

A. Public Input Meeting Results

HRG

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

AN EMPLOYEE-OWNED COMPANY

South Fayette Township Comprehensive Plan

Results from
Public Kickoff Meeting
May 5, 2022



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

Public Input Meeting (May 5, 2022)

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

SWOT Analysis



SWOT Analysis Results

Strengths & Opportunities

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

Strengths

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

Opportunities

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

SWOT Analysis Results

Weaknesses & Threats

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

Weaknesses

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

Threats

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

Character Preferencing Exercise

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

Character Preferencing Commercial/Industry/Office

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

Commercial/Industrial/Office Park

2 3 7 3 3 3 2 6

None of these!

Character Preferencing Commercial/Industry/Office

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



Character Preferencing Corridor Development

- Pedestrian facilities
- Established vegetation
- Human-scale design

Corridor Development

2 9 4 2 2 9 1

None of these!

Character Preferencing Corridor Development

- Pedestrian facilities
- Established vegetation
- Human-scale design



Character Preferencing Housing

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

Housing

The image displays a grid of 10 housing options, each with a numbered callout in a blue circle. The options are:

- 1. A two-story brick house with a gabled roof and a small porch.
- 2. A two-story house with a prominent front porch and a gabled roof.
- 3. A two-story house with a gabled roof and a small porch.
- 4. A two-story house with a gabled roof and a small porch.
- 5. A two-story house with a gabled roof and a small porch.
- 6. A two-story house with a gabled roof and a small porch.
- 7. A two-story house with a gabled roof and a small porch.
- 8. A two-story house with a gabled roof and a small porch.
- 9. A two-story house with a gabled roof and a small porch.
- 10. A two-story house with a gabled roof and a small porch.

None of these!

Character Preferencing Housing

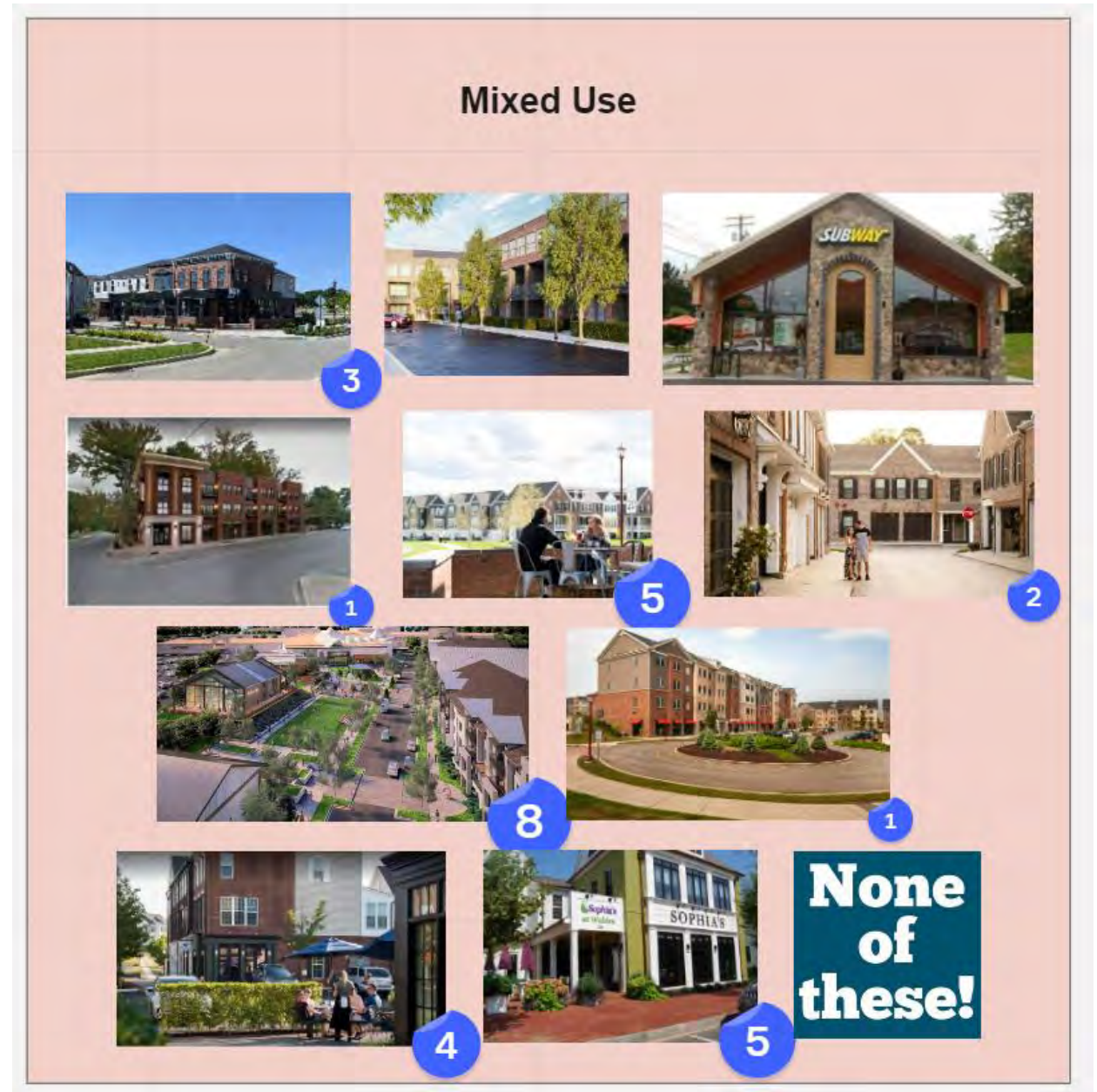
- Lower- density
- Established vegetation
- Pedestrian facilities
- Traditional neighborhood character



Character Preferencing

Mixed Use

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



Character Preferencing Mixed Use

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



Character Preferencing Retail/Commercial

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

Retail/Commercial

11

1

4

5

5

None of these!

Character Preferencing Retail/Commercial

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



B. Pop-Up Events Results



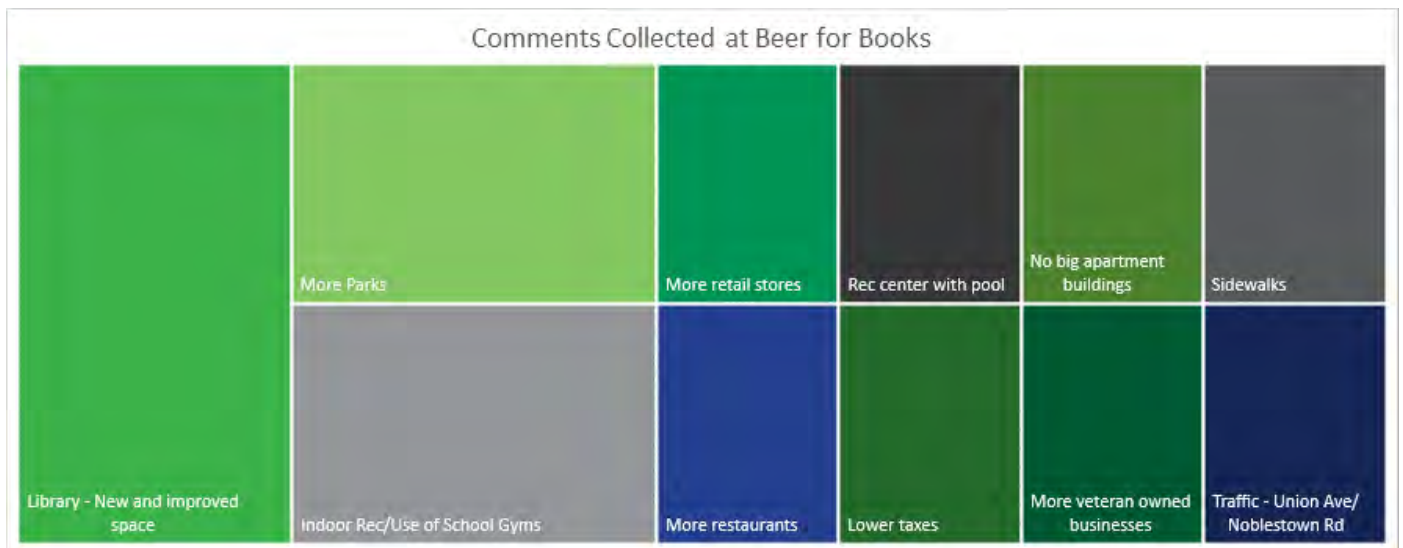
**Notes from the South Fayette Library's Beer for Books Event
Neighborhood Pop-Up Event for Comprehensive Plan Outreach
September 30, 2021**

- South Fayette is the “most intriguing suburb” in the Pittsburgh area.
- Township residents shouldn't have to go to neighboring recreation centers. We should have one here!
- The Library is an asset and a resource and needs a bigger space.
- The Township needs a recreation center or community center for residents.
- A Dek Hockey rink would be nice.
- AMD Treatment Plant is fabulous. However, that will need maintenance and operating monies over time. We need to identify grants to help maintain it.
- The size of the Library is so small based on the size of the Township and number of residents.
- Don't Toll the Bridge!!
- Red light needed at the intersection of Union Avenue, Oakdale Road, and Noblestown Road. This intersection is in Oakdale Borough but affects traffic flow in South Fayette.
- We need more programs that help to educate kids and residents about local culture and history.
- Newer residents that are transplants here understand the development and those trends. There have been too many homes built.
- Developer fees – specifically park and recreation fees – should be increased so that we can better improve our parks and recreation resources.
- The Township needs more retail and restaurants.
- The Township needs to build a better relationship with the Port Authority and other transportation agencies in the County.
- Southpointe – more commuters. Park and Ride?
- We need to support our local farms and farm markets. They are really unique and special.
- The School District needs more money or taxes will only continue to go up!
- Presto-Sygan Road – stormwater runoff issues, water flow, and sediment build-up.
- Need better stormwater and erosion and sedimentation controls!

- Fish are dying. The land where BJ's is being built is toxic. Can't have gardens or trees there. Vents were covered up.
- Millers Run Road needs improvements.
- Apartment buildings – should be a hard NO! Too much density and could include families that would add students to the School District.
- South Fayette needs a large space to hold special events, like photography shows, art shows, etc.

Dream Box Comments

- 3 Mentions: More library programming and/or bigger space for the library/a new library
- 2 Mentions: Rec Center
- 2 Mentions: Parks or More Parks
- 1 mention each:
 - Good restaurants
 - More retail stores
 - More veteran-owned businesses
 - Indoor tennis or basketball facilities
 - More cooperation with the School District for resident use of athletic facilities
 - Lower taxes
 - More sidewalks
 - No big apartment buildings
 - Address Union Avenue/Noblestown Road/Oakdale Road intersection and related traffic – Regional issue!



CONCERT IN THE PARK

DREAMS FOR SOUTH FAYETTE TOWNSHIP

As part of outreach and public engagement efforts associated with the South Fayette Township Comprehensive Plan Update, HRG attended the Township’s first Concert in the Park event in Fairview Park on August 20, 2021. In addition to two musical performances, there was an area with food, sponsor booths, and activities. At HRG’s booth, attendees were invited to “Dream Big” by writing their dreams for the future of the Township, or needs for themselves as residents, and placing them in the “Dream Box.” HRG collected a total of 41 responses containing 51 comments.

The majority of comments were related to parks and recreation or the area around Fairview Park, likely due to the self-selected segment of the population attending the concert. Suggested recreation amenities included a dog park, pool, skate park, and adventure activities for teens, trails, concerts, or larger/fenced playgrounds. Comments about safety in and around Fairview recommended street lights, speed bumps, and

sidewalks from the adjacent neighborhood through the old entrance, and along the park road. Community amenities focused on a Community or Recreation Center, with one mention of the Library.

Transportation comments included no tolls on the 1-79 bridge, a traffic light at Boyce & Washington Pike, Boyce & Mayview intersection improvements, and paving Harvest Ct. Entertainment business recommendations include a multi-sport complex, a PA Sports Hall of Fame, and theme/water parks. Desirable commercial development includes local restaurants and breweries. Two comments referencing lower taxes suggested accomplishing this with increased commercial development.

Housing recommendations included single-level living for 55+ communities, and smaller/less dense housing developments. Finally, one prospective resident commented, “We’re thinking of moving here because of all the kid-friendly things & jobs!”

Comments collected at Concert in the Park



C. Community Survey Results



COMMUNITY SURVEY

SURVEY OVERVIEW

An online Community Survey was developed for residents, business owners, and other stakeholders to complete. SurveyMonkey was utilized as the online platform, but a hard copy of the survey was also available. The survey was created to help determine needs, issues, strengths, assets, weaknesses, and threats as identified by the residents and other stakeholders. The survey was available from Thursday, July 8, 2021 until Saturday July 24, 2021.

728

RESIDENTS, BUSINESS OWNERS, AND OTHER STAKEHOLDERS COMPLETED THE ONLINE COMMUNITY SURVEY



SOURCE: [HTTPS://SOUTHFAYETTEPA.COM/196/COMPREHENSIVE-PLAN](https://southfayettepa.com/196/comprehensive-plan)

Manager's Message JOHN M. BARRETT



South Fayette Township is preparing to update our Comprehensive Plan and needs your help to ensure the plan reflects our community's vision.

The Comprehensive Plan is a document that guides future initiatives, policies, projects and growth, including land use, transportation of people and goods, housing, township facilities and utilities, and natural and historical resources.

Every 10 years, the township reevaluates the plan and considers what changes are needed to meet the needs of the evolving South Fayette community.

This process brings together residents and stakeholders from our volunteer

boards, community groups and businesses to create a strategy that will help our township continue to prosper for the next decade.

While not a binding document, the adopted plan will guide future land development and zoning laws, infrastructure improvements and policy changes. We want your input so the plan is inclusive and reflective of our diverse viewpoints and priorities.

What do you want for the future of South Fayette?

What aspects of the township do you hope will continue for years to come?


How has your neighborhood progressed, and where can it be improved?

Help create the future of South Fayette Township by taking our online survey.

In addition to the survey, the township will host other public events to collect community input.

We hope you will take the time to be part of this important community process.

The survey will take only a few minutes to complete, but your responses will help make big decisions.

Visit surveymonkey.com/r/southfayettecompplan now through July 24 to share your opinion. 

SOURCE: SOUTH FAYETTE CONNECT, SUMMER 2021, VOLUME 6, ISSUE 3

PLATFORM

South Fayette Township, along with HRG, evaluated several online survey platforms for the community survey. It was decided that SurveyMonkey (rebranded as Momentive mid-2021) would be the best option. With over 20 million questions answered daily, affordable survey creation packages, and a variety of data exporting options, SurveyMonkey created a user-friendly process for the Township.



SurveyMonkey®



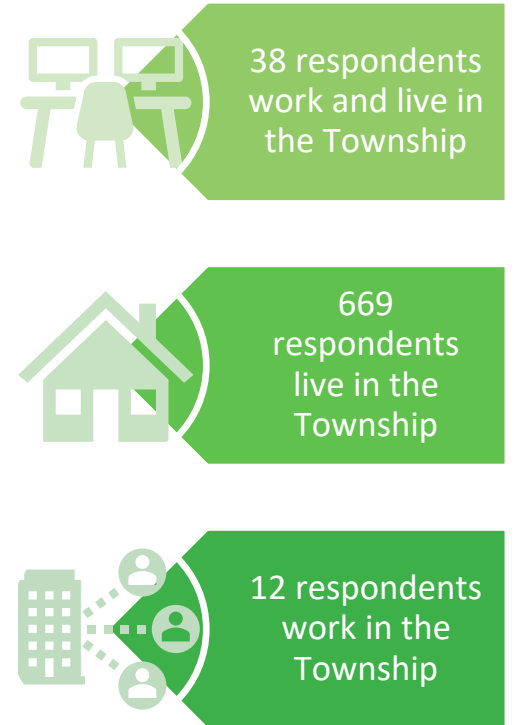
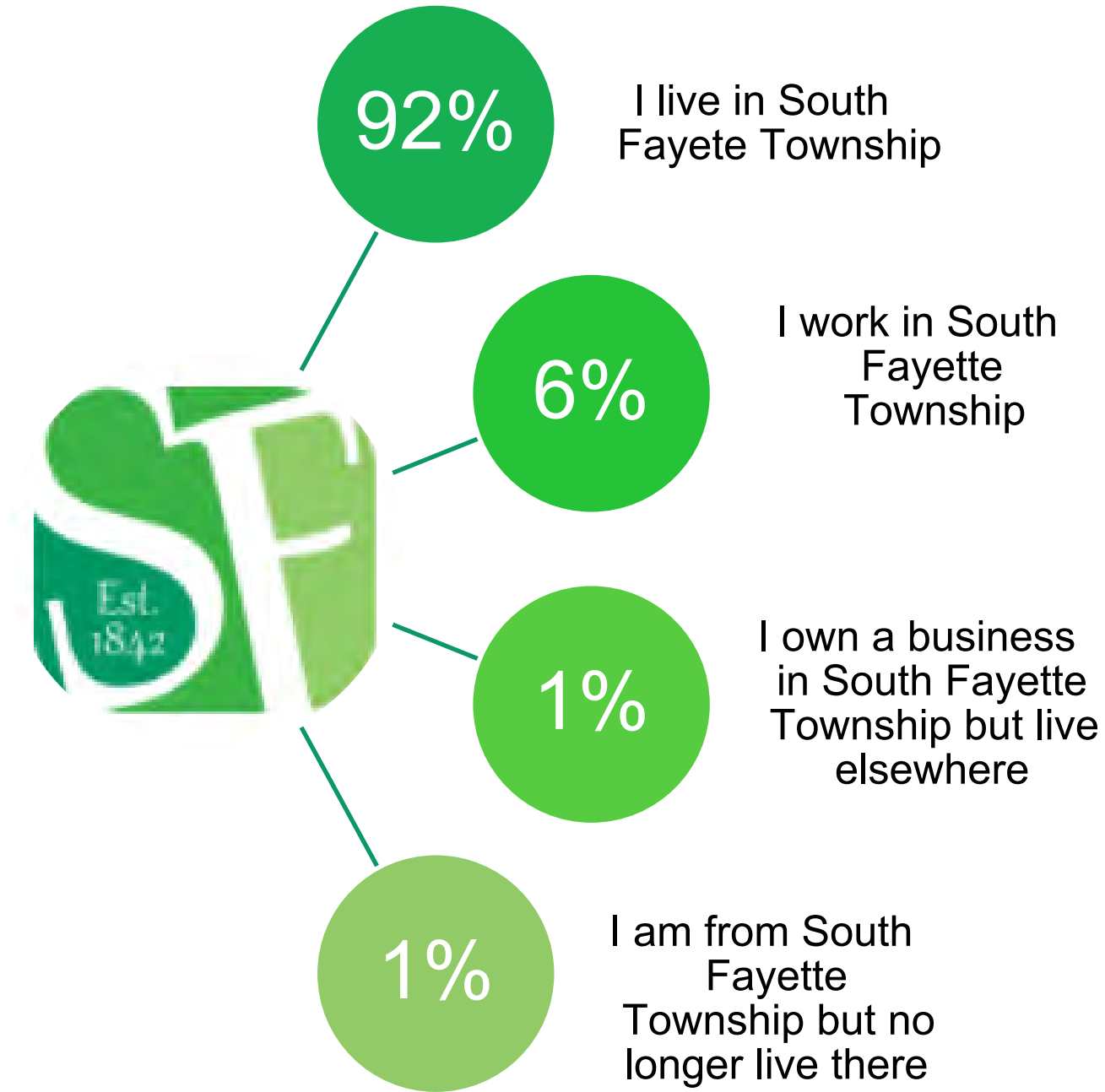
20 SURVEY QUESTIONS



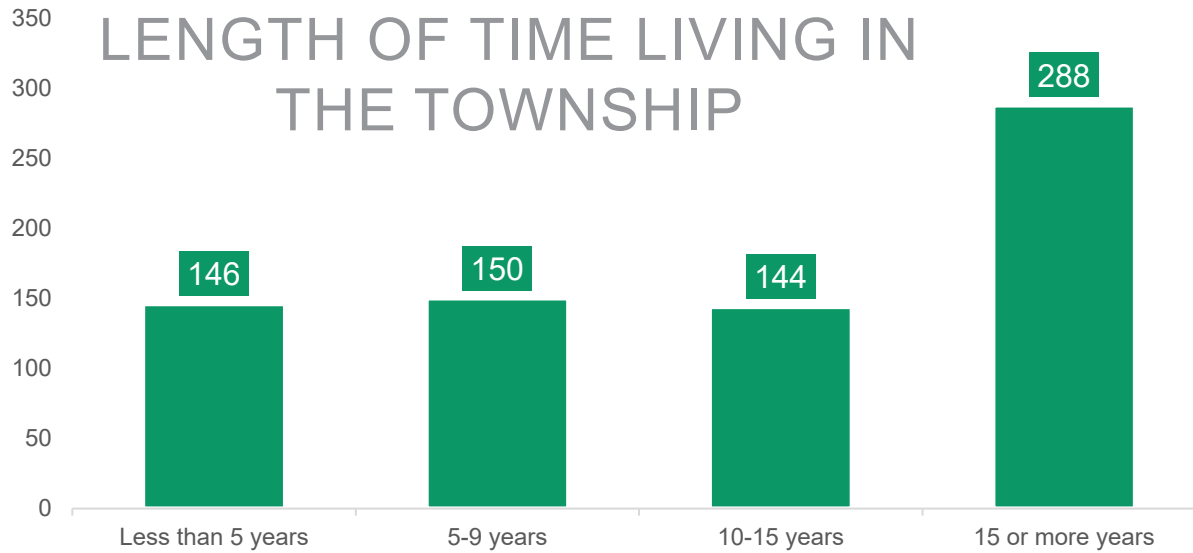
OVER **700** RESPONSES



20% OF RESPONDENTS PROVIDED CONTACT INFORMATION FOR FUTURE CORRESPONDENCE REGARDING THE PLAN

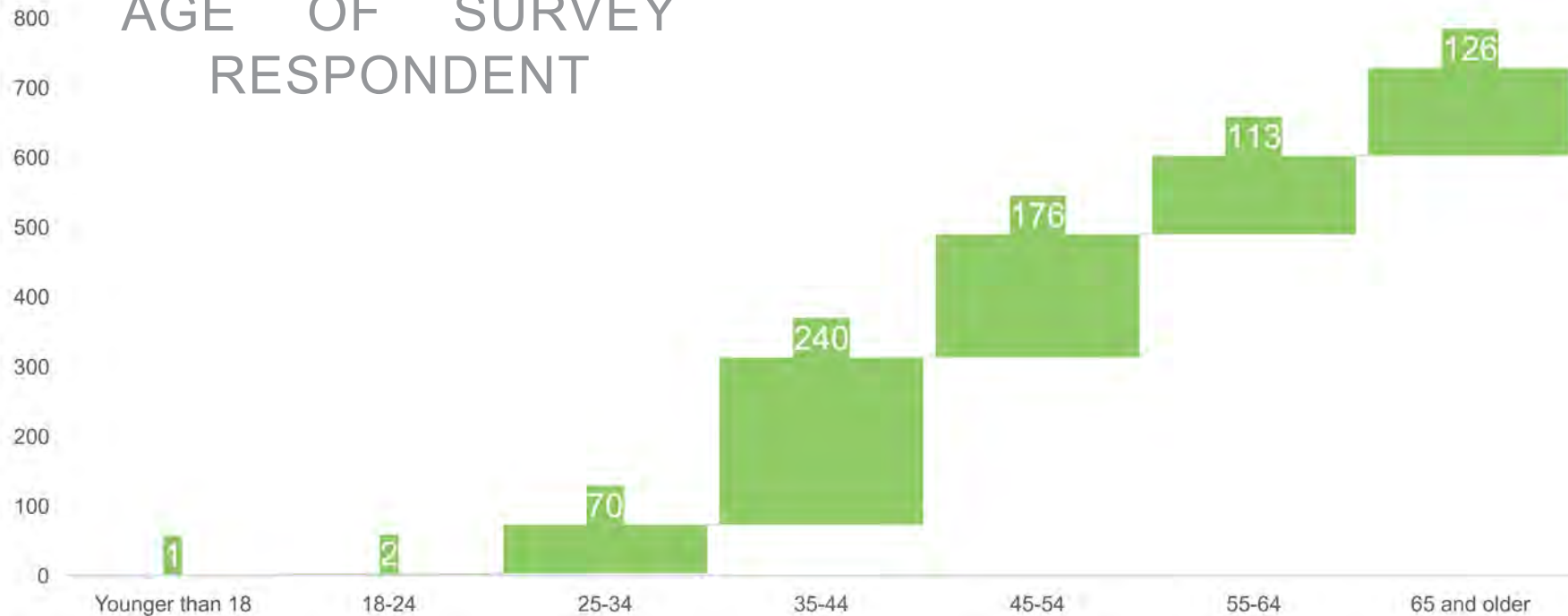


LENGTH OF TIME LIVING IN THE TOWNSHIP



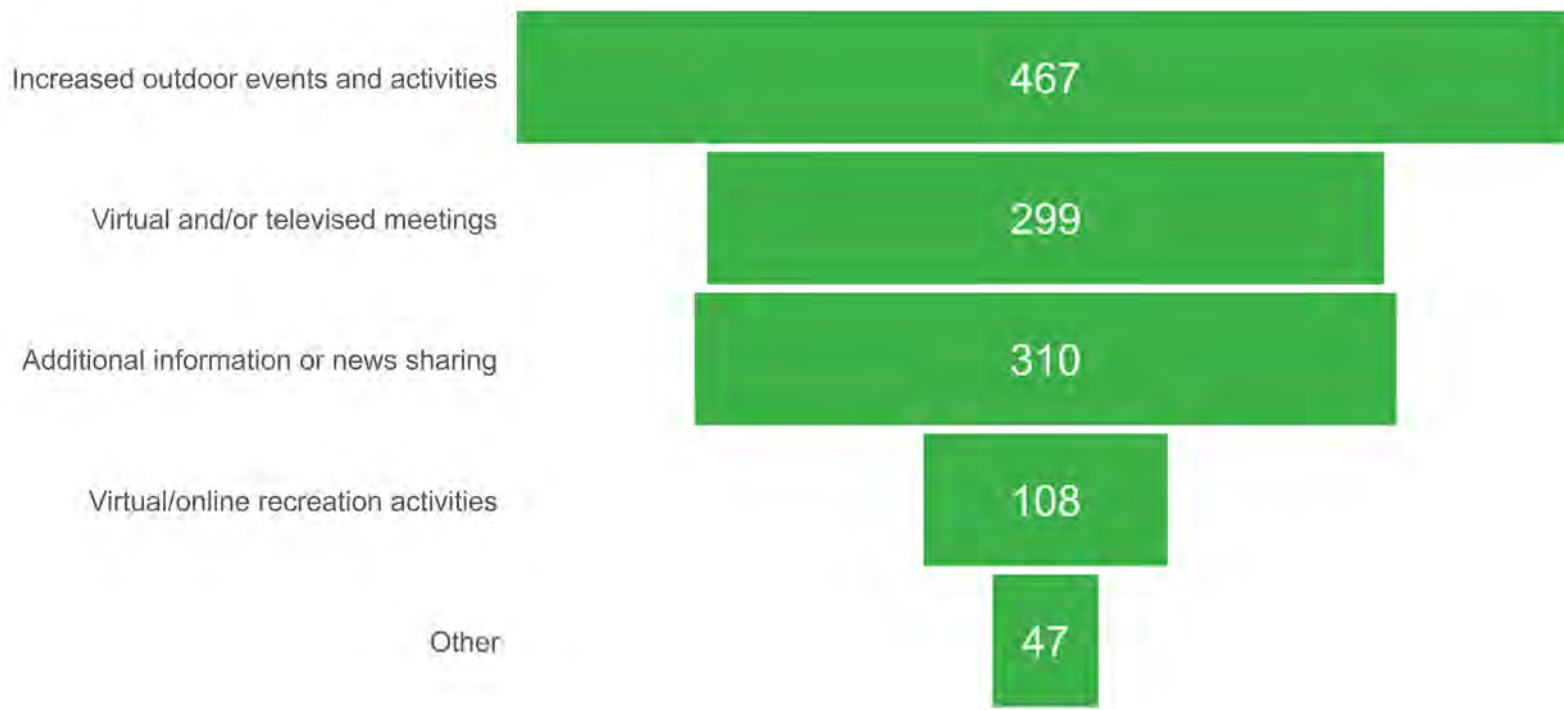
40% OF SURVEY RESPONDENTS HAVE LIVED IN THE TOWNSHIP FOR 15 OR MORE YEARS

AGE OF SURVEY RESPONDENT

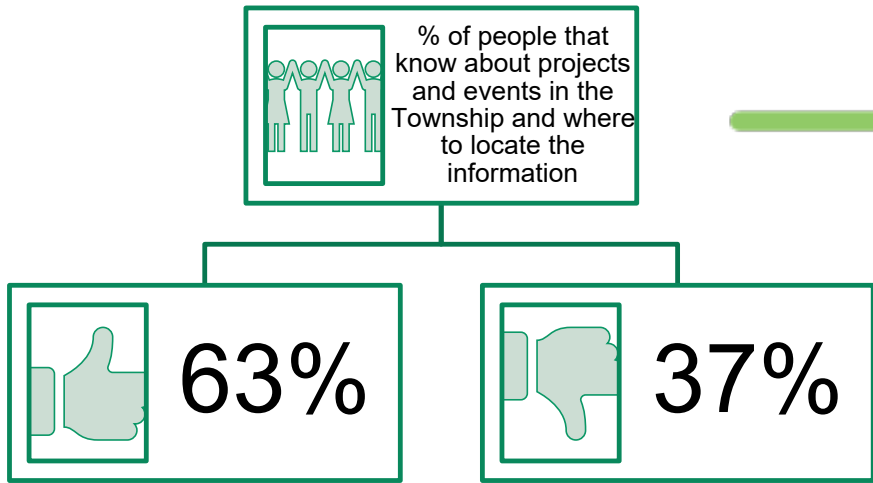


33% OF SURVEY RESPONDENTS FELL INTO THE **35-44** AGE RANGE

”WHAT CHANGES HAVE YOU SEEN IN THE TOWNSHIP DUE TO COVID-19 THAT YOU WOULD LIKE TO SEE CONTINUE IN THE FUTURE?”

