on large undeveloped tracts in a campus-style atmosphere while allowing for a compatible mix of uses that encourages an integrated living and working environment and preserving adequate buffers between dissimilar uses.

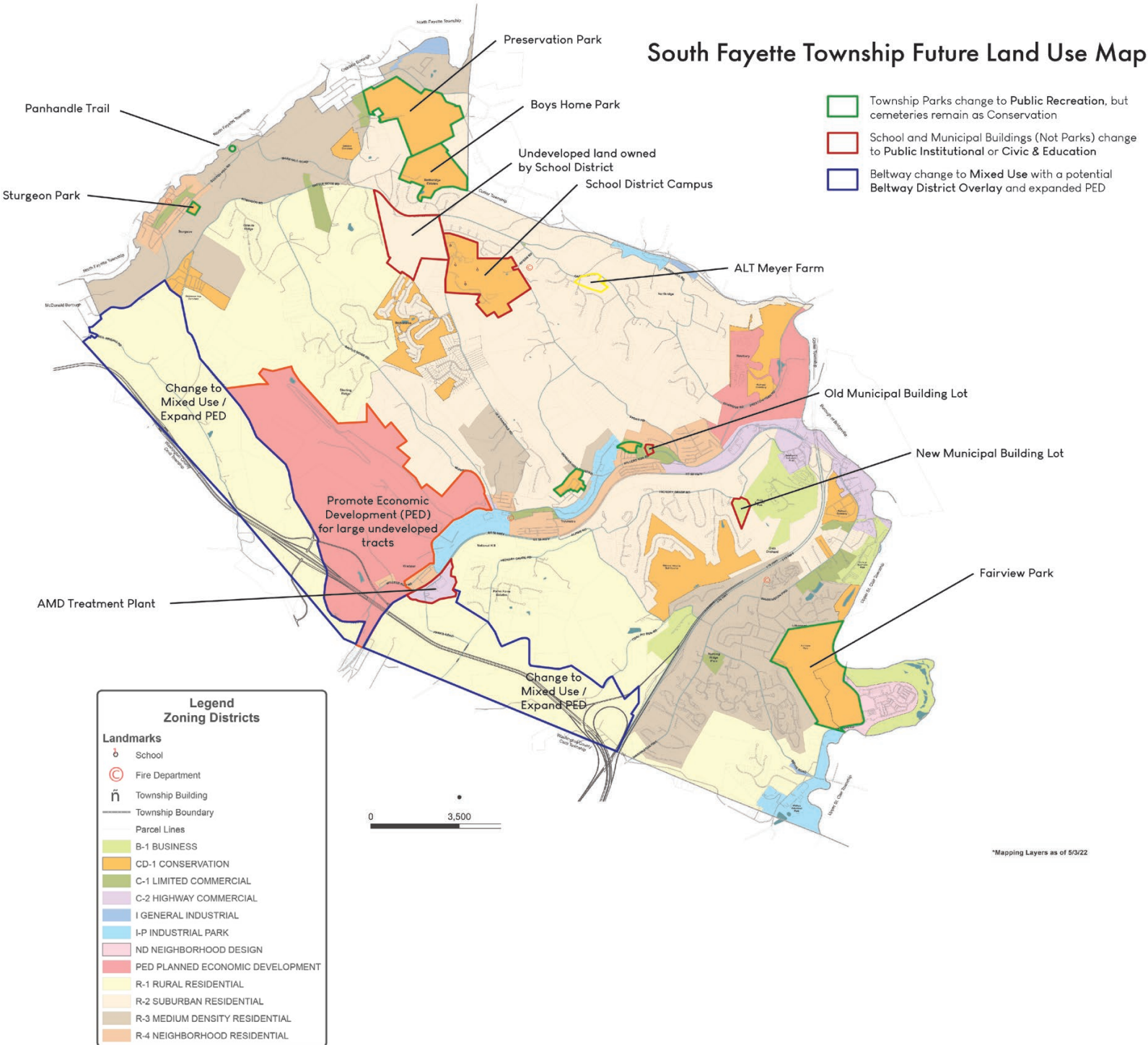
The Township is also home to three older, more historic villages – Cuddy, Sturgeon, and Morgan. These neighborhoods include a mix of housing and commercial establishments. Reuse and revitalization of the existing building stock, both residential and commercial, in the Township's villages are important to the future of the Township as a whole.

Online survey results indicate that residents want growth and development to be balanced with preservation. Results also indicated that residents would like to see continued control of housing growth in the Township. Survey respondents were asked what types of developments they'd like to see in South Fayette and common responses included restaurants, clothing/retail/specialty stores, sports/entertainment venues, and grocery stores. South Fayette must work to review ordinances to make sure these types of uses are allowed in the areas and districts where they make the most sense.

Any changes the Township decides to make to its Zoning Map based on the suggestions provided herein on the Future Land Use map must be completed through the required process outlined by the PA MPC and in the form of a separate amendment to the Township's Zoning Map.

FUTURE LAND USE MAP

South Fayette Township Future Land Use Map



The map on the previous page highlights the potential future land uses discussed by the project Steering Committee throughout the planning process. Parcels of land immediately surrounding the Beltway are targeted for commercial or non-residential use and development while the outlying areas are targeted for residential use or possible mixed-use. In addition, any properties that are characterized by steep slopes or certain soils not suitable for development as well as any active local farms that are in the Township’s Agricultural Security Area (ASA) shall be preserved.

Future land uses were discussed in depth for the land surrounding the Southern Beltway. The Township can later amend its Zoning Map to be consistent with the concepts included in this Plan. It was determined that these areas should change to Mixed Use or that the PED District could be extended to these areas, or even a Beltway Overlay District could be established here. In addition, Township Parks should change to Public Recreation and the various public buildings, including the School District campus and the municipal building, should change to Civic and Education.

Promoting the possible expansion of the PED District makes sense for the land surrounding the Beltway as the PED is designed to promote a mix of land use types, including a mix of housing types and supporting commercial uses.

Impacts of the Southern Beltway

The Southern Beltway connects communities in the South Hills of Pittsburgh as well as communities in neighboring Washington County and beyond to Pittsburgh International Airport. Much of the land surrounding part of the Southern Beltway that travels through South Fayette is undeveloped. The availability and potential future expansion and extension of public water and sanitary sewer services will be a critical factor in when and how this area will be developed over time. There are also some environmental constraints to certain parcels surrounding the Beltway. Additionally, significant roadway improvements on the Township roads near the Beltway will be needed to support associated traffic from any new development.

LERTA and Other Incentives

The Township has been proactive by offering incentives to businesses and developers through the Local Economic Revitalization Tax Assistance (LERTA) Program. The Township, in partnership with the South Fayette Township School District, passed a LERTA Ordinance in 2018. LERTA is a tax abatement program in Pennsylvania that authorizes local taxing bodies to provide tax exemption for development or redevelopment. The purpose of the legislation, which

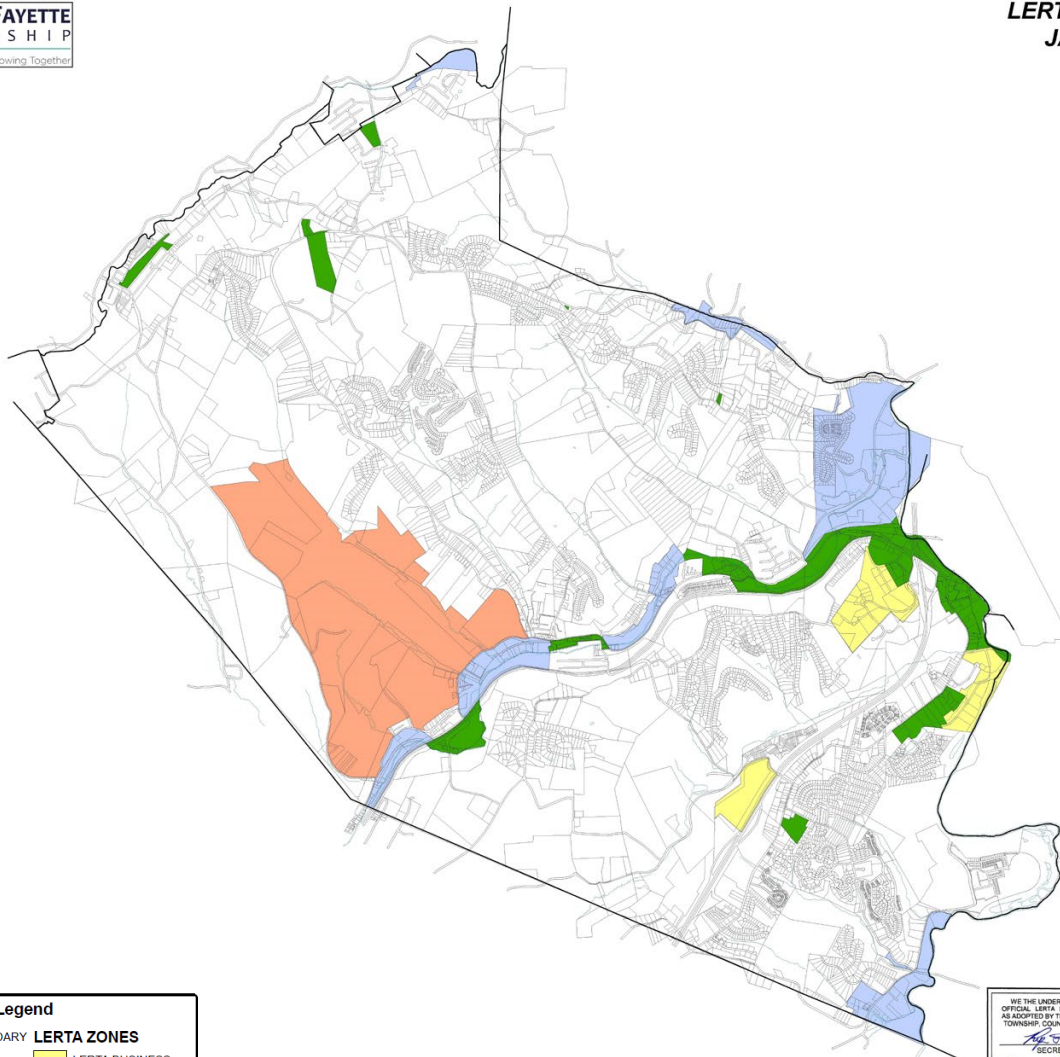


Southern Beltway (Now Open) Under Construction in 2021

LERTA DISTRICT MAP



**LERTA DISTRICT MAP
JANUARY 2018**



Legend	
—	TOWNSHIP BOUNDARY
—	HYDROLOGY
—	PARCEL BOUNDARY
■	LERTA ZONES
■	LERTA BUSINESS
■	LERTA COMMERCIAL
■	DETERIORATED PED
■	LERTA INDUSTRIAL

WE THE UNDERSIGNED DO HEREBY CERTIFY THIS MAP TO BE THE OFFICIAL LERTA MAP AND THAT IT IS A PART OF THE ZONING ORDINANCE AS ADOPTED BY THE BOARD OF COMMISSIONERS OF THE SOUTH FAYETTE TOWNSHIP, COUNTY OF ALLEGHENY, JANUARY 15, 2018 AND AS AMENDED.

[Signature] SECRETARY
[Signature] PRESIDENT
 BOARD OF COMMISSIONERS
[Signature] SOLICITOR

was passed in Pennsylvania in 1977, is to incentivize redevelopment of aging or deteriorating properties.

South Fayette’s LERTA Districts are currently scattered throughout the Township. Some of the deteriorated areas where LERTAs are permitted include the PED District, the I-P Zoning District which includes the Phillips Industrial Park, the Bursca Business Park, some properties zoned B-1 Business throughout the Township,

Abele Business Park, and the Southpointe Industrial Park, to name a few.

Any changes the Township decides to make to its Zoning Map based on the suggestions provided herein on the Future Land Use map must be completed through the required process outlined by the PA MPC and in the form of a separate amendment to the Township’s Zoning Map.

Goals and Strategies

According to its motto, South Fayette is “A Community Growing Together.” As the Township continues to develop over the next decade, the promotion of desirable and compatible land uses around the Southern Beltway and the availability of public utilities to support the growth around the Beltway are important factors for continued economic development. While growth is supported and encouraged, it must be balanced with preservation of South Fayette’s family farms and its historic agricultural heritage. Certain areas of the Township should be designated for future growth and others targeted for preservation.

South Fayette’s Zoning and Subdivision and Land Development Ordinances play a critical role in how land is developed, where certain uses can be located, and how developments look and feel. Examination of these ordinances is important to modernize terms, definitions, uses, regulations, and conditions regarding certain types of developments. The Uses Table in the Zoning Ordinance should be reviewed to ensure that

desired land uses are promoted in appropriate areas.

The availability of public infrastructure, particularly water and sewer, is another critical factor in terms of future economic development. If development is proposed in areas where there is currently no water and sewer, additional planning will be necessary to extend these services into the growth areas. An additional pump station may be required for part of the western area of the Township near the Beltway. External funding will be needed to support that level of added infrastructure.

Roadway improvements and enhancements are another important factor that impacts economic development, as the Township needs to ensure that its existing roadway infrastructure can sustain and support future development while also being accessible to various modes of transportation.

The following goals and strategies have been identified to help promote economic development opportunities within the Township:

Economic Development Goals

- 1 Promote desirable land uses and development along the Southern Beltway, including a mix of commercial, residential, retail, and office uses as well as preservation and open space areas

- 2 Preserve local family farms and agricultural areas

- 3.1 Target future development in identified growth areas

- 3.2 Continue to use LERTA and other tax incentive programs to attract developers and businesses to South Fayette Township

- 4 Revise the Township Zoning Ordinance and Map to reflect the Future Land Use Map and to promote a broader mix of uses along the Southern Beltway and in other targeted growth areas in the Township

- 5 Modernize the Township Zoning Ordinance, Subdivision and Land Development Ordinance, and other applicable Township Ordinances to be consistent with the vision and goals of the Comprehensive Plan through the MPC required amendment process

- 6 Promote reuse and revitalization of existing commercial buildings and the existing housing stock in the Township’s older “town centers” of Cuddy, Sturgeon, and Morgan

- 7 Expand water and infrastructure to support new development along the Southern Beltway

- 8 Identify and complete roadway improvements and enhancements to support continued growth and development

ENJOYABLE PUBLIC SPACES

Overview

As a rapidly growing community, South Fayette Township has many opportunities as well as challenges when it comes to providing its residents with enjoyable public spaces. South Fayette’s growing population means more demand for recreation facilities, as well as heavier use of existing facilities. With relatively young families and high median household incomes, South Fayette residents have high participation in community events and athletic programming.

South Fayette Township and its residents are invested in the success of the parks and programming. In the online Community Survey, 43% of respondents rated parks and recreation as “Very Important,” and only 3.5% thought it was not important at all. Accordingly, the Township has seized the opportunity to invest millions of dollars in grants and other funding sources into proactively improving its facility offerings and the overall quality of its parks in just the last few years.

The challenge moving forward is to keep South Fayette’s great public spaces enjoyable by providing the quality, quantity, and variety of recreation and community experiences that both new and long-time residents have come to expect. This includes making sure that all residents have access to the amenities they need, and that Township staff have the resources necessary to provide and maintain the growing recreation assets.

Plans and Progress

In 2019, the Township completed a Comprehensive Recreation Plan that established a way forward for developing parks and recreation for the next ten years.



In the responses to the Community Survey for this Plan, two-thirds of people who knew of the plan thought it addressed the recreation needs of the Township. As such, the 2019 Plan remains an appropriate guiding document for Township parks and recreation. The recommendations in this chapter update and extend those of the 2019 Plan, to include the last three years of developments and improvements and broadens the approach to be inclusive of all public spaces in the Township.

In just three years since the 2019 publication of the Comprehensive Recreation Plan, South Fayette Township has completed, initiated, or funded at least 60% of the priority projects recommended for completion. While this pace may have been limited by pandemic-related constraints, progress was also boosted by the availability of increased County, State, and Federal funding made available for outdoor recreation. Overall, South Fayette’s Parks and Recreation Department has excelled in pursuing implementation of a wide variety of planned improvements, as detailed in the following section.

Existing Facilities

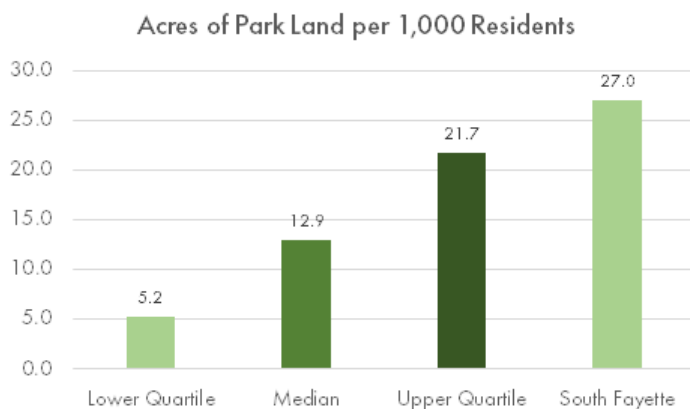
South Fayette Township has a wealth of recreational land. The Township parks comprise 434.4 acres, and with the addition of the ten-acre Community Center property to be opened in 2025, South Fayette maintains a large amount of recreational land relative to its population.

Much of the land is not suitable for active recreation development due to the presence of steep slopes and drainage ways. While expansion of athletic fields and other active uses may be limited, these lands provide an excellent opportunity for improvement as passive outdoor recreation resources such as trails, natural vegetation improvements, and wildlife viewing areas.

Outdoor Park and Recreation Facilities

The number and type of active recreation facilities are approximately the same in 2022 as those recorded in 2018-2019. For a complete list and evaluation, see Appendix A (Inventory) and Appendix B (NRPA Park Metrics) of the 2019 Comprehensive Recreation Plan, which is available on the Township website.

Several completed projects focused on updating and increasing the usability of existing facilities in response to public input gathered during the planning process.