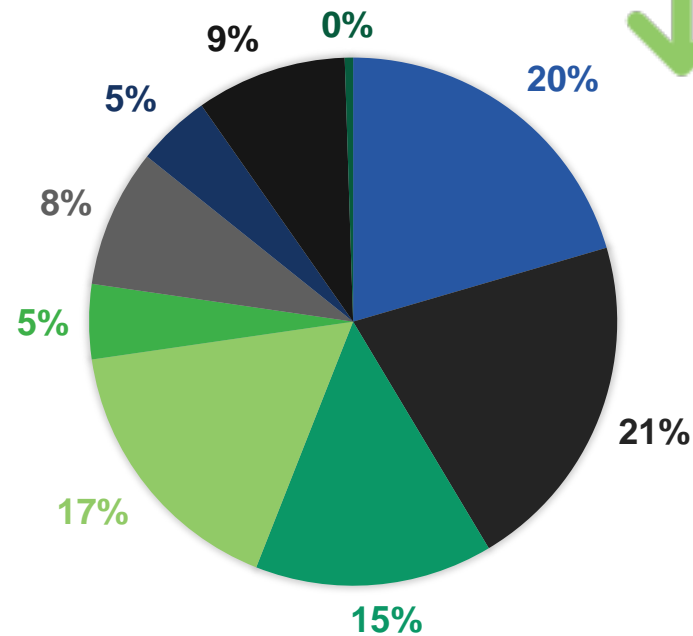


38% OF RESPONDENTS WOULD LIKE TO SEE OUTDOOR EVENTS AND ACTIVITIES CONTINUING IN THE TOWNSHIP



OF THE 63% OF STAKEHOLDERS THAT KNOW WHERE TO FIND TOWNSHIP PROJECTS, EVENTS, AND NEWS INFORMATION, 21% RELY ON SOUTH FAYETTE CONNECT AND 20% RELY ON THE TOWNSHIP WEBSITE

IT IS EXPECTED THAT THE 37% OF STAKEHOLDERS THAT DO NOT KNOW WHERE TO ACCESS INFORMATION MAY DECREASE SIGNIFICANTLY, AS FACEBOOK, INSTAGRAM, TWITTER, CITIZEN REQUEST, AND WEBSITE VISITS HAVE ALL HAD RECORD-BREAKING ACTIVITY OVER THE PAST YEAR



- Township website (www.SouthFayettePA.com)
- Township magazine – South Fayette Connect
- Emails/Texts from the Township
- Social media (Facebook, Instagram, Twitter, etc.)
- Local media (Newspaper, TV, IN South Fayette)
- South Fayette School District
- Local Homeowner's Association (HOA)
- Word of mouth
- Other

IMPORTANT ISSUES FOR THE TOWNSHIP



454 VOTES
ROAD IMPROVEMENT PROJECTS



135 VOTES
CITIZEN ENGAGEMENT



409 VOTES
PARKS IMPROVEMENT PROJECTS



323 VOTES
INDOOR COMMUNITY SPACES



246 VOTES
INCREASED RECREATIONAL
PROGRAMMING



104 VOTES
OTHER



144 VOTES
INCREASED POLICE PROTECTION
AND ADDITIONAL OFFICERS



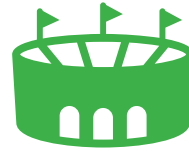
285 VOTES
STORMWATER MANAGEMENT AND
FLOODING IMPROVEMENTS



POPULAR DEVELOPMENT PREFERENCES



RESTAURANTS: **85%**



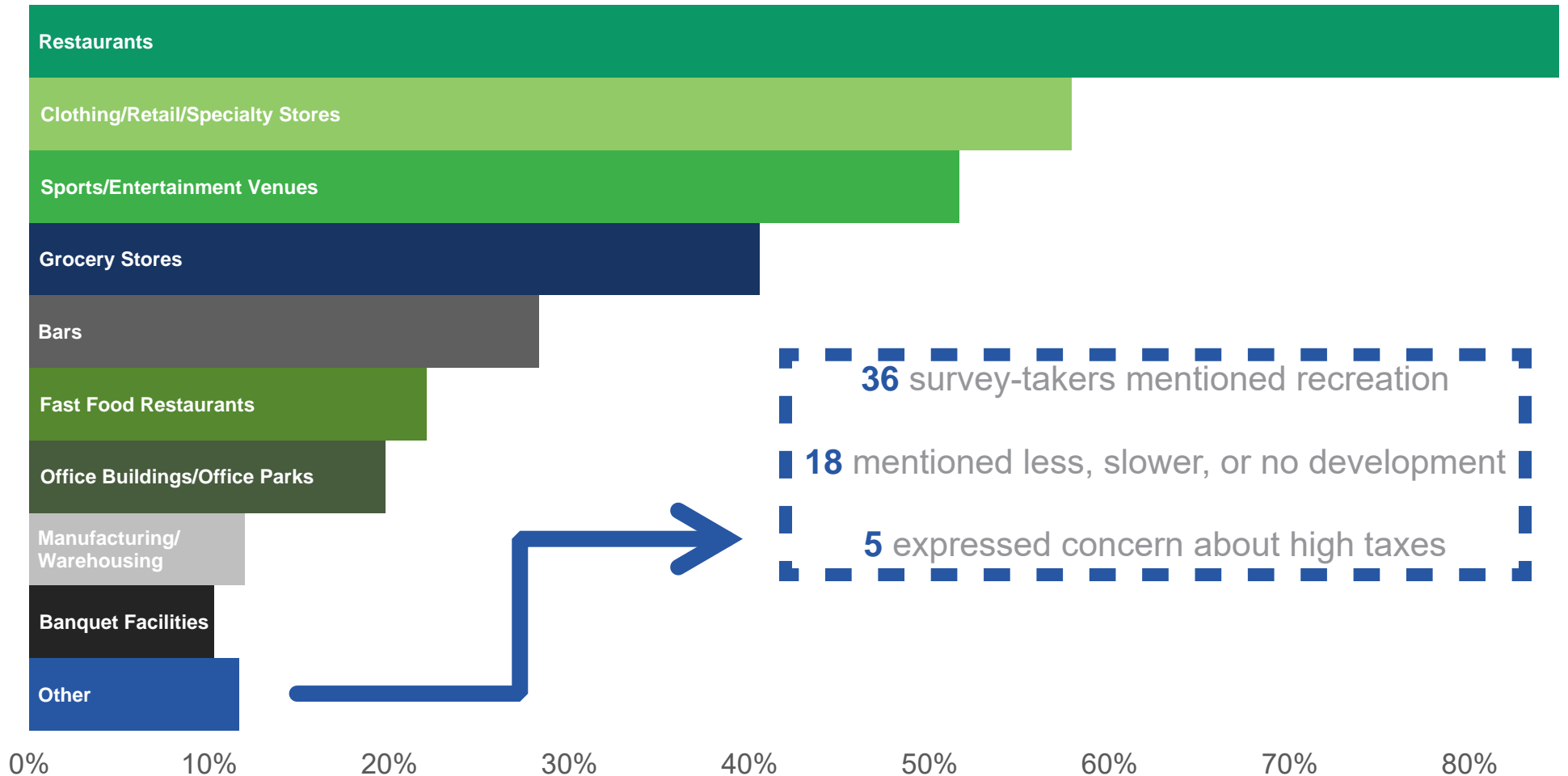
SPORTS VENUES: **52%**

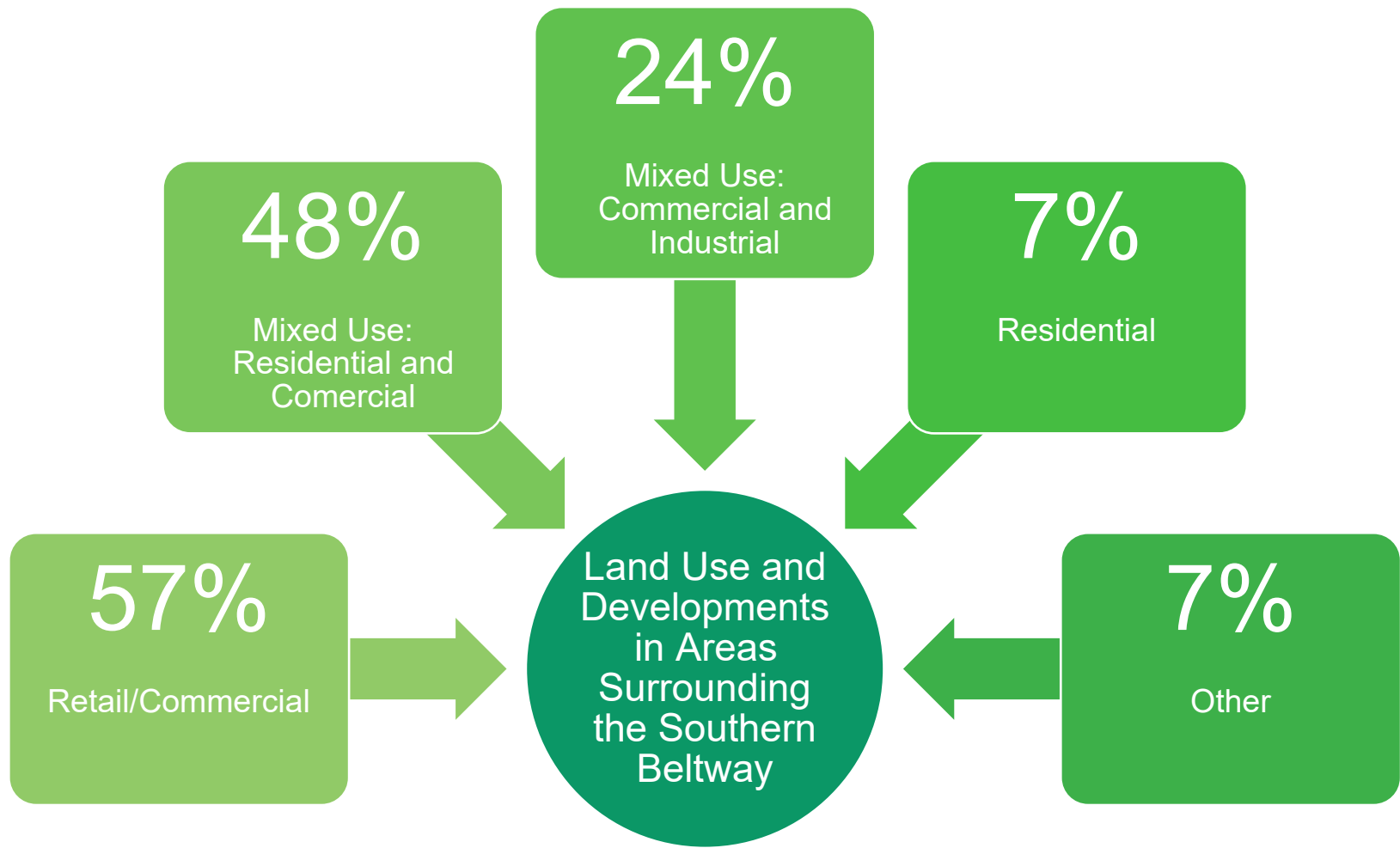


CLOTHING/RETAIL/
SPECIALTY STORES: **58%**



GROCERY STORES: **41%**





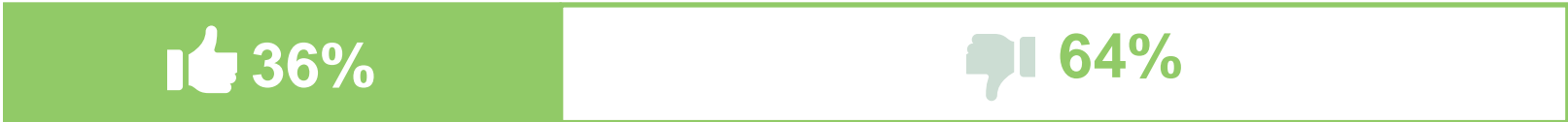
Other land use and development suggestions included:

- indoor dog park
- office park
- sports complex
- agricultural preservation



9 respondents were unfamiliar with the Southern Beltway project or didn't know the project location

2019 PARKS MASTER PLAN FEEDBACK



of survey respondents are familiar with the 2019 Township Parks Master Plan

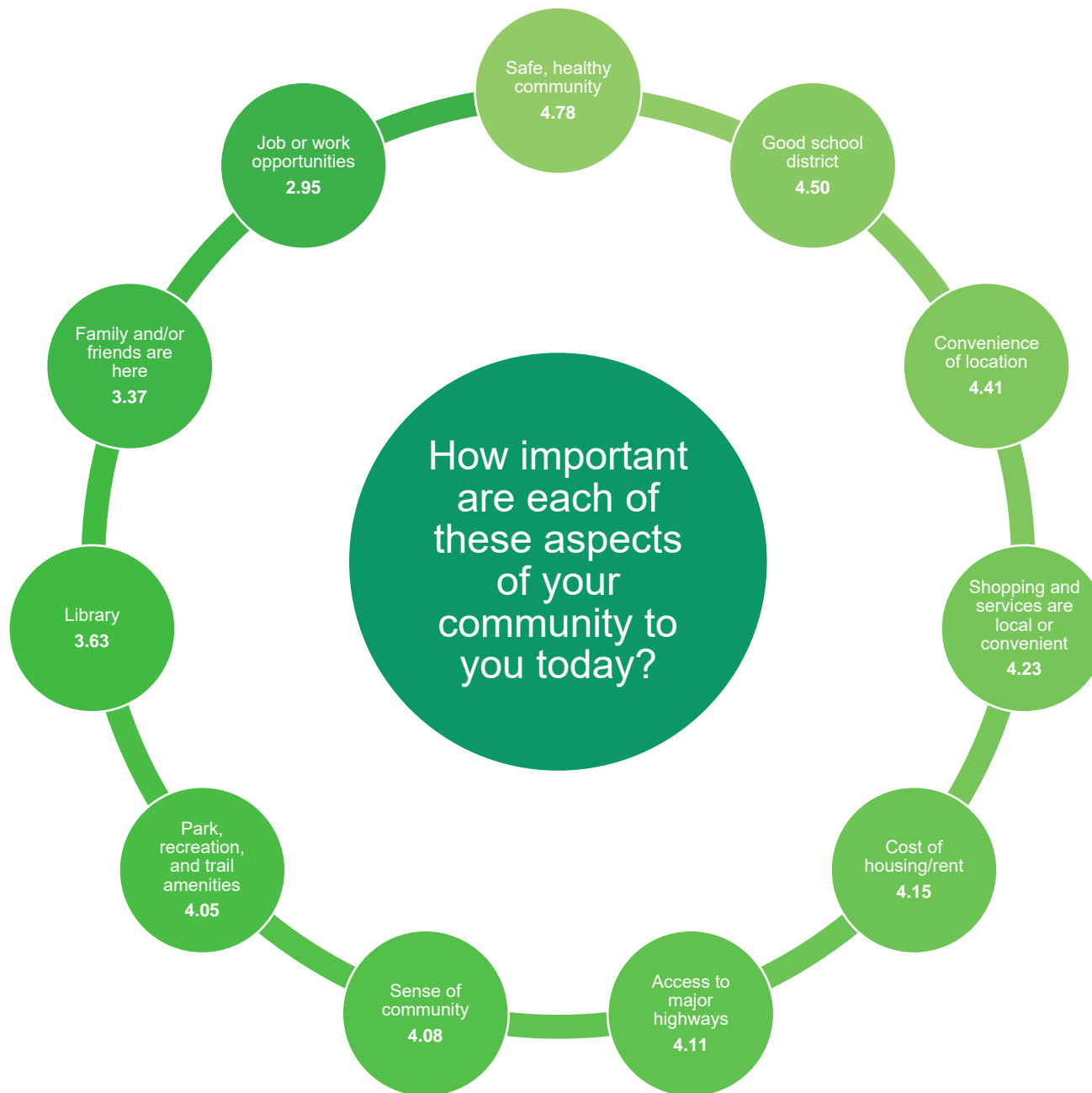


of survey respondents feel that the 2019 Parks Master Plan addresses the Township's parks and recreation needs



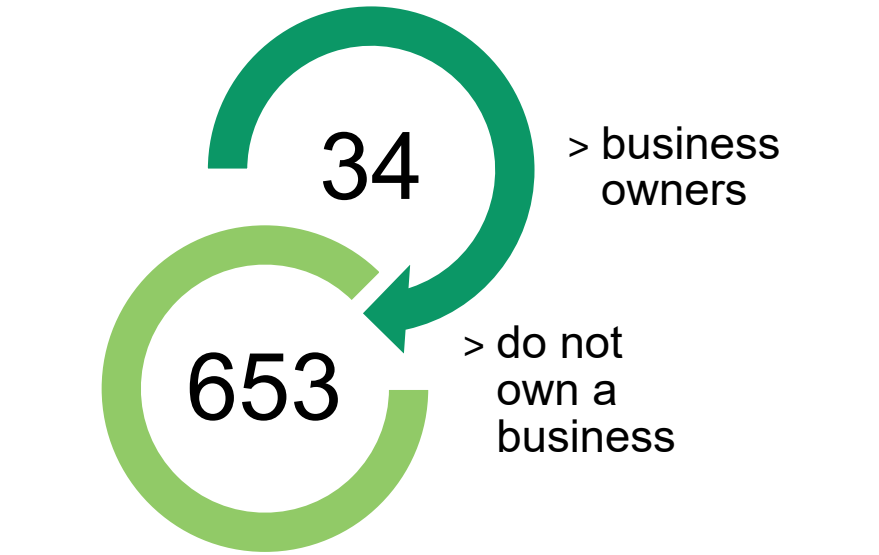
of survey respondents feel that the Township is investing adequately and properly in its parks and recreation assets and resources



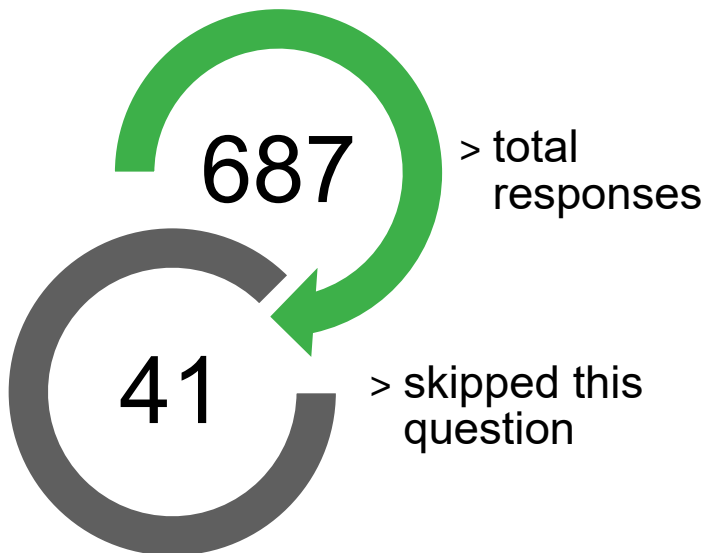


••• Average ratings are based on a scale from 1 (Not Important) to 5 (Very Important) •••

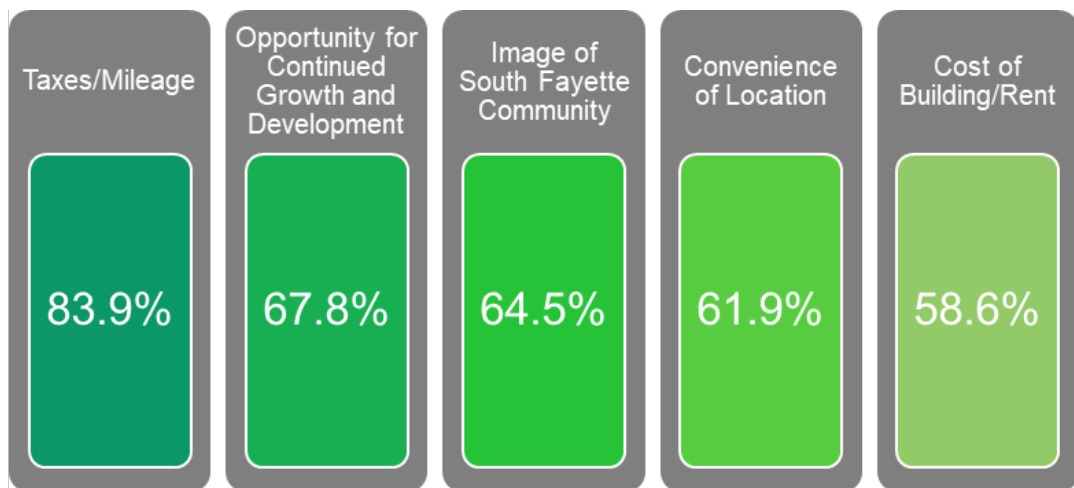
BUSINESS OWNERS WITHIN THE TOWNSHIP



All survey respondents were asked if they owned a business within the Township.



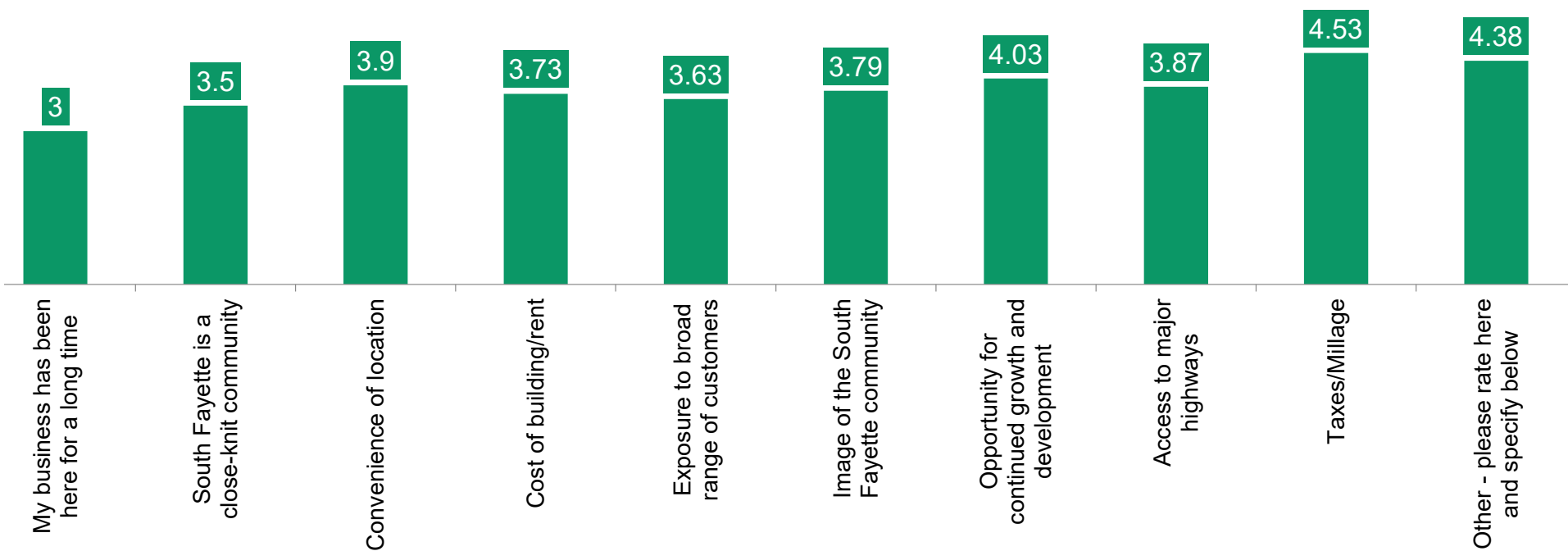
IMPORTANT FACTORS FOR BUSINESS OWNERS



As a business owner, how important are these factors to you today?



*Combined percent of survey respondents that rated a 4 or 5 on the scale



Average ratings are based on a scale from 1 (Not Important) to 5 (Very Important)

MOST VALUED TOWNSHIP ASSETS

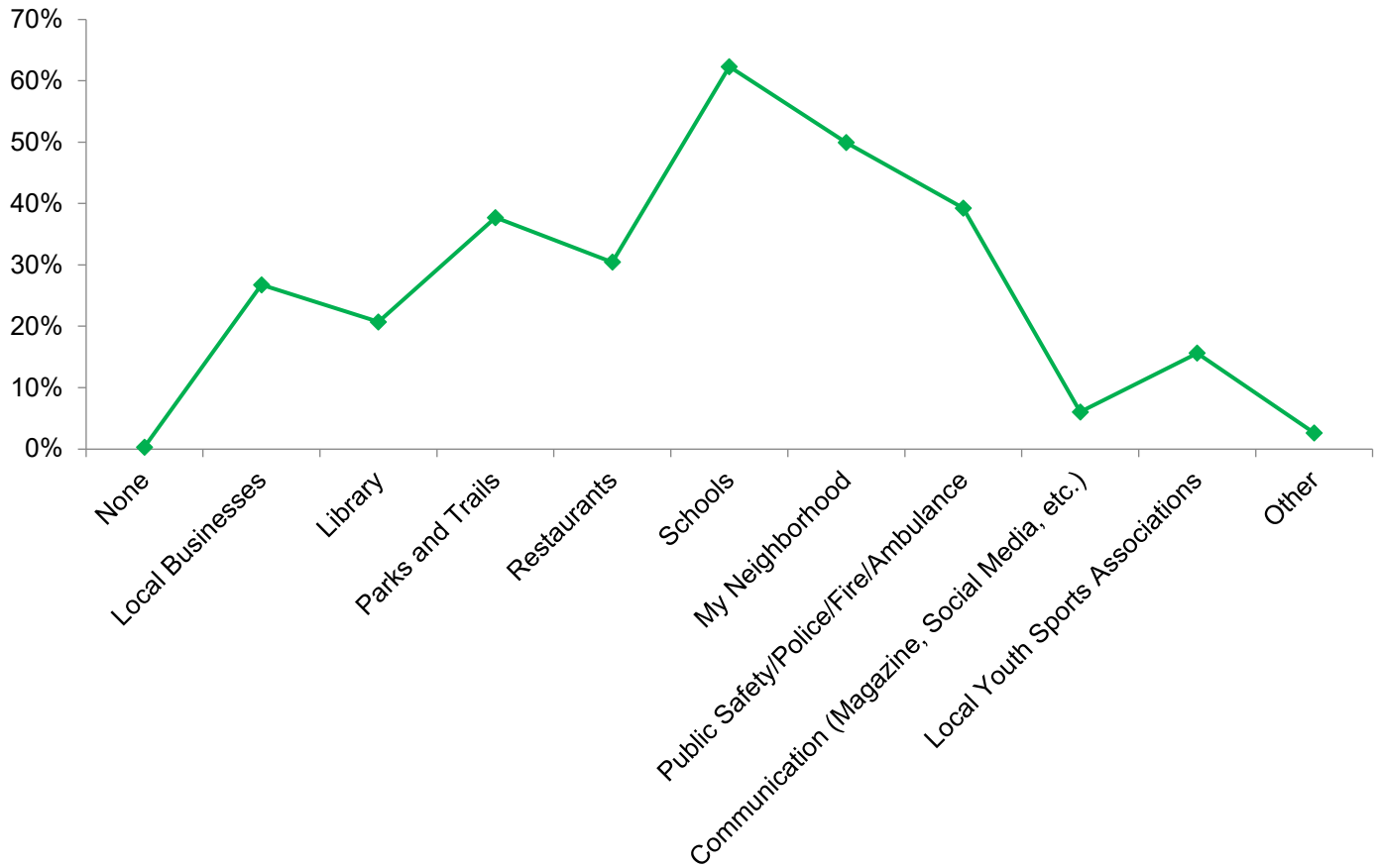
403
"SCHOOL"
VOTES

323
"MY
NEIGHBORHOOD"
VOTES

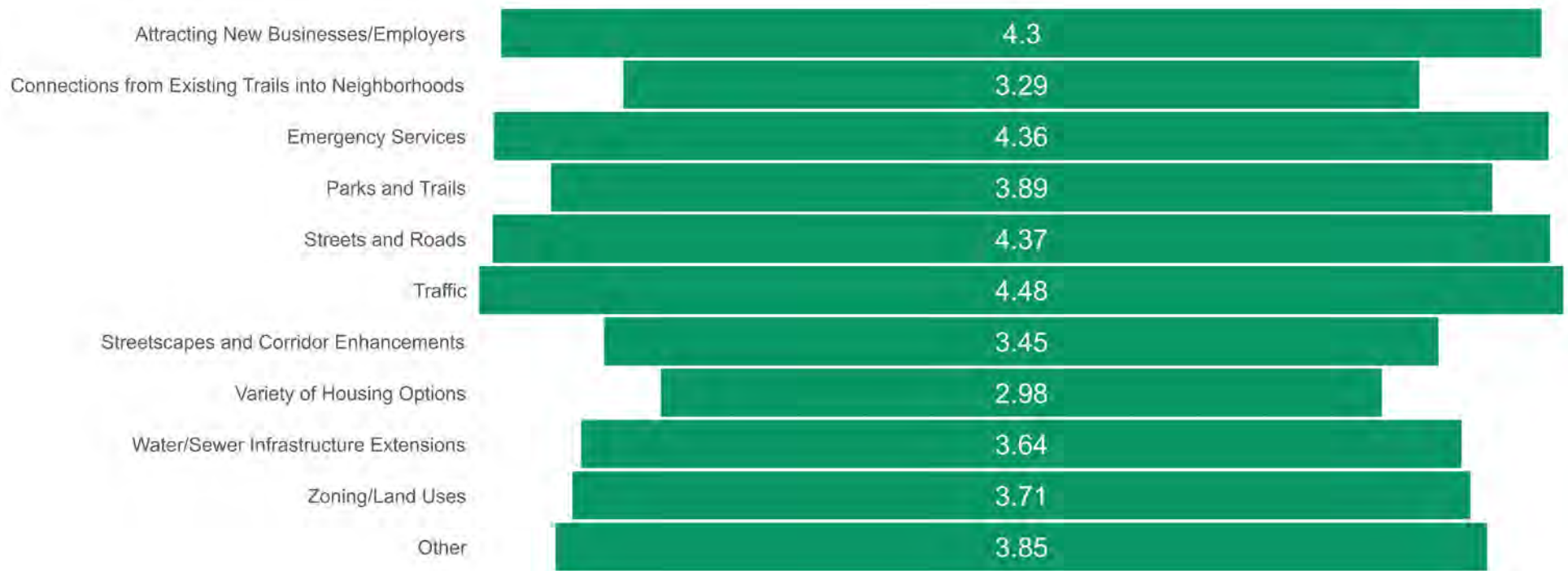
244
"PARKS AND
TRAILS" VOTES

254
"PUBLIC SAFETY/
POLICE/FIRE/
AMBULANCE"
VOTES

173
"LOCAL
BUSINESSES"
VOTES



IMPORTANT TOWNSHIP IMPROVEMENTS



Average ratings are based on a scale from 1 (Not Important) to 5 (Very Important)








SURVEY RESPONDENTS FELT THAT THE MOST IMPORTANT IMPROVEMENTS ARE...



*Combined percent of survey respondents that rated a 4 or 5 on the scale

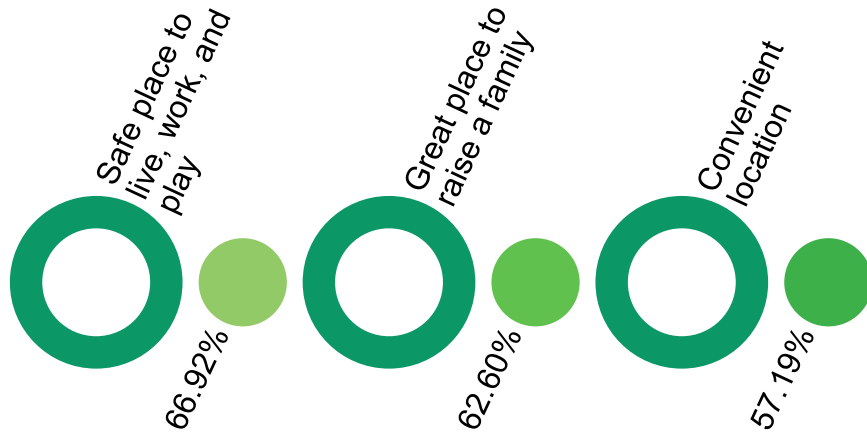
QUALITY OF TOWNSHIP SERVICES (WEIGHTED AVERAGE)

	TOWNSHIP GOVERNMENT: 3.47
CODE ENFORCEMENT: 3.45	
	EMS: 4.23
FIRE: 4.40	
	POLICE: 4.37
RECREATION PROGRAMS AND OPPORTUNITIES: 3.45	
	PARKS: 3.37
TRAILS: 3.24	
	SNOW REMOVAL: 4.07
STREET MAINTENANCE AND REPAIR: 3.12	

	TRASH COLLECTION: 4.24
CITIZEN COMMUNICATION/SOUTH FAYETTE CONNECT/WEBSITE/SOCIAL MEDIA: 3.87	
	UTILITIES - ELECTRIC: 3.83
UTILITIES - WATER: 3.96	
	UTILITIES - SANITARY SEWER: 3.96
UTILITIES - CABLE/INTERNET: 3.70	
	OTHER: 2.53

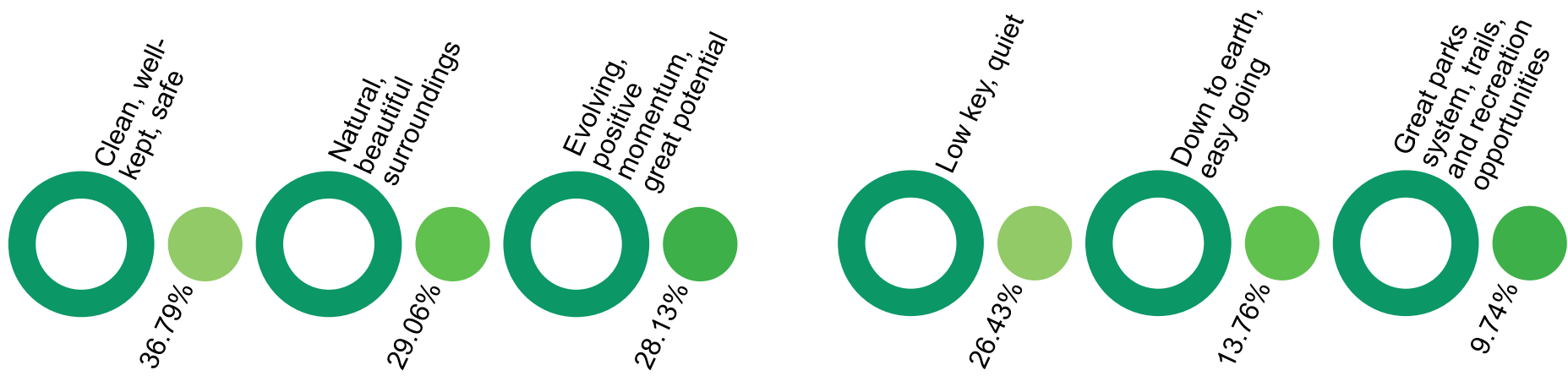


HOW WOULD YOU DESCRIBE SOUTH FAYETTE TOWNSHIP IN A FEW WORDS OR A PHRASE?