Source: 2022 Park Metrics, National Recreation and Park Association
*Compared to National Averages for reporting agencies serving populations less than 20,000

Completed work includes:

- Replacing the equipment, safety surface, and ADA access to a fair-condition playground in Fairview Park
- Adding swings to an existing playground at Rotary Pavilion in Fairview Park
- Relocating a non-ADA accessible playground in Boys Home Park and providing all-new equipment and safety surface
- Adding lighting to the largest baseball field, Fairview Park Field B
- Increasing parking at Fairview Park
- Constructing a new Dog Park at Fairview Park
- Installing welcome, wayfinding, and interpretive signage in Fairview Park and Preservation Park, to be replicated in other parks
- Adding restrooms to Preservation and Boys Home Parks

In addition, more than \$6 million in outdoor facility improvements are slated for completion in the next two years and include the following:

- A paved multimodal path and trail network in Fairview Park
- A second entrance to Fairview Park from Mayview Road
- A new concession and ADA-accessible restroom building with expanded parking in Morgan Park
- Three new lighted, artificial turf ball fields in Fairview Park
- Artificial turf surfacing, scoreboards, and lighting for two existing multipurpose fields in Fairview Park
- A splash pad in Fairview Park
- A fishing and kayak launch dock in Morgan Park

Indoor Park and Recreation Facilities

In response to public input gathered through multiple public surveys and during the 2019 Comprehensive



The Ribbon Cutting of Boys Home Park Playground Featuring Inclusive Equipment

Recreation Plan, and the need for indoor recreational space and updated library facilities, the Township has commissioned its first municipally owned Community Center on Hickory Grade Road. Plans include two gymnasiums, a walking track, fitness facilities, event rooms, and an indoor playground.

In addition to library facilities and programmed recreation space, the Community Center will offer indoor rental space in response to public demand. The Community Center, with a public front desk, also offers the Township Parks and Recreation Department the opportunity to progress in its goal to offer excellent customer service. Staffing recommendations in this chapter should be followed to ensure that the Township has adequate resources to properly administer and staff this new indoor space.

Cultural and Landscape Preservation

Existing parkland serves a dual role in preserving natural and cultural landscapes. Boys Home Park includes approximately 217 acres of land under Conservation Easement by the Allegheny County Agricultural Land Preservation Program. The land is

leased for agricultural crop production and is also used for hunting and trapping. The Conservation Easement is important for the preservation of green space in the rapidly growing Township, as well as preservation of the agricultural landscape and cultural practices of farming and hunting.

Boys Home Park is adjacent to Preservation Park, named for the land preservation easement. Boys Home Park is named for the 1904 Boys Industrial Home of Pennsylvania that provided housing and work to homeless or troubled boys on the site until 1972. Several low stone walls are all that remain from the original use.

Collaboration and Shared Resources

Partnerships offer an opportunity to expand recreation opportunities and all the benefits of enjoyable public spaces to Township residents.

South Fayette Township School District

Collaboration remains limited, and partnership on facilities projects may not be practical at this time. Partnership with the School District should focus on



Rendering of the South Fayette Municipal Center lobby by Kimmel Bogrette Architecture + Site. Image courtesy of Kimmel Bogrette.

projects that provide benefits to students and build a working relationship between the Township and School District. Some public space improvements that could benefit both the School District and the Township are:

- Tree planting or other outdoor/environmental education programming
- Volunteer opportunities for students at township events
- Tennis courts to be shared between the municipality and the School District

South Fayette Athletic Association

The South Fayette Athletic Association (SFAA) is an independent organization authorized by Township Ordinance to promote athletics and sportsmanship in South Fayette. The SFAA offers athletic programming for baseball, softball, cheerleading, football, lacrosse, and soccer exclusively to Township residents. The SFAA partners closely with the Township Parks and Recreation Department for athletic field scheduling and maintenance, but is also an active participant in the stewardship and funding of park improvement and rehabilitation projects managed by the Township. Robust communication and collaboration with Township staff have led to a fruitful partnership, with the SFAA providing significant funding support as well as contributing to the design of projects in Township parks to better serve residents and Association members.

Partnering with the Athletic Association has greatly

improved the quality of park improvements for Township residents, and continuing to solicit SFAA input early in the design and funding process for all Township recreation projects will ensure the best outcomes for those whom the Association serves.

South Fayette Conservation Group

The South Fayette Conservation Group (SFCG) is a non-profit conservation and watershed organization that independently conducts large- and small-scale projects to improve South Fayette’s natural public spaces.

The Gladden Acid Mine Drainage Treatment Plant is a \$13 million collaboration with the Pennsylvania Department of Environmental Protection that has successfully restored Millers Run, the waterway bordering the Township’s Morgan Park. This provides direct recreation benefits (Morgan Park planned fishing and kayak launch dock) and the Township should continue to pursue opportunities to provide environmental improvements and preserved land along Millers Run.

In addition to the treatment plant, the Harry Meyer Farm Property is a nearly 46-acre agricultural property preserved by SFCG in cooperation with Allegheny Land Trust. SFCG is working to develop the site as a demonstration farm. This endeavor ties directly to Township efforts and the Township should partner with SFCG early in the planning process to assist SFCG and ensure the benefits to Township residents are consistent with the recommendations of this plan.

Action Items

South Fayette has made remarkable progress improving facilities over the past few years. The following recommendations are made to balance facility improvement and growth with preservation, maintenance, and services to ensure sustainable, enjoyable public spaces for the next ten years and beyond.

Continue Momentum of Improving the Quality of Park Facilities

Aesthetics and Updates to Existing Park Facilities

Based on public input and the goals of Township staff, the aesthetics and presentation of public lands and facilities as a whole is important to how residents enjoy and take pride in public spaces in the Township.

Township staff have been actively working toward this objective, and improvements include:

- Standardizing a branded signage system for parks
- Adding public works staff dedicated to parks, with full-time employees to be hired in 2023
- Additional parking for a growing population

While the Township staff's proactive pursuit of grant funding has been an effective way to improve or add individual amenities, sufficient funding sources are not always readily available to improve or maintain the general infrastructure or landscape of the parks. Historically, the Parks and Recreation Department has adjusted the annual capital budget for maintenance of individual facilities in a way that has kept pace with growth. Similarly, maintenance and incremental improvement to each park or property as a whole should be considered part of the cost of operations. To assist the Township in planning for these costs, up-to-date guidance documents are needed.

Recreation Comprehensive Plans (produced in 2018-2019) are a good way to capture the vision for each park as a whole, as well as the parks as part of a larger system. Improvements to recreation amenities are represented along with the appropriate infrastructure and aesthetic improvements. However, a static vision can quickly be out of date in a Township that is growing and changing as quickly as South Fayette. As a part



Fairview Park Splash Pad Rendering. Image courtesy of Vortex International

of the budgeting process, the Township should revisit Park Comprehensive Plans to ensure that (1) progress is being made and (2) the plans themselves remain relevant and are capturing the overall vision for the public space as well as projects for individual amenities.

Recommendations include:

- Revisit the Comprehensive Site Plan for Morgan Park, in light of recent changes to Fairview Park and plans for the adjacent Public Works and former Municipal Building, to ensure that proposed projects for Morgan Park account for holistic park improvements and separation of different types of uses
- Prepare a Maintenance Plan and Repair and Replacement Plan that are consistent with Recreation Comprehensive Plan recommendations
- Continue to address park infrastructure and aesthetics to create an enjoyable and welcoming atmosphere, for example, the following and similar items:
 - Separation of Morgan Park recreation amenities from Public Works
 - Improve the look and function of the restroom and hardscapes below Lafayette Pavilion in Fairview Park



Fairview Park Entrance (Greenwood Drive) that Needs Pedestrian and Vehicle Separation

- Additional parking and lights at Preservation Park

Increase Passive Recreation Opportunities

While South Fayette has made excellent progress in increasing and improving active recreation facilities, more can be done to provide open space for passive recreation. Passive recreation includes activities that require minimal facilities and have little impact on the land, such as walking/hiking, kayaking, picnicking, or wildlife observation.

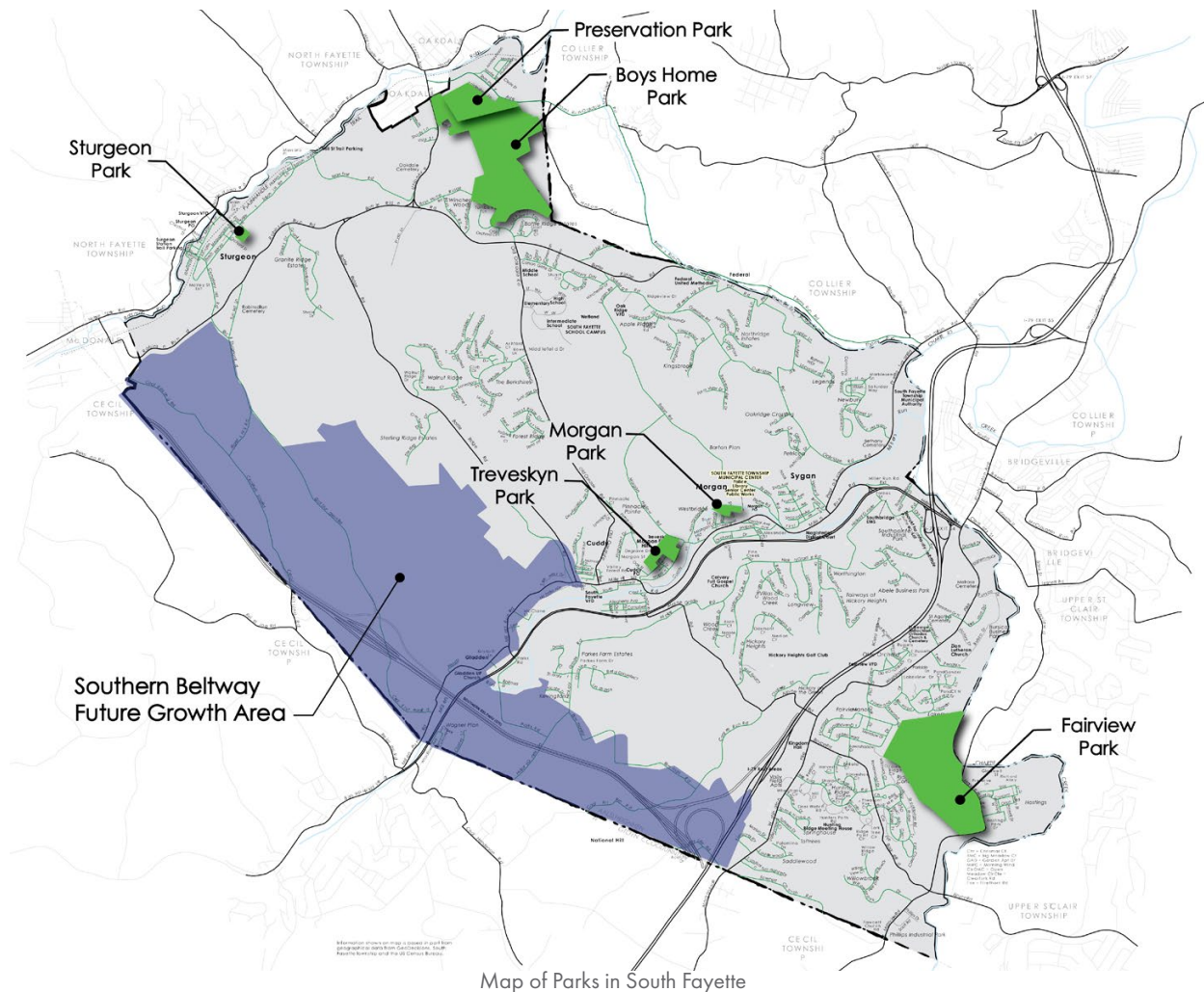
The Parks and Recreation Department has planned for passive recreation, such as nature trails, but grant funding has not been as readily available. In addition to suggestions in this section for diversified funding sources, it is recommended that the Township reach out and propose partnerships with interested groups and business owners. Potential partners may include

the South Fayette Conservation Group, Pro Bike+Run South Hills, and Over the Bar Bicycle Café.

Including a mix of active and passive recreation is also important to welcoming park users of different ages and abilities, and a key part of increasing equitable access to park facilities. More on increasing passive recreation opportunities inside and outside the parks are included in the sections on Accessibility and Sense of Community and Connection.

Increase Equitable Access to Park Facilities

Public spaces should be enjoyed by all residents of South Fayette. There are many aspects of public space development that affect people's ability to access resources. In addition to the below recommendations, it will be important to maintain a dialogue with residents and address concerns about their ability to access and enjoy parks and other public spaces in the Township. To



Map of Parks in South Fayette

advance this goal, passive recreation recommendations in the 2019 Comprehensive Recreation Plan include:

- In Treveskyn Park, develop parking, small picnic pavilions, and other support facilities to allow residents to access undeveloped open space and future nature trails at this park.
- In Boys Home and Preservation Parks, develop the connecting trail network to allow access for nature viewing and to improve conditions for the Accessible Hunt event.
- In Fairview Park, advance paved and unpaved trail projects in phases as funding allows.
- In Morgan Park, develop Millers Run as a passive recreation resource, with riparian buffer plantings and improved water access for fishing, education, and wildlife viewing.

Geographic Access

The majority of public space and recreation amenities, including the new Community Center and the School District campus, are located in the eastern part of the Township. With the opening of the Southern Beltway, future commercial and residential development will increase in the western areas. To properly serve the expected increase in population, the Township should begin planning for land acquisition for a new park property.

Planning should begin immediately, so the park can be optimally located and options are not limited by development pressure. Considerations include:

- Ease of access by local roadways
- Potential for trail connections

- Ease of access from the Southern Beltway, in the case that the park will be used for athletic tournaments or athletic field rentals
- Land that is appropriate for athletic field development, to provide active recreation opportunities to residents in the west of the Township and potentially provide new types or complexes of facilities that are not available in other parks
- Preservation of agricultural land, and the potential to partner with landowners who wish to preserve their farms as well as the South Fayette Conservation Group and Allegheny Land Trust or the Land and Water Conservation Fund
- Preservation of land with high ecological value
- Preservation of viewsheds, or areas that are highly visible and maintain the beautiful natural landscape and heritage of South Fayette

Accessibility for Residents of all Ages and Abilities

The Township staff has continually made improvements to accessibility of parks and programs in accordance with the Americans with Disabilities Act (ADA). Examples include the Boys Home Playground replacement/relocation of restrooms at Morgan Park with all-ADA unisex restrooms, the addition of accessible swings in play areas, and multiple ADA parking spaces in all developed parklands. Events are generally inclusive, particularly the annual inclusive hunting event.

Consider accessibility not only in terms of the ADA, but also in terms of inclusivity for people of all ages and abilities. An important part of including different age groups, including young families and older adults, in parks is providing sufficient clean restrooms, water fountains, level areas with seating along paths and trails, and shaded picnic tables.

The Township should continue to provide amenities for people with different abilities above and beyond the legal requirement, including the following:



Staff Members Presenting at the Township’s Annual Thanks for Giving Event

- More paved trails within parks
- Accessible seating areas at the multipurpose fields in Fairview Park
- Sensory, motion, and music play elements
- Accessible and senior programming
- More shaded rest areas in Fairview Park

Areas or amenities in need of (or where there is an opportunity for) accessibility or inclusivity improvements should be recorded as a part of Recreation Comprehensive Plans, to ensure the improvements are included in projects and funding applications.

Increase Amenities Appropriate to South Fayette’s Culturally Diverse Population

A significant minority of South Fayette residents, about 12% in 2022, are of Asian Indian heritage. Asian Indian residents who are active in community planning and parks and recreation have reported that this community would be best served by providing:

- Indoor and outdoor rental facilities available for the Diwali holiday that can accommodate at least 200 people, and
- A full-size adult cricket field or equivalent space, which should have a minimum 220’ radius circular, level area reserved, plus a buffer, seating, and a substantial area for parking.

Safe Access

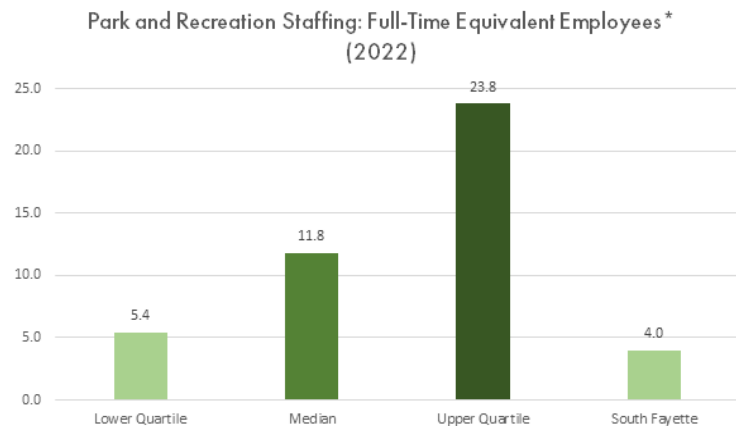
Trails and paths allow people using alternate modes of transportation to access parks and amenities within parks. For these amenities to be accessible to all users, they need to be safe by:

- Controlling traffic speed, for example with speed bumps, speed tables, or chicanes on Recreation Road in Fairview Park
- Increasing visibility of pedestrian crossings, for example with marked crosswalks between parking areas and amenities on Recreation Road in Fairview Park, and lighting on paths and roadways where evening events or athletics are hosted (primarily Fairview Park and Preservation Park) and at the Mayview Road entrance to Fairview Park
- Separating pedestrian or bicycle traffic from vehicle traffic, for example at the Greenwood Drive and Mayview Road entrances to Fairview Park, and within Preservation and Boys Home Parks.

Secure Public Spaces

As accessibility to and within parks increases, it is important that people feel secure when using park amenities and remote trails. Security is also important to protect the Township's investment in its facilities. The Township reports plans to add remote-locking gates to secure parks outside of their open hours, and cameras have been added to some parks such as Sturgeon. As amenities are added to parks, the Township should consider how security must be incorporated for park users to feel comfortable. Security measures in addition to cameras and gates might include keeping views into areas open or adding lighting. Consider how to improve security in new or future public areas, including:

- The proposed amenities on Mayview Road near



* Compared to National Averages for reporting agencies serving populations less than 20,000

Source: 2022 Park Metrics, National Recreation and Park Association

Over the Bar Bicycle Café, including nature trails

- The Mayview side of Recreation Road
- The wooded dog park in Fairview Park and future wooded or remote trails and splash pad
- Boys Home Playground and Pavilion
- Preservation Park entrance

Address Sustainable Staffing and Funding

To support a growing system of community and public recreation amenities, and the growing number of park users and program registrations, adequate resources must be allocated. Staff and funding must be sufficient not only to fill new requirements, such as staffing and equipping the new community center, but to monitor, sustain, and sufficiently maintain existing investments.

Continue to Assess Staffing Levels to Support Asset Management and Administration

The 2023 Township Budget has accounted for three to five additional full-time employees to staff a newly created Parks and Facilities Division. In addition, a position for Parks Foreman was created to manage park maintenance and construction. The budget for part-time staff was reduced for 2023, and weekend operations and maintenance continue to rely on existing staff working overtime.

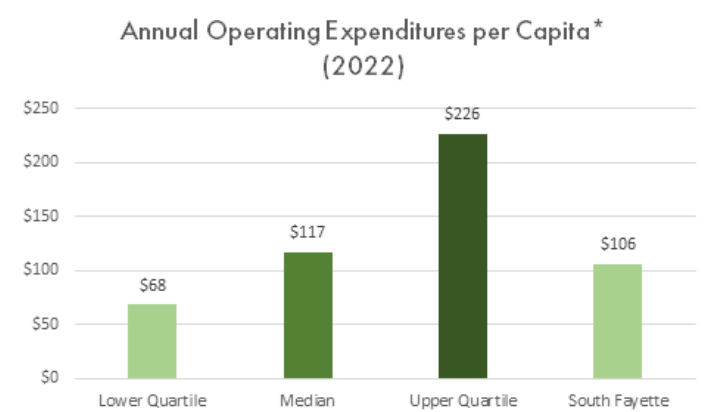
Even with the changes to up to five full-time union employees, South Fayette’s projected staffing falls below national averages for reporting agencies serving populations under 20,000. South Fayette’s projected staffing levels are most similar to the lower quartile, or lowest 25%, of nationally reporting agencies.

It is unlikely that projected staffing levels for 2023 will be sufficient to sustain long-term maintenance and operations of the existing facilities and programs, plus the new facilities coming online within the next two years. This includes a new maintenance item of several artificial turf fields, a splash pad, and staffing and grounds maintenance for the Community Center.

A Community Center differs from a Recreation Center in that the primary purpose is social rather than purely recreational. Community Centers may offer a wider range of programs, including wellness and social services programs, as well as make spaces available to rent for community meetings, classes, or social events. Because of these additional services and their social function, Community Centers often offer longer open hours and require additional administrative and custodial staff. Consider both public hours (the center is staffed and open to all) as well as non-public hours (people may enter the building if they are registered for a specific program or event).

Some staff may need to be available or on-call during non-public hours, which can create costs if program or rental fees do not include this additional time. Some community centers have policies that apply staffing fees to rentals or other uses that require higher than normal staffing levels; for example, Richmond, Virginia charges an additional \$35 per staff per hour if higher staffing levels are needed.

South Fayette’s specific staffing needs will depend on the final design of the community center and the specific programs and services provided. Considering the open hours, and whether a minimum level of staffing can



* Compared to National Averages for reporting agencies serving populations less than 20,000

Source: 2022 Park Metrics, National Recreation and Park Association

adequately and consistently cover these hours, will be a significant determinant. The following page shows the minimum number of positions needed.

In addition, with a greater number of assets and human resources to be managed, there is a greater need for planning and administration. A Parks and Recreation Department managing such a wealth of assets must have certain policies, procedures, and manuals in place to ensure operations are sustainable and investments are protected. In addition to managing day-to-day and seasonal operations, the Parks and Recreation Director with the assistance of the Public Works Director will have the responsibility for developing the Maintenance Plan and the Repair and Replacement Plan; monitoring funding opportunities and establishing policies; and managing regular inspections of equipment and facilities.

Position	Responsibilities	Full Time	Part Time
Center Director	Oversee all community center operations	1	
Facility Manager	Oversee physical operations of the facility	1	
Program Manager	Oversee all programs offered at the center	1	
Administrative/Reception	Staff the check-in control point		3
Recreation Attendant	Routine set up and clean up, program facilitation and customer assistance		2*
Custodial Staff	Cleans and maintains building		2**
Program Leaders	Direct programs and classes	Based on number and type of programs offered	
Center Managers	Oversee routine operations during open hours	Based on open days/hours	

* Some centers delegate set up and clean up to custodial staff.

** One FTE maintenance staff is recommended per 50,000 square feet. Full time custodial staff may be shared with other facilities. Contracted custodial services may also be used.

A co-leadership plan should be developed to manage maintenance workload and staff that are dedicated to Parks but working under the Public Works Department. Co-leadership is when two or more individuals share responsibility for leading the same team. The Parks and Recreation Director and Public Works Director should begin by setting goals, for which both will share responsibility. Other considerations include policy development, leadership and staff member roles and responsibilities, communication and reporting procedures, and staff accountability, scheduling and overtime.

It is recommended that staffing levels continue to be assessed on an annual basis to ensure that staff members in management roles have the capacity to proactively manage assets, protect the Township’s significant investments in the parks and public spaces, and establish standing policies and procedures. South Fayette’s residents and officials expect more than lower-quartile facilities and services, and staffing levels should reflect this.

Diversify Funding Sources

South Fayette’s parks and recreation expenditures are on par with comparable national averages, and consistently provide excellent programming and

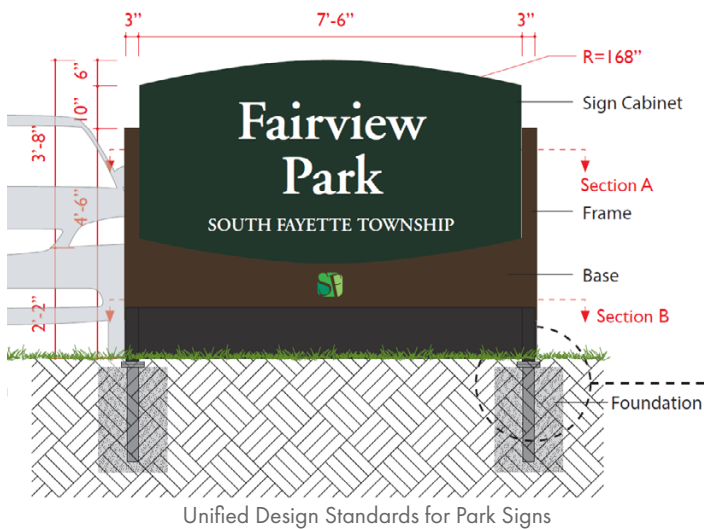
community events in addition to continual improvements to public spaces.

South Fayette Township has had notable success in obtaining grant funding for the improvement of its public lands and expansion park amenities, with two unprecedented state grants of \$1 million being awarded in 2021 and 2022, respectively. Event sponsorships and donations are also a significant part of the recreation budget. The Township’s annual budget consistently supports investments in its public spaces, whether in matching funds for grant awards, or Township-funded improvements.

The proportion of the budget made up by grant funding is significantly higher than in comparable municipalities, and a testament to the effort and professional expertise of Township staff.

While the current funding strategy has been overwhelmingly successful in funding the rapid pace of facilities projects and improvements, it could benefit from diversification to ensure that not only development, but also facility and equipment replacement and maintenance, are sustainable into the future. Some suggestions include:

1. Standardize management of accounts holding Fees in Lieu of Land Dedication



Having experienced a boom in residential development over the last several years, the Township has had a great opportunity to collect fees from developers, in lieu of the required land dedication. The fee established by ordinance (\$1,100 per dwelling unit) is appropriate, and the Township has completed the Comprehensive Recreation Plan required to collect and utilize these funds.

However, the funding has not been employed in the recent projects. While there is no longer a time limit on the use of this funding (as of 2014), fees collected from developers must be kept in an interest-bearing account reserved for providing, acquiring, operating, or maintaining park or recreational facilities. Fees are subject to refund if used for a purpose other than public recreation. When this funding is left unused, Township public recreation funding is reliant on the General Fund that could be used for other Township needs.

It is recommended that the Parks and Recreation Director and the Parks and Recreation Board be provided with a monthly report of funds available in the reserved account, beginning as soon as possible. It is further recommended that in the future these funds be employed first for all applicable

uses under the 2019 Comprehensive Recreation Plan, with the General Fund as a secondary option for funding public parks and recreation.

In addition, it is recommended that the Township Solicitor review the account in which developer fees are held to ensure it is compliant with §503(11) of the Municipalities Planning Code, in order to protect the interests and assets of the Township.

2. Consider a Non-residential Land Dedication Ordinance

The Southern Beltway area is, at the time of this publication, generating substantial developer interest. The preference of residents who responded to the Community Survey is to see increased non-residential development in the Beltway area and in the Township in general. Should this be the direction the Township pursues, there is a prodigious and urgent opportunity to provide a park that is advantageous to both business and residential developments in this geographically underserved area of the Township.

It is recommended that the Township proactively pursue enacting a Non-residential Fee in Lieu of Land Dedication for development within a maximum of 15 miles of an existing or future park or recreation facility. This should be completed immediately after account management procedures are standardized.

Lastly, it is recommended that the Township regularly update and review the Recreation Fee in Lieu of Land Dedication Ordinance to make sure established fees are relevant and the purpose of the Ordinance is meeting expectations and is consistent with the overall goals of the Township.

3. Establish a standardized Naming Rights program

The Township has had success with event



Rendering of The Piazza Retail Development Plan, image courtesy of Burns Scalo Real Estate

sponsorship, as well as private contributions to be used as a portion of grant-matching funds. With several new or upgraded facilities planned for construction in the next several years, it is vital that a standardized Naming Rights program be implemented. The program levels and terms should be comparable to neighboring municipalities and Townships that have well-developed recreation facilities.

4. Standardize Sponsorship Signs and Banners

In coordination with the South Fayette Athletic Association (SFAA), develop a sponsorship signage standard that includes:

- Brief visual standards that are consistent with and appropriate relative to other park signage (for example, permitted or prohibited sizes, materials, and display locations)
- Standard application including Township fee
- Reasonably consistent sponsorship banner donor levels and time limits across varying athletic associations/parks

Ensure that any changes to the sponsorship

program are made transparent to the South Fayette Athletic Association and its organizations, as well as sponsors and potential sponsors.

Improve Sense of Community and Connection

Community Spaces That Promote Cohesiveness and Identity

While sense of community was an important topic for residents in the public input for this plan, a sense of identity for the Township as a whole remains a concern in the large, dispersed Township made up of separate, self-contained neighborhoods. Public spaces such as parks play a key role in establishing South Fayette Township as a distinct physical place and community of people.

The parks, the municipal center, and the Community Center are public spaces where a consistent identity can be a lens through which people view their community. In South Fayette’s parks, efforts are under way to improve aesthetic quality and establish identity, in part with standardized signage designed in 2018. The Community Center has a distinct but compatible aesthetic. Both the Community Center and the proposed

new signage incorporate some shared visual cues, including contemporary lines with natural materials and colors.

It is recommended that future projects in the parks reference the Community Center aesthetic where practical and feasible, and that site furnishings and landscape improvements at Township facilities share certain elements.

Similarly, wayfinding and beautification projects throughout the Township should reference design elements from these established facilities. Maintaining the more distinctive and identifiable features will help residents, business owners, and visitors identify with the Township, rather than their neighborhood or zip code.

Open Space, Trails, and Greenways

Connectivity and preservation of open space are two related concerns for South Fayette residents. Pennsylvania's 2020-2024 Statewide Comprehensive Outdoor Recreation Plan, *Recreation for All*, targets closing priority trail gaps to achieve the overall goal of having a trail within 10 minutes of every Pennsylvanian.



The 2022 Bunny Hop Trail Event

South Fayette Township aims to align with this goal, beginning with making safe pedestrian and bicycle connections from neighborhoods to existing or planned recreation assets.

Walkable and bikeable neighborhoods and retail/entertainment establishments are increasing in popularity in South Fayette but are largely self-contained. Connection between neighborhoods and other destinations is generally poor. Traffic increases that come with development are a concern for residents in many areas, but there is little alternative to driving. Areas that should be targeted for walkable and/or bikeable routes include:

- The Morgan neighborhood, specifically to the park and businesses on Millers Run Road (See Transformative Sketch, Morgan Park Business District Pedestrian Sidewalk)
- The Newbury neighborhood through the Newbury commercial development, across PA 50 to The Piazza retail development
- The Community Center to nearby housing and businesses, specifically to The Piazza and Newbury developments
- Any new developments in the Southern Beltway area must include multimodal improvements to existing roadways and/or new routes for interconnectivity between developments
- Connecting Preservation Park to Boys Home through farm preservation land

Recreational trails and open space preservation interests can work together to plan and fund greenway and trail corridors throughout the Township. Despite its challenging terrain and several narrow road corridors, South Fayette has many opportunities for recreational trails. Land that is unsuitable for development can, with planning, be useful for trail corridors or ecological

greenways. Identifying undevelopable land and places of ecological value is a good start to mapping potential off-road trail routes and greenways in less-developed areas like the Southern Beltway, where land dedication by developers can be used to build a network – if that network has been planned before development begins.

While recreational trail connectivity and connections to neighborhoods were ranked of moderate importance in the Community Survey, preserving open space is a top concern for many residents. In a question targeting the identity of the Township, nearly a third of respondents cited beautiful surroundings. Preserved open spaces and greenways can also help meet some of the passive recreation needs of the community.

Some areas that should be targeted for recreational trail development include:

- Improved access to the Panhandle Trail from Preservation Park, the Granite Ridge neighborhood, and northern areas of any future Southern Beltway development
- Pedestrian and bike access into Fairview Park from Greenwood Drive
- Pedestrian and bike access into Fairview Park, the Hastings neighborhood, and Boyce Mayview Park/Over the Bar Bicycle Café (See Transformative Sketch, Mayview Road and Fairview Park Connections and Trailhead)
- Completing the Fairview Park paved and nature trail networks consistent with the 2019 Comprehensive Parks and Recreation Plan
- Trails between/within Boys Home Park and Preservation Park consistent with the 2019 Comprehensive Recreation Plan

- Explore water trail options on Chartiers Creek and/or Millers Run to Morgan Park

As South Fayette works to expand its trail network and plan for future connections, it presents the Township with a great opportunity to collaborate with neighboring municipalities that also have trail systems or are looking to expand their trail network as well. For example, neighboring Bridgeville Borough's Active Transportation Plan calls for the creation of the Chartiers Creek Greenway Trail, an extensive trail network that would connect Chartiers Park through the Wingfield Pines Conservation Area to the Upper St. Clair Recreation Center, which ultimately lines up with the Township's own Fairview Park. This proposed trail in Bridgeville also identifies a route to the west through Bridgeville's downtown business district that would connect over an existing abandoned railroad bridge at the end of Hickman Street into Newbury Market. It is recommended that the Township develop a complete Greenways, Trails, and Connectivity Plan to address connections between neighborhoods, destinations, and high value natural areas of the Township. An important element to include is a Traffic Stress Assessment for on-road routes. The Township should coordinate any trails and connectivity efforts with Allegheny County as part of the Allegheny Green Web.

The following two transformative sketches are visions for these two areas of the Township moving forward. It is important to note that the sketches are **conceptual only** and would require coordination with several entities, including PennDOT, in order to make them a reality. Funding to support these projects would also be needed and additional planning in terms of final design. The sketches do provide a vision for improvements to the Township and were developed by HRG with feedback and input from the Steering Committee.

TRANSFORMATION SKETCH

MORGAN PARK BUSINESS DISTRICT

PEDESTRIAN SIDEWALK

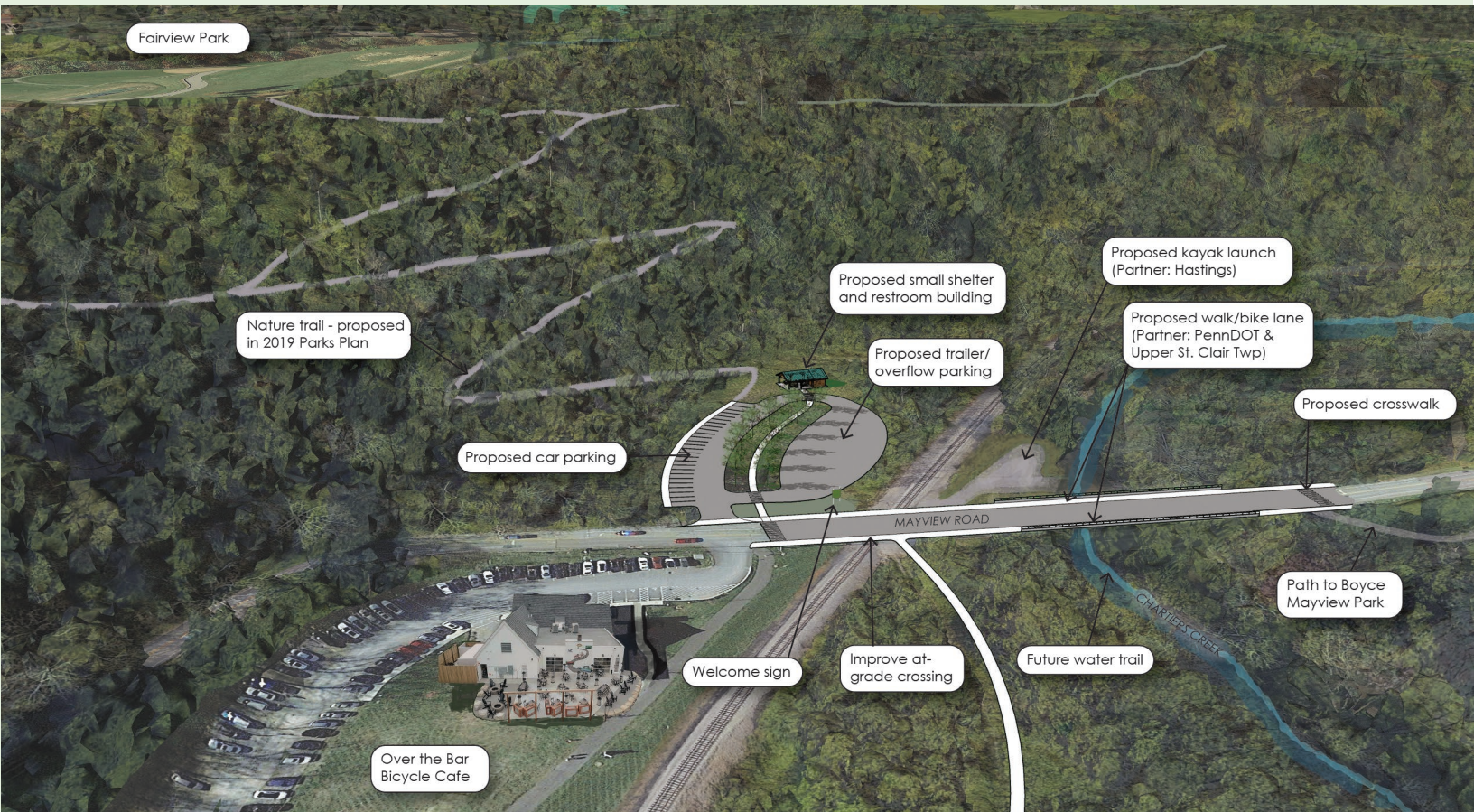


Morgan Park’s business district is a traditional mixed-use area that is home to several locally owned businesses on Millers Run Road. Several improvements (seen above) are planned for the Morgan Park area, a popular location for baseball tournaments and other athletics. Planned improvements include sidewalks and crosswalks on Millers Run Road and leading into the park to allow people to safely and comfortably visit the shops and service businesses on foot. Curbs, or visual cues where curbs are impractical, should be used to safely separate pedestrian and vehicle traffic. The sidewalks are beneficial at the local level, but will be an important connection for any future Township-wide multimodal networks.