5.87%

PROVIDED OTHER DESCRIPTIONS OF THE TOWNSHIP WHICH INCLUDED COMMENTS ABOUT THE SCHOOL DISTRICT.



WHAT DO YOU LIKE MOST ABOUT SOUTH FAYETTE?

"All of our neighbors are friendly, look out for one another, and genuinely care. I couldn't ask for a better street to live on."

"This is a beautiful area with a very good school system."

"This is where several generations of my family has lived and my family owns a small business. I enjoy that our community comes together to help one another between the schools, neighborhoods, public works department, emergency response teams, and both large and small businesses to do what is best for the community."

"There's a little bit of everything in South Fayette and conveniently located."

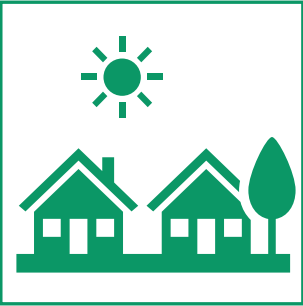
"Convenient location from Pittsburgh, the airport, doctor offices, restaurants, interstates...plus it's like living in the country but still accessible to many amenities."

"People really seem to care about the area - from the schools, to developments, to recreation"

"It's a great community to live and grow!"

FREQUENTLY MENTIONED TOWNSHIP ASSETS

SENSE OF
COMMUNITY



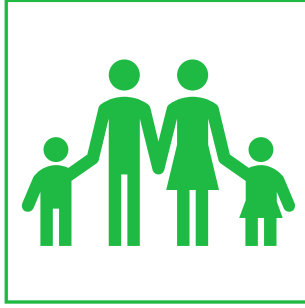
GROWTH



SAFE AREA



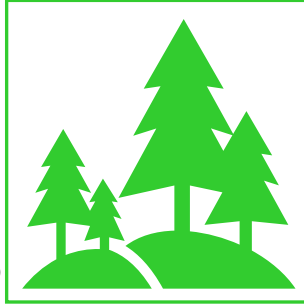
GREAT PLACE TO
RAISE A FAMILY



SCHOOL DISTRICT



RURAL FEEL



LOCATION AND
PROXIMITY TO THE
CITY



PUBLIC WORKS
DEPARTMENT



PARKS AND OPEN
SPACE



D. Key Stakeholder Interviews



SOUTH FAYETTE TOWNSHIP

A Community Growing Together

Business Owner

Standard questions

1. What makes South Fayette unique, or makes it stand out from other communities in the area?
 - a. Are there any other complementary businesses you'd like to see develop in the Township? Adam Solar's bike shop ASR electric bike shops on Mayview Rd, grow & have more around him that helps draw people to his location. Art Alino's pizza place USC or S Fayette, football boosters, hockey, baseball, etc. Huge deficiency imo – coffee shop, starbucks hard to get to through traffic; starbucks in peters on 19 @ getgo, a pain to get out & go in there. Gasoline street coffee, 1st ave garage in the city might be interested in opening a coffee shop in South Fayette Matt Stark, lives in South Fayette
 - b. What projects or initiatives do you/your organization have planned in the next one to five years? Expansion, new facilities, new programs?
Main opportunity – connect to the Montour Trail. Has anyone shared plans from the Township? The road that goes by here goes through a golf course & connects to existing Montour trail. Property owner between golf course & Montour is ok, golf course owner not amenable – not that nice of a golf course. USC is on board with connecting through the rec center. In the opposite direction the Chartiers creek greenway – at Aldi in Bridgeville, you can go under tracks up into bridgville; under 79 into Newbury, 79 north from Bridgeville cross over immediately, railroad behind first watch & 5 guys. Newbury really needs bike lanes or a trail, right on the creek, really missing out on an opportunity. Bike lanes on rd too steep, then no infrastructure around Newbury. More trails rather than on-road connectors. On the board for Bike PGH – advocate safe cycling & ped infrastructure for all ages and abilities. My family, my parents – not comfortable with them on the road.
 - c. How can South Fayette & the comprehensive plan help you/your organization reach your goals? What resources or policies would help your organization better serve the community?
Right across the street is Fairview Park. Directly across the Street an empty lot, completely flat. Employee/overflow parking and trailhead & canoe/kayak launch, accessible fishing pier. Trails up to Fairview – walking trails. Huge mountain biker, just got into road biking a few years ago with kids. Across railroad tracks PennDOT wetland, super cool trail all the way around the Hastings development. To miss the hill when he bikes here, employee bikes in former railroad grade. Could have a railroad bridge pedestrian bridge on Chartiers creek south of Hastings.
Panhandle up Presley Road @ Walkers Mill, can go out to Montour & Al's café @ Bethel or Peters, that's one of our normal routes. IDK if the big cemetery is in S Fayette or Cecil.

I would say myself or the guys I ride with (stronger riders) can give advice on share the road or bike lanes.

2. Rec Plan – have you seen the recreation plan?

- a. Would you support a mountain bike park? Do you think singletrack would be used? A pump track? Are there new trends I'm missing? Boyce Mayview is NOT a mountain biking destination – negative image because it used to be no bikes, now environmental center closed down, but they're not sustainable, don't flow properly for mountain biking. Too many areas you have to get off and walk your bike. People go to N/S Park & Babington by Hillman State Park (state game land). There's no destination around Peters/usc/bethel/s Fayette. We've talked about forming a Bike PGH for the South Hills to promote safer streets. My son bikes to work, and there's no connectivity plan for USC or S Fayette. When I was a kid I'd walk or bike to school, want my kid to too! I'd recommend a safe routes to school plan.

I don't know if this is worth bringing this up, I got a letter saying I couldn't say I was in Bridgeville and would be fined unless I said I was in South Fayette! But our mailing address is Bridgeville & they won't deliver. But I understand the need & desire to give a place name to the Township & all my marketing material says South Fayette. I think there's an issue with knowing where South Fayette. Maybe wording was a little bit aggressive?

- b. One of the goals of the Township Parks department is to increase the level of service to match similar communities, for example Upper St Clair. What do you think is missing for South Fayette's recreation services to be competitive?

100% I think that a rec center in Fairview park for the community. We looked at living in S Fayette & they didn't have the recreation opportunities. McLaughlin Run Rd – a great strip along there. Tustin Park – a quaint neighborhood park – no parking – is nice. And the rec center. It's an indoor-outdoor water park for the kids, exercise there, basketball courts. It was definitely one of the deciding factors. Being closer to the 79 interchange was one of our priorities, but we could have been just as close in S Fayette. Proximity to the mall, grocery stores, 79.

I don't know if the community would be better served to have a rec center over there? Preservation & Boys Home near Oakdale too. People there can go to giant eagle/Robinson. By us S Fay giant eagle & Bridgeville collier. Portland Farms is a cute shop area. That's the area there could be a connection from Mayview



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

Business Owner

Standard questions

1. What makes South Fayette unique, or makes it stand out from other communities in the area?
What makes it a great place to live/work?
Love how close it is to the city but not in the city
Country living but with all amenities, would like a little more development
Amazing school district
Great community, people really help
2. What do you think are the biggest opportunities in South Fayette?
Big discussions about school district – should they build more houses to bring more families in?
Improve communications, a way to work together (twp and school)
Park improvements
Making sure development doesn't cause havoc with traffic/transportation
Make sure businesses coming to community make sense and that there's a need from the community
BJs is coming in, don't have to drive to Robinson
3. What are some challenges holding South Fayette back?
High school taxes, but the school district is amazing
Get some high-end big businesses, could alleviate some economic strain
Maybe get new businesses that aren't replicated nearby
Be more walkable
4. If you could choose one improvement or amenity to invest in, what would it be? It can be related to development, quality of life, preservation, promotion of your community, or anything that is important to you.
Good/healthy environment – already cleaned up millers run
Add to renewable energy, solar energy for businesses
5. What projects or initiatives do you/your organization have planned in the next one to five years?
Expansion, new facilities, new programs?
Focusing on one location for now, has multiple jobs
Community has ben amazing
Little more outreach since they are off the beaten path
6. How can South Fayette & the comprehensive plan help you/your organization reach your goals?
What resources or policies would help your organization better serve the community?

Small business wayfinding signs
Have direct support from twp to support local shops

7. Anything else to add?
Love that we are including communications in plan
Love the plans/events that the twp holds



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

Commissioner

1. What makes South Fayette unique, or makes it stand out from other communities in the area? What makes it a great place to live/work? Still growing & full of opportunities. Not built out like a lot of the other communities; we're trying to do things differently. Trying to see how each development impacts things, and took our time to pick the location for the new municipal building, Star City, etc.
2. What do you think are the biggest opportunities in South Fayette? All the retail and other types of development are coming. I would assume there would be challenges, and more traffic and all that. I really don't know if there's going to be challenges associated with that or not, but I think the biggest challenge over time has been balancing retail & residential.
3. If you could choose one improvement or amenity to invest in, what would it be? It can be related to development, quality of life, preservation, promotion of your community, or anything that is important to you.
Locking in what we're going to do along Washington Pike and some other areas, trying to bring the zoning up to speed so it's clear to everybody what the plan is going forward, and it's not so piecemeal. I think it's a while since we've been able to sit back and look at it without fracking being an issue.
I was hoping to optimize zoning along with the plan this time – are things the way we want them?
4. How can South Fayette & the comprehensive plan help you/your organization reach your goals? What resources or policies would help your organization better serve the community?

We've built up to this point now, and there's still a lot of opportunity – now we need to figure out the best uses and integrate the municipal uses with the township a little more – so there's something going on all the time like some of the other townships. Not necessarily increased programming, but now we finally have space to provide opportunities for residents.

One of the things I personally like about South Fayette is you can get around, it's open and it's pretty. One of the challenges is going to be how do we keep that character that defines South Fayette.

With the southern beltway, obviously people are able to develop their property the way they want, but the more we can think about what we want ahead of time and how we want things to look, the better.

I think there may be some kind of "hiccup" once BJ's and the development across from that opens, and people adjusting to the changes in traffic.

Do you think the current level of staffing is going to be able to deal with projected growth and challenges, or do you anticipate a need to increase staffing?

We're going to bring on some new public works employees, and we're very happy with the quality of the staff we have now – we were lucky to find a manager who's a real go-getter.

If you have any specific questions about the last plan, I'd be happy to provide some input on that.

Part of the problem with the last plan is the current commissioners didn't have input. It was given to us. At the time, fracking was the primary concern so we didn't put as much thought and energy into what comes next, and I'm hoping we can start to do that with this plan.



SOUTH FAYETTE
T O W N S H I P
A Community Growing Together

Commissioner

Standard questions

1. What makes South Fayette unique, or makes it stand out from other communities in the area? What makes it a great place to live/work?

Because we're starting to get businesses in finally. We were a farm community back in the day, obviously things changed when they put the highways in. We still like to maintain green space in the community. I'm not opposed to housing developments, but they're starting to get "crammed" in there.

I like to keep some of that green space to maintain the rural aspect of South Fayette; even though we've lost the farming industry, cattle etc., and have big businesses coming in, I think it's nice that we can keep businesses in an area that they can grow themselves but stay in one business district, while keeping the rest as it is.

It's nice that we're close to Southpointe, so people can work there and move into South Fayette where we still maintain that county feeling.

How do you think zoning plays into managing that?

Yes, I think between zoning and the commissioners we can maintain some control of that; I also feel [undeveloped land is] the "piggy bank" for retirement. I think zoning does play a big part in managing that. I was at a zoning meeting last night for an apartment building, 250 residents, and the [existing] residents are very not happy about it.

There's quite a bit of land left in South Fayette, and I know landowners don't want to take pennies for it; they want to hold onto it until they get a developer, and I believe most of that land is zoned R-1. There's got to be common ground on anything we do; I want to maintain an equal balance with landowners, developers, business owners.

2. What do you think are the biggest opportunities in South Fayette?

I think businesses. Growing within our business district, which is the area around 79. I'd like to see different companies moving in. I know none of us really have control over what landowners and businesses do, but it would be nice to see different restaurants and retailers coming in and I think that would really make us unique.

I think we do have an opportunity with the expressway/toll road, both retail and residential, subject to what the landowners want and if they ask us to change the zoning. I think that's a great opportunity for businesses, absolutely. My feeling is we want to bring unique businesses in, different styles of businesses – not the same old fast food, K-marts, and Targets; "mom and pops," or even Bj's is a good example because it's something different in terms of the products they offer people.

3. What are some challenges holding South Fayette back?

Residents, possibly. [Resistance to change]

Second, businesses [being invested in the community]. What we do have to offer – let's go back to this apartment building. The owner lives in South Fayette, his family and company are in South Fayette, which I think is very important for any developers that come in, that they are embedded and invested in South Fayette. It's nice to know that you have people invested in the township, and sometimes we don't get that clientele that come in – for example, Charter Homes coming in from the outside. We didn't have too much control over it, except the main streets that South Fayette maintains. But the alleys in Hastings are narrow to fit more units, and that leads to problems for fire departments. You can't fit trucks in easily. Speaking as the assistant chief, we look at placement of hydrants, but not really spacing of buildings.

4. As a member of the volunteer fire department, can you share any challenges that come with all of South Fayette's development in recent years – both commercial and residential? Do you feel the fire department has the resources necessary?

We'd like to make contact with the planning board, to talk to some issues with developers that come in. I'd like to get more involved to capture this ahead of time, like the issue with squeezing everything in too tight.

The only resource I feel all the fire departments are lacking is manpower. In the next 5-10 years we're not going to have that volunteer organization anymore. It could become paid/volunteer departments, but we're looking into possibly getting a fire marshal/code enforcer to keep an eye on the businesses for the fire departments. It will keep us from answering so many false alarms, or having faulty systems that allow fires to grow.

Our equipment is good. More maintenance would help the equipment last longer. Training is also an issue. Some of the departments are trying to crush volunteers with hours of training, but they have families! Eventually some of the older guys are going to say, enough, and move on. That's where our lack of resources are - manpower. There's not a family/generational unity anymore. There are a lot of requirements for safety that are being enforced on the departments, and that is important but it creates a divide.

I'm sure you're familiar with the ISO ratings (how they determine the tax) we have a medium rating right now; however we do have the special equipment we need – a ladder truck & pumpers across the departments, so specialized equipment is dispersed among the departments. We originally had four specialized items, one in each department – heavy rescue, ladder truck, truck to fill the air bottles, a foam truck. Now some departments don't host any specialized equipment.

What about transportation? Are there any challenges that affect the fire department?

There's a lot of highway, let's say. We don't have a lot of public transportation – if we want less cars on the roads, they need to start bringing the bus stops back. They tried to centrally locate a park & ride, but that area got allocated to businesses, so there is no park & ride in our area. It would be great to see that come back or extend the routes to make it convenient so people can get on public transportation in South Fayette. In South Hills Village there's a T, and people can drive up there, but then you're looking at paying for parking. If you want less pollution, etc. you need to provide for that. It would be nice when we have more business here, if people can take a

bus to, for example, Newbury, or Abele. South Fayette doesn't really offer the ability to be able to ride your bike to work. We're not set up for that kind of transportation. Developers don't include that in their plans. Many of our roads are not wide enough to even allow a sidewalk in a residential area.

It would be beneficial to have a path to go from Hunting Ridge to Fairview Park. I had that idea years ago, but it wasn't ADA compliant. Sometimes it's good to know we have grant writers for these causes. I know HRG has worked with Paula to put a lot together for the parks.

5. What projects or initiatives do you (as a commissioner or firefighter) have planned in the next one to five years? Expansion, new facilities, new programs?

Five years or more to a paid fire department and adding a fire marshal or code officer in the next year or two, as staff in that position could even be generating revenue through inspections. I think the other thing down the road is, we're going to be redoing our public works.

Have plans considered creating a separation with Morgan Park, for safety purposes?

The current idea is from the salt shed toward the post office, we want to put a building up that will help create a divide. No more trucks will be over toward the park.

6. How can South Fayette & the comprehensive plan help you/your organization reach your goals? What resources or policies would help you like to see recommended?

Things change day by day, so I'd rather not pin down any new policies. I'd rather be well informed and ready for changes when they happen. Being informed is key to any of the issues in the township. Last night at the zoning board, people brought up water runoff, but that was not an issue for the zoning meeting, and people need to be informed of how things happen in the township and how everything's going to work.

7. Anything else to add?

Another thought I'd like to share, is businesses should really think about what time people need to be at work and it could alleviate a lot of the traffic issues. That comes into planning and discussion with companies coming in. People need to understand that there are solutions to some of the concerns that they're bringing, rather than just having resistance to change. Having information will help people overcome this. Andrea is good at this, if she can get some of this information out there and get people to read. People sometimes interpret things differently, for example people reading zoning ordinances to the zoning board. If we could get more specific information to people, for example where exactly the water is going to go, what studies have been done and what the findings are.



SOUTH FAYETTE
TOWNSHIP
A Community Growing Together

Community Advocate

Standard questions

1. What makes South Fayette unique, or makes it stand out from other communities in the area?

What makes it a great place to live/work? When we first came here, it was a little bit more rural, and they built a lot around there. But I think through proper planning it's done a great job in keeping that rural feel. There are some developments I can say I wouldn't want to be in for one reason or another, and overall they've done a great job keeping the rural feel.

2. What do you think are the biggest opportunities in South Fayette?

They've gotten Newbury going, so I'm looking at they're going to be getting more business development than residential, and bringing more people that may not live in South Fayette but work is an opportunity, because it's a challenge for the school district to keep up.

3. What are some challenges holding South Fayette back?

I think controlling the development so that the road systems keep up with it, I know that you can't stop growth; people come up and say they don't want this development but if someone sells their property and decide they want to develop it, you really can't do anything about it if it's zoned for that use. Trying to build communities that fit in, mixed use, and don't disrupt the rural look as much as they could; I think overall they've been doing a really great job – like I said some of those developments happened before those policies got put in place, but some of the newer ones have done better. We have an Environmental Advisory Council, but they don't really seek our input.

When we first started that advisory board, it's advisory much like parks and rec, and we would look at plans and make comments about what a developer could do/not do to improve it environmentally, and those comments would go to the planning commission for them to consider it. I think overall because there are so many regulations with development, like with stormwater management (I also got involved with the MS4 plan) – it's not really the fault of the Township but the fault of the DEP that they're not enforcing it and stormwater is a real problem, for all communities. When each development goes in they have to look at the whole picture – not just how much the holding pond will hold, but water coming in from the next development etc. Looking into these best practices, look at the whole pictures, and work with other communities too. You have to look at what goes on next door. Bridgeville gets flooded all the time and a lot of it is from development in USC and South Fayette. You have to look at who's downstream from you. I think Bridgeville's main problem is McLaughlin [run].

I think South Fayette has the opportunity to remediate that before it happens. I know people who've lived here a long time along Miller Run and other streams, they blame the development for some of these things.

How do you think the MS4 plan has played out? Has it been effective?

It was a long time ago – the township had to meet a lot of requirements, but that's a problem with the DEP to make sure they're meeting these requirements. When DEP's not putting pressure on some of these things go by the wayside. For example, public outreach – they do a lot, for example an article on storm water and where it goes – but I think that is an ongoing issue. The holding ponds in the communities need to be inspected and regulated, and that's hard to keep up with! We have that Lakemont development and that lake needs a lot of work – now people are surprised that it's their responsibility. They say, why doesn't the township deal with it? But after the developer walks away it's the HOA's responsibility. That's why it's so important when a plan comes in that they look at all those angles.

Would it be right to say that the township needs to go back and review their MS4 plan, and make sure they're complying with everything that's in there?

Yes. I think public works always feels they're in triage, but public outreach could help – for example, don't throw your grass clippings in the street.

4. If you could choose one improvement or amenity to invest in, what would it be? It can be related to development, quality of life, preservation, promotion of your community, or anything that is important to you.

Well we're getting our new library evidently! I think that's going to be a really great upgrade for the township – a top-grade library and community center. We've done really great keeping up with the parks and landscape, we have really nice community but our library hadn't kept up! They do a really great job with programming, and people really want to use the library but there's only so much they can do if they don't have the space. When we moved here and my son was born the next year, they started the library. It was like being in someone's kitchen! They would take kids into the commissioner's chamber and parents would be sitting shoulder to shoulder! There are so many library programs that are important to families.

5. Congratulations on the Gladden AMD treatment plant! Now that Miller Run is clean, what new opportunities do you see that bringing to the Township?

We've talked to Paula about having fishing. The fish & boat commission is thinking the water, because it's coming up out of the mine, may be cold enough to put a fish hatchery in there. If you go up to Cecil it's beautiful and kids play in the stream – that's my vision! If they get rid of the fencing in Morgan Park – and there's plenty of grant money to make improvements!

Where in Cecil specifically do you see kids playing in the stream? Cecil park if you just go up 50 into Cecil, past the farmer's market, just a few miles up the road they have their municipal facility and they have a public park with all kinds of things going on there. Miller Run goes right through the park and they fish it, they stock it, and it's a totally different place that what we had here. The Montour Trail runs right by it, so they can access it. It would be kind of nice if we had some kind of bikeway that people could get up there, it's not that far!

6. What projects or initiatives do you/your organization have planned in the next one to five years? Expansion, new facilities, new programs?

We're concentrating on keeping Gladden running. We also built a wetland trail on the school property several years ago, and that's a constant – well, there's always interest in maintaining it, and the school wants to maintain it, but we had a temporary bridge blown out (it was just a culvert) but it's on Sygan road and it's been out for a long time. People say, when are they going to fix that? But they don't realize that it takes money and time and volunteers to do that! If we can get that bridge fixed, we can actually connect that trail to the Harry Meyer farm.

Nick at Public Works actually applied for a grant through the Conservation District, for substandard roads, and had that bridge rebuilt. The water that goes down there – basically our problem is the runoff from the school, but there was water coming out of the hillside and washing out the road, so they had that water diverted into the last wetland pond that we built. It was a mitigated wetland that was never signed off because it's not 100% the way it should be yet, but they rebuilt the road and it's in really great shape – but now we can't get to that pond because the bridge is out! I think our president was thinking, even if we could get public works to design something and we could work with them – but it's kind of been on the back burner because we've had the Gladden project going on. But we've done projects with the township – years ago we did a fish habitat above the mine, which was funded through Western Pennsylvania Conservancy, and they brought volunteers in; their part was to bring in equipment and slow the water down, build areas for fish to hide in and not get washed out.

Meyer's farm he bequeathed his entire property to ALT but he has very specific uses and he wants it to be a working farm. I knew a lot about what he wanted but the logistics – and they're going to figure out how to do it – and nobody's a farmer! He wants a museum, education on it.

7. Specifically could you tell me more about plans for the Harry Meyer Farm? (community conservation area and educational demonstration farm; Meyer Farm Conservation Area will total 45 acres on both sides of Oak Ridge Road. The master plan will guide its restoration and transition into a community asset for environmental, vocational, and historical education, and provide a place for recreation opportunities like walking, bird watching, and picking fresh food.)

It will just be what Harry specifically wanted on the property. He had a wood shop, used to make furniture from the wood he would take off the property. He used to have groups come from the school and they would do field trips to his farm. He wanted to keep children educated and also the community. I recently talked to one of our farmers, Fred Cardillo, who actually farms some of the Township property (Boys' Home). So we're fortunate he'll get involved.

Who will be conducting the master plan? Funding and managing construction? Allegheny Land Trust hired Hayes Design Group, Architects. They have a DCNR grant for the vision plan.

What sort of use restrictions come with ALT ownership? [see above, restricted to Harry Meyer's vision]

Are there plans to collaborate with the Township staff/parks department? Or is the ALT development standalone? [see 7]

8. How can South Fayette & the comprehensive plan help you/your organization reach your goals? What resources or policies would help your organization better serve the community?

We really can't get anything done – or done well – when we don't have the involvement of the Township. That's something that really, for our big project, really was to our advantage that the Township was supportive of it. A lot of Townships don't work with their watershed groups because they're afraid they'll "blow the whistle" on them for various things. But South Fayette is not like that, because all of our projects are really going to better the Township! I think that's why they were willing to help us keep that Gladden going – because one of the options was to shut it down for a while – and we thought people would be disappointed, so we talked to the Township. That continued support – the same thing with the Meyer property – I would like to see that with the wetland too – then these things are an asset to the township. Keep those communications open and it will only benefit the community!

Another thing is getting the word out, and Andrea is great. It's such an asset to have a media person who is your sounding board for communicating with the community. When they ended up hiring her as a media person, it made SUCH a big difference in the community. We're a big community and really divided by 79. That was a problem with the library – we actually managed Bridgeville library, so people who lived on that side of the Township, it was more convenient to go to Bridgeville. But when it came to fundraising, we had to make people realize, you have your own library! There's going to be discussion about the library becoming a department of the Township, and that really has to happen to keep up. You have a separate board to manage, and the employees are not Township employees. At one point we had ACLA and they did recommend we have those conversations with the Township. If they're going to be that Township building, library staff really should be Township employees. So South Fayette Township sets a lot of the policies that we abide by, and they do offer support and funding for certain things – training and things like that – so we do work very closely with them. But it's hard to maintain good employees when you can't offer them the benefits the Township can. If you're running a larger or more high-profile library, you need to keep your good staff. There will be issues with security – and the Township does pay for the utilities, they're our biggest funder – so it's mostly a matter of moving the employees over. The Township will still get state money, and RAD money, for running the library.



SOUTH FAYETTE
T O W N S H I P
A Community Growing Together

Resident and Contractor

Standard questions

1. What makes South Fayette unique, or makes it stand out from other communities in the area? What makes it a great place to live/work?

The diversity that it has. It is only going to get more diverse as the community continues to grow. Newbury and Piazza are under construction and provide some new opportunity for the Township. The magnet is really our school system.

The Township benefits from its great location and great network of roads, including the soon to be open Southern Beltway.

2. What do you think are the biggest opportunities in South Fayette?

The commercial growth that will come to the Township. The Township is not as industrialized as it used to be, but there is still potential for a lot of commercial growth. The old chemical plant (where Newbury is now) has closed as well as the old steel fabrication plant. But there is a need for additional office complexes, strip malls, and retail. South Fayette is truly a bedroom community.

3. What are some challenges holding South Fayette back?

Planning. Having the right people on the Board that have no hidden agenda. The current Board does have some insight and they are shifting to be much more development friendly. We are more of a builder friendly community. There has to be some flexibility built into the ordinances and regulations. In the past, there has been too much red tape as part of the due diligence of developments. Development done right is a public-private partnership and involves some give and take on both sides.

4. If you could choose one improvement or amenity to invest in, what would it be? It can be related to development, quality of life, preservation, promotion of your community, or anything that is important to you.

I would invest in more retail businesses and commercial development. South Fayette needs more sit-down restaurants, entertainment for youth and families, offices, and things for school-aged kids to do.

5. How can South Fayette & the comprehensive plan help you/your organization reach your goals? What resources or policies would help your organization better serve the community?

The Comp Plan is a guide and does not change the zoning. The Township should look at potential zoning map changes as part of this update. In regard to the potential zoning around the Southern Beltway, I think some sort of mixed use would be ideal. Mix of residential and commercial. The land is likely easier to develop residentially but certain areas could support a more commercial type of development.

We need to diversify the tax base. Mix residential with commercial and overall get more commercial uses into the Township. Best tool is flexibility. We need to be flexible on where certain uses are allowed, i.e. retail, commercial, and even construction yards.



SOUTH FAYETTE
T O W N S H I P
A Community Growing Together

Developer

Standard questions

1. What makes South Fayette unique, or makes it stand out from other communities in the area? What makes it a great place to live/work?

South Fayette is poised well for the future. The Township as good leadership overall and a very pro-development leader in Commissioner Rodi.

South Fayette has grown so much over the years. It grew residentially, then the school system grew as a response to the residential development. However, the Township really lacked a plan for commercial development and that is partly why some commercial developments have lagged behind. The previous leadership got stagnated and focused in on oil and gas too much and fighting that. They took their eye off of growth and economic development opportunities.

Also, the slowness that is the Newbury development and how long that has taken to come to fruition has also contributed to other commercial developments lagging behind in the Township. The original developer severely underperformed.

Another unique factor is the Southern Beltway and the overall great and convenient location of the Township. We've coined it "Boomtown" due to the geographic location, the infrastructure, and the pro-development philosophy.

2. Speaking of the Southern Beltway, what do you see fitting in best there in terms of land uses and zoning?

The lack of utilities there right now is key. But I think some sort of mixed-use zoning, a mix of some residential and some commercial would be ideal. The Township needs more commercial development. Taxes are so high because there has not been enough tax revenues coming in from commercial developments. The overall lack of commercial development contributes to this.

3. What do you think are the biggest opportunities in South Fayette?

The Piazza is a great opportunity for us at and really for the Township as a whole. We want to create a "town center" type of feel and want it to be a community hub and a place to hang out. More of a town hall or a town square.

Also, some sort of banquet facility or an event center of some sort would do well in the Township. A place for gatherings, sports team banquets, weddings, etc. That is something we are hearing.

4. What are some challenges holding South Fayette back?

The Newbury development. It's like a ball and a chain. There's no reason there should be so many vacant lots left to develop. All the developer cared about was selling the lots. They don't care at all what it looks like. That is a big concern as it is a visible and prominent highway that is a first impression of the Township for many entering from 79.

5. If you could choose one improvement or amenity to invest in, what would it be? It can be related to development, quality of life, preservation, promotion of your community, or anything that is important to you.

Newbury. It sets the tone and is a first impression of South Fayette.

Also, we need to get South Fayette's name on the exit signs along Interstate 79, in addition to just Bridgeville. Need more name recognition for South Fayette.

6. What projects or initiatives do you/your organization have planned in the next one to five years? Expansion, new facilities, new programs?

The Piazza should be open by this time next year, hopefully. So, that is a big project and focus for us. Also, we have the additional Beacon improvements in Abele Business Park.

7. How can South Fayette & the comprehensive plan help you/your organization reach your goals? What resources or policies would help your organization better serve the community?

- Focus on LERTA and commercial developments.
- Update and modernize the ordinances, particularly in regard to business signage.
- Southern Beltway – what will be best here? The Plan needs to identify that.
- Township needs to take better advantage of their seat at the table for the Newbury development. This is their front door and in everyone's faces as they enter. It needs to look and be better.
- Taxes – need to be controlled and supported by more commercial developments.
- Infrastructure – roads, traffic. Tolling bridge on I-79 – it can't happen. Would be a huge detriment!



Developer

Standard questions

1. What makes South Fayette a great area to develop?

Over the years, starting with Dick Kasmer, the township opened up and tied into Alcosan, so there was available sooner. Everybody has been helpful in wanting residential growth. Each administration that changed for the most part has been great wanting to work with us, controllable growth and allow the school to grow slowly.