Considerations for this sketch include the need for parking for Morgan businesses. Most businesses use on-street parallel parking that could be affected by sidewalk or curb improvements. Some of this parking may be offset by the planned public parking in Morgan Park, shown in the drawing on Sherman Street and slated for construction in 2023. The Township should ensure sidewalks and crosswalks provide a complete, accessible pedestrian route from the proposed parking lot to business entrances. Additionally, there is very little Right-of-Way on Millers Run Road, and the parcel indicated in red is owned by the railroad along Millers Run Road. In addition to a Highway Occupancy Permit, coordination and perhaps an easement may be required from the railroad.

TRANSFORMATION SKETCH

MAYVIEW ROAD AND FAIRVIEW PARK CONNECTIONS AND TRAILHEAD



There are many challenges to making this Morgan Park Business District sketch become a reality. There are many factors and variables that will determine if it is truly feasible in the long run. However, given the proximity to one another that the Park and the Business District share, it is an important and relevant idea to create a safer connection between the two and to also provide safer access to the businesses for park users.

This network of connections as seen above stems from the 2019 Comprehensive Recreation Plan and early open space planning concepts from Charter Homes and Over the Bar Bicycle Café at the Hastings development. This concept involves multiple connections to be completed, including:

- A pedestrian and bicycle connection crossing Chartiers Creek, parallel to the Mayview Road bridge. The crossing can be accomplished as a separate pedestrian and bicycle bridge, or using the Mayview Road bridge corridor. This critical connection links South Fayette Township’s Fairview Park to Upper St. Clair Township’s Boyce-Mayview Park and Allegheny Land Trust’s Wingfield Pines trails. Considerations include partnership with Upper St. Clair Township and permitting for the stream crossing as well as potential use of the PennDOT right-of-way on Mayview Road.
- An improved, unpaved nature trail traversing the steep slopes between the developed areas of Fairview Park

and Mayview Road, complete with a trailhead accessible from Mayview Road. Considerations include providing security at the trailhead, and potential agreements with Over the Bar Bicycle Café for shared trailhead parking funding and use.

- Safe pedestrian crossings of Mayview Road. Considerations include short sight distances and possible warning signage or signals needed to ensure a safe crossing.

- A proposed kayak and canoe launch at the Charter Homes Hastings development. Considerations include providing parking areas to accommodate trucks and trailers; coordination for a safe at-grade pedestrian and/or bicycle railroad crossing; permitting required for construction in the floodway of Chartiers Creek; and water trail development involving additional nonmotorized boat put-in and take-out locations on Chartiers Creek.

Enjoyable Public Spaces Goals

- | | |
|------------|--|
| 1 | Continue the Township's momentum of improving the quality of park facilities, to include aesthetic improvements and increasing passive recreation opportunities |
| 2.1 | Increase equitable access to the Township's public spaces |
| 2.2 | Improve geographic access, including serving potential increased population in the vicinity of the Southern Beltway |
| 2.3 | Acquire a tract of land in the southwest part of the Township for a future park |
| 2.4 | Improve physical accessibility for people of all ages and abilities |
| 2.5 | Increase access for South Fayette's culturally diverse population |
| 2.6 | Provide safe pedestrian and bicycle access to public spaces |
| 2.7 | Ensure security so all users feel comfortable accessing the Township's public spaces |
| 3.1 | Address sustainable staffing and funding |
| 3.2 | Add staff to cover increased needs for the new community center, and support the Parks and Recreation Director in managing growing assets |
| 3.3 | Diversify funding sources by including developer fees in lieu of land dedication and establishing a standardized naming rights program |
| 3.4 | Regularly update, review, and study the Recreation Fee in Lieu of Land Dedication Ordinance to make sure the fees are fair and relevant, and the regulations are up-to-date and reflect the goals for the Township |
| 4.1 | Improve community amenities and connectivity of public spaces |
| 4.2 | Add community spaces that promote cohesiveness and identity |
| 4.3 | Add open space, trails, and greenways |
| 5 | Create a Township-wide bike route and trail plan |

PRESERVATION OF GREEN SPACE & TARGETED GROWTH AREAS

Overview

While often viewed as mutually exclusive, preservation and development can work in tandem to create vibrant, healthy communities. As a growing community, South Fayette Township must work to balance growth with preservation. Efforts to find this balance should be further motivated by public support for both controlled development and land preservation, and ongoing development and growth.

In response to the online Community Survey, 18% of respondents mentioned that they would like to see less, slower, or no development. When asked about the current assets of the Township, both the rural feel and growth were mentioned. When asked how they would describe the Township in a few words, 29% of respondents said something related to its “natural, beautiful surroundings,” while 28% said, “evolving, positive momentum, great potential.”

The Township already has significant conservation areas, like Boys Home Park and established Agricultural Security Areas (ASAs), but additional areas to prioritize for future conservation have been identified based on incompatibility with future development and/or its significance associated with local ecology, history and culture, or Township identity. Conversely, Targeted Growth Areas have been identified based on their separation from prioritized conservation areas and their compatibility with development and potential economic success.

Existing Preservation Areas

South Fayette Township already contains significant conservation areas in the form of areas preserved for greenspace, ASAs, and sites that have been maintained for their historical and/or cultural significance.

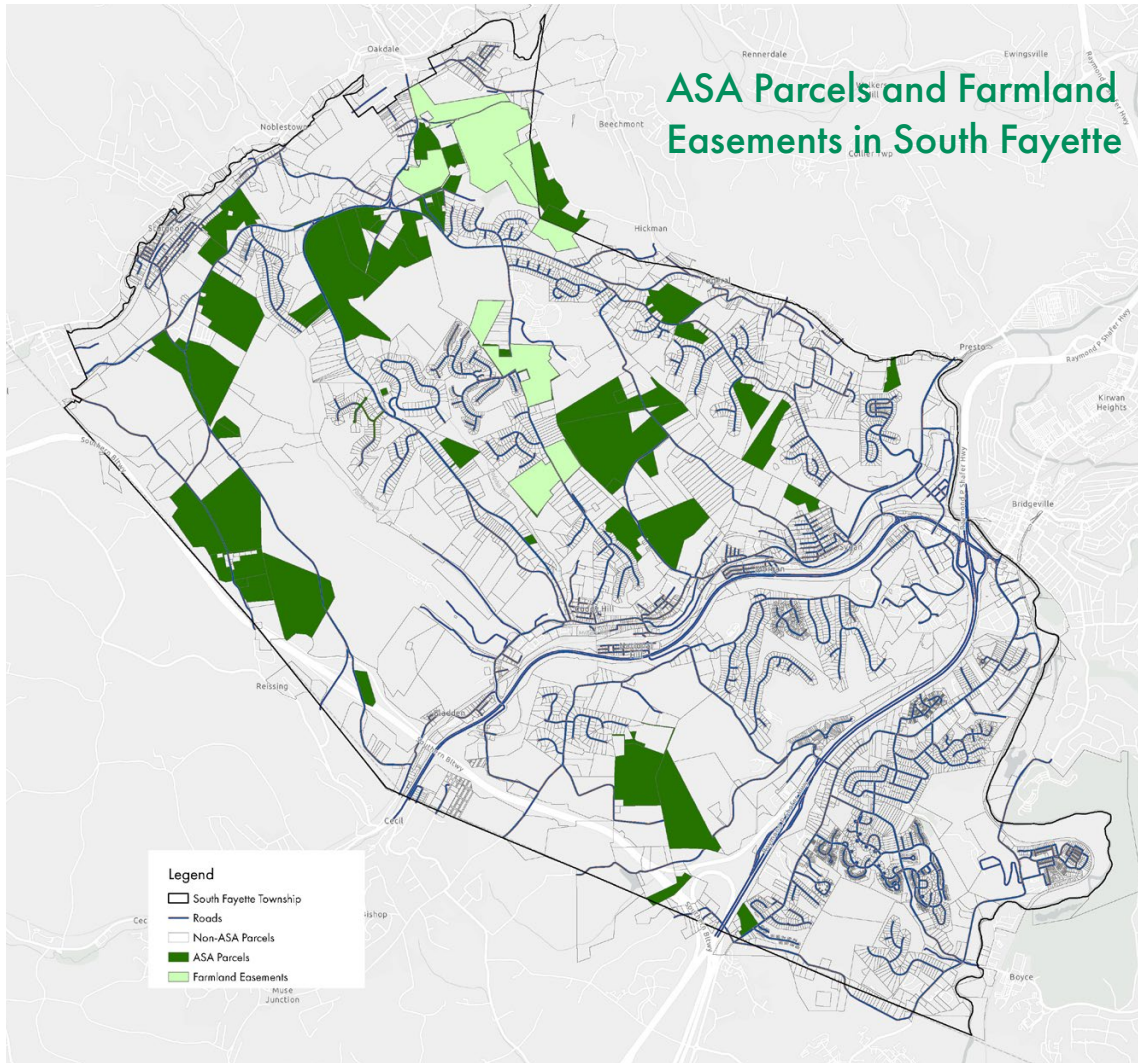
Areas of Agricultural Significance

Most of the land that makes up Boys Home Park is preserved under the Allegheny County Farmland Preservation Program. This statewide program, administered for the County by the Allegheny County Conservation District, holds land in perpetuity to help slow the loss of prime farmland to non-agricultural uses. The preserved land is actively farmed and open to hunting, while recreational and municipal facilities are present on the rest of the land.

In addition to Boys Home Park, the Township contains Agricultural Security Areas, commonly called ASAs,



Sign in Boys Home Park Identifying a Preserved Farm in Allegheny County

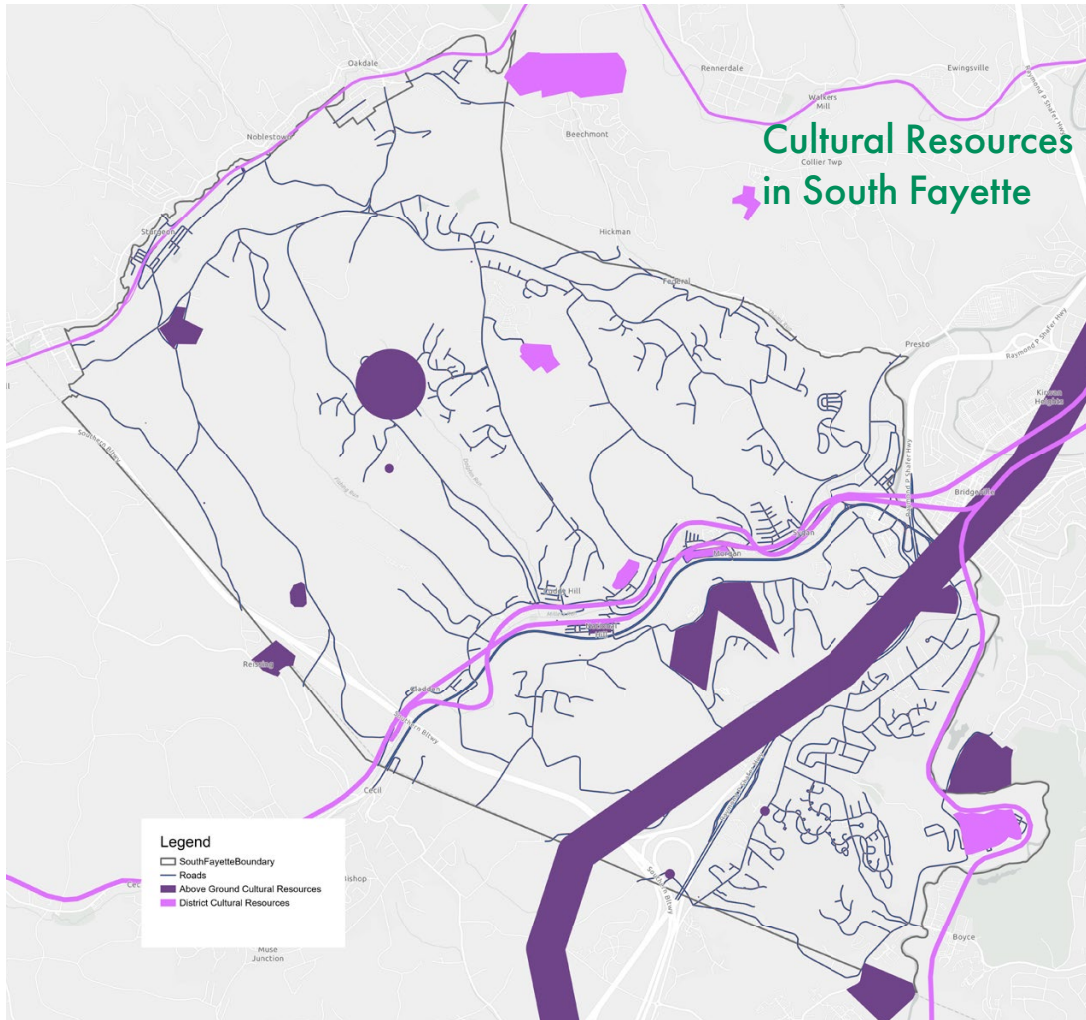


and agricultural easements, both of which are tools for protecting local farms from non-agricultural use. In the Township there are approximately 1,750 acres held as an ASA or agricultural easement.

To qualify as an ASA, farms must contain at least 250 acres in total, and may qualify for consideration under the farmland preservation program if the farm has at least 500 acres enrolled as an ASA. Participants in the ASA program receive protection from local ordinances and nuisance lawsuits affecting normal farming activity, and review of farmland condemnation by state and local government agencies. According to Pennsylvania law, ASAs must be reviewed every seven years and

property owners can opt out of the ASA at any time, provided they go through the proper procedures. The Township’s ASA program has been in existence since 1998 and was updated last in 2017 when some additional properties were added.

In the case of agricultural easements, easements are offered for sale based on quality of farmland, presence of stewardship practices, and likelihood to be developed based on proximity to sewer and water, and extent of non-agricultural development nearby. Farmers may opt to receive the proceeds of the easement sale in a lump sum or in installments. The map above shows ASA and agricultural easement areas in the Township.



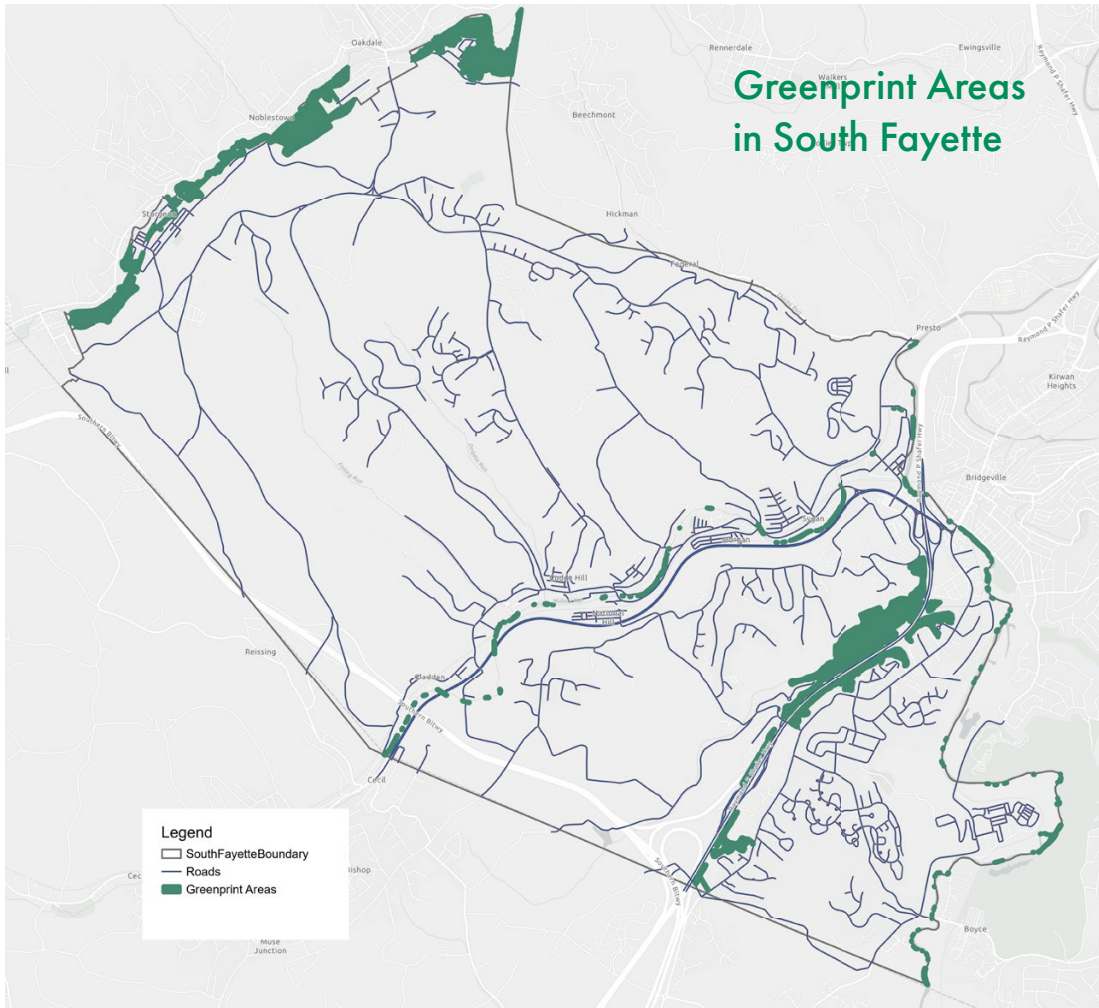
Areas of Historical & Cultural Significance

While not all these areas are officially held for preservation, areas of historical and cultural significance are maintained based on the immense value they provide for education, culture, and community character. The US Department of Agriculture defines cultural resources as, "...tangible remains of past human activity. These may include buildings; structures; prehistoric sites; historic or prehistoric objects or collection; rock inscription; earthworks, canals, or landscapes. These nonrenewable resources may yield unique information about past societies and environments, and provide answers for modern day social and conservation problems." The map above shows areas that have been

established as cultural resources by the Pennsylvania Historical and Museum Commission.

Expanding Preservation of Greenspace

Priority areas for the expansion of preservation areas as greenspace have been identified based on undevelopable slopes and soils, proximity to historically or culturally significant sites, ecological or biological significance, and agricultural significance. Also included are areas that have already been identified as part of a "regional conservation agenda," by the Allegheny Land Trust. In addition to the areas identified



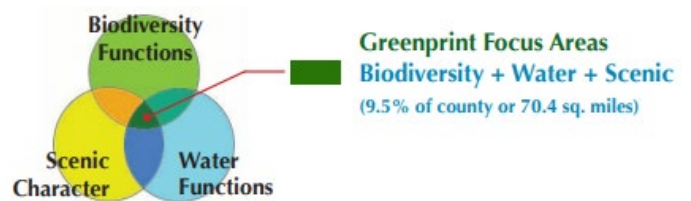
here, areas that make significant contributions to the Township’s overall identity or protection of viewsheds should be considered for preservation as greenspace.

Greenprint Areas

Greenprint Areas have been identified by the Allegheny Land Trust for preservation as part of a “regional conservation agenda,” based on woodland and watershed biodiversity function, water resources and management, and natural scenic character. The Greenprint Area analysis also took into consideration the professional knowledge of the advisory committee. For this analysis, the Greenprint Areas were used to represent the consideration of ecological and biological significance, and water resources that are important

or potentially hazardous to development. These areas were also used to account for areas that contribute to the Township’s identity and natural viewsheds.

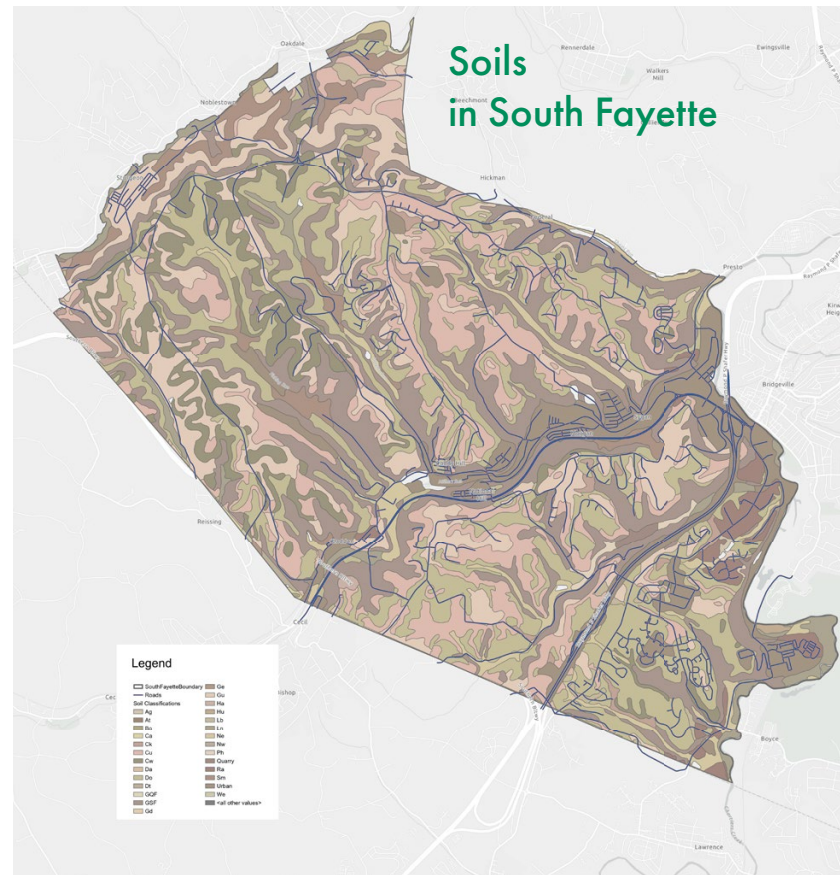
Above is a map of the areas within South Fayette Township that were included in the Greenprint Areas to be considered as part of regional conservation effort.

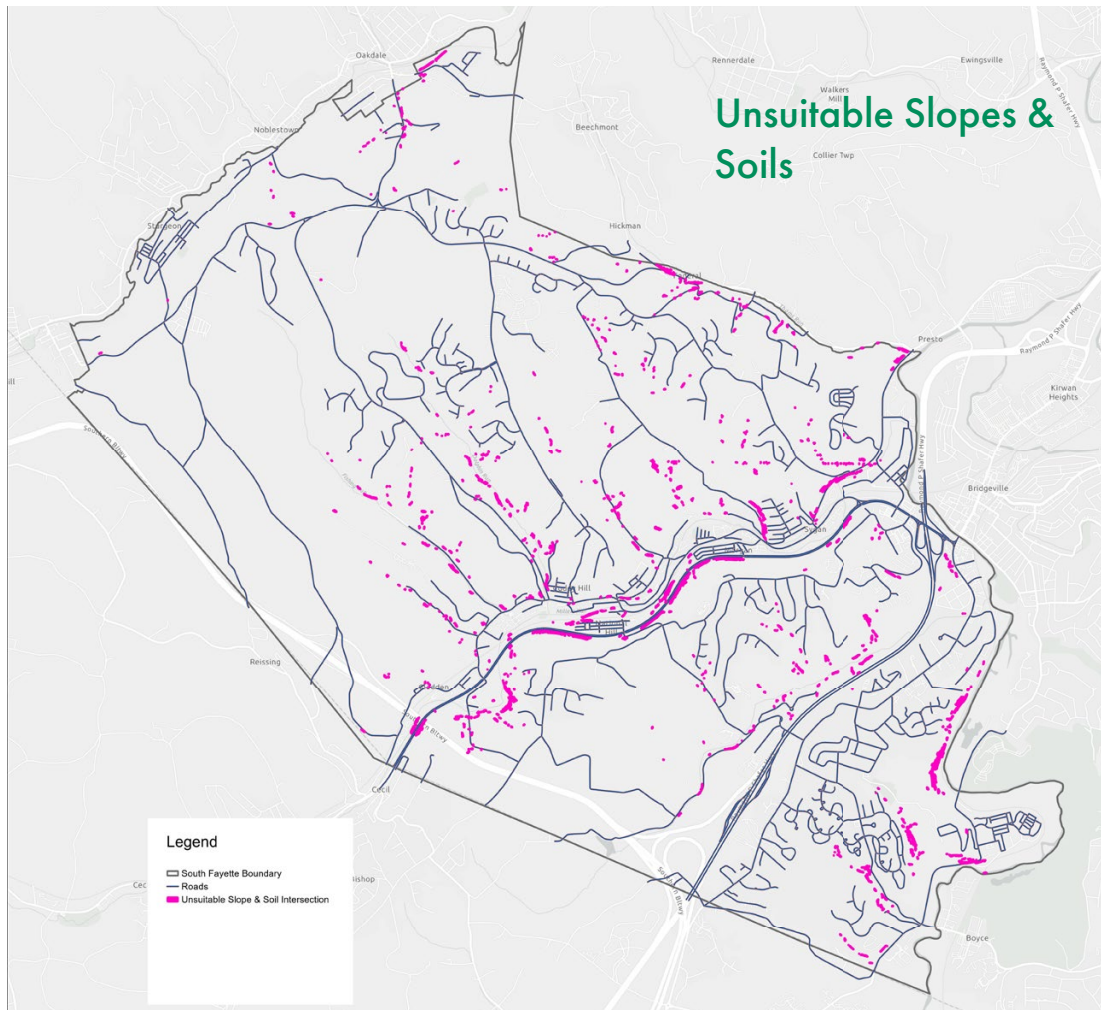


Unsuitable Slopes and Soils

The suitability of an area for development relies heavily on the condition of the land below it, and slope and soil type play a big part in that. Steep grade changes may render a parcel undevelopable due to instability and/or the prohibitive expense associated with making the parcel safe for development. The specific characteristics of the soil present, whether it is susceptibility to erosion or excess water, may make a parcel either conducive or not conducive for development. Land with steep slopes and soils that are not suitable for development should generally be considered potentially hazardous for development and are best preserved as greenspace.

Following standard development practice and the Township’s Zoning Ordinance, areas with slopes of 0 to 15% are generally unrestricted to development, unless





and a predisposition to erosion, which should be considered associated with future use of these areas.

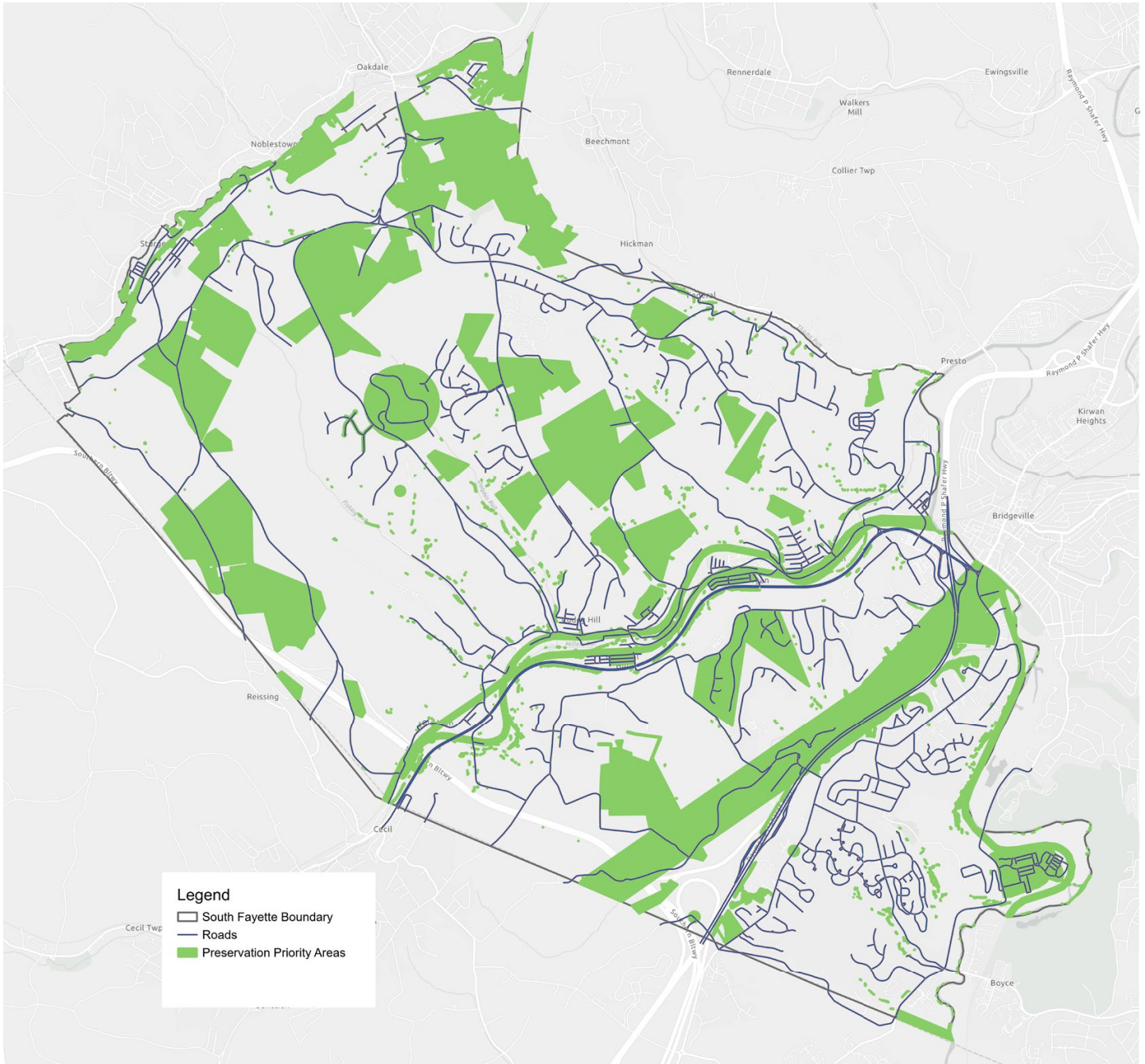
The map above depicts the areas where grades that are steeper than ideal for development and where soils are not compatible with construction, and should therefore be preserved as greenspace. Areas were considered unsuitable if slopes were greater than 40% AND soils were unsuitable. Not all areas with slopes greater than 40% were considered unsuitable for development, but the limitations of the Zoning Ordinance in developing such sites should be considered. The areas deemed not suitable for development based on slope and soil type generally exist around water bodies, which should already be protected from development.

Future Preservation Priority Areas

When the previously discussed data layers are all combined, they establish the areas that should be considered as future preservation priority areas. Where regulation does not already exist to protect them, it should be created and development should not be allowed, or promoted on these lots. The map on the following page shows these areas.

The areas shown in this analysis should be prioritized, but others may be considered based on local knowledge and landowner interest in participating in programs like the ASA program or other agricultural preservation programs, land conservation or environmental easement programs, etc.

FUTURE PRESERVATION PRIORITY AREAS



Targeted Growth Areas

One of the best ways to promote preservation is to promote growth and development in the most suitable areas. Following this theory, Targeted Growth Areas were determined in part based on not infringing upon priority areas for future preservation. This consideration was balanced with economic development demand outlined in the Economic Development and Future Land Use chapter of this Plan. Given these considerations, Targeted Growth Areas are focused on parcels not considered for preservation along the Southern Beltway, Newbury Market, and the I-79 Interchange Area.

These Target Growth Areas are consistent with the Future Land Use map, shown in the Economic Development Chapter, which recommends that they be rezoned to allow for greater development. These areas generally do not overlap with large areas that should be preserved in the future, and have large tracts with ideal slope and soil for development.

In the cases where overlap does exist between the general areas identified for growth and those identified for preservation, suitability for one or the other should be determined based on parcel level data. In cases where preservation and development will occur on neighboring parcels, sustainable development practices should be utilized starting during the construction phase to mitigate negative impacts on the preservation lands. While the coexistence of growth and preservation requires additional consideration, it is not impossible.

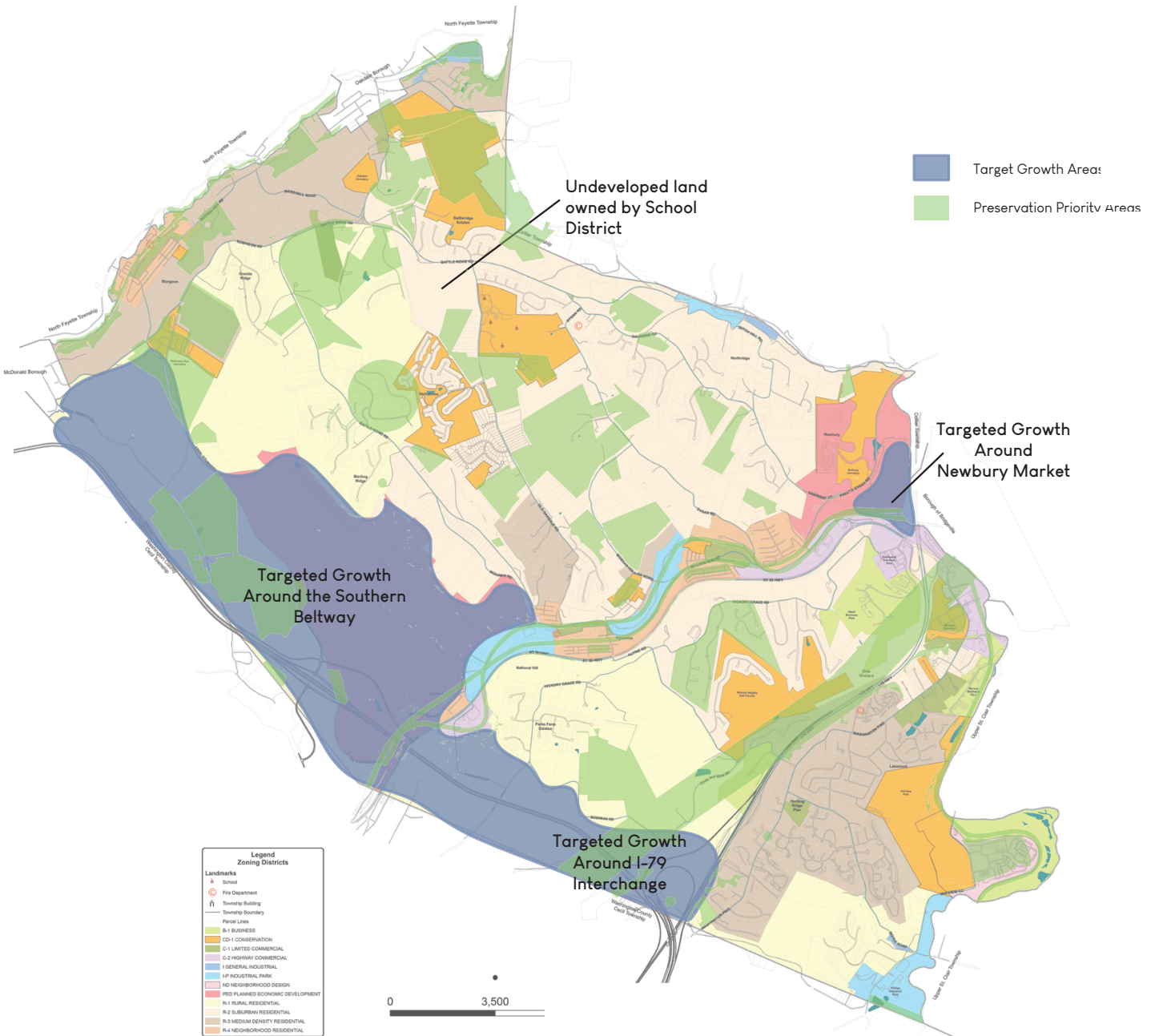
Goals and Strategies

The goals and strategies listed in the following table have been identified to help promote the balance of preservation of greenspace and development within the Township and to advance the future vision of South Fayette.

The analysis outlined in this section has identified critical areas for preservation based on the presence of valuable agricultural or cultural resources, ecosystem services, and biodiversity, and/or being unsuitable for safe development based on steep slopes or poor soil. To ensure the preservation of these areas, administrative processes should be reviewed and updated for consistency with this goal. This would include amending the Township's Zoning Ordinance, Grading Ordinance, and Subdivision and Land Development Ordinance, along with any other relevant administrative processes to promote preservation of environmental features and greenspace. While South Fayette's Zoning Ordinance already includes development restrictions on unsuitable land, as well as a Conservation District (CD-1) to preserve natural features, the specific regulations should be reviewed, and additional lands should be considered for inclusion in the CD-1 District. Consideration should also be given to a more restrictive district or overlay that does not allow for the development of single-family dwelling units or Township-related facilities. This overlay should include the most sensitive environmental areas.

The most sensitive areas may also be preserved by identifying additional land to be held in agricultural, conservation, or forest land conservation. In all of these cases, a landowner voluntarily agrees to sell the right to develop his land in certain ways by granting an easement to another entity such as a land trust. The landowner retains title to the land and continues to pay taxes on it. The easement may or may not allow the grantee access to the land for certain purposes. Agricultural and conservation easements already exist in the Township, but based on the analysis performed, additional suitable land may be identified and the Township may work with the Allegheny Land Trust and other conservation groups to help obtain the easement.