2. What are some challenges to developing in South Fayette? (mention transportation)

The biggest thing is probably the land is so hilly, so it's kind of two-fold the way I see it: I know virtually all of the ground in the township. I appreciated more that the hills really restrict what can be built, and steep slopes that restrict by ordinance and practicality, you could never get the density they were projecting. Lot sizes required and density projections are not feasible. To make projections based on what is really possible, I think you could more accurately projections. You have to do a land plan based on 110' lots and the earth moving required, the look & feel, would just not be right. Open space lets you do smaller lots to hit different markets, but you can only go so small before you can't make money. From the very beginning of my career, the people that were already here were the natural market, because they wanted the community to keep getting better & better; the resale market is a very strong market.

3. Do you think South Fayette is similar to other nearby communities, or is there something that makes it unique?

I think the uniqueness is in that the land is difficult; if you go into my plans and there are only a few in the last few years that I didn't build; you see the buffers, the trees; compare to Mt Lebanon, the land is almost completely used. It looks good because the trees have aged. In other newer communities, you don't have the views, the trees.

4. What do you think are the biggest untapped opportunities in South Fayette? What would make it more attractive to buyers? What's missing?

They've just done a great job with Fairview Park. I was at a picnic there 3 or 4 weeks ago. The Township building could be spruced up, and if that looked better that would really upgrade the community. If they could buy the land behind the park up on the hill – it's great land, but difficult to build because you couldn't get a road up there – Jaime Campbell owns it.

5. How can South Fayette & the comprehensive plan help you/your organization reach your goals? What resources or policies would help your organization better serve the community?

Change projections (per above)

I know they had a connectivity thing, at least one full administration ago, and we fought that a number of years ago. We had a plan where they wanted to put a 50' ROW at the bottom of the plan and have it go all the way through. The custom home builders bought into a private community, and they don't want the traffic going through. Security is good, the chief of police is good, but connectivity keeps them from shutting off the neighborhood if there's a problem. That was the one thing that stuck out in that comprehensive plan.

9 or 10 years ago there was a trail plan, and they drew up lines that ignored private property lines. As an active real estate broker, that goes against what private real estate is about. But if the roads were wider and had bike lanes, that would do a lot. Once construction is done, the roads are very quiet, although it's a challenge to get safe bike lanes on main streets. There are a couple guys that ride bikes on Miller's Run because they can ride to Cecil, etc. and it's a little touch and go sometimes because they need more room.

Administratively, the Township does a great job. They've made it easy to stay for 30 years.



Developer

1. What makes South Fayette unique, or makes it stand out from other communities in the area? What makes it a great place to live/work?

I don't have a strong opinion or particular insight either way. Even though it is a fast growing community, the Township still does have a lot of open land and agricultural land that is undeveloped. I think that is its most distinguishing feature – it's a growing community but still has rural charm.

2. What do you think are the biggest opportunities in South Fayette?

I think the biggest opportunity in South Fayette is the potential for additional retail development and for additional restaurants and places to eat. We need more businesses that provide services to residents.

3. What are some challenges holding South Fayette back?

Taxes. Particularly the school taxes. The tenants of our spaces typically bear the costs of the taxes so it is a potential obstacle when trying to promote development within Newbury but also the Township as a whole.

The Township has proactively tried to address this issue though, through the LERTA program, by offering abatements and assistance.

Another obstacle is the traffic, particularly along certain corridors and in certain areas. An example is the Route 50 corridor near Rt. 50 and I-79. It gets bottlenecked there and traffic backs up. But I do know there are projects planned and underway to help address this issue. The traffic flow issue is important for Newbury and other commercial development as we want to attract not only South Fayette residents but residents of neighboring communities like Upper Saint Clair and Mount Lebanon to shop and dine here.

The traffic from South Fayette into Bridgeville is a total bottleneck. Low capacity of area roadways is a challenge. The Township has been proactive about addressing issues though, LERTA for tax concerns and traffic improvements related to congestion.

4. If you could choose one improvement or amenity to invest in, what would it be? It can be related to development, quality of life, preservation, promotion of your community, or anything that is important to you.

I'd have to say further enhancing the Parks is something that I'd invest in if it was up to me. The Township does have good, quality parks. Parks is something valued by so many residents. I am not trying to say that there is anything missing or inadequate about our existing parks, but that I would continue to improve and enhance them.

5. Do you think what happens around the Southern Beltway will be a hinderance to your potential success? What uses do you think are best for around the Southern Beltway area?

I see the land around the Southern Beltway getting developed as a true mixed use development. Higher density residential with restaurants, small shops that cater more to the neighborhood or neighborhood services, kind of like a Charter Homes development. I think that is what will be most beneficial for the Township and given it's location, as being a little more removed from the existing commercial hubs along Route 50.

I don't see offices or office parks as being needed near the Beltway, since the focus on office of late has been in Southpointe or closer to the Airport. And, with so many folks continuing to work from home.

I don't see the area and land around the Southern Beltway as being used solely for retail, I don't think retail alone would survive in that location. Higher density housing with smaller scale commercial that can be supported and sustained longer term.

6. Anything else to add?

From the comprehensive plan standpoint, emphasis should be placed on more creative neighborhood approaches to residential development. And ways to preserve some of the agricultural and rural feel of the Township that still exists, despite all if its recent growth.

Two other points – the Township should continue to work hard to promote/keep LERTA. And, encourage the more neighborhood style development to preserve open space.



SOUTH FAYETTE **TOWNSHIP**

A Community Growing Together

Fire Department

Standard questions

1. What makes South Fayette unique, or makes it stand out from other communities in the area?

What makes it a great place to live/work?

- The classiness he sees in the township
- Around a lot of smaller towns that are lower income
- The parks and rec department is awesome
- Nice mix of commercial and residential, touch of industrial
- Near city by have big property
- Airport and city are 20 minutes away
- Highway will change things because of developments

2. What do you think are the biggest opportunities in South Fayette?

- Roadways and new developments
- New highway will bring people through twp
- To get to airport, people south of twp have to come up and take 79 to parkway, then parkway to airport
- Having highway will bring twp a lot of commerce
- Amazon is doing a lot in finley, readily accessible
- A lot of growth on interchange side of township

3. What are some challenges holding South Fayette back?

- Twp is in a situation in trying to find balance between development and keeping farmland – want to preserve but also want to bring in developments
- Because of school taxes, more housing plans are being built, its expensive and hard to live in twp from school taxes
- School is a plus and minus, to have nice school it'll have high taxes
- Disadvantage is keeping people in SFT after kids leave or keeping kids in area – there aren't any multiple generations

4. If you could choose one improvement or amenity to invest in, what would it be? It can be related to development, quality of life, preservation, promotion of your community, or anything that is important to you.

- I think what's important is that the twp is involved with VFD, but additional support can be had
- More financial support
- Future of all VFDs is to put paid personnel on
- Already discussed pre-covid, want paid members for some departments

- They bring in junior firefighters but they don't stay after highschool, they need 20 and 30 years olds, have young/high school
- Want to work with HS more to promote VFS volunteer work
- School to promote/support or get credits for training
- Have had kids stay in dept. who have to do community service and volunteer to department

5. What projects or initiatives do you/your organization have planned in the next one to five years? Expansion, new facilities, new programs?

- Constantly trying to raise money, always hold events, food trucks
- Getting new engine/truck – first new piece of equipment since 1999
- Fire safety program for kids, an open house for VFD, go over stop drop and roll, have trucks out
- Don't do fish fry Fridays because a lot of local departments do it

6. How can South Fayette & the comprehensive plan help you/your organization reach your goals? What resources or policies would help your organization better serve the community?

- Biggest thing is needing manpower
- Has been pushing for years for paid people in each department
- A lot of surrounding departments have a paid daylight person to work at VFD
- Don't have an issue as other departments
- There's so much that a paid person can do to take off the load off of the VFD
- Prepare grants?
- Want that support – would have benefits to residents – someone to respond immediately
- They apply for grants all the time, annually they receive 13k from PEMA
- During covid, received 50k, 25 from the state and 25 from the county
- 250k grants in the last 15 years – all federal for gear, equipment, etc.
- They do grants themselves, most places do, never really went to twp to provide a grant writer
- If twp could provide grant writer for all 4 departments, that would be great

7. How can the South Fayette Comprehensive Plan align with your goals for the Township?

- It's frustrating that all work is in Fairview, which is on the opposite side of the township and can be 25 minute drive
- Opposite side of the Twp, all of the stuff is on one side of twp
- Land on the otherside exists, increase parks or amenities on the other side
- More highway means more developments
- Highlight other areas, walking trail is a great asset
- All in all, doing a great job

8. What types of Township initiatives would you support?

- Park development outside of Fairview
- As twp starts to add to the twp, adding housing plans becomes difficult, more kids, bigger school, higher taxes
- Maybe add senior housing or living, 55+ communities
- Harder for seniors to pay school taxes
- Focus less on family homes and more on senior homes
- Might lower school taxes?

- More residents paying for taxes, but less kids, maybe lowering taxes
- Independent living facilities

9. What are some of the opportunities & challenges you see coming with the Southern Beltway opening?

- Opportunities: growth, quicker travel to Mt. Washington and airport, more visitors
- Challenge: also growth (VFD might need more manpower), sacrificing farmland to build this, VFD is prepared but there will be an increase of call volume, trucks avoiding tolls – roads aren't built for that

10. Misc.:

- The NFT has an incredible community center, it would be nice for SFT to have that
 - o Worry is that it would end up in Fairview Lol!!!



Resident and Municipal Utilities Manager

ALCOSAN Consent Decree Update

- ALCOSAN Municipal Consent Orders should be in hand shortly, just waiting on them to be finalized and sent out.
- South Fayette Township Municipal Authority already approved authorization to finalize and sign its order.
- There are three different subgroups or classes of municipalities/watersheds within the Consent Decree.
 - There is sort of a “gold line standard” although the standard is a curve and not a true line.
 - South Fayette falls into the second category/scenario, they fall below the curve but can still contribute to sanitary sewer overflow. But can’t be used as a wet weather overflow (i.e. from stormwater)
- 90% of South Fayette’s sanitary sewer flow is pumped at the pump station next to the Authority’s office.
- Robinson Run and Chartiers Creek are the two main watersheds.
- Improvements and work outlined in the consent order must be completed by 2026 but the order does not close out until 2028. Communities must take iterative steps to complete their slated projects and improvements with the time period allotted.
- South Fayette does work and improvements independent of what’s outlined in the order, too. We are a growing community and continue to work on projects and improvements as needed.
- One thing the Authority has to do is update the hydraulic models for capacity.
- NOTE: HRG Connection. Bryan Churilla did some work for the Authority while he was at KLH and may be a good resource for information. He did some of the modeling. Maybe as plan starts to develop, we should bring Bryan to a meeting with Jerry for a follow-up discussion on sewers.
- Various orders from ALCOSAN – Phase 3 orders – flow reduction and sewer system overflow control.
- Many previous plans and studies done:
 - Act 537 planning
 - Capacity Analysis for sewers completed by LSSE in 2010 (Authority did not feel this study was in tune with the reality for model projections)
 - KLH did a capacity analysis for the Authority circa 2010 also
 - Authority completed a special study for Millers Run in 2016 that looked at increasing capacity of the existing tank line/services
 - Completed some work and other improvements in 2018 along Millers Run as a result of the study
 - Millers Run is area that would service the land around the Southern Beltway
 - John Alan Klosky is an Authority Board member and local property owner that owns land near the Beltway
 - A Phase Source Reduction Study was also completed in 2017.

Standard questions

1. What makes South Fayette unique, or makes it stand out from other communities in the area? What makes it a great place to live/work?

I think South Fayette has the feel of being a more traditional suburb nowadays. It is convenient and has easy access to other parts of the region. What I used to love about the area was the country style and atmosphere and the more rural landscape. A lot of that has changed due to increased development over the last few decades. It will only continue to change with more development upcoming.

Some of the more recent developments, like Hastings, are very dense. Everything is close together. That is not somewhere where I would want to live. But everyone has their own preferences and styles.

Change is inevitable. The Township may look very different in two years from now, let alone 10. We're moving towards looking more like a Mount Lebanon or Upper St. Clair, just maybe not quite as dense.

Traffic is also an issue and is increasingly becoming more of a problem. Particularly, Washington Pike and Interstate 79 in and around Newbury and the exit. Some of the recent projects in terms of signalization have improved traffic flow on Washington Pike. Much of that area is mostly built-out now so hopefully more improvements will only help to alleviate traffic in that area.

Folks cutting through from Upper St. Clair from Boyce Road to get to I-79 also is an issue.

Cecil interchange off of I-79 from the Southern Beltway may help to alleviate some traffic from the area. We'll have to see.

Even with Abele Business Park, there is only one way in and one way out. They are looking at a second access through where the new Municipal Building will be built though.

2. What do you think are the biggest opportunities in South Fayette?

Attracting more businesses and industries into the various business parks. Some of the improvements and projects that Burns Scalo has been working on is a real positive for the Township.

The School District is also an opportunity. It is consistently ranked high and folks want to move here because of the schools. However, we need more industrial and commercial development to counteract with all the residential growth. Non-residential developments will put less of a burden on the schools and Township for services.

Folks that are of retirement age want to move out of the Township due to the high real estate taxes. There are not many affordable places for seniors here. Quads might be nice, something with less maintenance.

3. What are some challenges holding South Fayette back?

The ratio of residential to commercial/industrial. In terms of existing land uses but also future development and growth. There is still so much more residential than commercial here.

The Parks have improved and there continues to be a lot of emphasis on parks improvements, which is important.

The Community Center that is in the works. There is a tough sell for some folks. I think if tax dollars are going to be spent on it, folks will want to know what is going to be included, what is it going to look like, etc. Upper Saint Clair has really set a standard for a Rec Center, but is that achievable and feasible in South Fayette? If so, at what cost?

Municipal building is needed but does not need to be like a Taj Mahal. Even the Library, yes, they have a small space now but with so much online, is a new library truly needed? This is another controversial topic.

4. If you could choose one improvement or amenity to invest in, what would it be? It can be related to development, quality of life, preservation, promotion of your community, or anything that is important to you.

I would invest in commercial development. We really need to balance out the ration of residential and non-residential uses. And, to conserve areas where it makes sense. A lot of open space in the Township is really undevelopable lands with steep slopes. They're barely usable for trails.

South Fayette does have an ASA. And, some property owners have sold their rights to the State. There are many properties that are also under Clean and Green. A property owner that passed away recently that was into conservation left his property to the Allegheny County Land Trust.

Campbell Farm is a key property – Sygan Road and Morgan Hollow Road. What will the next generations do with some of this farmland and family farms? Even the Rolling Hills Ranch where folks can go and ride horses, it is prime piece of property.

The Township can't control certain key pieces of ground and there is some unknowns about the future of some of these farms and land uses.

5. What projects or initiatives do you/your organization have planned in the next one to five years? Expansion, new facilities, new programs?

The Authority recently completed a \$2 million project at the lower end of Millers Run as a result of the 2017 study that was performed. There are some missing links and additional improvements that will need to be made in future phases. It was meant to be a multi-phase project but is part of the Township's Act 537 Plan that was approved.

The Authority would love to turn the trunk sewer in Oakdale over to ALCOSAN.

The pump station was upgraded in 2014 and is still in good condition. That was about a \$1 million project.

Long term, ALCOSAN is not planning to make any improvements to Chartiers Creek anytime soon. Nothing planned to increase sewer capacity in the next 15 years. They are focused on other more immediate and pressing projects in the region.

So, we will get to a point in the next 8-10 years after the current consent decree is over where we may need more capacity. We would need to build a bigger pump to ALCOSAN and would need to do storage on our own.

ALCOSAN controls the retaining flows and we really need to consider the true life span of these plans.

We will need to reduce peak flows if we continue to add more people, more residents.

Climate change and weather and rain and stormwater also factor into all of this in terms of the sewer overflows. We sort of have a free pass within the next 6 year time frame.

The Authority needs to preserve capacity and minimize peak flows and must do so in a cost effective manner.

Big water users – car washes, Cintas, some restaurants, certain housing types. Typically, industrial/light manufacturing and office uses do not contribute to extraneous flows. Commercial uses usually have less piping.

6. How can South Fayette & the comprehensive plan help you/your organization reach your goals? What resources or policies would help your organization better serve the community?

Reasonable zoning. Particularly around the Southern Beltway but also throughout the entire Township. Look at densities and how these will impact the area. Look at residential vs. non-residential uses.

Sanitary sewers or lack thereof should not a road block to a development, whether commercial or residential. We aren't allowed to build our own treatment plant due to the consent decree but we can do improvements and projects to provide capacity.

Municipal Staff

Staffing -

- Has the Township made a plan to staff the new facility? How many employees are going to be in your department/supervised by you (and do you think that's enough for expanded programming and maintenance responsibilities)?
No defiant decisions have been made. I did budget to hire someone else towards the end of next year to start the staffing process. Also, I have attached Ken Ballard's Operation Budget that will help. I am open to HRG's suggestions also.
- Are you still using about 2 full-time & 2 seasonal employees from the Public Works department for maintenance? With leadership & staffing changes, how are you feeling about their ability to continue supporting maintenance in the parks, facilitating events, etc.?
This is changing. So we hired a new Public Works director. But we also got approval to create a parks department under him. The plan right now is to hire 3 full time staff that is dedicated to Parks and also a Park Foreman. I was asked if I thought 3 was enough. I think ideally 5 full time parks staff. Also, I think we need to start thinking about staff dedicated to weekends rather than paying over time for pavilion cleaning and the Rec center will be on open. With the new township building and rec center, there is also ideas to have a grounds department to maintain the new township building and rec center. Open to suggestion for that.

Budget –

- Have you found out any more about where the money from developer fees in lieu of land dedication is going? I wanted to check in with you before bringing it up to John as you two might have already solved it.
I'm so frustrated, I keep bring up this fee and no one is taking lead. I don't know how to go about updated this. Really hope the comp plan can help.
- Also I'd like to be a little more specific about budget than in your parks plan, which only looked at general expenditures and sponsorships. In that plan your budget was low – I know it's increased, but how much of that was grants you went out and got? Do you have (for any or all years 2019-2022):
Take a look at the 2023 -2027 Capital Budget
<https://www.southfayettepa.com/DocumentCenter/View/5093/2023-DRAFT-Budget-PDF>
 - o Expenditures
 - o Grant funding - this is one the 2023 capital budget

Or if you submitted info to NRPA/have an agency account that already has this information – you can just send the reports from that. Also, attached is my grant tracking spread sheet that will help!



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

A Community Growing Together

Realtor

Standard questions

1. What makes South Fayette unique, or makes it stand out from other communities in the area?

What makes it a great place to live/work?

- School district, used to be small/rural now it's huge
 - o Large district has increasing class sizes and diversification
- Growth, transportation improvements
- Being on the "cutting edge" of everything that's happening

2. What do you think are the biggest opportunities in South Fayette?

- Growth – busines opportunities
- So many people want to be in the school district
- New restaurants, breweries, stores – opportunities for these
- Parks – so much green space, kids that play sports, a lot of recreational/sporting programs
- Some parks need bathrooms, concession stands, turf fields – need to expand to support growing population
- Large Indian population – need cricket court at a park or at school
- Dedicate spaces/fields for increasing popularity of new sports (cricket, disc golf, pickle ball)
- Library is huge part of community – teachers tutor there, hosted COVID programs, online programs, facebook lives, etc.
- Beers for books – hired fundraising and development coordinator – killing it

3. What are some challenges holding South Fayette back?

- Very high school district
- Traffic, intersection at Route 50 and Washington Pike is congested
- Lack of restaurants
- No community pool
- General public doesn't realize what efforts are being done – need more communication, more often?
 - o Some people only "hear what they want to hear"
- Upper Saint Clair has a new rec center with a pool, Scott Township has a pool
- Residents want what neighboring communities have

4. If you could choose one improvement or amenity to invest in, what would it be? It can be related to development, quality of life, preservation, promotion of your community, or anything that is important to you.

- Library – it needs it, the community needs it

5. What projects or initiatives do you/your organization have planned in the next one to five years? Expansion, new facilities, new programs?

- Definitely “Beer for Books” – best fundraiser – need to continue
- Having a new library facility, working with the Twp and being on committees, figure out location and plan
- Keep up with the rapid growth
- From an agent’s perspective

6. How can South Fayette & the comprehensive plan help you/your organization reach your goals? What resources or policies would help your organization better serve the community?

- It would be nice to have an update in the plan with a dashboard showing what projects have been accomplished
- Rely more on community outreach
- Library works with schools, tutors, teachers – need extra space
- Nowhere in Twp to use a small spaces for activities, clubs, and meetings to take place

7. Do you think South Fayette is similar to other nearby communities, or is there something that makes it unique?

- “Because we’re a small Twp, it makes us unique in a good way”
- Transparent through communication department

8. What is the most important thing you would you like to see in the plan?

- New library facility
- Increase communication with the public in general
- Send out periodic updates for the comp plan updates
- Keep the public in the loop – let them know what’s happening with our update
 - o Monthly? Quarterly?

9. What are some of the opportunities & challenges you see coming with the Southern Beltway opening?

- Traffic
- But there can be opportunity – more people will pass and then want to stop, but they need more developments/restaurants/more to do to attract new visitors passing through

10. Misc.

- Excited to be a part of the growth
- Continued communication



Resident and Community Member

Standard questions

1. What challenges come with living & working in South Fayette?

In the backroads, there are no businesses at all. When I first moved here there was no place to buy milk! Now more businesses came up, now it's becoming easier.

2. What do you think are the biggest opportunities for South Fayette in the future?

Good parks are a huge advantage, for people are coming in and gaining access to parks. Any indoor sports would be an opportunity; for winter athletics is dead. Top Golf is good, but an indoor community space, for meetings & flex space, is needed. We have good baseball, good lacrosse, but could add more things like pickleball to enjoy more here rather than going outside the community.

3. What projects or initiatives do you/your organization have planned in the next one to five years? Expansion, new facilities, new programs?

Not sure, but the [cricket league's] plan is to bring the cricket sport to the south side. As a member of the parks board, we are trying to bring in more indoor things, and planning for something for the kids over those 6 months when parks are not active.

4. How can South Fayette & the comprehensive plan help you/your organization reach your goals? What resources or policies would help your organization better serve the community?

- a. As an advocate for parks & recreation, what is needed most?

Flex space, and an indoor community center; for parks otherwise, Paula is doing a great job! Those [2019] plans look good.

- b. As an advocate for the Asian Indian community, what is needed most?

There are no Asian shops (grocery), no restaurants. Golden Pig is in Cecil, but none in South Fayette. For Diwali celebrations, indoor space. There's another festival in Jan-April, now celebrated in Cranberry. The Monroeville temple has seating for 300-400 people. Carnegie, 150 people.

Opportunities and more affordable spaces for small businesses. A friend who has a grocery store (in Scott Towne Center) wants to set up one in South Fayette, but there is not a lot of space available. 100-150 people from South Fayette go to Scott town center.

He looked for space near Aldi, near Jimmy John's, but rates were so high he could not afford it. Like \$42/sf. Near Bridgeville exit would be the best location, because everyone is coming home this way.

I want the money being spent in these other communities to come to South Fayette.

5. Cricket!

- a. Who would play on a 300'x240' pitch at Boys' Home? Would scheduled games be played here, or more pickup/practice games? Soft or hard ball?

This is a good size for kids' games. But for example if I want my son to move here from Scott Township, this would not be an incentive because it's similar to small or shared fields elsewhere.

At Greentree Sports complex \$7-800,000 was spent on that grounds alone, sponsored by local businesses, and brings them business. It's not even a proper pitch, we're renting a baseball field 9 am to 10 pm. A lit field will be rented Jun-Aug, bringing almost 600 people week in and week out.

- b. Parking needs? For a large field, 6 matches a day bring 120 people, 50 spaces minimum
The kids league in Wexford, Millbrook are good examples.

In the month of June, from Saturday 8-2:00 - 240 people signed up for youth cricket & parents come in, 150 people; we rented Franklin Park [Linbrook Park in Franklin Park Borough], a proper pitch with sufficient parking set up.

- c. Fencing – We are thinking of placing a fence at least on the stream side of the proposed field. Would a completely fenced field be better?

Yes, fencing. For the purposes of play and safety of spectators.

We were talking to Collier Township about their soccer field; we want to put down a flexible rubber pitch & then can have baseball & cricket on the same field. With lights, this arrangement would be a good temporary fix in South Fayette if it was going to take more time to get a dedicated full-size cricket field.



SOUTH FAYETTE
T O W N S H I P
A Community Growing Together

Resident

Standard questions

1. What makes South Fayette unique, or makes it stand out from other communities in the area? What makes it a great place to live/work?

Don't think its that different than USC. I think they are similar. The schools are great.

On par with other communities in the area. Discovered a community where we could build and have a decent year with a new house. Affordability. New yard was a plus, close to the schools, etc.

2. What do you think are the biggest opportunities in South Fayette?

A community center is a big need along with a community pool. I think many people would belong if it was provided. I think there is an argument people won't use it since there are pools and centers in neighboring communities.

The library is so small but the programming is excellent. For a little library, they really offer so much and they should have a bigger space.

3. What are some challenges holding South Fayette back?

Money. Taxes. That's the message I hear. Pool is expensive, not going to make money. Same with Rec Center.

The Newbury development. Why has it not developed? Money again?

Huge, beautiful park. Fairview Park. The fields are horrible. My kids play sports and the fields are awful and don't drain well, there are divots, kids are always rolling their ankles. Yes, I get turf fields are expensive. It is embarrassing to host other districts. Can't they just redo them? Why not? Fix what is here first before the dog park, splash pad, etc.

Preservation Park – houses soccer. There are no restrooms. Only port-a-johns.

4. If you could choose one improvement or amenity to invest in, what would it be? It can be related to development, quality of life, preservation, promotion of your community, or anything that is important to you.

- Probably a Rec Center. That is a tough one. Hard question.

- Sidewalks on Old Oakdale Road which is the road that goes to the school complex. Very dangerous there now.
5. How can South Fayette & the comprehensive plan help you/your organization reach your goals? What resources or policies would help your organization better serve the community?
- Mayview and Boyce Road intersection is very dangerous
 - Road down Mayview and Boyce always floods.
 - Residential zoning dangerous, schools are full!
 - Doesn't think apartment buildings are a good idea.
6. Southern Beltway
- That's a hard question. Not a bank.
 - Small scale commercial, maybe Small businesses. We always try to support small businesses.
7. Uses Needed:
- Restaurant that does not serve alcohol that teens can hang out at. Not necessarily an Eat n' Park or King's but something like that. I know back in high school, we hung out at Eat n' Park.
 - A little pizza joint
 - Catering/Event Center for parties
 - Indoor Fields/Sports Complex
 - Cider House or Brewery or Winery
 - Chick-fil-A
 - Trader Joe's
8. Anything else to add?

Overall, we are happy as South Fayette residents. We are happy with the Township and the Schools. Paula is great.

Initially, we moved here because we liked it and we honestly did not realize it would grow and boom and we'd have access to all these things.



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

Resident

Standard questions

1. What do you think are the biggest opportunities in South Fayette?
 - unsure of what is currently going on in the township or what their big goals are
 - twp wants to be a “sports center” or at least wanted to build that identity
 - she would like to see more trails and connectivity to other communities (Peters, Collier)
 - as open spaces shrink, build more trails and outdoor activity areas
2. What are some challenges holding South Fayette back?
 - if Twp continues to build homes, there won't be as much room for trails and will require more school buildings to be built
3. If you could choose one improvement or amenity to invest in, what would it be? It can be related to development, quality of life, preservation, promotion of your community, or anything that is important to you.
 - Community Center with outdoor and indoor exercise and recreational opportunities with classes and activities
 - build or have developers include affordable housing in every plan
4. What projects or initiatives do you/your organization have planned in the next one to five years?
Expansion, new facilities, new programs?
 - Affordable housing!
5. How can South Fayette & the comprehensive plan help you/your organization reach your goals?
What resources or policies would help your organization better serve the community?
 - focus on preservation and recreational opportunities
 - Bring community together
 - affordable housing opportunities – make developers include certain # of affordable home units

County government:

6. How can the South Fayette Comprehensive Plan align with your goals for the County?
 - outlining the project goals for commissioners and include in comp plan – erase their pre-conceived notions of affordable housing
7. What is the most important thing you would you like to see in the plan?

- open space preservation – restrictions – keep certain % of Twp land to remain or be converted to open space – put this into the plan or an ordinance
- she doesn't want to sell her property – she wants to keep it and have her son take over the property
- farmers and farms are dwindling in the Twp

8. What types of Township initiatives would you support?

- recreation, support of open space, maintain the initial integrity and aesthetics of the Township
- Boys harm was initially a farm/boys home – this has changed drastically, as has other areas of the Twp

9. What are some of the opportunities & challenges you see coming with the Southern Beltway opening?

- she isn't impacted by it, but she wants to see progress come and this will result from that and will make transportation much easier
- will be very helpful for a lot of people

MISC:

- Would like to see transportation that doesn't require cars, but maybe a center that had Twp busses for the elderly or community members
- Trolley or shuttle system that only stops at key areas (stores, pharmacies, senior or community center) 55+ community

E. Trends Report

TRENDS REPORT



SOUTH FAYETTE
T O W N S H I P

A Community Growing Together

Comprehensive Plan

South Fayette Township
Allegheny County, Pennsylvania

December 2022

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Produced for South Fayette Township
in collaboration with planning partner:

HRG

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

AN EMPLOYEE-OWNED COMPANY

GENERAL DEMOGRAPHICS

QUICK FACTS



18,358
TOTAL
POPULATION



40.8
MEDIAN
RESIDENT AGE



\$95,532
MEDIAN
HOUSEHOLD
INCOME

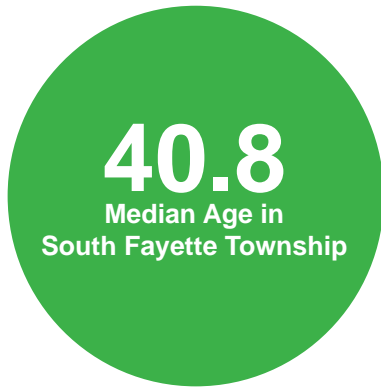
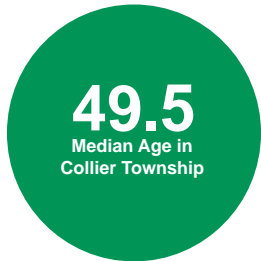
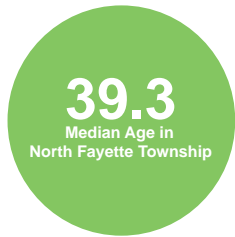
Since the 2000s, the Township's population has grown significantly. In 2000, the population was 12,280 residents, and by 2010 the population grew to 14,416 residents. This trend in population growth continued into 2020, with a population of 18,358 residents. From 2000 to 2020, the Township's population increased by approximate-

ly 49%. This growth is expected to continue into 2025, with an additional 6% expected growth.