FUTURE PRESERVATION PRIORITY AREAS & TARGETED FUTURE GROWTH AREAS



Transfer of development rights (TDR) is another tool that may be used to allow conservation and development to co-exist within the Township. TDR permits landowners in the future preservation priority areas, as identified by this plan, to transfer some or all of the development rights to their land (sending areas) to areas where development is desired at a higher density than the Zoning Ordinance allows (receiving areas). The landowner(s) in the sending area maintains the title to the land and the right to use it, but gives up the right to develop it. The buyer of development rights uses them to develop another parcel at greater density in the receiving area, which should ideally be a suitable parcel within the targeted future growth areas. The value of the TDR is controlled by the market, not the municipality, making

this an equitable way to compensate the owners of preservation priority areas, while guiding development to the areas that can support it.

Directing development to the targeted future growth areas is a critical part of balancing growth and preservation. In addition to TDR, this may be done through the revision of Township ordinances and administrative processes to promote growth in appropriate areas. A review and amendment of existing ordinances should consider revising regulations to ensure that allowable densities in targeted growth areas will support demand for development. Development review processes should also be considered and revised accordingly to promote development in the targeted areas.

Preservation of Greenspace and Targeted Growth Areas Goals

- 1 Promote future development in the defined Targeted Growth Areas (Southern Beltway, Newbury Market, I-79 Interchange Area, etc.).

- 2.1 Promote the preservation of land as greenspace based on undevelopable slopes and soils, proximity to historically or culturally significant sites, ecological or biological significance, agricultural significance, and contributions to the Township's overall identity or protection of viewsheds.

- 2.2 Amend the Township Zoning Ordinance, Grading Ordinance, Subdivision and Land Development Ordinance, and/or other ordinances as needed to promote the preservation of environmental features and greenspace.

- 3 Target additional farmlands for inclusion in the Township's existing Agricultural Security Area and ensure that the ASA is reviewed every seven years per State requirements.

IMPLEMENTATION

Overview

Throughout this Comprehensive Plan, many goals and objectives related to economic development, housing, traffic and transportation, infrastructure, connectivity, parks, recreation, enjoyable public spaces, targeted growth areas, and preservation have been established for South Fayette Township to strive for over the next ten years. It is important to focus on the prioritization and implementation of these goals and objectives so that the Township and its partners can work to make them a reality.

Implementation of the various goals and strategies included in this Plan will not happen overnight and will require time and patience of not only Township staff and officials but also of area stakeholders and partner organizations. Furthermore, implementation of the Plan will require coordination of resources, the development of funding and financing plans for specific projects, and the organization of bringing multiple stakeholders together, including representatives from County and State agencies as well as private property owners and developers.

The goals and strategies for South Fayette Township that are included in this Plan will take years to implement and some goals and strategies will be easier to achieve than others. Successful projects and initiatives that result from this Plan will involve partnerships between the Township and its many partner organizations. Some of the most impactful partnerships that end up producing results are public-private partnerships. Public-private partnerships have become increasingly important and more common over the last two decades throughout Pennsylvania. Many times, the reason that projects, like



New Municipal Building Under Construction

the ones included in this Plan, get implemented is due to the mix of funding sources and partners involved that work together to make it happen.

Public-private partnerships involve collaboration between a government entity and a private sector company that can be used to design, finance, build, and operate projects such as infrastructure, bridges, roads, parks, trails, hospitals, and more. These partnerships work well when private sector technologies and innovative solutions combine with public sector incentives and resources to complete projects. Public-private partnerships also may involve non-profit organizations.

Prioritization

Project Steering Committee members and select Township staff ranked the various draft priorities and goals. The Steering Committee members were asked to complete rankings in an Excel spreadsheet and indicate their preferences in terms of project urgency and importance. The results of the Steering Committee prioritization exercise have been factored into the

various goals and objectives included within the Implementation Table in this Chapter.

Prioritization of goals and the reality of implementing each goal, no matter how important or urgent it may be, along with the specific role that the Township and its partners can contribute in terms of implementation, was factored into the process of developing the Implementation Table.

Implementation

Implementation of the recommendations in South Fayette’s Comprehensive Plan require the cooperation and collaboration of many public and private sector entities, including the South Fayette Township School District, the Municipal Authority of the Township of South Fayette, the various sports and recreational associations in the community, Allegheny County Council, the Allegheny County Planning Department, developers, the business community, and other utility and service providers, to name a few. In terms of implementing the recommendations that are outlined throughout this Plan, the Township will utilize a phasing

plan with phases categorized as follows:

- Immediate (1-2 years)
- Short-term (2-5 years)
- Long-term (6-10 years)

The following table provides a list of acronyms used in the Implementation Table.

Also, the funding levels corresponding to the opinion of probable cost provided in the table are included below.

- \$ = \$0-\$250,000
- \$\$ = \$250,001-\$1,000,000
- \$\$\$ = \$1,000,001-\$2,000,000
- \$\$\$\$ = More than \$2,000,000

The Implementation Matrix on the following pages highlights the various goals and objectives detailed throughout this Plan and identifies potential partners, costs, funding sources, and time frames for each goal or strategy.

Organization, Entity, or Funding Source	Acronym
American Rescue Plan Act	ARPA
Allegheny Land Trust	ALT
Commonwealth Finance Authority	CFA
PA Department of Community and Economic Development	DCED
PA Department of Conservation and Natural Resources	DCNR
PA Department of Environmental Protection	DEP
PA Department of Transportation	PennDOT
Municipal Authority of the Township of South Fayette	MATSF
South Fayette Township School District	SFTSD
Southwestern Pennsylvania Commission	SPC

Housing and Traffic Goals

Goal No.	Recommendation	Potential Partners	Opinion of Probable Cost	Timeframe for Implementation	Potential Funding Strategy
1.1	Strive for variety and diversity in terms of housing choice and housing options	Area developers, real estate agents, property owners of large, undeveloped parcels	n/a	Ongoing	Staff time, meeting time
1.2	Promote a mix of housing options including townhomes, patio homes, quadruplexes, garden apartments, senior living, and other uses to diversify the Township's housing stock and provide greater housing choice for residents of all ages and stages of life	Area developers, real estate agendas, property owners of large, undeveloped parcels	n/a	Ongoing	Staff time, meeting time
1.3	Revise the permitted uses chart in the Township's Zoning Ordinance to include additional housing types and options as well as for higher density housing where appropriate	Township staff, Township Planning Commission, Allegheny County Planning Department	Minimal cost	Immediate; 1-2 years	Staff time, meeting time
1.4	Revise the Township's Zoning Ordinance to allow greater flexibility in terms of design and layout for residential developments, including the incorporation of certain form-based codes where appropriate	Township staff, Township Planning Commission, Allegheny County Planning Department	Minimal cost	Immediate; 1-2 years	Staff time, meeting time
2	Revise the Township's Ordinances to include a review of interior traffic flows within a proposed development as part of the land development review and approval process	Township staff, Township Planning Commission, Allegheny County Planning Department	Minimal cost	Immediate; 1-2 years	Staff time, meeting time
3	Continue to review and improve traffic flows along the Township's most heavily traveled roadways and corridors, including Rt. 50, through the use of adaptive or smart signals and other technologies	Township Engineer, PennDOT, Third-party consultant	\$	Ongoing	ARPA Infrastructure Funds, CFA Multimodal, DCED, PennDOT
4	Target roadways, including Hickory Grade Road and Cecil-Sturgeon Road, for improvements including widening, milling, repaving, and other related improvements to accommodate future growth	Township Engineer, PennDOT, private developers	\$\$-\$\$\$\$	Immediate; 1-2 years	ARPA Infrastructure Funds, CFA Multimodal, DCED, PennDOT

Housing and Traffic Goals

Goal No.	Recommendation	Potential Partners	Opinion of Probable Cost	Timeframe for Implementation	Potential Funding Strategy
5	Seek funding to improve local roads	Township Engineer, PennDOT	n/a	Ongoing	Staff time, meeting time
6	Expand water and infrastructure to support residential development where appropriate (e.g., certain parcels around the Southern Beltway)	MATSF, PA American Water, other providers, SPC, DEP	\$\$-\$\$\$	Short-term; 2-5 years	SPC, ARPA Infrastructure Funds, CFA - PA Small Water and Sewer Program, CFA - Sewage Facilities Program, PennVEST
7	Encourage streetscape and pedestrian enhancements along major roadways in the Township, including Rt. 50, Millers Run Road, Washington Pike, Cecil-Sturgeon Road, and Hickory Grade Road.	Township Engineer, PennDOT, Allegheny County, SPC	\$\$-\$	Long-term; 6-10 years	CFA Multimodal, DCED, PennDOT Multimodal, Tree Pittsburgh, TreeVitalize

Economic Development Goals

Goal No.	Recommendation	Potential Partners	Opinion of Probable Cost	Timeframe for Implementation	Potential Funding Strategy
1	Promote desirable land uses and development along the Southern Beltway, including a mix of commercial, residential, retail, and office uses as well as preservation and open space areas	Area developers, real estate agents, property owners of large, undeveloped parcels	n/a	Ongoing	Staff time, meeting time
2	Preserve local family farms and agricultural areas	Area developers, real estate agents, property owners of large, undeveloped parcels	Minimal Cost	Ongoing	Staff time, meeting time
3.1	Target future development in identified growth areas	Area developers, real estate agents, property owners of large, undeveloped parcels	n/a	Ongoing	Staff time, meeting time
3.2	Continue to use LERTA and other tax incentive programs to attract developers and businesses to South Fayette Township	SFTSD, area developers, area property owners, private sector partners	n/a	Ongoing	Staff time, meeting time
4	Revise the Township Zoning Ordinance and Map to reflect the Future Land Use Map and to promote a broader mix of uses along the Southern Beltway and in other targeted growth areas in the Township	Township staff, Township Planning Commission, Allegheny County Planning Department	Minimal cost	Immediate; 1-2 years	Staff time, meeting time
5	Modernize the Township Zoning Ordinance, Subdivision and Land Development Ordinance, and other applicable Township Ordinances to be consistent with the vision and goals of the Comprehensive Plan through the MPC required amendment process	Township staff, Township Planning Commission, Allegheny County Planning Department	Minimal cost	Immediate; 1-2 years	Staff time, meeting time
6	Promote reuse and revitalization of existing commercial buildings and the existing housing stock in the Township's older "town centers" of Cuddy, Sturgeon, and Morgan	Township staff, Township Planning Commission, Allegheny County Planning Department	Minimal cost	Short-term; 2-5 years	Staff time, DCED Keystone Communities Façade Improvement Grant Program
7	Expand water and infrastructure to support new development along the Southern Beltway	MATSF, PA American Water, other providers, SPC, DEP, private developers	\$\$-\$\$\$\$	Short-term; 2-5 years	SPC, ARPA Infrastructure Funds, CFA - PA Small Water and Sewer Program, CFA - Sewage Facilities Program, PennVEST
8	Identify and complete roadway improvements and enhancements to support continued growth and development	Township Engineer, PennDOT, Allegheny County, SPC	\$\$-\$\$\$\$	Ongoing	ARPA Infrastructure Funds, CFA Multimodal, DCED, PennDOT

Enjoyable Public Spaces

Goal No.	Recommendation	Potential Partners	Opinion of Probable Cost	Timeframe for Implementation	Potential Funding Strategy
1	Continue the Township's momentum of improving the quality of park facilities, to include aesthetic improvements and increasing passive recreation opportunities.	South Fayette Athletic Association, Business Donors, Developers	\$\$\$	Ongoing	Capital funding for Public Works salaries, DCNR Community Recreation and Conservation Planning Grant Program, See 3.3
2.1	Increase equitable access to the Township's public spaces	Asian Indian community, Senior Citizens Association	\$\$\$	Ongoing	DCNR Community Conservation Partnerships Program
2.2	Improve geographic access, including serving potential increased population in the vicinity of the Southern Beltway	Area property owners, area developers	\$\$	Short-term; 2-5 years	DCNR Community Conservation Partnerships Program
2.3	Acquire a tract of land in the southwest part of the Township for a future park	Area property owners, area developers	\$\$\$	Short-term; 2-5 years	Land and Water Conservation Fund, DCNR Land Acquisition Grants, See 3.3
2.4	Improve physical accessibility for people of all ages and abilities	Advocacy organizations, schools	\$\$	Ongoing	DCNR, DCED, County CDBG
2.5	Increase access for South Fayette's culturally diverse population	Asian/Indian community	\$\$	Long-term; 6-10 years	DCNR, DCED, County CDBG
2.6	Provide safe pedestrian and bicycle access to public spaces	Local Trail Organizations, bicycle-related business owners, HOAs and residents located near access points/parks	\$\$\$	Short-term; 2-5 years	DCNR, DCED, County CDBG, DCED Multimodal Transportation Fund, PennDOT Multimodal Transportation Fund
2.7	Ensure security so all users feel comfortable accessing the Township's public spaces	Police Department	\$	Ongoing	Pennsylvania Commission on Crime and Delinquency's Local Law Enforcement Support Grant Program
3.1	Address sustainable staffing and funding	Professional consultants	n/a	Ongoing	n/a
3.2	Add staff to cover increased needs for the new community center, and support the Parks and Recreation Director in managing growing assets	College internship programs	\$\$	Ongoing	n/a

Enjoyable Public Spaces

Goal No.	Recommendation	Potential Partners	Opinion of Probable Cost	Timeframe for Implementation	Potential Funding Strategy
3.3	Diversify funding sources by including developer fees in lieu of land dedication for non-residential development and establishing a standardized naming rights program	Township Solicitor; Corporate and local business partners	Minimal cost	Immediate; 1-2 years	Staff time, meeting time
3.4	Regularly update, review, and study the Recreation Fee in Lieu of Land Dedication Ordinance to make sure the fees are fair and relevant, and the regulations are up-to-date and reflect the goals for the Township	Township Solicitor, Township Staff	Minimal cost	Ongoing	Staff time, meeting time
4.1	Improve community amenities and connectivity of public spaces	n/a	n/a	Long-term; 6-10 years	n/a
4.2	Add community spaces that promote cohesiveness and identity	South Fayette Conservation Group, Township Residents	\$	Long-term; 6-10 years	Project for Public Spaces, See 3.3
4.3	Add open space, trails, and greenways	South Fayette Conservation Group, Tree Pittsburgh	\$\$\$	Long-term; 6-10 years	DCED Greenways, Trails, and Recreation Program (GTRP), County CDBG, PennDOT Multimodal Transportation Fund, PennDOT Transportation Alternatives Set-Aside (TAP), DCNR Land Acquisition Grants
5	Create a Township-wide Bike Route and Trail Plan	South Fayette Conservation Group, Local Business Partners, Community Trail Groups, neighboring municipalities	\$\$	Long-term; 6-10 years	DCNR Keystone Recreation, Park and Conservation Fund or Environmental Stewardship Fund, PennDOT CMAQ Section A, PA CDBG

Preservation of Greenspace and Targeted Growth Areas

Goal No.	Recommendation	Potential Partners	Opinion of Probable Cost	Timeframe for Implementation	Potential Funding Strategy
1	Promote future development in the defined Targeted Growth Areas (Southern Beltway, Newbury Market, I-79 Interchange Area, etc.)	Area developers, real estate agents, property owners of large, undeveloped parcels	n/a	Ongoing	Staff time, meeting time
2.1	Promote the preservation of land as greenspace based on undevelopable slopes and soils, proximity to historically or culturally significant sites, ecological or biological significance, agricultural significance, and contributions to the Township's overall identity or protection of viewsheds	South Fayette Conservation Group, Allegheny Land Trust, Department of Conservation and Natural Resources (DCNR), Pennsylvania Department of Environmental Protection (DEP), Pennsylvania Department of Community and Economic Development (DCED), WeConservePA, Allegheny County Economic Development, Western Pennsylvania Conservancy, Allegheny County Conservation District	n/a*	Ongoing	DCNR, DEP, DCED-Greenways, Trails and Recreation Program (GTRP), PA Fisheries and Wildlife, Private Foundations, Western Pennsylvania Conservancy-Colcom Revolving Fund for Local Land Trusts
2.2	Amend the Township Zoning Ordinance, Grading Ordinance, Subdivision and Land Development Ordinance, and/or other ordinances as needed to promote the preservation of environmental features and greenspace	Township staff, Township Planning Commission, Allegheny County Planning Department	Minimal cost	Immediate; 1-2 years	Staff time, meeting time
3	Target additional farmlands for inclusion in the Township's existing Agricultural Security Area and ensure that the ASA is reviewed every seven years per State requirements	Pennsylvania Department of Agriculture, WeConservePA, Allegheny County Conservation District	Minimal cost	Ongoing/ ASA 180 Day Application Period	PA Dept of Agriculture Easement Purchase Program (through the County)

APPENDICES



A. Public Input Meeting Results

B. Pop-Up Events Results

C. Community Survey Results



D. Key Stakeholder Interviews

E. Trends Report



F. Steering Committee Meeting Notes

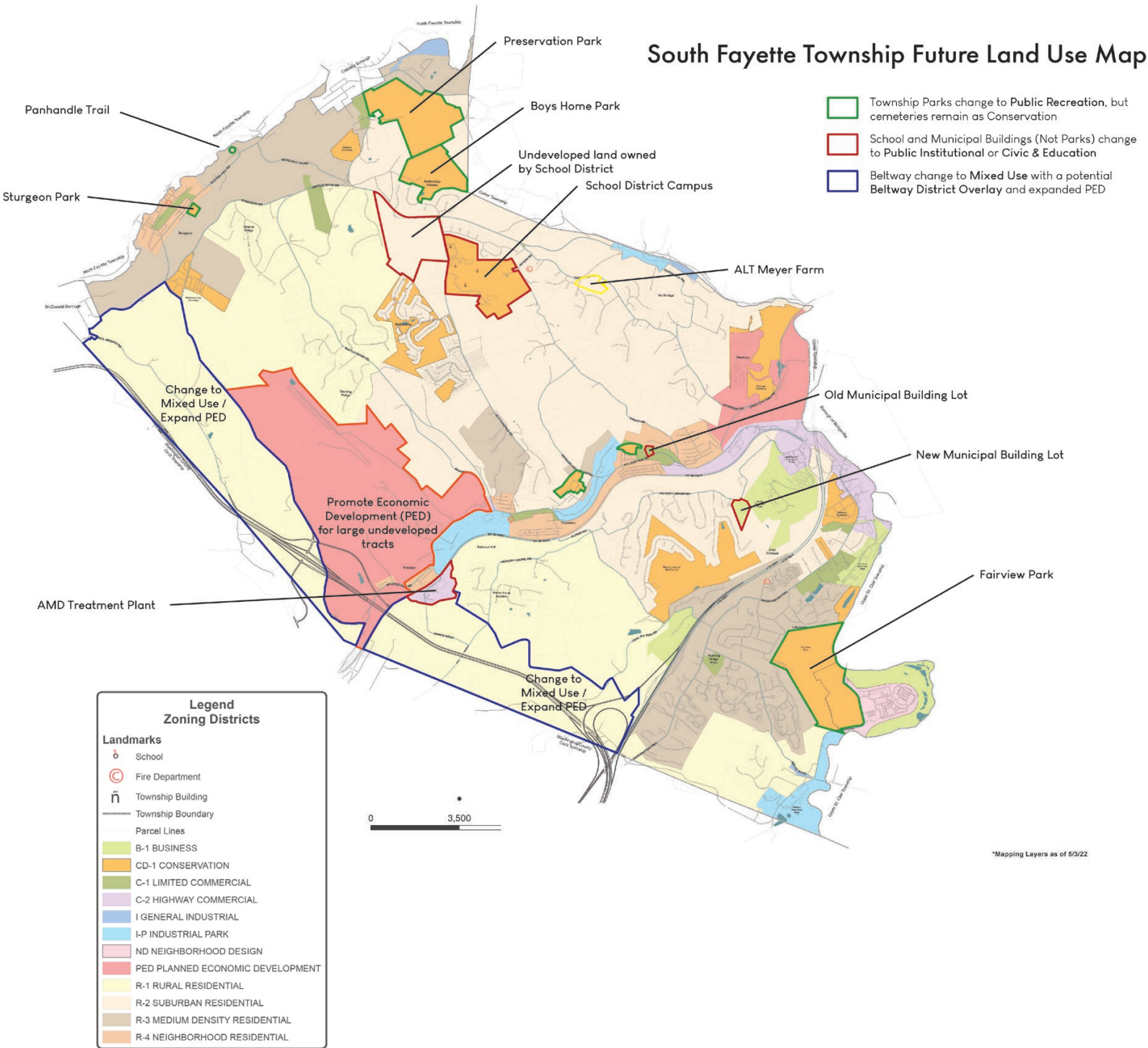
G. Public Comments Received on Display Draft