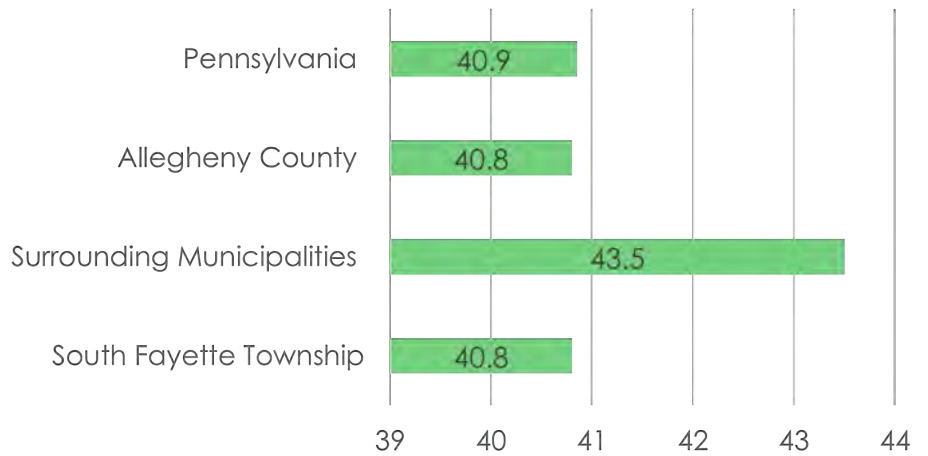
By comparison, Allegheny County saw a decrease in its population from 2000 to 2020, from 1.28 million people to 1.22 million people. However, the County population rebounded to 1.25 million between 2010 and 2020. Population projections by the University of Pittsburgh estimate the population of the County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



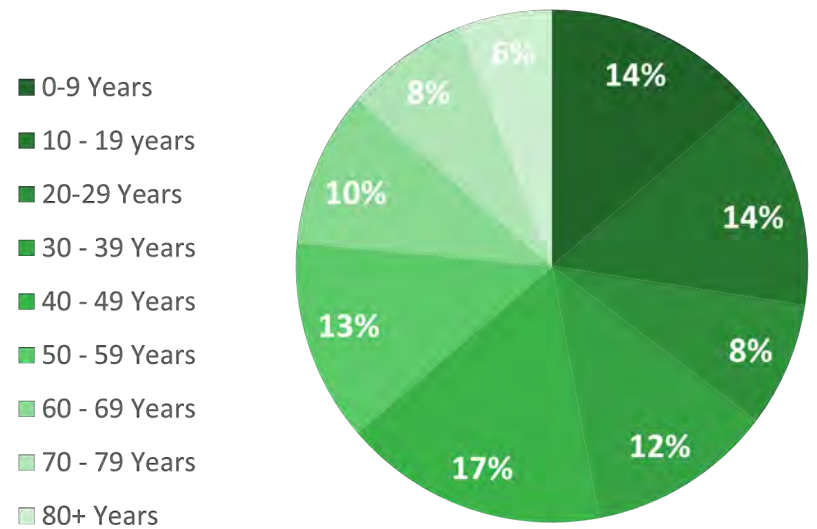
Median Age (2020)



SOURCE: US CENSUS ACS 2020 5-YEAR

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

Percent Population by Age Group (2020)

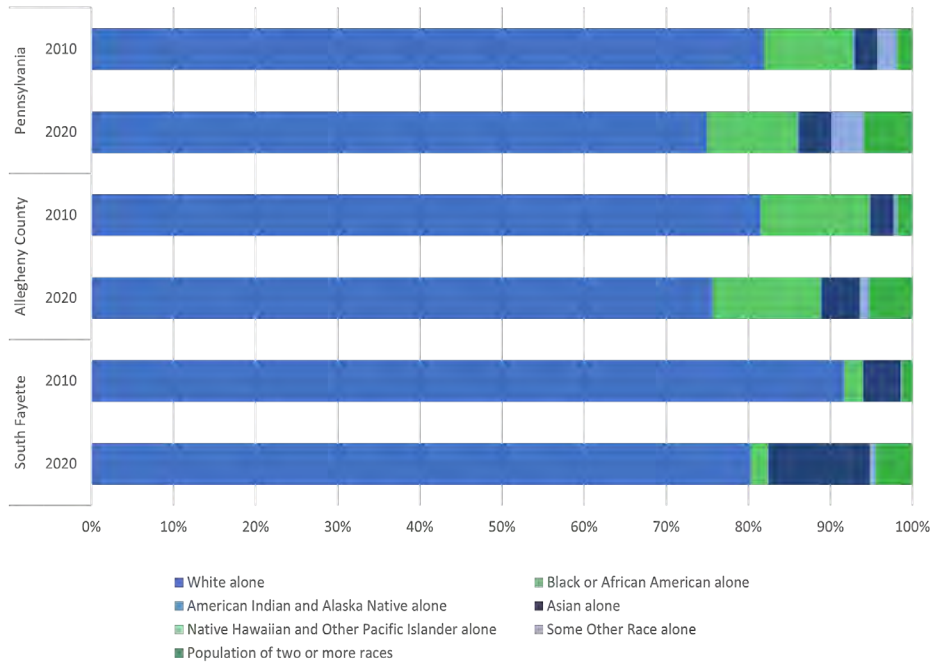


SOURCE: US CENSUS ACS 2020 5-YEAR

RACE & ETHNICITY

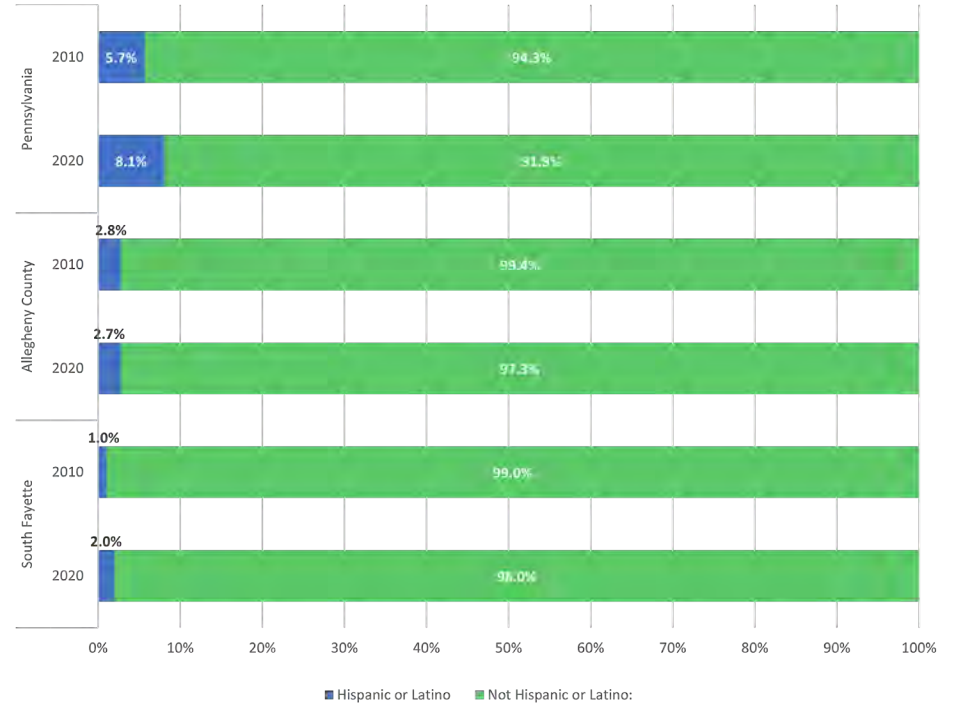
In 2020, 95.5% of the Township’s population identified as one race. This is consistent with Allegheny County and Pennsylvania, which had 94.7% and 94.0% of their populations identifying as one race respectively. Over the last decade, the Township has seen a significant increase in the percent of the 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%.

Comparison of Racial Makeups (2020)



SOURCE: US CENSUS ACS 2020 5-YEAR

Comparison of Ethnic Makeups (2020)



SOURCE: US CENSUS ACS 2020 5-YEAR

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.

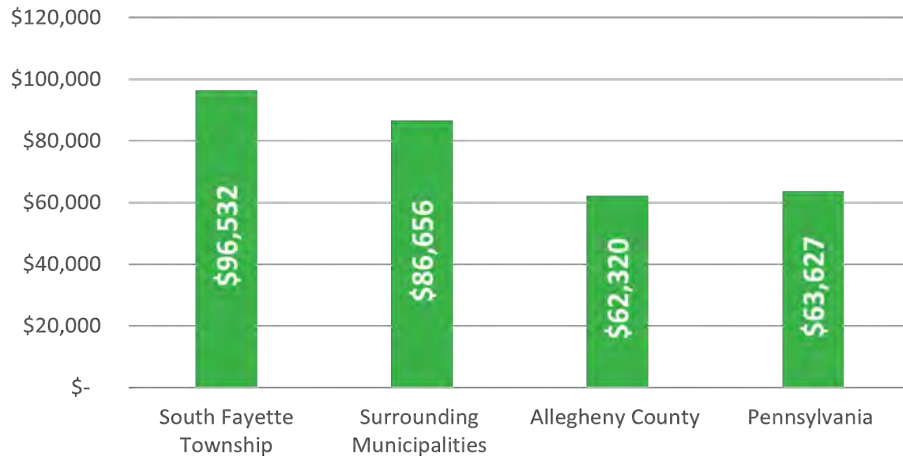
HOUSEHOLDS

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 in a 44% increase since 2000.

In 2020, the average household size in South Fayette was 2.57 persons per household. There were a slightly lower number of people per household in the surrounding communities (2.30 persons per household), Allegheny County (2.17 persons per household), and Pennsylvania (2.40 persons per household).

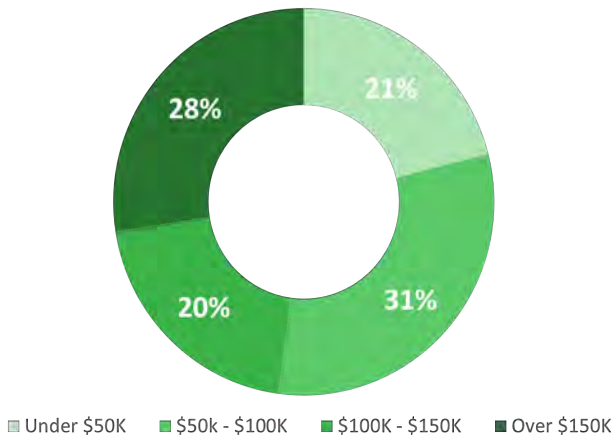
The median household income in the Township was \$96,532 in 2020. Overall, median household income is higher in the Township than in the average median income of the surrounding municipalities (\$86,656), Allegheny County (\$62,320), and Pennsylvania (\$63,627). By 2025, it is estimated that the median household income in the Township will grow to about \$100,999. The following chart shows the median household incomes in 2020.

Median Household Income (2020)



SOURCE: US CENSUS ACS 2020 5-YEAR

South Fayette Township Income Percentages (2020)



SOURCE: US CENSUS ACS 2020 5-YEAR

ESRI BUSINESS ANALYSIS TAPESTRY SEGMENTS

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

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

Soccer Moms (4A)

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

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

Old and Newcomers (8F)

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

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

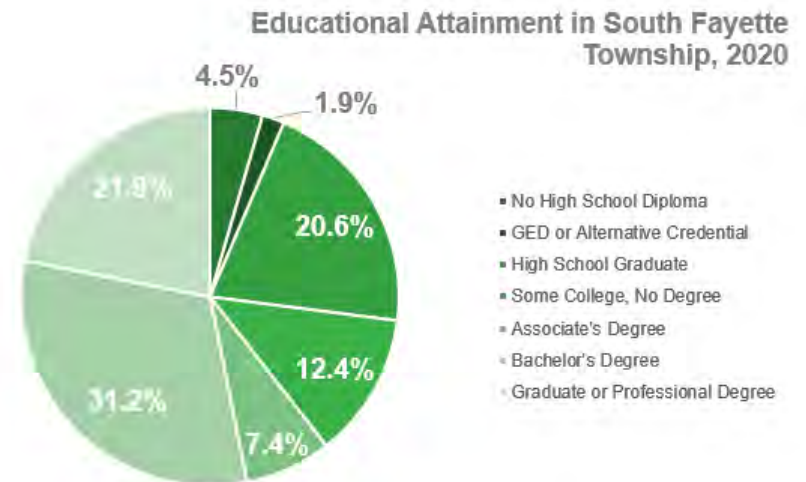
Savvy Suburbanites (1D)

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

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

EDUCATION

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



SOURCE: SOUTH FAYETTE SCHOOL DISTRICT WEBPAGE



SOURCE: ESRI TAPESTRY SEGMENTATION

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



TRANSPORTATION

QUICK FACTS



28.7

MEAN TRAVEL
TIME TO WORK



18%

COMMUTE OF
20-24 MINUTES



84%

RESIDENTS
DRIVE ALONE
TO WORK

28.7
Minutes

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



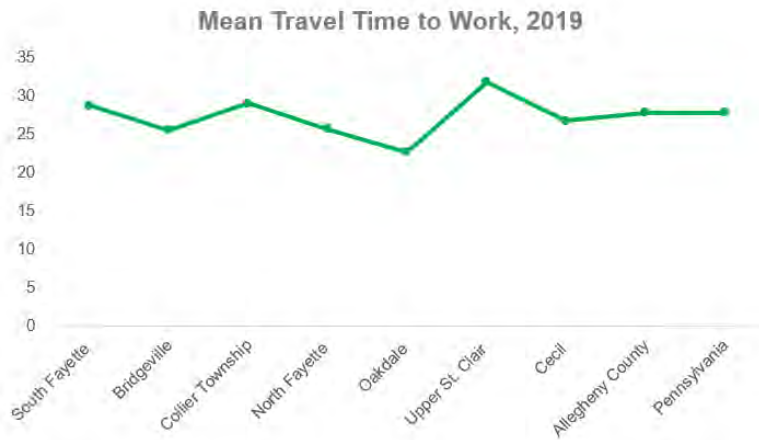
mean travel times to work for South Fayette Township, each neighboring municipality, Allegheny County, and the State.

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

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

TRANSPORTATION & COMMUTING

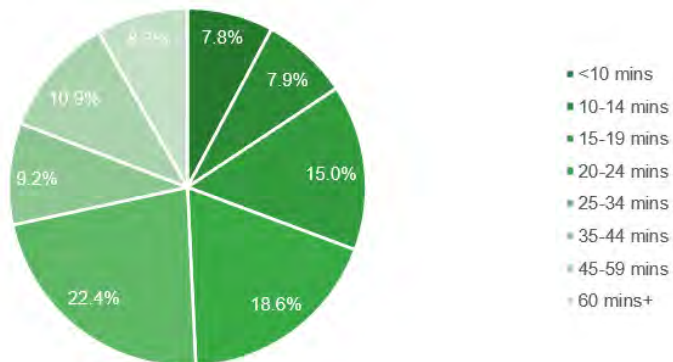
The mean travel time to work for South Fayette residents was 28.7 minutes in 2019, which is consistent with the commute times of the surrounding municipalities. Of the neighboring communities, residents in Oakdale Borough have the shortest commute at a mean travel time to work of 22.1 minutes while Upper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



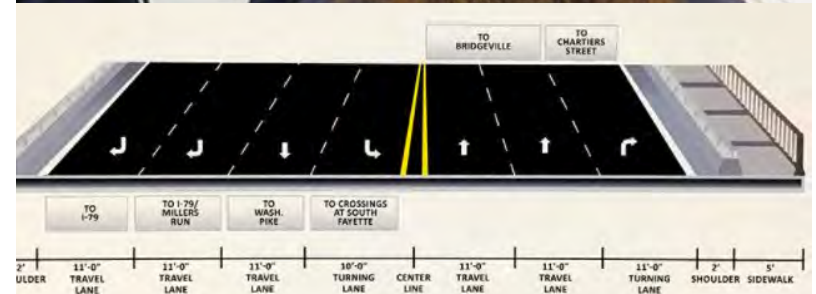
SOURCE: US CENSUS ACS 2019 5-YEAR

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

Commute Time to Work, 2019



SOURCE: US CENSUS ACS 2019 5-YEAR



TOP: SOUTHERN BELTWAY CONSTRUCTION, 2018
 MIDDLE: SOUTHERN BELTWAY PRESENTATION, 2014
 BOTTOM: BRIDGE OVER CHARTIERS CREEK

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

SOURCE: US CENSUS ACS 2019 5-YEAR

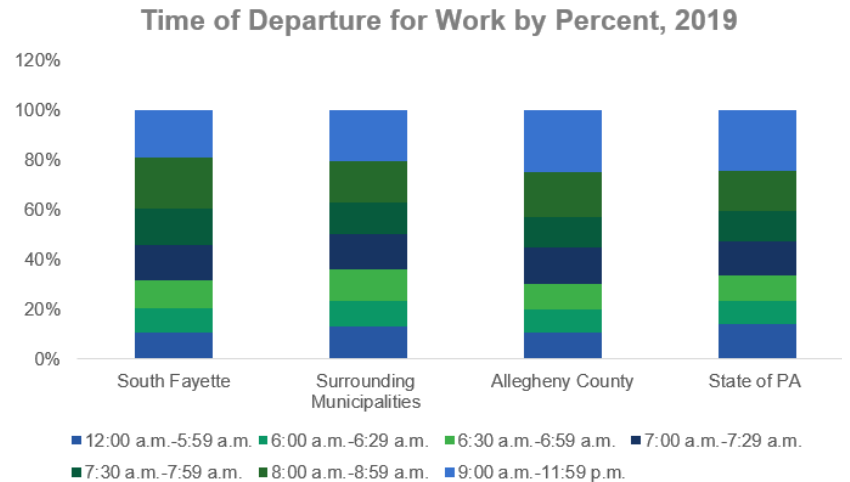
Time of departure to go to work is widely distributed among the various time frames. For example, 28.9% of South Fayette residents leave for work between 7:00 a.m. and 7:59 a.m., 14.1% of those between 7:00 a.m. and 7:29 a.m. and the other 14.8% between 7:30 a.m. and 7:59 a.m. In addition, 11.6% of Township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

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



SOURCE: SOUTH FAYETTE TOWNSHIP FACEBOOK PAGE

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



TRAFFIC VOLUMES

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

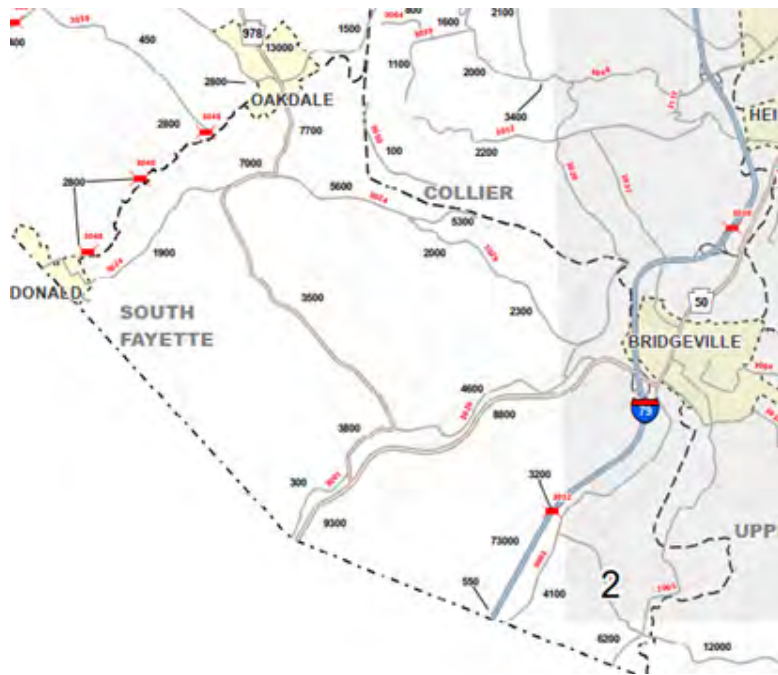
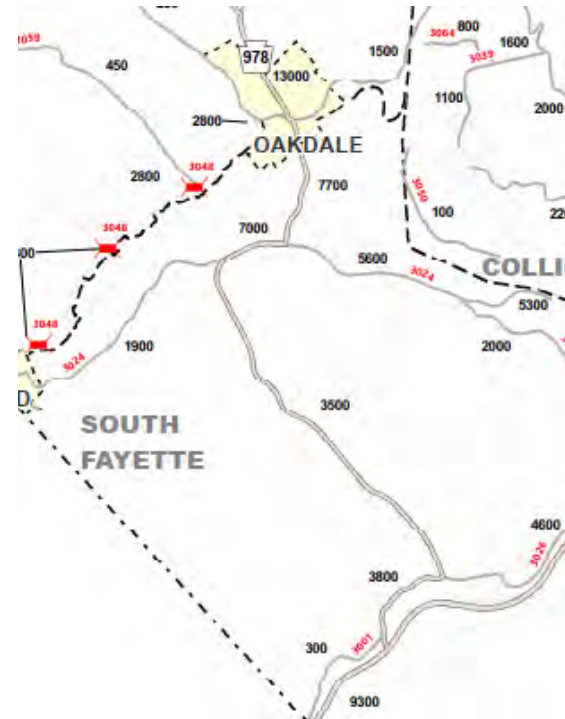
Another roadway in South Fayette that has steady traffic volumes is State Route 50, with traffic counts ranging from 8,800 to 9,300 vehicles per day. In addition, traffic counts along State Route 978 range from 3,300 to 7,700 vehicles per day, with the larger traffic volumes in and around the Oakdale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

chart provides traffic counts or ranges of traffic counts for local roads within South Fayette.

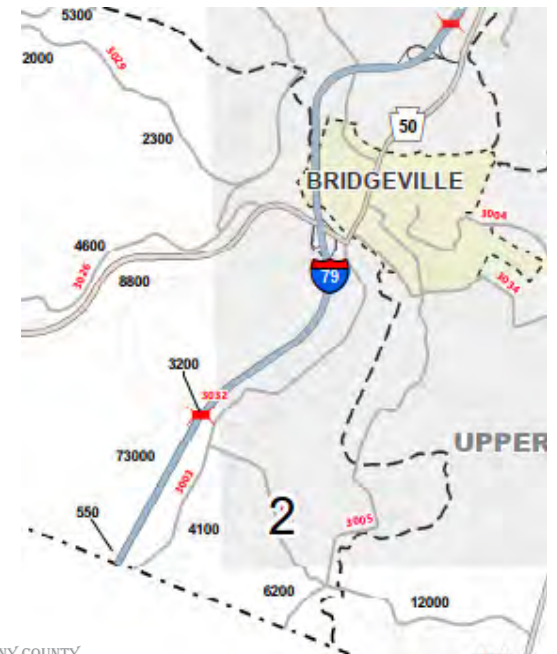
Roadway	Traffic Count (AADT)
Battle Ridge Road	5,300-5,600
Millers Run Road	300-3,800
Oak Ridge Road	2,000-2,300
Presto Sygan Road	4,600
Robinson Run Road	1,900

SOURCE: PENNDOT 2019 AADT MAP FOR ALLEGHENY COUNTY

The following maps show the various AADT counts in South Fayette and are from the PennDOT 2019 AADT Map for Allegheny County.



SOURCE: PENNDOT 2019 AADT MAP FOR ALLEGHENY COUNTY



SOURCE: PENNDOT 2019 AADT MAP FOR ALLEGHENY COUNTY

ROAD MAINTENANCE & PAVING

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

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

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



SOURCE: SOUTH FAYETTE TOWNSHIP WEBSITE



SOURCE: SOUTH FAYETTE TOWNSHIP WEBSITE

TRANSPORTATION IMPROVEMENT PROGRAM (TIP) PROJECTS

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

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

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

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

CAR OWNERSHIP

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



SOURCE: US CENSUS ACS 2019 5-YEAR

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

PARKS & RECREATION

QUICK FACTS



6

TOWNSHIP
PARKS



4.1

MILES OF
REGIONAL
TRAILS



435

ACRES OF
PARKLAND

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

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

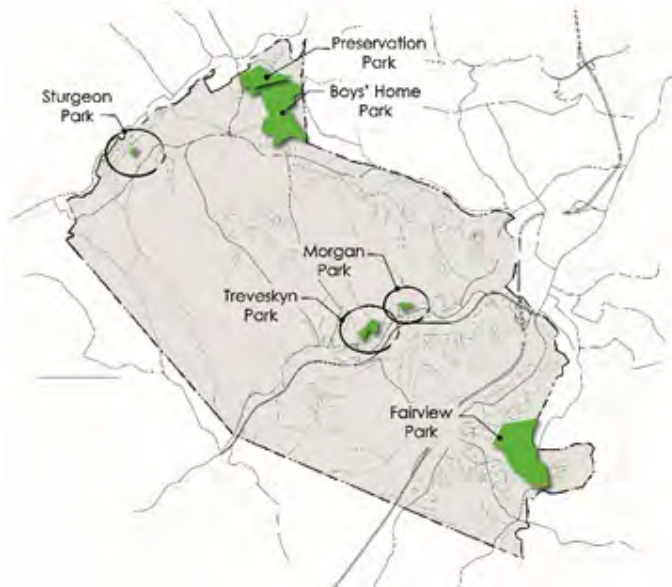
of the plan, several projects, generally following the priorities laid out in the plan, have been funded with a combination of Township and grant monies.

TOWNSHIP FACILITIES

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

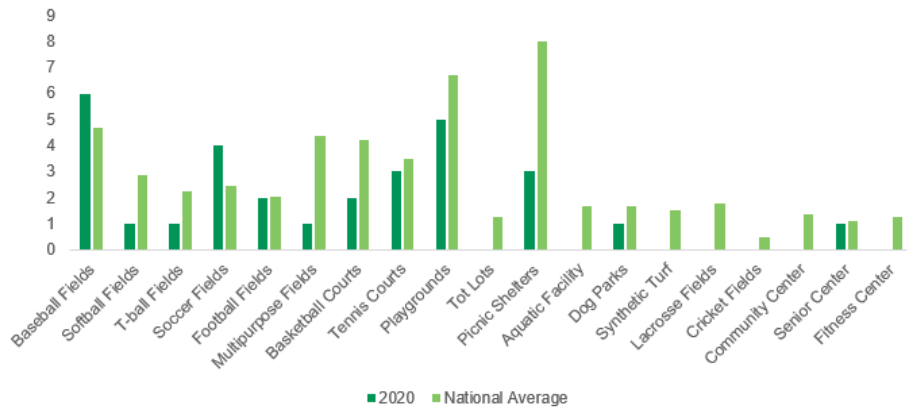
Park Metrics provided by the National Recreation and Parks Association compare a department's recreation offerings to comparable communities across the United States. South Fayette offers more than 300 acres of recreation land in excess of a typical community with a similar population, and a comparable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

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



SOURCE: SOUTH FAYETTE TOWNSHIP COMPREHENSIVE RECREATION PLAN, 2019 UPDATE

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



SOURCE: NATIONAL RECREATION AND PARK ASSOCIATION, 2020 DATA

TRENDS

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

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

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



ACCESSIBILITY

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

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

FAIRVIEW PARK

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

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



SOURCE: SOUTH FAYETTE TOWNSHIP COMPREHENSIVE RECREATION PLAN, 2019 UPDATE

BOYS HOME PARK

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



PRESERVATION PARK

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

MORGAN PARK

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

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

STURGEON PARK

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



TREVESKYN

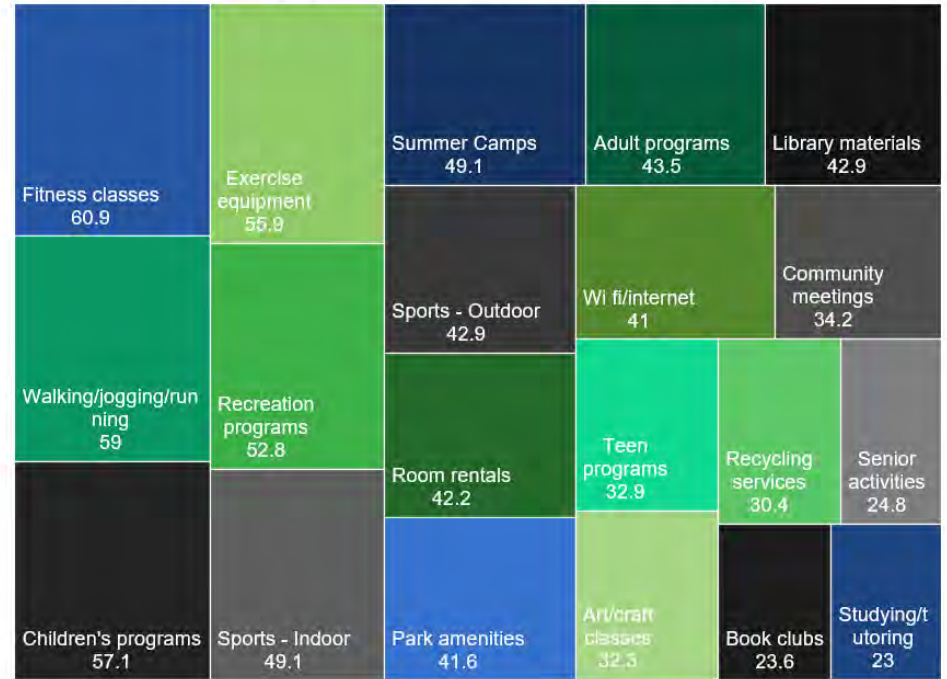
This former housing area of approximately 14 acres contains a loop road, public utilities and grass areas, but it has not been developed with park amenities. Because access is through an existing neighborhood, the site is not well-suited to development of high-traffic-volume uses and there are no immediate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

COMMUNITY CENTER

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

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

Community Center - Top 20 Resident Needs, 2015



SOURCE: SOUTH FAYETTE TOWNSHIP 2010 FEASIBILITY STUDY, 2015 COMMUNITY SURVEY, AND 2007 ASSESSMENT OF SPACE NEEDS

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

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



815 residents

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



SOURCE: PANHANDLETRAIL.ORG/MAPS/

PANHANDLE TRAIL

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

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

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

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

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



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

ATHLETIC ASSOCIATIONS

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

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

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

SOURCE: SOUTH FAYETTE TOWNSHIP WEBSITE, ATHLETIC ASSOCIATIONS

LAND DEDICATION & FEE-IN-LIEU

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

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

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

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

SOURCE: SOUTH FAYETTE TOWNSHIP WEBSITE, RESOLUTION NO. 16 OF 2019

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



FAIRVIEW PARK PAVILION



TOP: MORGAN PARK
MIDDLE: TREVESKYN
BOTTOM: PRESERVATION PARK

HOUSING & AFFORDABILITY

QUICK FACTS



77%
OWNER-
OCCUPIED
HOUSES



7090
HOUSING
UNITS



\$249,300
MEDIAN HOME
VALUE

84%
OF HOUSEHOLDS
IN THE TOWNSHIP
ARE SINGLE
FAMILY HOMES

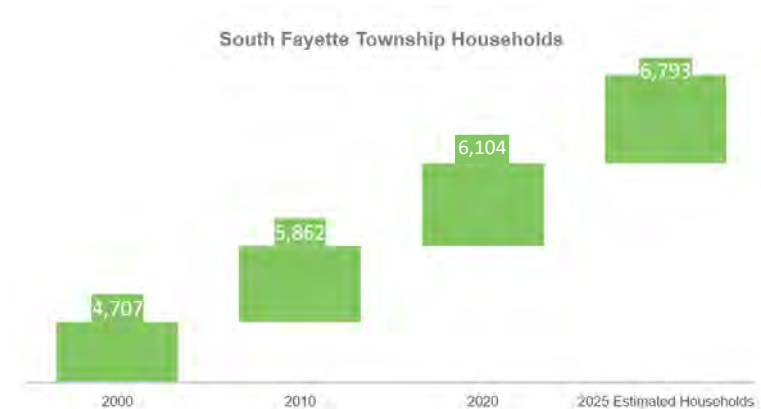
HOUSEHOLDS

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

Township in 2020 was 6,104 households. Similar to total population and number of housing units, the number of households in South Fayette is projected to continue to grow by 2025, to an estimated 6,793 households. Below is a table and graph showing the growth in households within the Township.

	2000	2010	2020	2025 Estimated Households
South Fayette Township	4,707	5,862	6,104	6,793

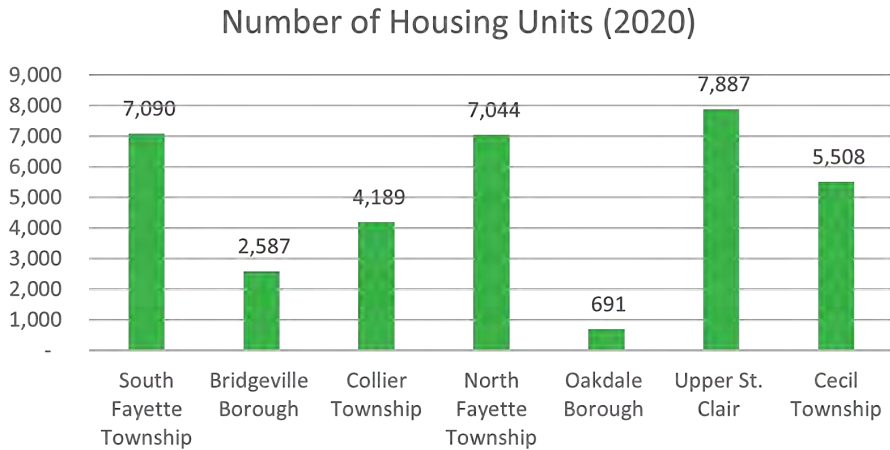
SOURCE: ESRI BUSINESS ANALYST - COMMUNITY PROFILE REPORT



SOURCE: US CENSUS ACS 2020 5-YEAR

HOUSING UNITS

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 Saint Clair has the highest number of housing units in the area.



SOURCE: US CENSUS ACS 2020 5-YEAR

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.

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 occu

South Fayette Township has the **2nd highest number of housing units** among surrounding municipalities.

piated 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 surround 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%.

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%

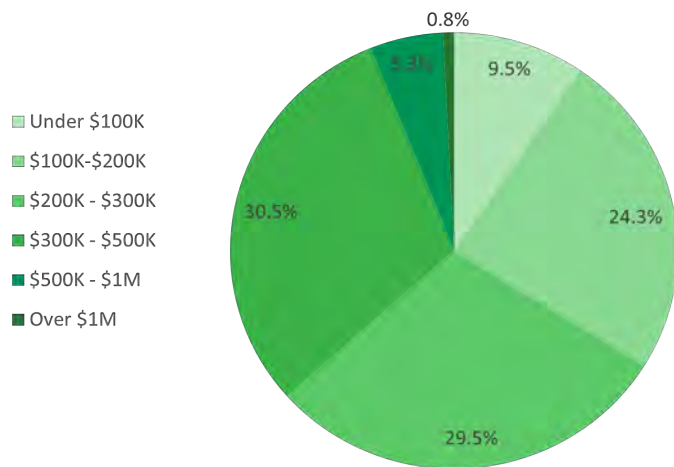
SOURCE: US DECENNIAL CENSUS 2020 & US CENSUS ACS 2020 5-YEAR

77%
OF HOUSING UNITS IN THE TOWNSHIP ARE OWNER-OCCUPIED

The median value of owner-occupied units in South Fayette Township was \$249,300 in 2020, which is higher than the average of the surrounding municipalities, the County, and Pennsylvania. The Township also has the smallest percentage of households under \$200,000 out of the three comparison groups. The largest percentage of houses in South Fayette is between \$300,000 and \$500,000 value at 30.5%. Additionally, the Township has the largest percentage of housing values over \$300,000.

65%
of houses are valued over at \$200k

South Fayette Township Housing Value of Owner Occupied Units (2020)

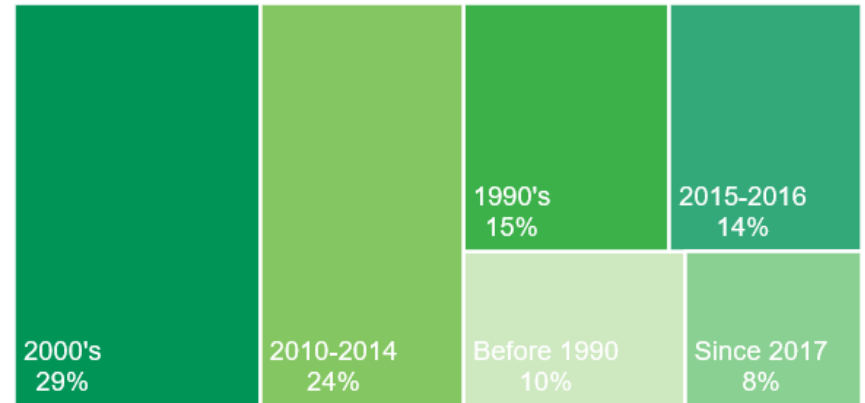


SOURCE: US CENSUS ACS 2020 5-YEAR

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

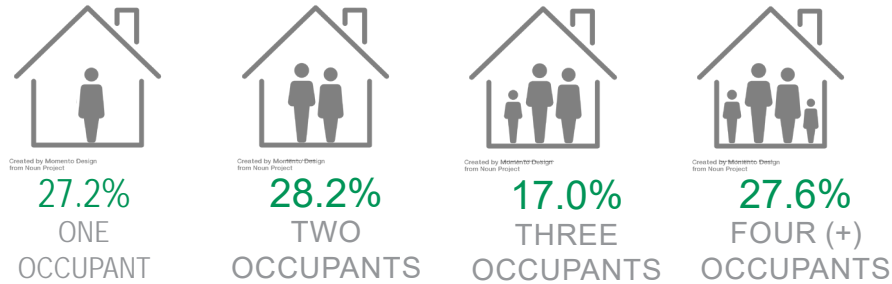
The following graph provides a summary of South Fayette Township's Housing Tenure.

South Fayette Township Housing Tenure - Year Moved In



SOURCE: US CENSUS ACS 2019 5-YEAR

Household size of residential units in South Fayette Township.



SOURCE: US CENSUS ACS 2020 5-YEAR

AFFORDABILITY

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

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

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

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

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



GROWING COMMUNITIES COMPARISON

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

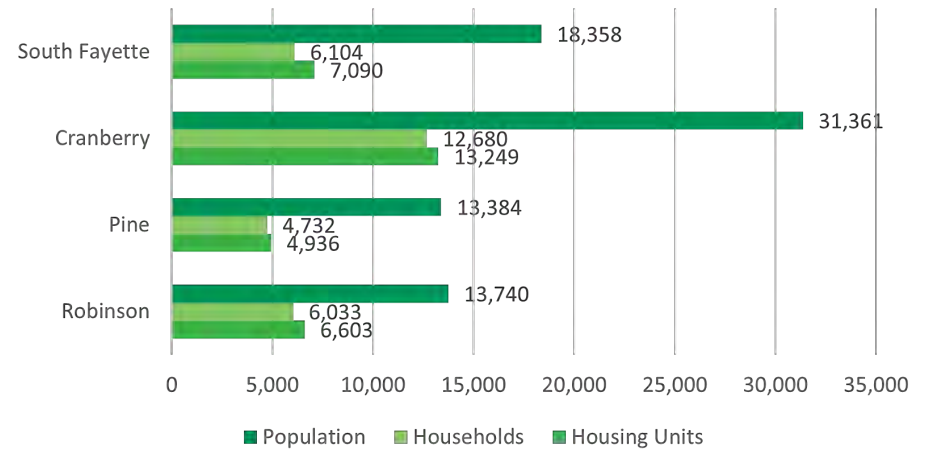
The following graphs and charts highlight some statistics for South Fayette Township and compares the Township to three other communities that continue to grow and develop – Pine Township, Robinson Township, and Cranberry Township.

Of the three comparison communities, Robinson Township is the closest geographically to South Fayette and also the most similar in terms of population, households, and housing units. Cranberry is much larger in population as well as overall number of households and housing units, with a population of 31,361; 12,680 households; and 13,249 housing units. Pine is the smallest of the communities with 13,384 residents, 4,732 households, and 4,936 housing units.



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

Housing Units, Households, & Population (2020)

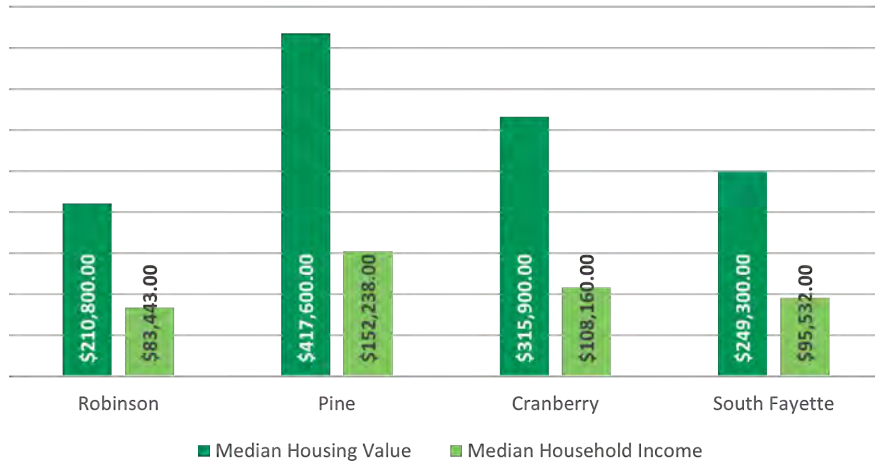


SOURCE: US CENSUS ACS 2020 5-YEAR

South Fayette’s median household income is higher than that of Robinson Township but lower than the median household income in Pine and Cranberry. Pine had the highest median household income of \$152,238 among the four municipalities while Cranberry’s median household income was \$108,160. Robinson had the lowest median income among the four at \$83,443 while South Fayette’s median household income was \$95,532.

Similar to median household income, South Fayette’s median housing value is higher than that of Robinson Township but lower than the median housing values in Pine and Cranberry. Pine had the highest median housing value of \$417,600 among the four municipalities while Cranberry’s median housing value was \$315,900. Robinson had the lowest median housing value among the four at \$210,800 while South Fayette’s median housing value was \$249,300.

Median Housing Values & Median Household Income
(2020)



SOURCE: US CENSUS ACS 2020 5-YEAR

In terms of housing tenure, the four communities are fairly matched. South Fayette and Pine are most similar, with owner occupancy rates of 77.1 and 77.8%, and vacancy rates of 6.0 and 5.2% respectively. Cranberry Township has the lowest vacancy rate, at 4.3%, compared to Robinson with the highest vacancy rate, at 8.6%.

	% Owner Occupied	% Renter Occupied	% Vacant
South Fayette	77.1%	17.4%	6.0%
Cranberry	74.5%	21.2%	4.3%
Pine	78.6%	17.2%	5.2%
Robinson	65.0%	26.4%	8.6%

SOURCE: US CENSUS ACS 2020 5-YEAR

NEIGHBORHOOD SPOTLIGHT



Winchester Woods
Homeowner Association: Winchester Woods HOA
Management Company: Acri Community Realty
Built: 2002
Number of Homes: 60
Home Types: Single-family (2-story)
Location: Next to Boys Home Park off Battle Ridge Road
Streets: Woodbridge Drive, Turnberry Lane, Rutherglen Drive (partial)
HOA Top Issues of Interest: Speeding & Traffic Safety, Code Enforcement, Development, Township Regulations & Ordinances

NEIGHBORHOOD SPOTLIGHT



Lakemont Farms
Homeowner Association: Lakemont Farms Homeowners' Association
Management Company: Community Management Professionals, LLC of Moon
Built: 1989 to 1998
Number of Homes: 189
Home Types: Single-family and townhouse
Location: Former Portman's Farm property off Washington Pike
Streets: Lakemont Drive, Lakeview Drive, Portman Lane, Pond Court North, Pond Court South, Gander Circle, Swan Drive, Mallard Drive, Jeana Lane, Parkside Lane, Boxwood Drive (partial)
HOA Top Issues of Interest: Roads, safety and stormwater
Website: lakemontfarms.info

SOURCE: SOUTH FAYETTE CONNECT - WINTER 2021 - VOLUME 6, ISSUE 1 AND SPRING 2021 - VOLUME 6, ISSUE 2

ECONOMY & DEVELOPMENT

QUICK FACTS



\$56,929
ANNUAL
WAGES PAID



4%
IN POVERTY



40%
PROJECTED
EMPLOYMENT
INCREASE

ALLEGHENY COUNTY OVERVIEW

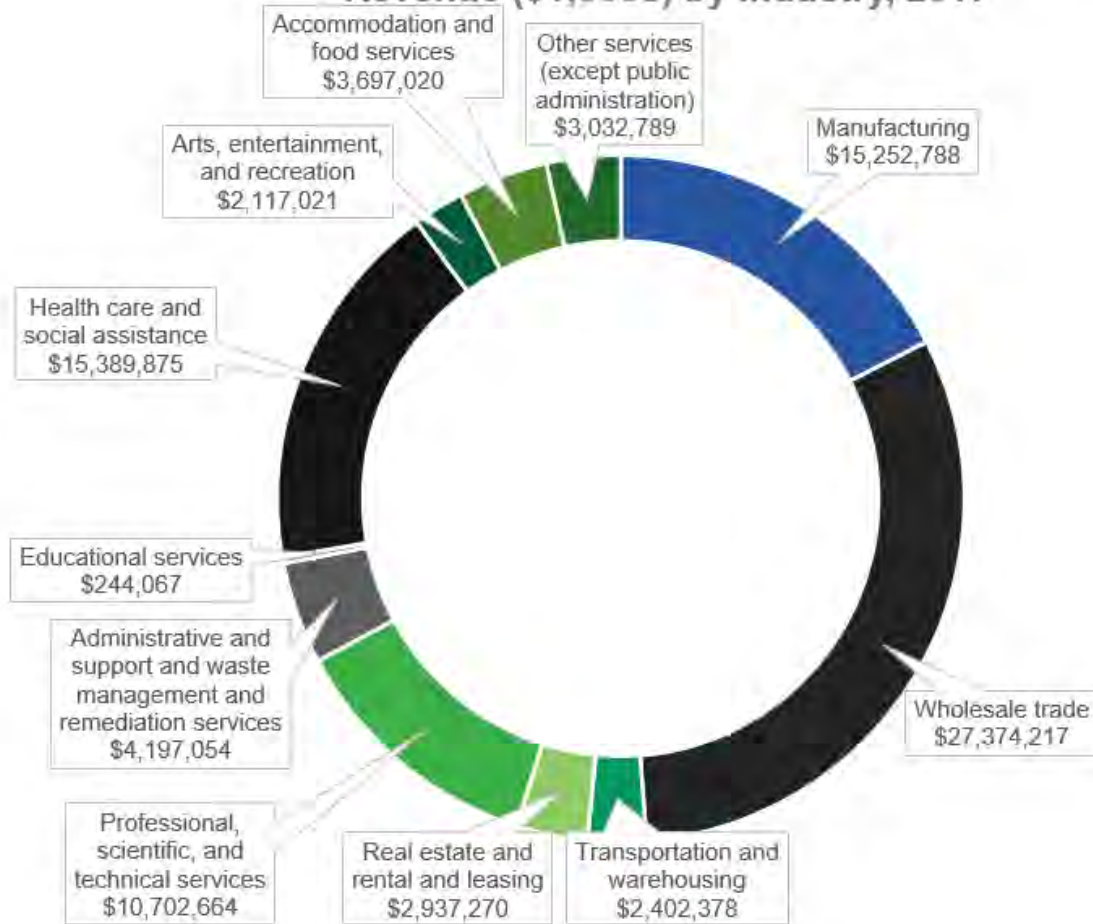
As of the 2017 U.S. Economic Census, the top revenue-generating industries in Allegheny County were Wholesale Trade, Health Care and Social Assistance, and Manufacturing. This diverges from the state industry totals, where Manufacturing, Retail, and Wholesale are the top three industries respectively.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

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

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

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

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



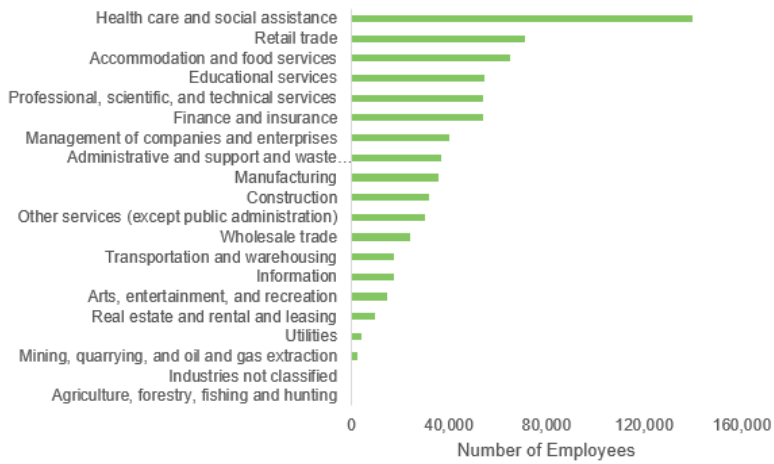
SOURCE: 2017 U.S. ECONOMIC CENSUS, [HTTPS://WWW.CENSUS.GOV/PROGRAMS-SURVEYS/ECONOMIC-CENSUS/DATA/TABLES.HTML](https://www.census.gov/programs-surveys/economic-census/data/tables.html)

ABOUT THE DATA:

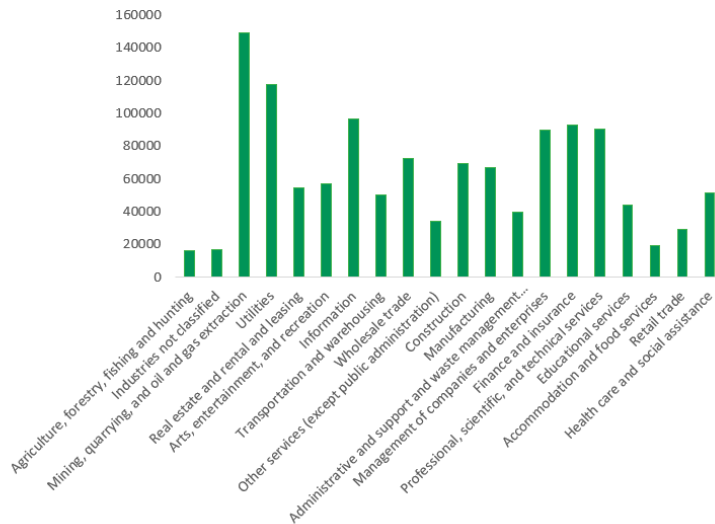
Businesses are grouped into industries using the two-digit designation assigned by North American Industry Classification System (NAICS). The category "other services," designated NAICS 81, includes repair and maintenance; personal care and laundry services; religious, grantmaking, civic, and professional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

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

Employment by Industry, 2017



Allegheny County Wages by Industry, 2017



EMPLOYMENT IN SOUTH FAYETTE TOWNSHIP

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



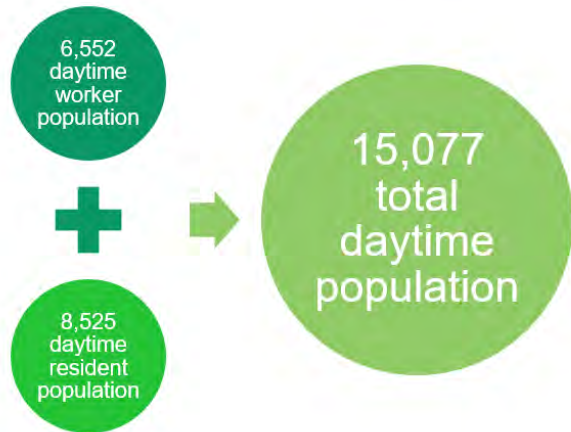
In 2017, the largest civilian labor force in Pennsylvania was Educational Services.

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

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

SOURCE: ESRI BUSINESS ANALYST 2020

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

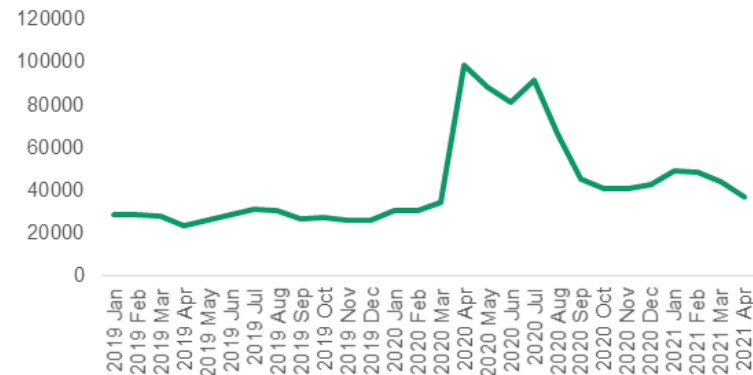


SOURCE: US CENSUS ACS 2019 5-YEAR

POTENTIAL IMPACTS OF COVID-19 ON EMPLOYMENT

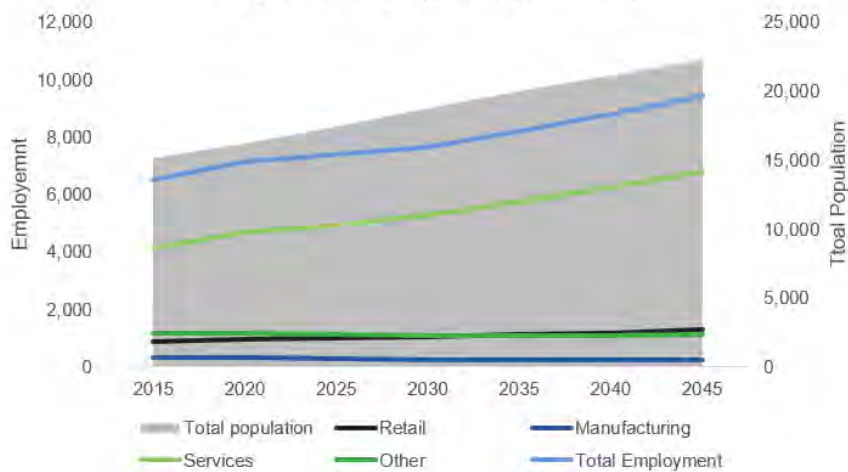
During the COVID-19 pandemic, national unemployment rates rose to levels not seen since the 1930s. The 2020 unemployment rate in Allegheny County was significantly higher than previous years because of lay-offs and business closures, both temporary and permanent. Low-wage jobs and minority employees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

Unemployment in Allegheny County, 2019-2021



SOURCE: US BUREAU OF LABOR STATISTICS (JUNE 2021)

Projected Employment 2015-2045



SOURCE: SOUTHWESTERN PENNSYLVANIA COMMISSION, 2019

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

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

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

SOURCE: ESRI BUSINESS ANALYST (2020) AND U.S. BUREAU OF LABOR STATISTICS (JUNE 2020)

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

COMMERCIAL DEVELOPMENT AND RETAIL MARKETS

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

NEWBURY

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



SOURCE: [HTTPS://WWW.NEWBURYMARKET.COM](https://www.newburymarket.com), ACCESSED MAY 2021

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

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

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



SOURCE: PITTSBURGH POST-GAZETTE, JUNE 4, 2020



SOURCE: COSTAR INSIGHT, SOUTH FAYETTE EMERGING AS PITTSBURGH'S RETAIL NODE, FEBRUARY 25, 2021



SOURCE: SOUTH FAYETTE TOWNSHIP VOLUNTEER FIRE DEPARTMENT FACEBOOK PAGE

FORMER STAR CITY THEATER AND PIAZZA COMMERCIAL DEVELOPMENT

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

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



SOURCE: PITTSBURGH POST GAZETTE (JUNE 29, 2020)



STAR CITY THEATER SITE AND MARKET ANALYSIS

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

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

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

716,640

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

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

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

RETAIL MARKET ANALYSIS

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

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

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

Over 20
restaurants



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

2021 Retail Opportunity Gap: South Fayette Township			
Retail Category	Demand (\$)	Supply (\$)	Opportunity Gap/Surplus (\$)
Totals			
Total retail trade including food and drink	356,178,038	281,166,270	75,011,768
Total retail trade	314,649,274	259,751,810	54,897,464
Motor Vehicle and Parts Dealers			
Automobile dealers	49,853,746	36,428,387	13,425,359
RV, Motorcycle, Boat, and other motor vehicle dealers	3,543,238	0	3,543,238
Automotive parts, accessories, and tire stores	5,522,346	0	5,522,346
Furniture and Home Furnishings Stores			
Furniture stores	3,813,558	0	3,813,558
Home furnishings stores	3,898,489	0	3,898,489
Electronics and Appliance Stores			
Household appliance stores	945,341	0	945,341
Electronics stores	3,642,734	0	3,642,734
Building Material and Garden Equipment and Supplies Dealers			
Building material and supplies dealers	22,684,704	8,494,377	14,190,327
Lawn and garden equipment and supplies stores	2,881,605	0	2,881,605
Food and Beverage Stores			
Grocery stores	44,989,000	37,558,585	7,430,414
Specialty food stores	1,268,022	0	1,268,022
Beer, wine, and liquor stores	3,901,178	543,022	3,358,154
Health and Personal Care Stores			
Pharmacies and drug stores	17,205,855	0	17,205,855
Cosmetics, beauty supplies, and perfume stores	1,306,679	0	1,306,679
Optical goods stores	620,987	0	620,987
Other health and personal care stores	1,036,833	0	1,036,833
Gasoline Stations			
Gasoline stations	26,257,708	13,138,233	13,119,475
Clothing and Clothing Accessories Stores			
Clothing stores	9,098,768	0	9,098,768
Shoe stores	2,113,734	0	2,113,734
Jewelry, luggage, and leather goods stores	2,071,761	0	2,071,761
Sporting Goods, Hobby, Musical Instrument, and Book Stores			
Sporting goods, hobby, and musical instrument stores	3,340,448	0	3,340,448
Book stores and news dealers	519,807	0	519,807
General Merchandise Stores			
Department stores	3,190,969	0	3,190,969
Other general merchandise including warehouse clubs	40,519,832	488,869	40,050,963
Miscellaneous Store Retailers			
Florists	321,525	0	321,525
Office supplies, stationery, and gift stores	1,557,353	0	1,557,353
Used merchandise stores	1,116,923	0	1,116,923
Other miscellaneous store retailers such as Pet Stores	4,073,602	0	4,073,602
Non-store Retailers			
Electronic shopping and mail-order houses	48,121,552	163,120,336	-114,998,784
Vending machine operators	439,160	0	439,160
Direct selling establishments	4,791,820	0	4,791,820
Food Services and Drinking Places			
Special food services including food service contractors	2,853,895	4,379,668	-1,525,773
Drinking places (alcoholic beverages)	1,564,248	0	1,564,248
Restaurants and other eating places	37,110,621	17,034,792	20,075,829
Full-service restaurants	18,316,624	3,793,573	14,523,052
Limited-service restaurants	15,942,588	13,241,219	2,701,367
Cafeterias, grill buffets, and buffets	405,918	0	405,918
Snack and non-alcoholic beverage bars	2,445,493	0	2,445,493



\$75k+
 OPPORTUNITY GAP
 FOR TOTAL RETAIL
 TRADE INCLUDING
 FOOD AND DRINK

DID YOU KNOW...

50%

increase in total
assessed commercial
value over the last
decade



1,100+

businesses in the
Township



100

homes built
each year

\$1.7 billion+

certified commercial
and residential real
estate value



7

major commercial
development sites



~50%

of the Township is
undeveloped

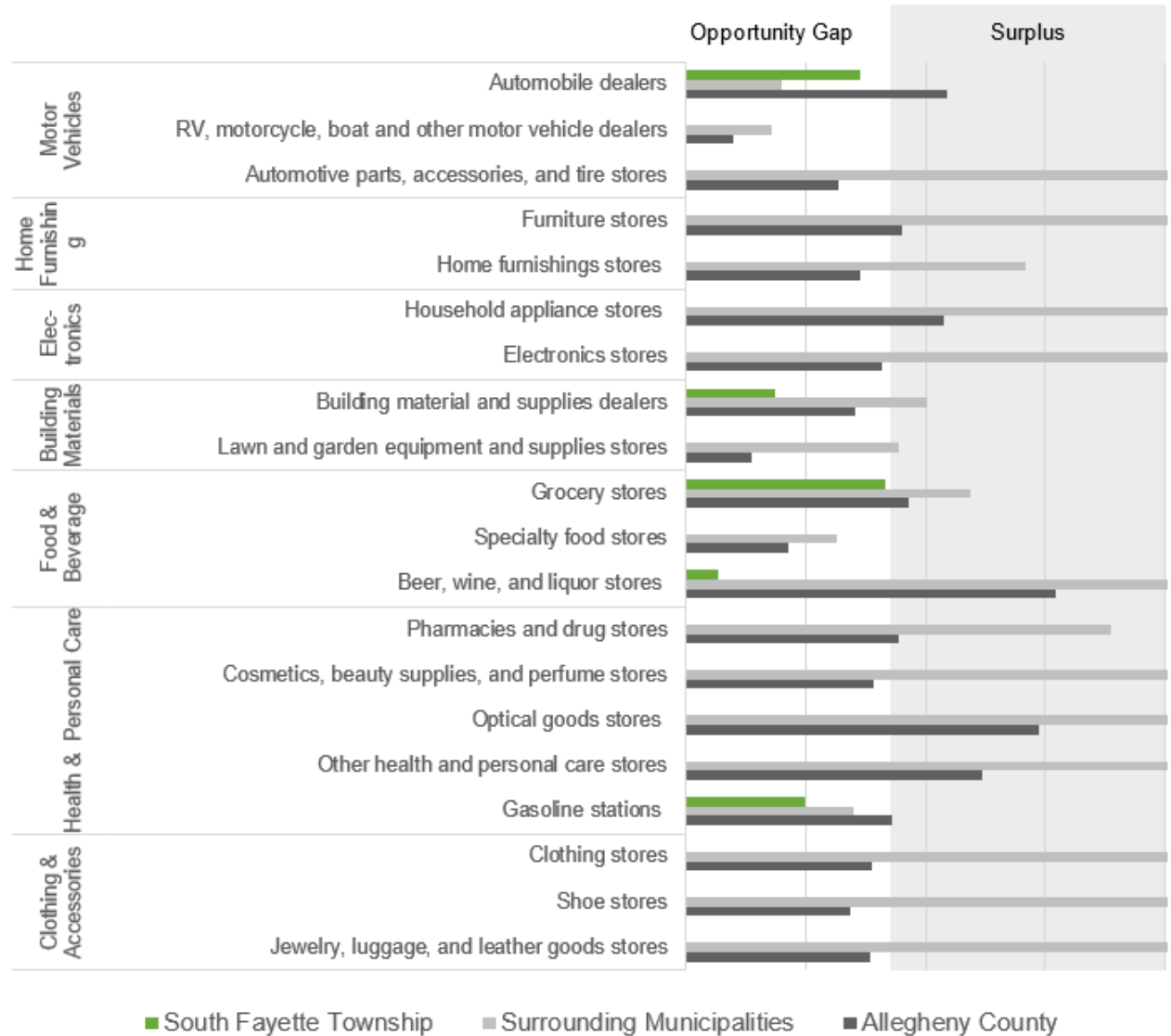
Neighboring municipalities include:

3 Townships in Allegheny County

2 Boroughs in Allegheny County

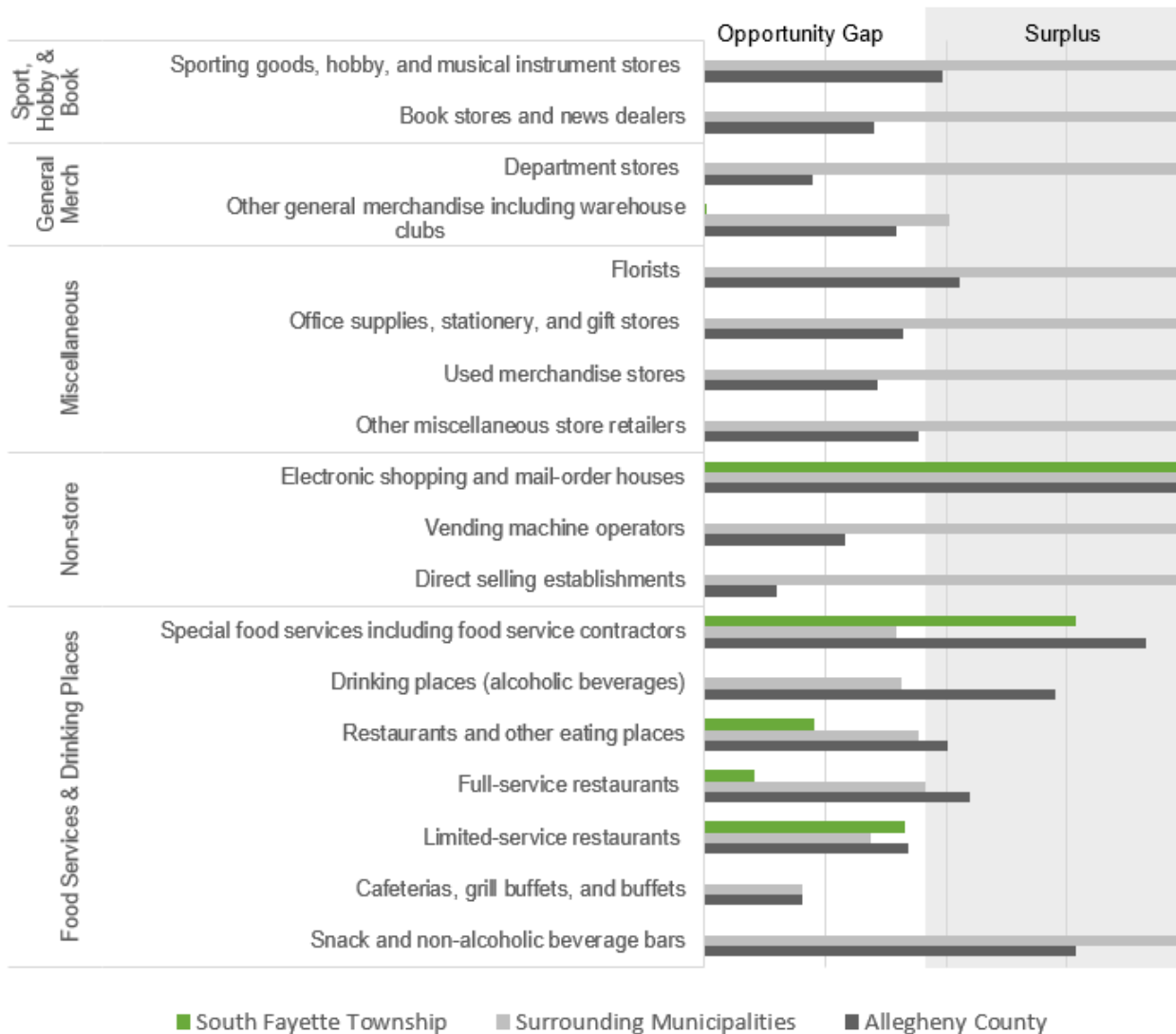
1 Township in Washington County

2021 Retail Stores Opportunity Gap Comparison



SOURCE: CLARITAS RETAIL MARKET POWER © OPPORTUNITY GAP BY RETAIL STORE (2021) ADJUSTED FOR MARKET SIZE

2021 Retail Stores Opportunity Gap Comparison (cont.)



SOURCE: CLARITAS RETAIL MARKET POWER © OPPORTUNITY GAP BY RETAIL STORE (2021) ADJUSTED FOR MARKET SIZE

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

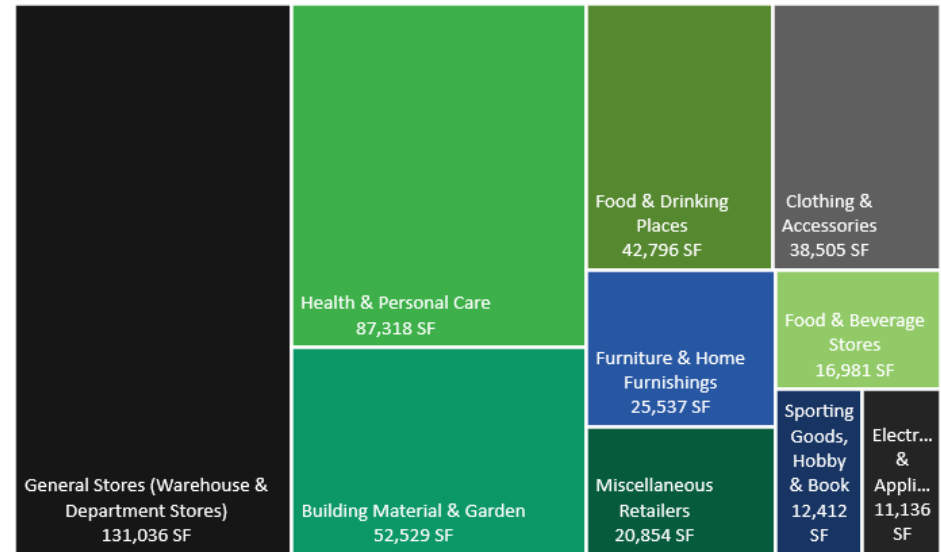
South Fayette residents are likely traveling to the municipalities immediately surrounding the Township for most types of retail shopping. Unmet retail demand in South Fayette appears to be supporting the surplus of retail businesses in neighboring Allegheny County municipalities including Collier, North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

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

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



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



SOURCE: CLARITAS RETAIL MARKET POWER @ OPPORTUNITY GAP BY RETAIL STORE (2021); U.S. CENSUS BUREAU (2017) AND INDUSTRY STANDARD PRODUCTIVITY PER SQUARE FOOT

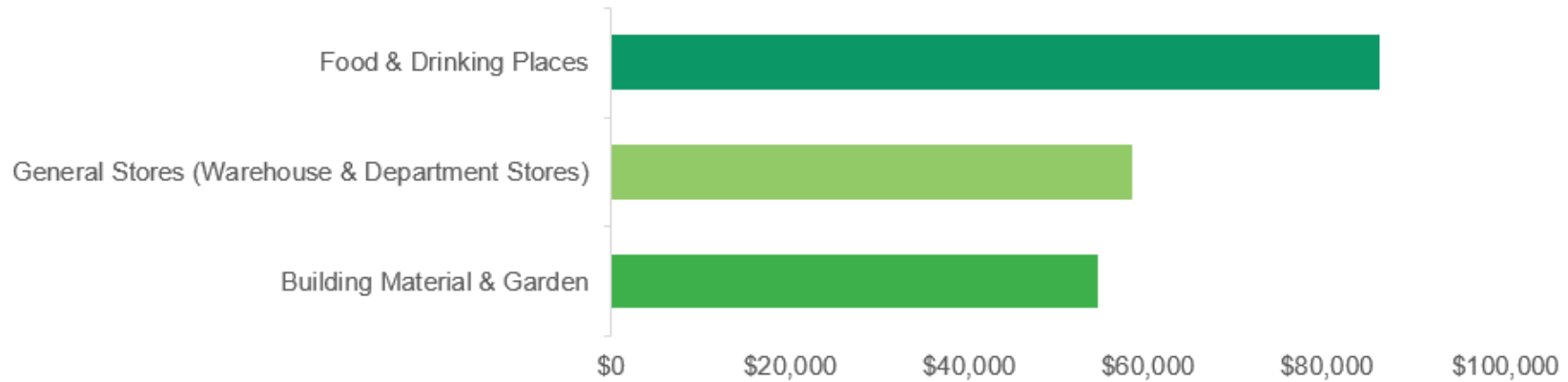


SOURCE: SOUTH FAYETTE TOWNSHIP FACEBOOK PAGE

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

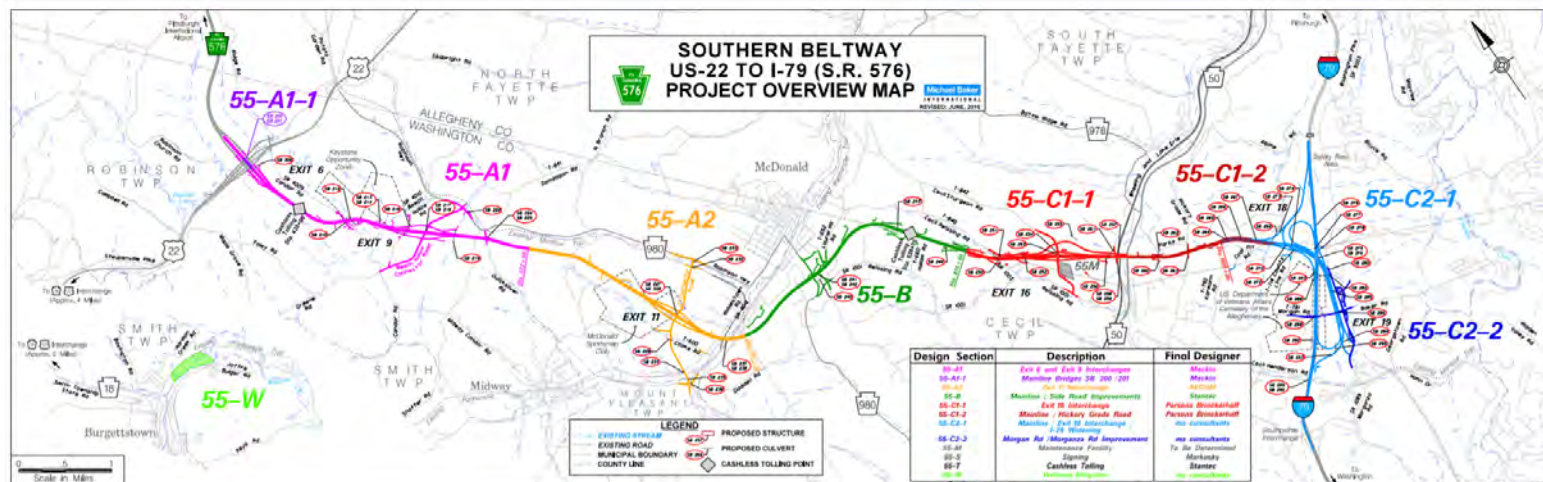
Below, factoring in all retail stores and demand from surrounding municipalities suggests that the greatest opportunity for additional retail development is in food and drinking places, with some opportunity in the general merchandise category and building materials category (specifically paint and wallpaper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

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



SOURCE: CLARITAS RETAIL MARKET POWER © OPPORTUNITY GAP BY RETAIL STORE (2021); U.S. CENSUS BUREAU (2017) AND INDUSTRY STANDARD PRODUCTIVITY PER SQUARE FOOT

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



SOURCE: [HTTPS://SOUTHFAYETTEPA.COM/DOCUMENTCENTER/VIEW/279/SOUTHERN-BELTWAY-OVERVIEW-MAP-PDF](https://southfayettepa.com/documentcenter/view/279/southern-beltway-overview-map-pdf)

TRANSPORTATION IMPACTS - THE SOUTHERN BELTWAY AND INTERSTATE 79 IMPROVEMENTS

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

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

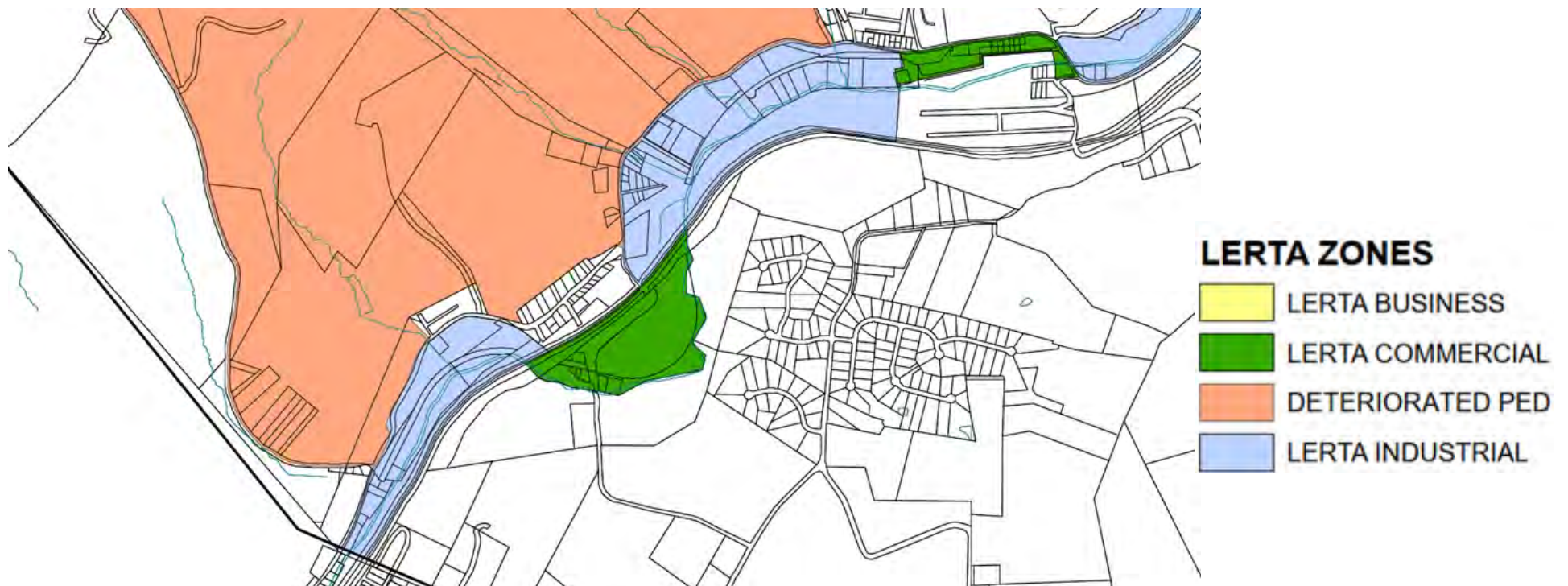
Similarly, a proposed toll on I-79 has the potential to increase traffic on local roadways. In addition to the need for transportation improvements in the case that tolling is implemented, zoning along Washington Pike and Route 50 should be evaluated to ensure it corresponds to expected traffic patterns,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

LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE (LERTA) DISTRICTS

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

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

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



SOURCE: [HTTPS://SOUTHFAYETTEPA.COM/DOCUMENTCENTER/VIEW/278/LERTA-DISTRICT-MAP--LOCAL-ECONOMIC-REVITALIZATION-TAX-ASSISTANCE-PDF](https://southfayettepa.com/documentcenter/view/278/LERTA-DISTRICT-MAP--LOCAL-ECONOMIC-REVITALIZATION-TAX-ASSISTANCE-PDF)

LAND USE

QUICK FACTS



12
ZONING
DISTRICTS



6,104
HOUSEHOLDS



20.96
SQUARE MILES

For more information regarding planning and land development, please visit

<https://southfayettepa.com/planning>

EXISTING LAND USE

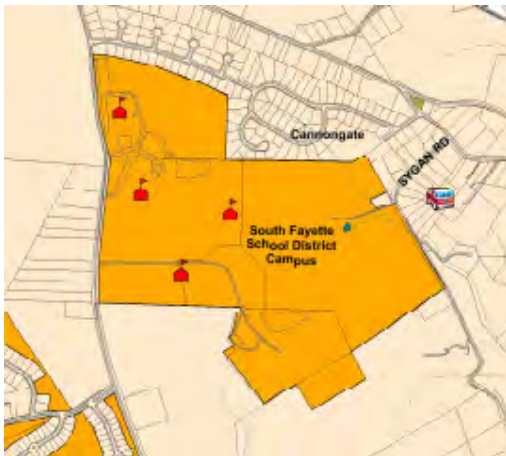
The Township's current zoning map provides for all land uses through the following zoning district designations:

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

SOURCE: SOUTH FAYETTE TOWNSHIP ZONING DISTRICT MAP, UPDATED AUGUST 2017

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

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



SOURCE: SOUTH FAYETTE TOWNSHIP ZONING DISTRICT MAP, UPDATED AUGUST 2017



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



SOURCE: SOUTH FAYETTE TOWNSHIP ZONING DISTRICT MAP, UPDATED AUGUST 2017

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

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

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

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



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

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



NEIGHBORHOODS

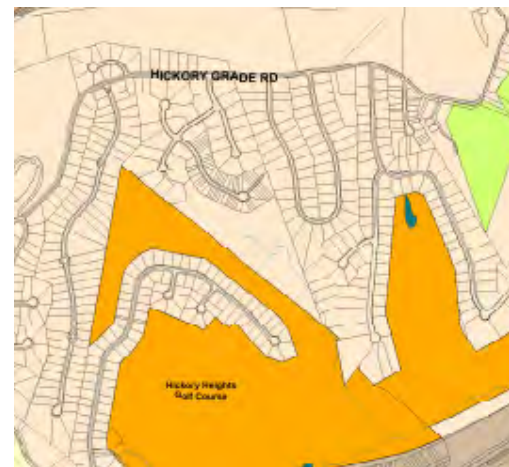
HISTORICAL NEIGHBORHOODS



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



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



SOURCE: SOUTH FAYETTE TOWNSHIP ZONING DISTRICT MAP, UPDATED AUGUST 2017



SOURCE: SOUTH FAYETTE TOWNSHIP ZONING DISTRICT MAP, UPDATED AUGUST 2017

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



View of South Fayette Township from Abele Business Park

FUTURE LAND USE

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

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



View of Land Near/Around Southern Beltway

COMMUNICATIONS

QUICK FACTS



5

SOCIAL MEDIA
PLATFORMS



16

COMMUNITY
AWARDS



7,700+

SOCIAL MEDIA
FOLLOWERS

SOCIAL MEDIA

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

to analyze the number of website visits, social media followers and interactions, and data usage. In the first quarter of 2021, website user access is accessed by desktop (46%), smartphone

611

total app
downloads



(49%), and tablets (4%), with about 71% of the website access being a direct entry. Peak website usage times are 1 p.m. – 3 p.m., with 3 p.m. being the most popular time. Facebook is the Township's most popular social media platform, showing 2,453 website visits linked through the Township's Facebook page.

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

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

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

HELP US BUILD A NEW DOG PARK

WHAT WE NEED FROM YOU:

PICTURES & VIDEOS

SUBMIT INFO BY JUNE 16TH

 @SOUTHFAYETTEPA
 @SOUTHFAYETTETOWNSHIP
 PWILLIS@SFTWP.COM
 412-564-3275

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



SOURCE: SOUTH FAYETTE TOWNSHIP FACEBOOK PAGE



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

www.SouthFayettePA.com

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

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



SOURCE: SOUTH FAYETTE TOWNSHIP TWITTER PAGE



Facebook



Twitter



Instagram



LinkedIn



YouTube

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

SOUTH FAYETTE CONNECT MAGAZINE

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

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

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

~8,200 copies printed

100s of online reads

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

500+ copies available at 20+ locations throughout the community

SOURCE: SOUTH FAYETTE TOWNSHIP WEBSITE AND SOUTH FAYETTE CONNECT

CHIEF'S CORNER BLOG

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

EVENTS

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

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

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

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

South Fayette Township Events:

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



SOURCE: SOUTH FAYETTE TOWNSHIP WEBSITE

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



SOURCE: SOUTH FAYETTE TOWNSHIP FACEBOOK PAGE

Police Department events include:

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

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

COVID-19

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

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



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

SOURCE: SOUTH FAYETTE CONNECT, SPRING 2021 - VOLUME 6, ISSUE 2

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

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



Township staff continues providing services

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



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

SOURCE: SOUTH FAYETTE CONNECT - COVID-19 SPECIAL EDITION - VOLUME 5 - ISSUE 3

COMMUNITY AWARDS AND INITIATIVES

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

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



SOURCE: SOUTH FAYETTE TOWNSHIP WEBSITE

SOUTH FAYETTE TOWNSHIP AWARDS

Governor's Awards

2016

- Local Government Excellence

Renaissance Awards – Public Relations Society of America, Pittsburgh Chapter

2020

- Renaissance Award, South Fayette Community Day

2018

- Renaissance Award, Communications and Parks & Rec Department

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

2021

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

2020

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

2019

- First Place, Magazine, South Fayette Connect

2018

- First Place, Magazine, South Fayette Connect

International MarCom Awards

2020

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

2019

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

2018

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

2016

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

SOUTH FAYETTE TOWNSHIP AWARDS

Pennsylvania Recreation and Park Society

2019

- Outstanding New Professional Award, Paula Willis

2018

- Excellence in Parks and Recreation Award, Paula Willis

2017

- Excellence in Recreation and Parks Award, Paula Willis

Transforming Local Government

2017

- Professional Leadership Award, Andrea Iglar

Community Traffic Safety Award – AAA East Central

2019

- Gold

2018

- Gold

2017

- Silver

Pennsylvania Students Against Destructive Decisions

2017

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

National Association of School Resource Officers

2016

- Model SRO Agency Award, Sergeant Jeff Sgro

National Council for Home Safety and Security

2018

- Second Safest Community in Pennsylvania



SOURCE: SOUTH FAYETTE TOWNSHIP WEBSITE

PUBLIC FACILITIES & AMENITIES

QUICK FACTS



16,076
RESIDENTS



17%
INCREASE
FOR SCHOOL
ENROLLMENT



5
COMBINED
TOWNSHIP FIRE
AND POLICE
DEPARTMENTS

UTILITIES

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



SOURCES: COLUMBIA GAS AND PA AMERICAN WATER WEBSITES

RENEWABLE ENERGY

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



SOURCES: SOUTH FAYETTE TOWNSHIP WEBSITE, ARCHIVED NEWS FLASH - 3/2/2015

BROADBAND & WIRELESS

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

WASTE & RECYCLING

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



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

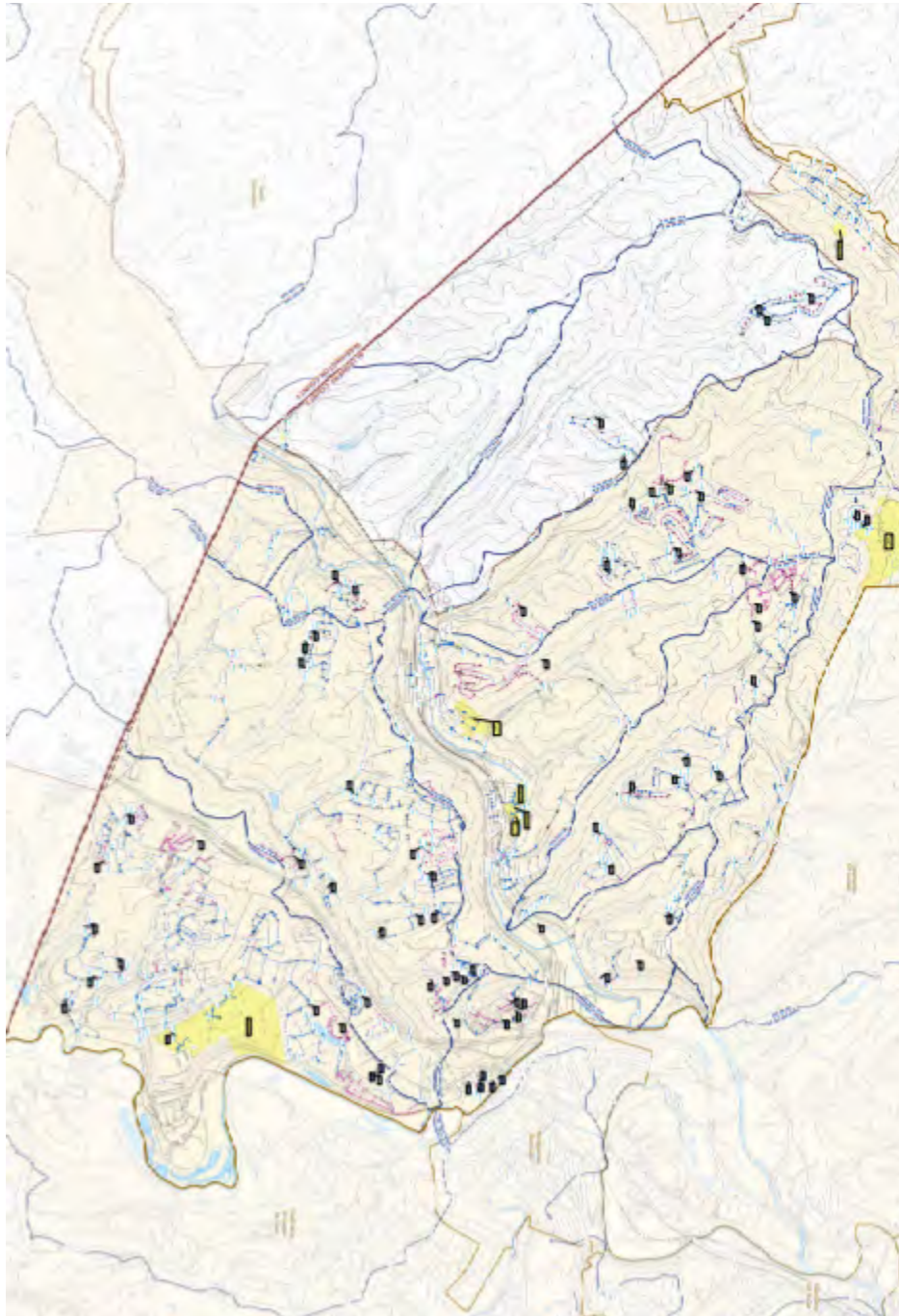


trash pick-up, the Township offers alternative options for these types of disposal. Curbside pickup of large items is available and provides a valuable service to residents.

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



SOURCE: SOUTH FAYETTE TOWNSHIP WEBSITE



SOURCE: SOUTH FAYETTE TOWNSHIP WEBSITE - STORMWATER MAP

STORMWATER MANAGEMENT

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



SOURCE: SOUTH FAYETTE TOWNSHIP WEBSITE

COMMUNITY STORMWATER GOALS:

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

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

SCHOOLS

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

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

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

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

SFSD Schools including the following:

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

Additional Education Institutions in the Township:

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



PICTURES: SOUTH FAYETTE SCHOOL DISTRICT BUILDINGS

SOURCE: STURGEON VOL. FIRE DEPARTMENT FACEBOOK



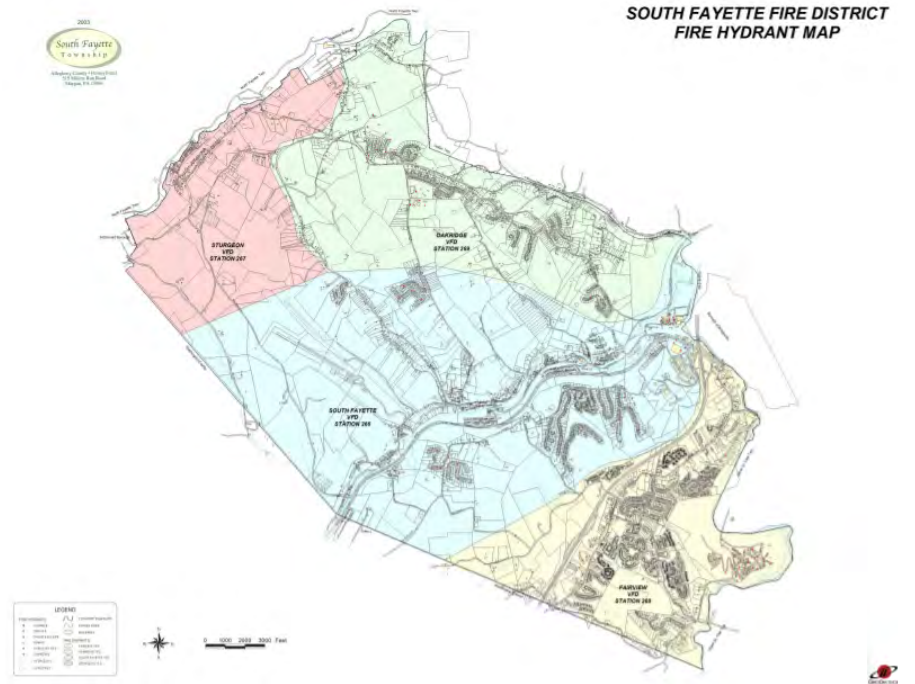
SOURCE: STURGEON VOLUNTEER FIRE DEPARTMENT #267 FACEBOOK PAGE

FIRE DEPARTMENT

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



SOUTH FAYETTE FIRE DISTRICT
FIRE HYDRANT MAP



SOURCE: SOUTH FAYETTE TOWNSHIP WEBSITE

AMBULANCE

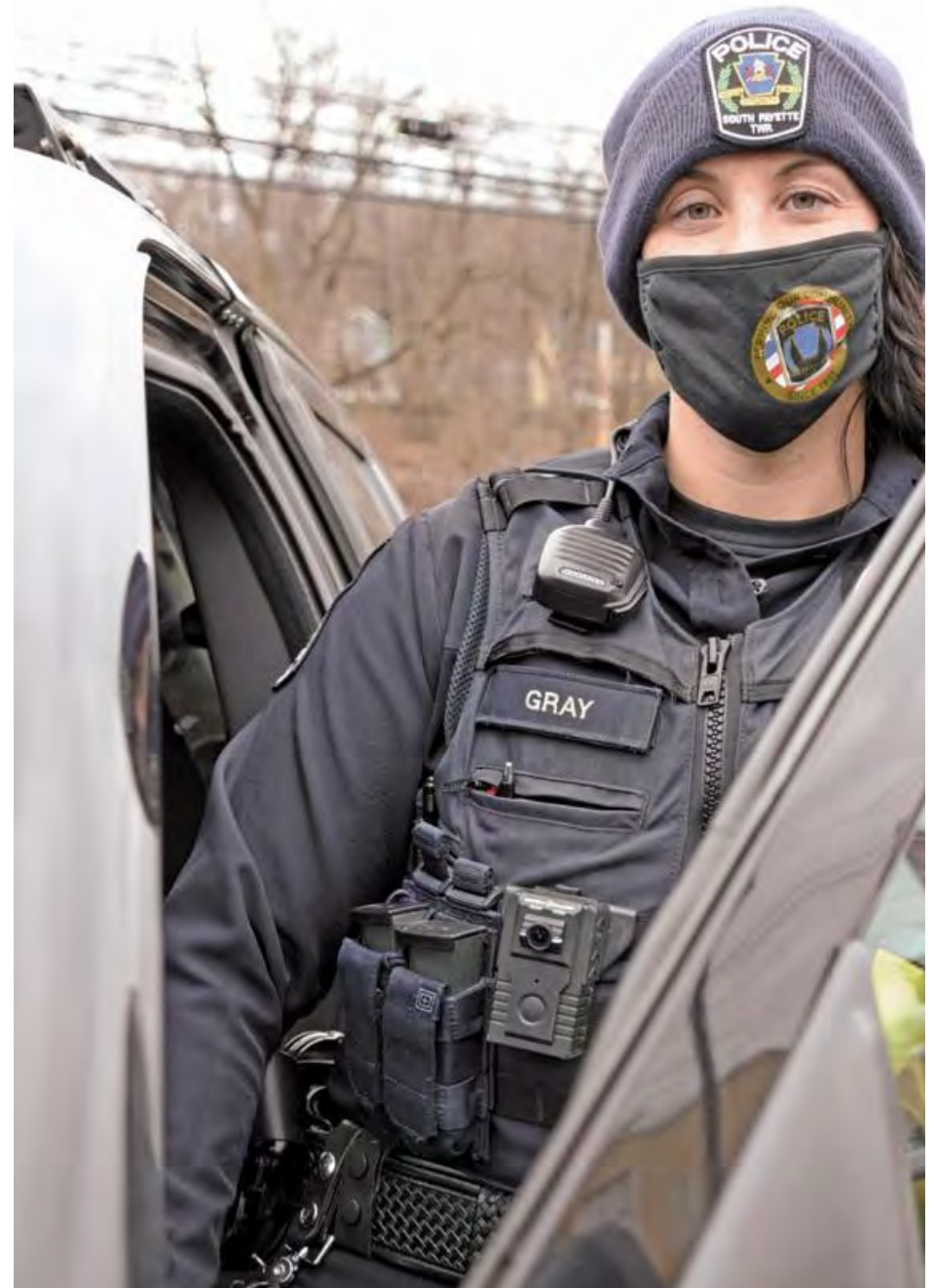
The Township's Emergency Medical Services are currently provided through a third-party provider, SouthBridge EMS. SouthBridge provides Advanced Life Support (ALS) ambulance services to the residents and visitors with a fleet of four ambulances, and one supervisor response unit – all of which are licensed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

POLICE DEPARTMENT

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

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

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



SOURCE: SOUTH FAYETTE CONNECT - WINTER 2021 - VOLUME 6, ISSUE 1

F. Steering Committee Meeting Notes



220 West Kensing Drive
 Suite 100
 Cranberry Township, PA 16066
 724.779.4777
 www.hrg-inc.com

MEETING MINUTES
South Fayette Township Comprehensive Plan Update
Steering Committee Kickoff Meeting
 Location: South Fayette Township Municipal Building
 JULY 19, 2022

Meeting Attendees:

Name	Company	Phone	Email
John Alan Kosky	John Kosky Contracting	-	johnalank@msn.com
Jerry Brown	Municipal Authority of South Fayette Township	-	jbrown@sftwp.com
Joseph Johnson	Resident; PC Member	-	johnson.joseph.m@gmail.com
Eric Newhouse	Newbury Market	-	enewhouse@eqa-lc.com
Venkat C.M.	Resident; Parks and Rec Board Member	412-467-6003	seezem@gmail.com
John Barrett	Township Manager	412-221-8700 x 216	JBarrett@sftwp.com
Andrea Iglar	Director of Communications	412-221-8700 x 231	Alglar@sftwp.com
Chris Sarson	HRG	724-779-4777	csarson@hrg-inc.com
Laura Ludwig	HRG	724-779-4777	lludwig@hrg-inc.com
Sommer Schneller	HRG	724-779-4777	sschneller@hrg-inc.com
Lori Morgan (via Zoom)	HRG	724-779-4777	lmorgan@hrg-inc.com

Review of the Role of the Steering Committee

Laura Ludwig from HRG reviewed the expectations and role of the Steering Committee and their level of involvement with the development of the Comprehensive Plan, as follows:

- > Attend meetings as needed.
- > Act as a sounding board by providing feedback on various deliverables and plan elements throughout the process.
- > Review items as needed and provide comments, edits, revisions, and suggested improvements.
- > Assist with public engagement – talk to your neighbors, share information, meeting

- announcements, and updates via word of mouth or social media.
- > Share your ideas, concerns, thoughts, etc.
- > Provide comments and feedback via email on various plan elements when they are sent out.