H. Maps and Graphics



FUTURE LAND USE MAP

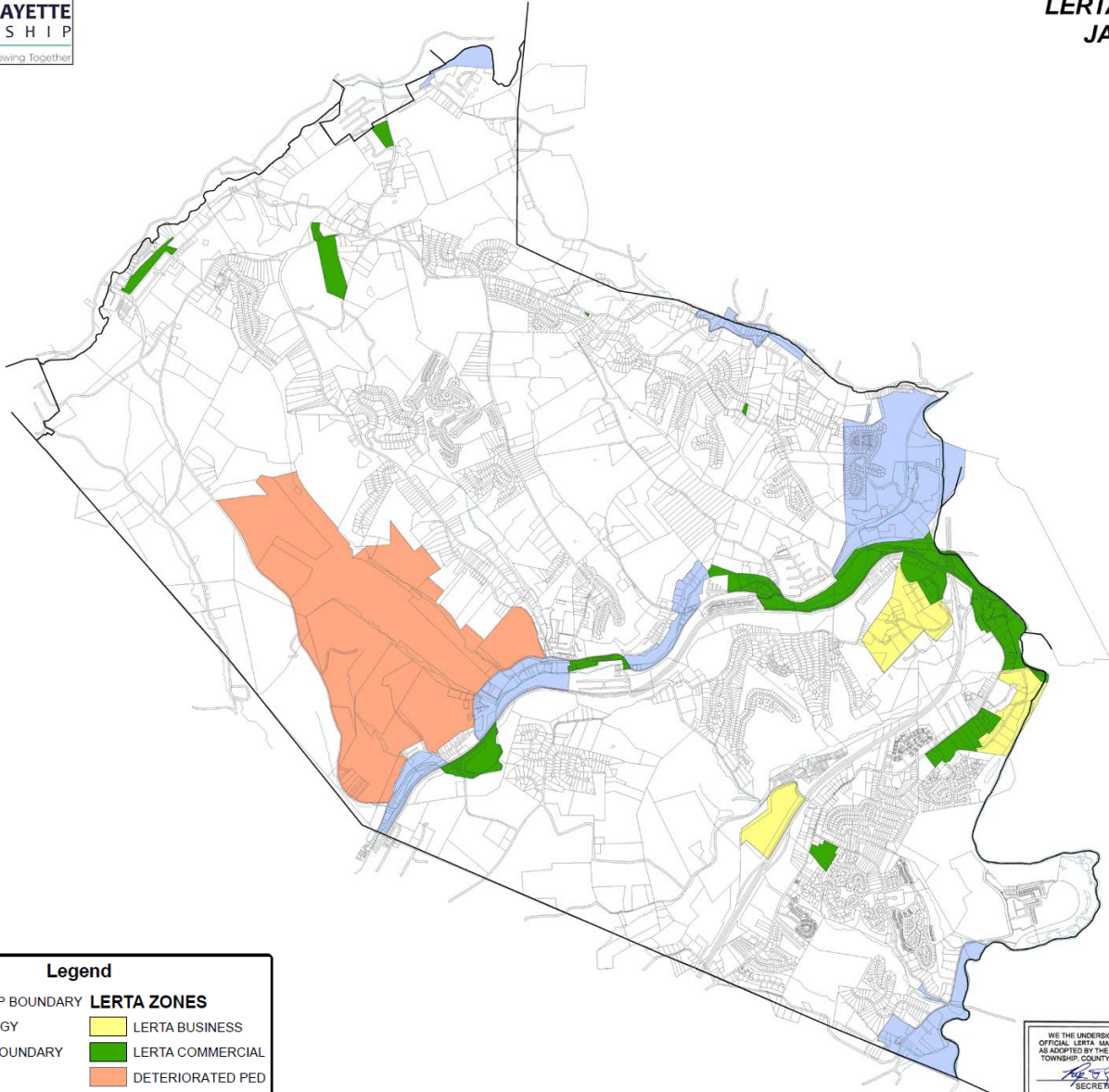
South Fayette Township Future Land Use Map



LERTA DISTRICT MAP






**LERTA DISTRICT MAP
JANUARY 2018**

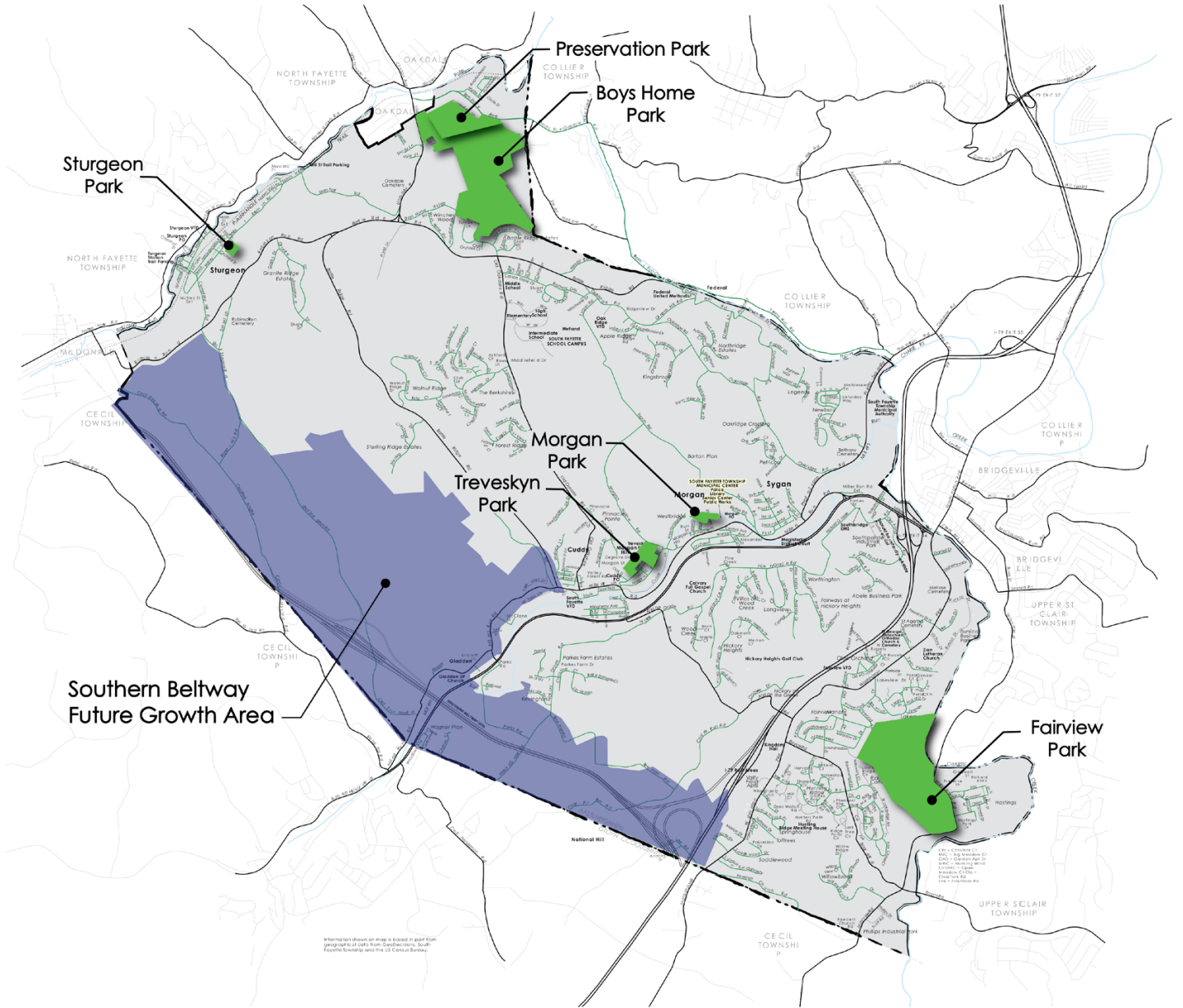


Legend	
—	TOWNSHIP BOUNDARY
—	HYDROLOGY
—	PARCEL BOUNDARY
LERTA ZONES	
■	LERTA BUSINESS
■	LERTA COMMERCIAL
■	DETERIORATED PED
■	LERTA INDUSTRIAL

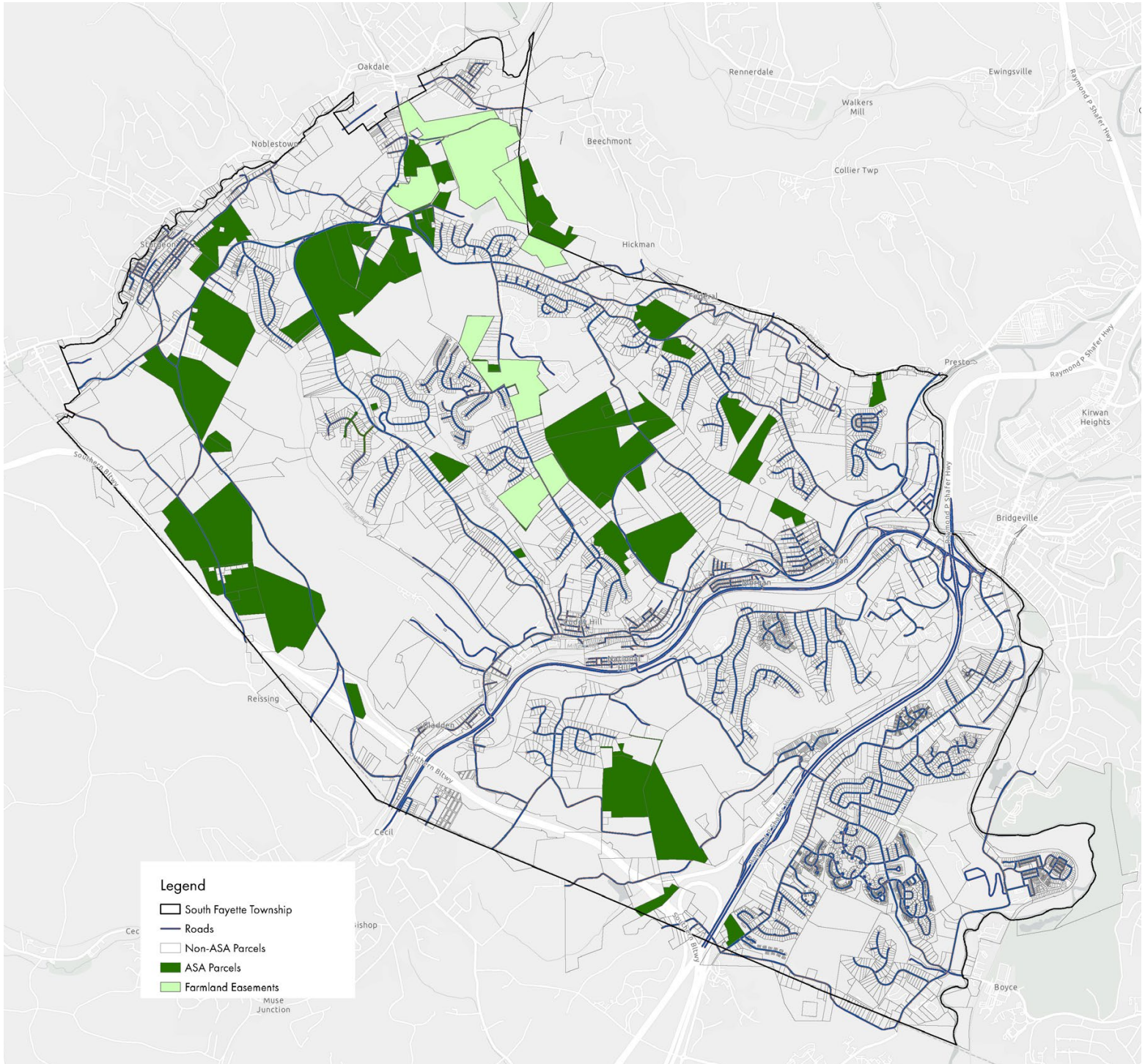
WE THE UNDERSIGNED DO HEREBY CERTIFY THIS MAP TO BE THE OFFICIAL LERTA MAP AND THAT IT IS A PART OF THE ZONING ORDINANCE AS ADOPTED BY THE BOARD OF COMMISSIONERS OF THE SOUTH FAYETTE TOWNSHIP, COUNTY OF ALLEGHENY, JANUARY 11, 2018 AND AS AMENDED.

 SECRETARY
  PRESIDENT
 BOARD OF COMMISSIONERS
 SOLICITOR

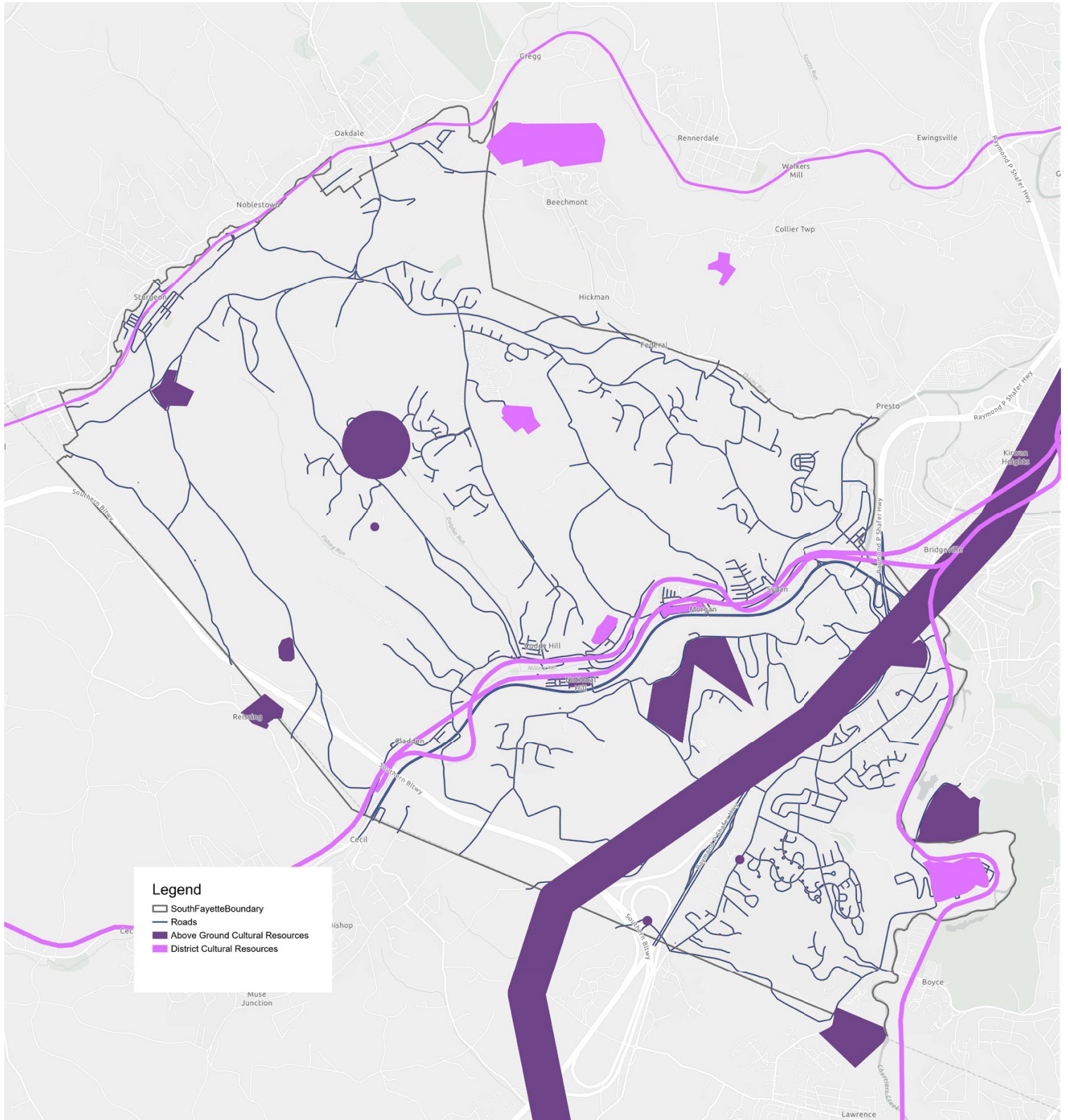
MAP OF PARKS



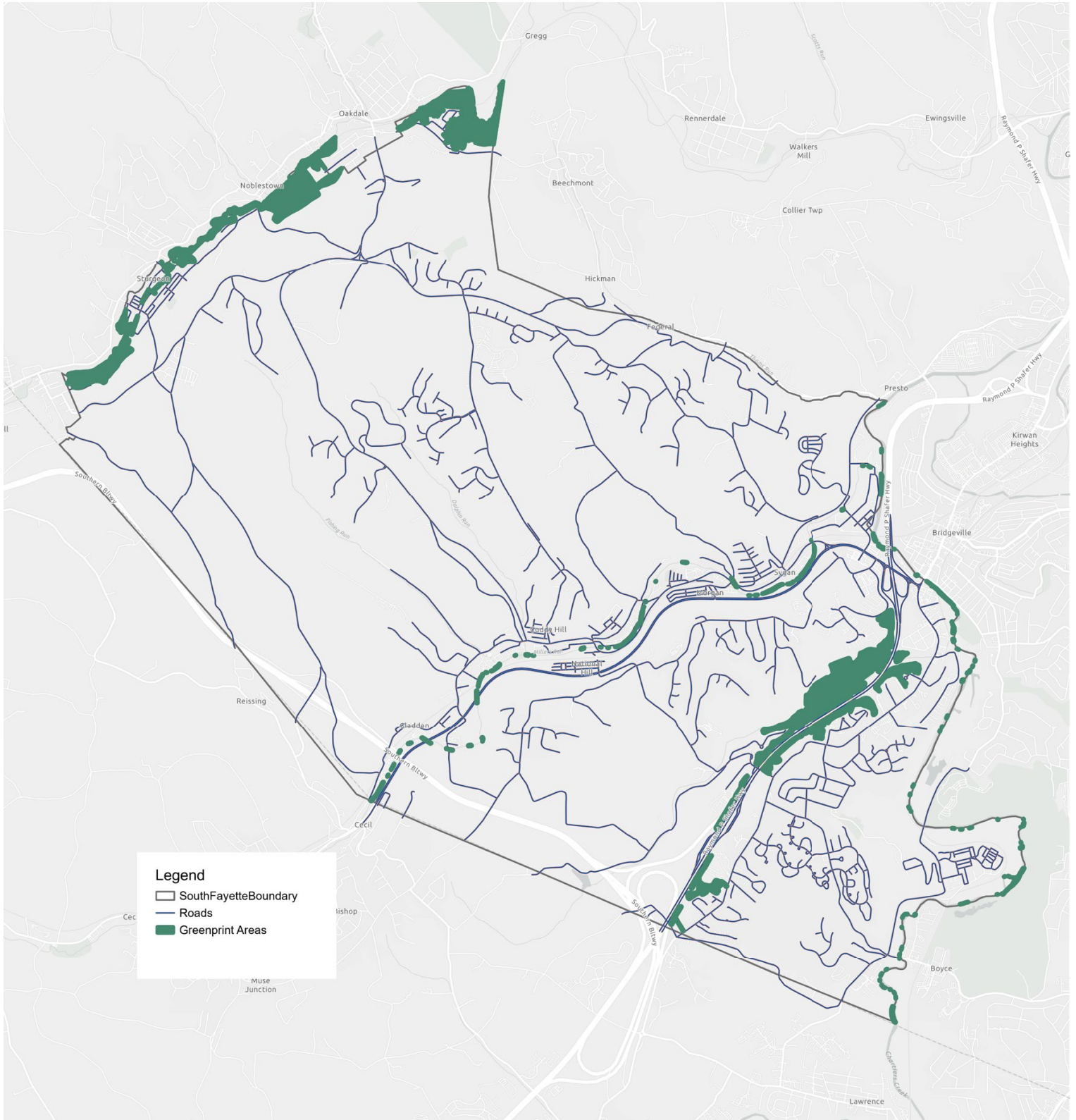
ASA PARCELS AND FARMLAND EASEMENTS IN SOUTH FAYETTE



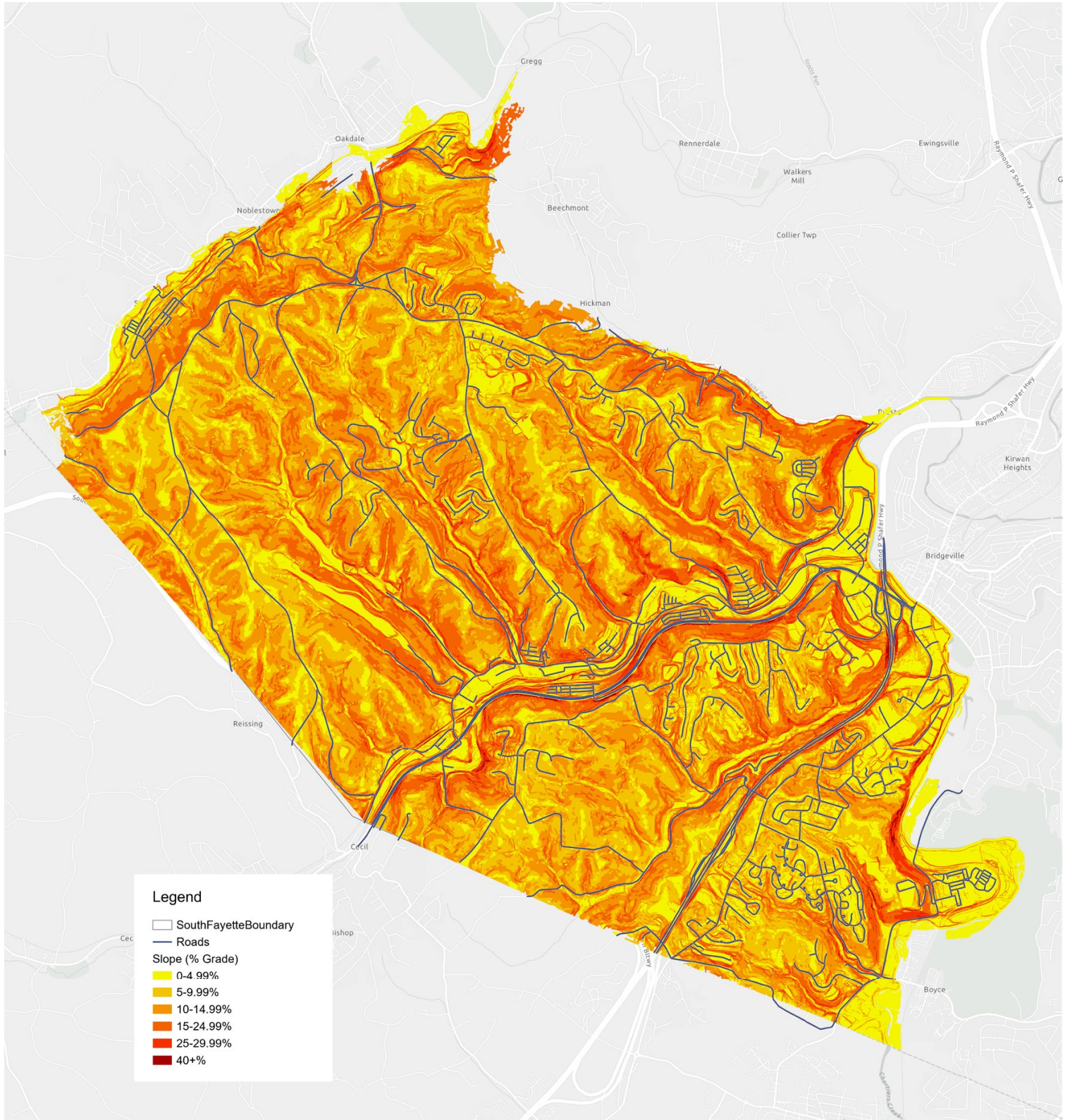
CULTURAL RESOURCES IN SOUTH FAYETTE



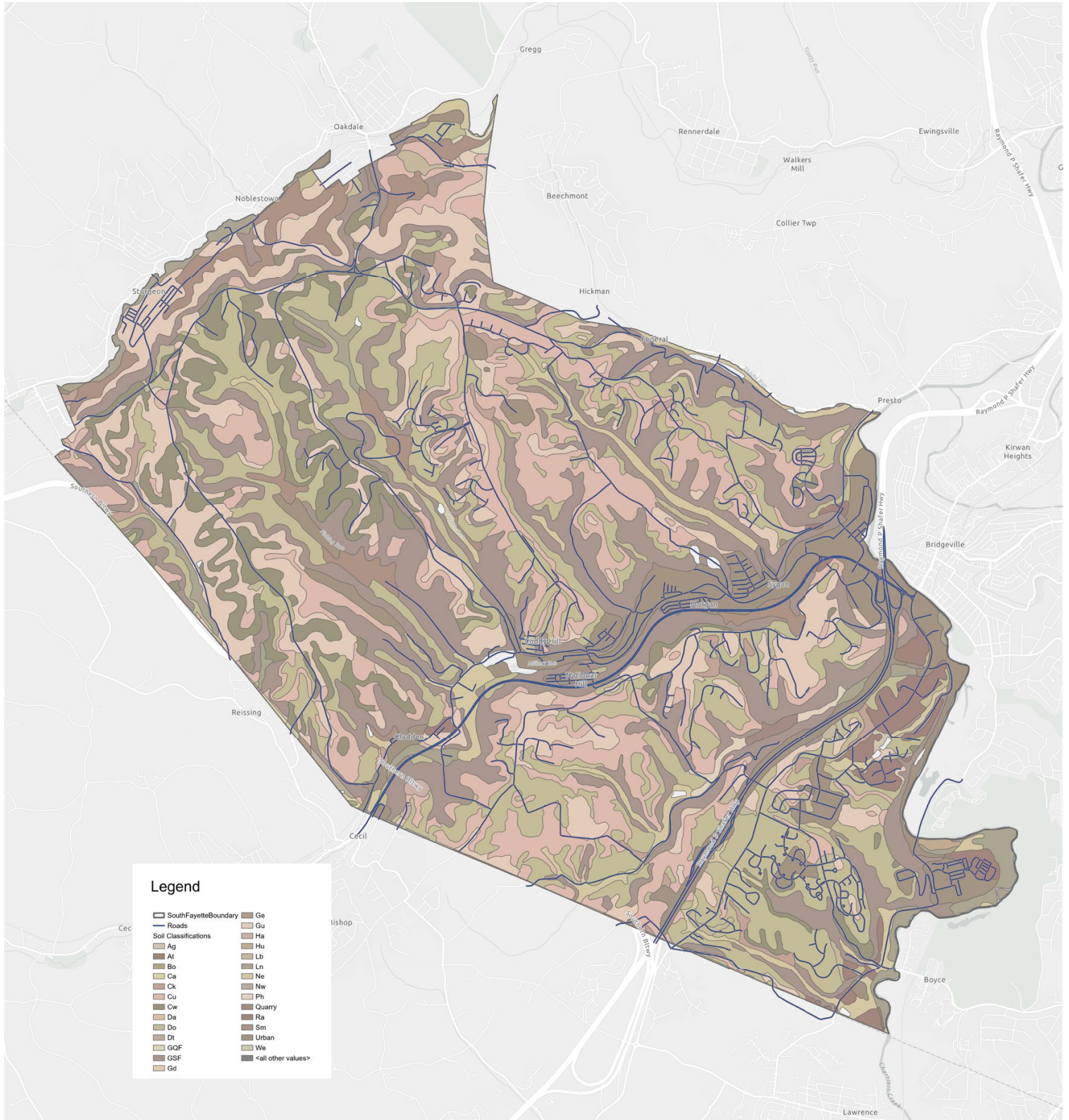
GREENPRINT AREAS IN SOUTH FAYETTE



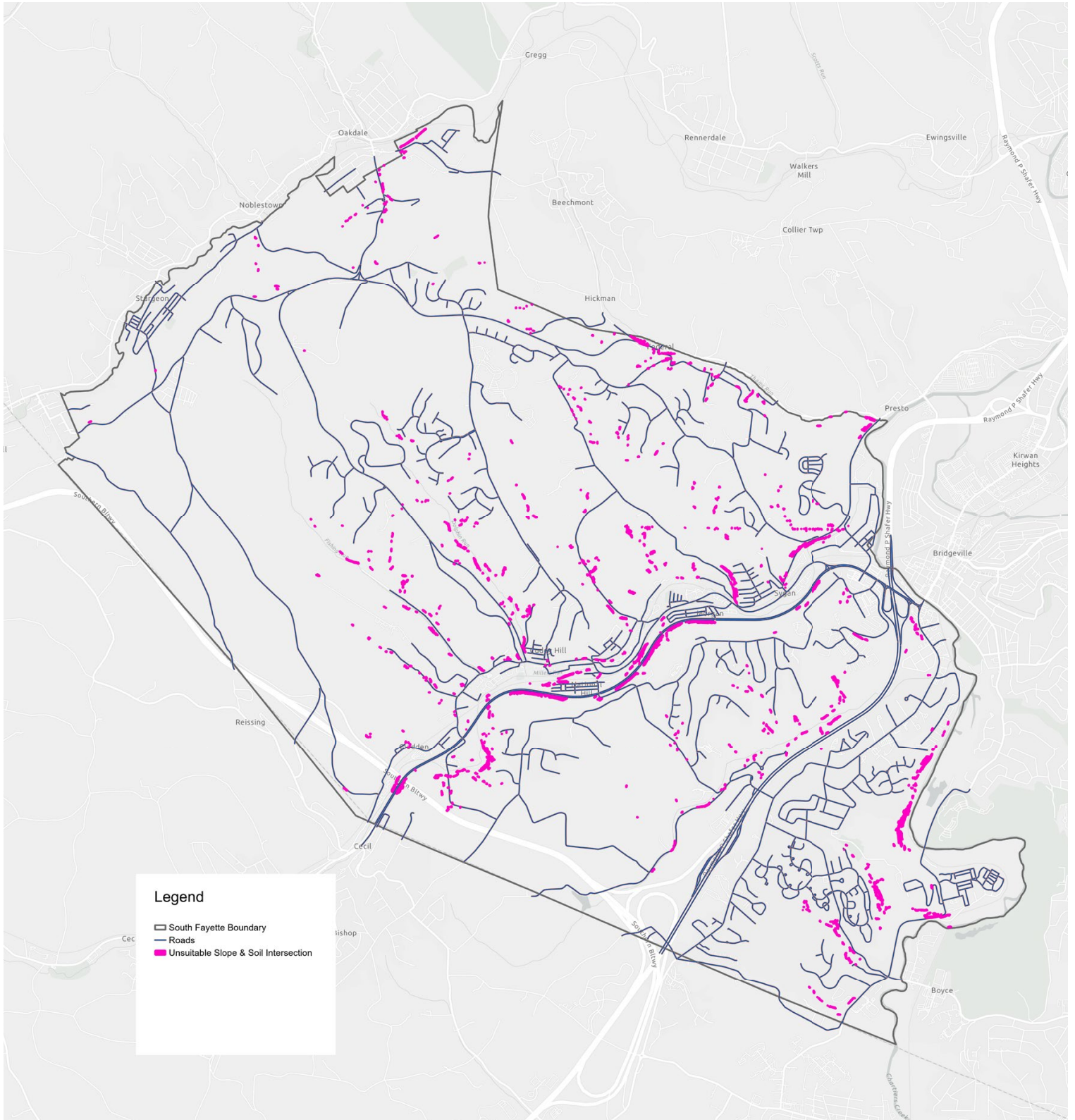
SLOPES IN SOUTH FAYETTE



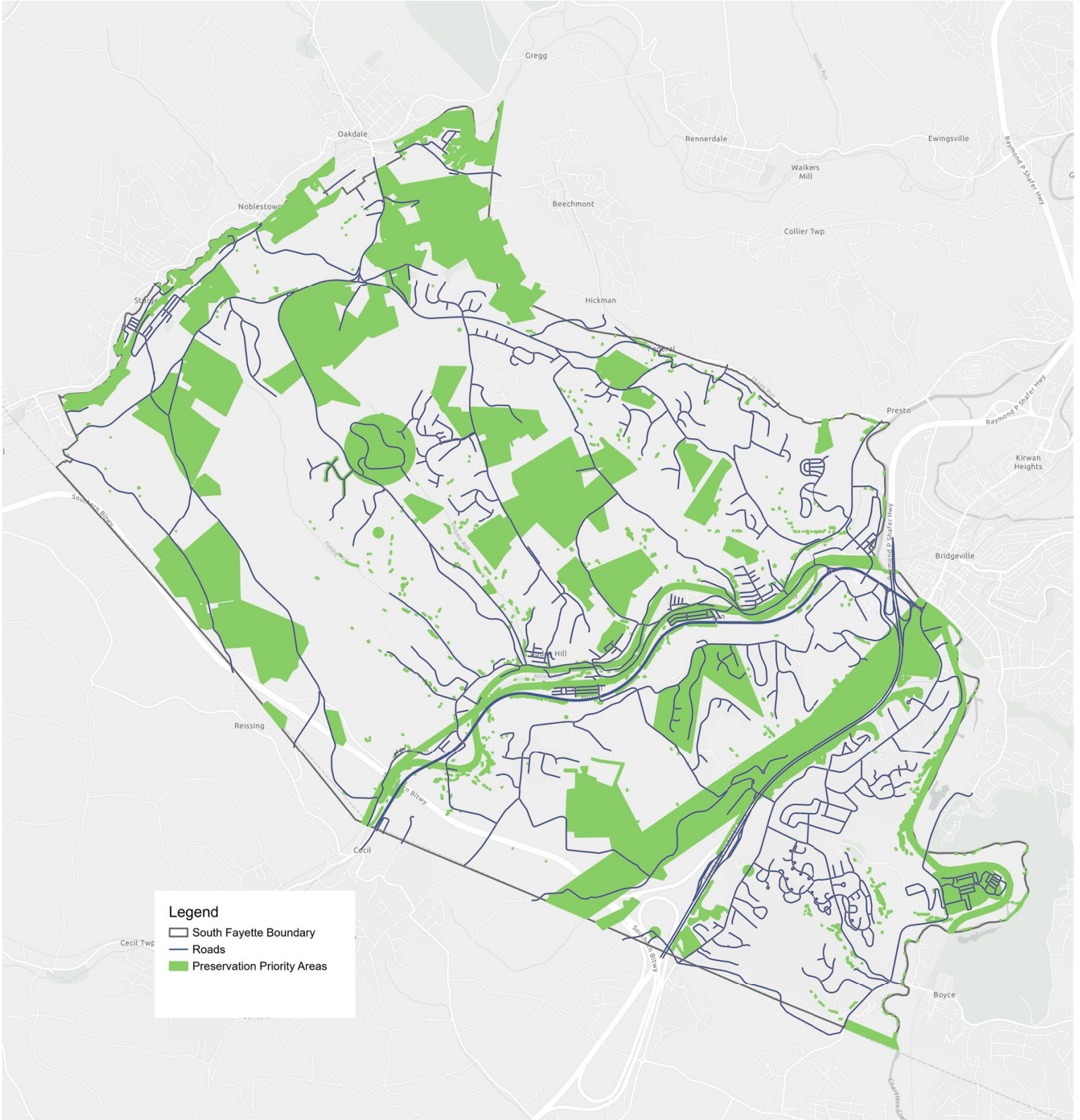
SOILS IN SOUTH FAYETTE



UNSUITABLE SLOPES & SOILS



FUTURE PRESERVATION PRIORITY AREAS



FUTURE PRESERVATION PRIORITY AREAS & TARGETED FUTURE GROWTH AREAS

South Fayette Township Future Preservation Priority Areas & Targeted Future Growth Areas