Review of Tasks Completed to Date

Ms. Ludwig reviewed the following items that have been completed to date as part of Phase 1, Visioning, Outreach, and Needs Assessment:

- > Township Community Tour and Day of Interviews with staff – April 2021
- > Trends Report
- > Stakeholder Interviews – Ongoing
- > Online Community Survey and Analysis – July 2021
- > Attended Two Neighborhood Pop-up Events
 - > Concert in the Park – August 2021 and Beer for Books – September 2021
- > Board Updates – January-March 2022
- > Public Kickoff Meeting via Zoom May 5, 2022

Ms. Ludwig stated that the Trends Report, Online Survey Results, and Outreach and Public Meeting Results are all saved on the Township website, via the following link:

<https://southfayettepa.com/196/Comprehensive-Plan>

SWOT Analysis

Staff from HRG reviewed the various results of the SWOT Analysis conducted at the public meeting. The following additional strengths, opportunities, and threats were discussed and will be added to the overall lists. There were no weaknesses mentioned to be added to the list. All present were in agreement that the list of weaknesses looks good.

Additional Strengths

- > **The success of the Township's surrounding municipalities and neighbors**
- > Amenities in the area beyond the Township, including the Montour Trail and Panhandle Trail
- > Overall success of neighboring South Hills communities
- > Lots of property left to develop, although some will be challenging
- > Location/Great Connectivity – closeness to I-79, SR-50, Southern Beltway.

Additional Opportunities

- > **Inter-municipal connectivity; planning efforts shouldn't end at the Township boundary; there is an opportunity to connect and partner with our neighboring municipalities**
- > Land and space available to develop
- > How to properly further development – potential for zoning ordinance amendments or revisions to encourage certain uses or designs

One opportunity that was stated at the public kickoff meeting was the need for more apartments. However, it was noted that there are some apartment complexes potentially in the works and in the pipeline. And, while there is a need for apartments and rental units, public transportation is a factor to where apartment complexes can be located and there is little to no public transportation available in South Fayette right now. There may be a need to have some discussions with the Port Authority to expand route service or with a private agency to provide shuttle services.

Additional Threats

- > The Volunteer Fire Department (VFD) situation (lack of volunteers; lack of time for fundraising efforts; no new recruits coming in from all of the new housing development)
- > Too much residential development that is all the same. Need variety and diversity in housing stock and also in how the developments are designed.
- > Planning/Zoning rigidity

One correction was noted to the list of Threats from the public meeting. Route 50 should be listed as SR-50 and not as US-50.

A Township-wide VFD support event was suggested to help the four volunteer departments streamline fundraising efforts.

In regard to the housing diversity comment, it was discussed that there is a need to strive for variety and diversity in the housing stock provided. Most of the developments that have happened most recently are the traditional, single-family detached housing developments, with the exception of the Charter Homes Development, Hastings. Hastings does provide a unique range of housing options and has a small commercial center. Newbury also has a nice open space design and layout. The Berkshires was also mentioned as a good example for design/layout/character.

It was also discussed that in order to encourage a mix of housing units, the Township may need to be more flexible with some of its zoning regulations, maybe not be so rigid. There is a fine line with being rigid/too rigid vs. overly flexible. The Township needs to find a happy medium so that it can avoid homogenous housing developments and encourage some unique neighborhoods. While Walnut Ridge is a great neighborhood, the Township does not need three other Walnut Ridges.

Discussion on Potential Themes

HRG staff reviewed their thoughts on some of the potential themes for the plan to address based on the outcomes of their findings in Phase 1, as follows:

- > Addressing housing growth and its relationship with traffic issues and the need for traffic mitigation/calming efforts,
- > Economic development and the best/most desirable land uses for the land surrounding the Southern Beltway,
- > Enjoyable public spaces, including Parks, Recreation, Open Space, Trails, and Community Facilities, and

- > Preservation of open space/green space and targeted growth areas for residential and non-residential uses and developments.

All were in agreement that these potential themes are important items for the plan to address. Creation of a Beltway District? Is the PED District still working? Maybe the Ordinance needs more Conditional Uses?

It was mentioned that certain roadways, should vacant land eventually be developed, will be in need of improvements to support additional use and traffic, including Hickory Grade Road and Cecil Sturgeon Road. These roads would basically turn into collector roads as land is developed.

Re: the traffic calming idea, it was mentioned that maybe this is something that should be thought about more beforehand or as developments are going through the land development approval process. Now, traffic issues are usually handled after the fact and more reactively. HOAs will often ask for speed humps, plantings, additional stop signs, etc.

Adaptive signals are a nice tool to help with traffic flows. These are in place along SR-50 but are managed and maintained by a third party. The smart signals can malfunction from time to time and there are sometimes issues.

Other potential topics of interest mentioned were as follows:

- > Zoning Ordinance and other Ordinance revisions to encourage certain uses and types of developments,
- > Potential Zoning Map changes, flexibility in design or uses allowed and where that flexibility may make the most sense, such as focal nodes.

Interactive Mapping Exercise

Meeting participants were asked to markup maps with any relevant comments and color-coded stickers, based on the following.



HRG collected all marked up maps and will create a map with everyone's comments on the needed improvements, places for certain development types, etc. The map will be sent out via email once complete.

Additional discussion was as follows:

Zoning

- > Potential Zoning Map Updates or Changes
 - > How should we handle the older, traditional town centers that are in the Township, including Morgan, Sturgeon, Cuddy.
 - > Should the school district property and other municipal owned properties be their own zoning district on the map? General consensus was that this would be ok. Preference was to not label it Institutional. Maybe Civic and Education, Public Service, or something else. HRG will look for examples.
 - > PED District is working but may need to be adjusted in terms of overall area and parcels included. May need to make it smaller. Some areas are still relevant.
 - > PED may also need to be more flexible in terms of uses allowed.
 - > Cecil-Sturgeon Road – more like Mixed Use should be goal.
 - > Within 2-3 miles of the Beltway, Mixed Use is also preferred so that there are options.
 - > Land across from School District campus is owned by School District and should be zoned what the school is zoned.
- > Form-based zoning was brought up, which focuses more on dimensions, layout and design and less on uses. Many municipalities in the area have included some form-based elements in their zoning ordinance but not many have a true form-based code. Most are still traditional Euclidean zoning. Dormont recently updated their ordinance to a form-based code and that is a great example to read through.
- > HRG will pull some examples and send out some ideas prior to the next meeting for everyone to review.

Focal Nodes of the Township

Focal nodes are special places in the Township that may warrant more flexibility in zoning because they are desirable locations for development or otherwise unique.

- > Fairview Park
- > Newbury Market/Piazza/I-79 Interchange Area
- > School District Campus
- > Southern Beltway Interchange

Misc. Comments

- > Relationship between the School District and the Township is not unique to South Fayette; This happens everywhere! We do need to start to nurture the relationship more. And the School District should be involved.
 - > HRG will interview them as a key stakeholder, either the Superintendent or the Business Manager. Andrea will forward Laura their contact information.
- > Parks...
 - > Lights at Fairview Park were recently installed.
 - > Turf Fields will be installed on baseball field at Fairview Park likely in 2023.
 - > Township applied for a grant to turf the multi-purpose field. Still waiting to hear on that application.
 - > What about disc golf and pickle ball? These are two sports that are growing in popularity.

Next Meeting/Next Steps

- > Next Steering Committee meeting will be Wednesday, September 21st at 6pm at the Township Building, same room.
- > We will plan to meet in November and December of this year as well.
- > HRG will send out meeting notes from tonight and an outlook meeting invite for the September meeting.
- > HRG staff will collect some research on flexible zoning tools and ideas and will share that information prior to the next meeting, along with any text and graphics for the Plan.

LL/CS

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220 West Kensing Drive
 Suite 100
 Cranberry Township, PA 16066
 724.779.4777
 www.hrg-inc.com

MEETING MINUTES
South Fayette Township Comprehensive Plan Update
Steering Committee Meeting #2
 Location: South Fayette Township Municipal Building
 SEPTEMBER 21, 2022

Meeting Attendees:

Name	Company	Phone	Email
Jerry Brown	Municipal Authority of South Fayette Township	-	jbrown@sftwp.com
Venkat C.M.	Resident; Parks and Rec Board Member	412-467-6003	seeyem@gmail.com
John Barrett	Township Manager	412-221-8700 x 216	JBarrett@sftwp.com
Kristen Frommeyer	Resident		kristin.frommeyer@gmail.com
Chris Sarson	HRG	724-779-4777	csarson@hrg-inc.com
Laura Ludwig	HRG	724-779-4777	lludwig@hrg-inc.com
Sommer Schneller	HRG	724-779-4777	sschneller@hrg-inc.com
Lori Morgan	HRG	724-779-4777	lmorgan@hrg-inc.com

Review/Discussion of Potential Improvements and Desired Developments Map

Laura Ludwig from HRG started the meeting with a discussion of the results of the interactive mapping exercise done by the Steering Committee at the meeting on July 19. This exercise asked the Committee to use color coded stickers to mark a land use map based on potential improvements and desired developments. HRG staff then collected the maps and compiled and reviewed the results, which were presented at this meeting. Township Manager, John Barrett asked Ms. Ludwig if anything stood out after HRG's review. Ms. Ludwig presented the following trends:

- > HRG staff is looking at areas for potential preservation, especially in the Southern Beltway. This would include agricultural security areas (ASAs). Staff is working on identifying the most up to date map of the Township's ASA areas.
- > Based on the colors (colored dots) added to the Southern Beltway area, it is evident that mixed-use development is desired there, mix of retail, office, commercial, residential, and industrial.
- > The colors used also indicated clear issues with traffic, both in terms of traffic congestion and areas with potential traffic safety issues.

Review/Discussion of Future Land Use Map/Zoning District Changes

Next, Ms. Ludwig directed the conversation to a discussion of developing the future land use map, and potential zoning district changes. Her first comment was about how best to refer to the land owned by the school district. Potential options would be "Public Institutional," "Public Service," or "Civic and Education." Ms. Ludwig noted that the use of "Institutional," to identify these land uses can sometimes be confusing to the public. Jerry Brown asked about the current zoning of the Watson Institute, a special education school. There were several comments from members of the Committee about this institute, including that it has 501(c)(3) status, and therefore is tax-exempt. It was identified that the parcel is currently zoned Residential, and the Committee questioned if it should remain under that zoning moving forward.

Mr. Brown pointed out an area south of the Beltway that has been farmed by a family for decades and may or may not be an ASA. He also noted that this area generally has steep slopes and would be difficult for non-residential development to occur here. He highlighted this area on the map that HRG provided. HRG staff noted that this area could be considered for potential preservation areas and that they would confirm the status of the agricultural land.

Next, Ms. Ludwig discussed the Planned Economic Development (PED) District, quoting the current zoning text defining its purpose:

"PED- Planned Economic Development- to promote the economic development on large undeveloped tracts in a campus-style atmosphere, allowing for a compatible mix of uses that encourages an integrated living and working environment while preserving adequate buffers between dissimilar uses."

Ms. Ludwig asked if the current purpose still matched the goals for the area or if it should be reimagined. She noted that the area could be redefined as an overlay or mixed-use district. The Committee noted that the existing PED definition is generally consistent with the desired use for the area (indicated by the interactive mapping exercise at the July meeting). It was also noted that the Southern Beltway area, adjacent to the existing PED is an opportunity to include non-residential development, that would be similar to the mixed-uses allowable in the PED. Ms. Ludwig noted that the PED could be extended to cover the Beltway area. This would require a zoning ordinance text amendment to the PED District to broaden the allowable uses and "campus style" definition. Chris Sarson from HRG asked if the incentives were still necessary for the PED District, especially given that some development is already planned within the PED. Mr. Barrett replied that incentives for non-residential development may still be needed based on the necessary roadway and infrastructure improvements. He also noted that if the PED District is expanded to include the desired mixed-use area of the Southern Beltway that the Township's Local Economic Revitalization Tax Assistance (LERTA) program will need to be updated in the township code. Ms. Ludwig noted that they will revisit the idea of the incentives.

Staff and the Committee also had a discussion of Township parks. Kristen Frommayer brought up Treveskyn Park and potential opportunities there. Ms. Sarson, who worked on the 2019 South Fayette Township Parks Comprehensive Recreation Plan completed by HRG, noted that Treveskyn Park is undeveloped, but it is not conducive with extensive development because of its secluded location and steep, narrow, residential access streets. Staff and the Committee also noted that while Fairview Park serves the east side of the Township well, with development planned to the west, along the Beltway, that another large park would be desirable in that area of the Township. Venkat C.M. highlighted an ideal area for the park to be located based on potential future development. Ms. Sarson noted that the Comprehensive Plan would be the ideal time to identify property for this use to make sure that it is preserved and not lost as the area becomes more developed.

Ms. Ludwig asked if it is known what will happen with the current Township Municipal Building once the new one is built. Mr. Barrett responded that the Administration and Police Department will move out into the new facility. The Library will remain at the current building until Phase 2 of the new community center is finished. After the library moves, the old building will be torn down and a new Public Works building will be constructed in its place. There will be opportunities to expand Morgan Park once the new Public Works building is completed.

Discussion of Goals/Strategies Related to the Key Themes of the Comprehensive Plan

Next, HRG staff presented the goals/ strategies they drafted for each of the plan's key themes. Ms. Ludwig provided details on each of the four key themes:

1. Housing and Traffic - Addressing housing growth and its relationship to traffic issues and the need for traffic mitigation and calming
2. Economic Development and Future Land Use - the best and most desirable land use for the area surrounding the Southern Beltway and beyond
3. Enjoyable Public Spaces - Parks, Recreation, Open Space, Trails and Community Facilities
4. Preservation of Greenspace and Targeted Growth Areas – Identifying areas for targeted growth and areas for preservation.

For each of these themes, specific goals/ strategies were presented.

For the Housing and Traffic theme, Mr. Barrett noted that the Township's current development review process does not include review of interior traffic or traffic flow within proposed development. Mr. Brown noted that traffic studies are based on a potential development's impact to the surrounding area. It was noted that there are concerns for traffic calming within the neighborhood and that it would be better to address these issues up front, versus having to resolve them after the fact. It was also noted that the concerns become worse as phased build out progresses and as traffic flow changes. Ms. Sarson noted that the plan could include requirements or standards with traffic calming with graphic standard details for potential solutions.

The Committee noted a number of additional locations for traffic concerns. Ms. Frommeyer noted that there is significant traffic near the schools, backing up to the entrance of the Berkshires development. She also noted that there is a sidewalk gap along Old Oakdale Road with no connection to the schools, so students cannot walk. HRG staff noted that this can be included in the plan as there are a number of potential funding sources related to students walking safely to school. Other traffic concerns noted included the following:

- First Impact Fee project starting soon, at Hickory Grade Road and Route 50- dedicated turn lanes both ways and road widening project
- Alpine Road and Washington Pike – dangerous intersection but there is a PennDOT widening project starting soon
- Hickory Grade Road – speeding concerns
- Traffic in and around the schools, particularly during school “rush hour”
- Morgan Hill Road and Sygan Road – dangerous intersection

For the Economic Development and Land Use theme, Mr. Brown noted that developers are already showing interest in the parcels closest to the highway ramps on the northeast side of the Beltway. This will be taken into consideration for future land use, zoning, and LERTA planning.

For the Enjoyable Public Spaces theme, it was noted that acquiring a large tract of land in the southwest part of the Township should be added to the list of goals/strategies.

For the Preservation of Greenspace and Targeted Growth Areas, it was noted that agricultural easements and ASAs may or may not be in perpetuity. HRG staff will research the details of these programs and their timing. Mr. Brown indicated that the Stone property adjacent to Granite Ridge may be an ASA and should be considered for conservation.

The committee was generally supportive of including a recommendation for a Township-wide Bike Route and Trail Plan.

Discussion of Potential Transformative Sketches to Include in the Draft Plan

Four transformative sketches are included as part of the project. These sketches are meant to depict how an area could be improved in the future, based on recommendations in the plan. Sommer Schneller with HRG noted that it would be best to decide on the ideas for these images soon as they can be time consuming to develop. HRG staff presented a list of potential transformative sketches and asked if the Committee had any other ideas. HRG staff will be sending out a poll to all of the Committee members, asking them to vote on the four ideas they prefer.

Schedule Moving Forward

Ms. Ludwig reviewed the next steps for the planning process. Based on comments from the Committee, meetings will be planned for October and November. The meeting in early to mid-November will be to review plan themes and components of the plan, including prioritization of projects, draft chapters, and a preliminary draft document. A meeting will be planned for December to review the completed draft plan. The plan's adoption process will trickle into 2023.

Next Steps

- > HRG will be contacting the Steering Committee to:
 - Vote on potential transformative sketches
 - Schedule the October and November meetings
- > HRG staff will continue work on drafting sections of the plan so they are ready for review.



220 West Kensing Drive
 Suite 100
 Cranberry Township, PA 16066
 724.779.4777
 www.hrg-inc.com

MEETING MINUTES
South Fayette Township Comprehensive Plan Update
Steering Committee Meeting #3
 Location: South Fayette Township Municipal Building
 OCTOBER 20, 2022

Meeting Attendees:

Name	Company	Phone	Email
John Alan Kosky	John Kosky Contracting	-	johnalank@msn.com
Venkat C.M.	Resident; Parks and Rec Board Member	412-467-6003	seeyem@gmail.com
Joseph Johnson	Resident; PC Member	-	johnson.joseph.m@gmail.com
John Barrett	Township Manager	412-221-8700 x 216	JBarrett@sftwp.com
Andrea Iglar	Director of Communications	412-221-8700 x 231	aiglar@sftwp.com
Jim Feath	HRG	724-779-4777	jfeath@hrg-inc.com
Sommer Schneller	HRG	724-779-4777	sschneller@hrg-inc.com

Project List development from Goals/Strategies Related to the Key Themes of the Comprehensive Plan

Sommer Schneller from HRG started the meeting with a discussion and review of the results of the last meeting on September 21st. She shared the Goals categories that the Steer decided on—Housing/Traffic, Economic Development, Enjoyable Public Spaces, and Greenspace Preservation. Ms. Schneller shared the recommended sub-goals that HRG came up with and the compiled comments from the previous steering committee meeting. She asked the group if there were any particular projects based on these goals that the Steer wanted to see in the Plan.

- > Housing/Traffic: In reference to a previous meeting comment about the intersection and Alpine and Washington Pike, Mr. Kosky and Mr. Barrett informed the team that there are current road widening plans in process through PennDOT projected to be done in the next 5 years. Until they have done that construction, there are temporary signals getting installed at the intersection. Both mentioned there being a need for a sync on the signals and to have the intersection use intermittent queuing. The Hickory Grade Road and Route 50 intersection will be looking for bids at the end of 2022. Mr. Kosky and Mr. Barrett agreed that more police presence in the area due to the construction of the new Municipal Building may be able to decrease speeding vehicle activity on the road. As for neighborhood traffic concerns and calming efforts, the Steer informed the HRG team that there are currently no ordinances for on-street parking in the Township. The current

Land Development review process does not look into or consider traffic safety inside developments. The Steering Committee suggested limiting on-street night parking in single-family developments and some ordinance requirements for developers to instate traffic calming efforts in their road plans.

- > Economic Development: Last week, the Township passed an ordinance for PED and local impacted parcels near the Southern Beltway interchanges to allow for Mixed Use and Age Restricted communities in the existing PED District. Mr. Kosky suggested an in-state abatement of non-housing developments, and perhaps even incentives for that development, in the PED area, since it seems that the majority of residents are looking to primarily see more housing in the Township.
- > Enjoyable Public Spaces: Mr. Kosky informed the team that Railroad ROW is planned to connect into Bridgeville via Newbury and Morgan Park. There is a bridge across Chartiers Creek that can become a bike trail. It is owned by Mr. Kosky and he is in support of this effort. The Steer also wanted to see an expanded bike network from the existing parks (Fairview into Upper Saint Clair), both South Fayette Township and Upper Saint Clair are in support of this effort and are willing to cooperate on this coordination. The two miles of Panhandle Trail that are in the Township are mostly unimproved, the team sees a benefit in improving the parking and welcome area for the trail.
- > Greenspace Preservation: There should be more information about the local Agricultural Security parcels.

Review of Zoning Map Updates

Next, Ms. Schneller shared a new version of the Zoning /Future Land Uses Map with collected comments from previous meetings. The HRG Team suggested making school district parcels and municipal parcels a new zone called Civic & Education. In addition, the HRG Team suggested making all parkland a new zone named Public Recreation. The Steer was generally in favor of these changes.

The red outlined area on the map, the western part of the Township where the new Beltway runs, was considered to be added to the preexisting PED area just south and east. Mr. Kosky and Mr. Barrett were both in favor of extending the PED, whether they do call it a PED or something else. Ms. Schneller asked for clarification about the grade of the land bordering the Beltway on the southeastern side of the Township. According to the Steer, much of the land in the area is very easy to be developed for housing and all generally agreed that the area should not be zoned as Conservation. Mr. Kosky did bring up a point that none of the PED and surrounding areas are sewered, which may pose a problem for developers looking to move into the region in the future. Ms. Iglar mentioned that the old parcel for the municipal building should remain as a Civic & Education zone as the Township plans to use the parcel for township-related matters after they move into their new building.

Discuss Details of the Transformative Sketches to Include in the Draft Plan

Next, HRG staff presented images of the areas the Steer agreed to focus on for the transformative sketches. Ms. Schneller asked the team to think about what specific details should be addressed in these sketches:

1. Newbury/Piazza Pedestrian Improvements: The Steer wants to see a mast-arm light for the intersection and take inspiration from Cranberry Township and their signs. They want to see **this intersection function as an entrance to the community and as a "town center"**. This may include signage, trees, landscaping, bike lanes. However, the Steer does not project

that much pedestrian activity will occur across the large road and will instead drive to get across the intersection, so we should keep the crosswalks simple. In addition, a welcome sign at the end of the highway ramp would be useful.

2. Washington Pike Overlay: According to the Steer, this is a challenging corridor. There are PennDOT projects occurring for bridge widening. Since the Township borders Bridgeville just at the bridge, the team would like to see a welcome sign that lets drivers know they are now entering the Township. The grass areas adjacent to the Starbucks and in the interchange circles should be better landscaped since it currently consists of just mowed grass.
3. Pedestrian Safety Improvements around Morgan: Ms. Iglar mentioned the park's proximity to a small business district nearby that she thinks could be connected with sidewalks to the park as well as the municipal buildings to the park. The Township is working on installing a new sign that matches the other park signs which should be more visible at a distance. There is also potential for the park to connect with the Newbury/Piazza area since the areas are close. The Morgan Park area sees a large number of bikers on the weekends. The team was in support of a dedicated bike lane via a striped lane that can be used for bikers and the rare pedestrian.
4. Millers Run/Presto Sygan Road: This intersection is planning to be signaled. In addition, this area is at risk of flood during heavy rain and the guide rails have limited shoulder width as it stands. Since pedestrian safety may not be of concern, the steer agreed to switch to the backup transformation sketch of the Boyce/Mayview Park area pedestrian connectivity concept. There is work already underway in connecting these parks and would offer great connectivity through an existing rail line (which does see one train in and out a day).

Schedule Moving Forward

Ms. Schneller reviewed the next steps for the planning process. Based on polling with the Committee, the next meetings will be November 14th at 6pm and December 13th at 6pm. The meeting in early to mid-November will be to review plan themes and components of the plan, including prioritization of projects, draft chapters, and a preliminary draft document. A meeting will be planned for December to review the completed draft plan. The plan's adoption process will trickle into 2023.

Next Steps

- > HRG staff will continue work on drafting sections of the plan so they are ready for review.
- > Transformation sketch drafts will be ready for the team to review at the next meeting.



220 West Kensing Drive
 Suite 100
 Cranberry Township, PA 16066
 724.779.4777
 www.hrg-inc.com

MEETING MINUTES
South Fayette Township Comprehensive Plan Update
Steering Committee Meeting #4
 Location: South Fayette Township Municipal Building
 NOVEMBER 14, 2022

Meeting Attendees:

Name	Company	Phone	Email
Gwen Rodi	South Fayette Township Board of Commissioners	-	GRodi@sftwp.com
John Alan Kosky	John Kosky Contracting	-	johnalank@msn.com
Kristen Frommeyer	Resident	-	kristin.frommeyer@gmail.com
Jerry Brown	Municipal Authority of South Fayette Township	-	jbrown@sftwp.com
Joseph Johnson	Resident; PC Member	-	joseph.johnson.m@gmail.com
Venkat C.M.	Resident; Parks and Rec Board Member	412-467-6003	seeeyem@gmail.com
Andrea Iglar	Director of Communications and Community Development	412-221-8700 x 231	Alglar@sftwp.com
Chris Sarson	HRG	724-779-4777	csarson@hrg-inc.com
Sommer Schneller	HRG	724-779-4777	sschneller@hrg-inc.com

Review/Discussion of Potential Improvements and Desired Developments Map

Sommer Schneller from HRG started the meeting with a discussion of the refined proposed land use and zoning map based on Steering Committee comments on October 20. Ms. Schneller noted that the Steering Committee had decided not to recommend changes to the location or extent of the Planned Economic Development (PED) zone.

Ms. Frommeyer asked about the suggested Zoning changes that divide the Conservation land into two designations, and Ms. Schneller explained that the proposed designations, Civic and Education and Public Recreation, would be used to differentiate between the needs and requirements for institutional versus recreation uses, and that the proposed designations better describe the intended use of the parcels.

The Committee identified the old Municipal Parcel was missing from the Zoning Updates map and Ms. Schneller let the team know she would address that comment.

Ms. Schneller reviewed the Agricultural Security Areas (ASA) map and led a discussion on properties that were in the proposed Beltway development area. Mr. Kosky stated that he was familiar with the owners of the ASA properties in question, as follows:

1. Shute – this family is interested in development and would be open to any zoning changes such as a PED expansion.
2. Bond – the owner, a chiropractor rather than a farmer, has been receptive to being approached by various developers interested in the Bond property
3. Lauderbaugh – Mr. Kosky assumes this landowner would be receptive if they were offered different options for residential or commercial development.

Mr. Kosky also noted that the Mosley property, within the proposed Beltway development area but not designated as an ASA on the map, had recently been removed from agricultural security to allow future generations more options for how the land is used.

Presentation/Discussion of Transformation Sketches

Next, Ms. Schneller presented the Transformation Sketches selected by the Steering Committee for comment.

1. Newbury/Piazza Intersection Improvements

Commissioner Rodi commented that the sign location, depicted in front of the Piazza development, is misleading. She is concerned that people will think the Newbury intersection is the border of South Fayette; it is not. Ms. Schneller noted that recommended improvements do include signs at the borders of South Fayette, particularly for traffic entering from Bridgeville. HRG will remove the sign from this sketch.

2. Washington Pike Overlay

Ms. Schneller walked through proposed improvements, to include a large fountain and two welcome signs along with screening landscape plantings.

Commissioner Rodi asked whether all areas shown are Township property. Ms. Schneller stated that all are either Township property or within the State Right-of-Way. Commissioner Rodi asked HRG to look into the Mattress Factory sign, which is accessible via easement but is located on private property. The sign is an eyesore, and the Township has tried in the past to have it removed. Close to that sign is a South Fayette news board established through an easement from the property owners of either the mattress store or the auto store. Commissioner Rodi asked that we take advantage of the sign, expand it, digitize it, and make it more visible to traffic in the area.

Commissioner Rodi discussed:

- a.) the PennDOT plans for widening the ramp; HRG will update the rendering to reflect PennDOT drawings.
- b.) the PennDOT beautification project that intends to use South Fayette as a model for exit area improvements, similar to a pilot project that was completed in Greentree with volunteer labor. This project is planned for South Fayette but not scheduled.

The Steering Committee wanted to see improvements extended to the exit ramp from I-79 northbound including construction of a marquee sign indicating arrival in South Fayette.

Ms. Sarson asked about the style of sign that was desired, and whether the style of the new Municipal Building and Library was appropriate to replicate in other improvements. The Steering Committee was generally in favor of this, and Commissioner Rodi noted that the stone finish represented in renderings of the Municipal Building was replaced with a similar selection that shows less grout lines because the Township wanted the stone to be more prominent in the design.

3. Boyce/Mayview Park Connectivity

Ms. Sarson presented the existing site. Commissioner Rodi expressed concern about the Township-owned Fairview Park property on Mayview Road that is being used as overflow parking by Over the Bar Bicycle Café, contributing to safety issues of pedestrians crossing Mayview Road. Mr. Kosky agreed that this is inappropriate and there is available land on the Hastings property where Over the Bar could expand parking more appropriately.

Ms. Sarson presented the sketch and noted that Over the Bar would be an appropriate sponsor for the proposed improved parking and small restroom/shelter in Fairview Park on Mayview Road. The Steering Committee was generally in favor of this approach.

Commissioner Rodi expressed an interest in looking into the land dedication by Charter/Hastings to see whether proposed trail improvements have in fact been constructed by the developer. Ms. Sarson noted that if the land owned by Hastings between the active railroad and Chartiers Creek was part of the land dedication, it should be improved, potentially with the canoe and kayak launch as shown in the sketch.

Mr. Kosky noted that there was a pedestrian bridge proposed by Hastings to connect the Hastings property to the Upper Saint Clair Recreation Center. He supports the Hastings location for a canoe and kayak launch, as he has had discussions with the owner of Pro Bike and Run, which could be the takeout location for a water trail.

The Steering Committee discussed fishing in Miller Run, and Commissioner Rodi stated that Pennsylvania Fish and Boat will stock the waterway now that the water quality has been improved by the Gladden Treatment Plant. The Township owns Cuddy Lane, and Mr. Kosky stated that people could fish there or in Morgan Park, wherever the public can access the waterway. Ms. Sarson noted that there are long-term plans to develop a designated fishing area and other environmental improvements in Morgan Park, subsequent to providing sufficient new facilities for the baseball association.

Commissioner Rodi discussed trail plans from Newbury through Bridgeville. HRG will research these plans.

Included for reference:

<http://www.chartiersgreenway.net/TRRC.htm>

https://trafficpd.com/bridgeville/ActivateBridgeville_FINAL.pdf

4. Morgan Park Area Pedestrian Improvements

A sketch was not presented. Ms. Sarson stated that the intent of the sketch is to provide pedestrian access to the front of retail and service businesses on Millers Run Road. The Steering Committee concurred; Mr. Kosky noted that the Millers Run Road corridor is changing and will look completely different in the future.

Commissioner Rodi noted that plans for Public Works facilities on the property adjacent to Morgan Park have been completed and can be obtained from the Township Manager. Plans include provisions for the demolition of the existing Municipal Building and for greater separation between Public Works and park amenities.

Prioritization Exercise

Next, Ms. Schneller briefly reviewed previously presented goals and objectives under each of the four key themes:

1. Housing and Traffic - Addressing housing growth and its relationship to traffic issues and the need for traffic mitigation and calming
2. Economic Development and Future Land Use - the best and most desirable land use for the area surrounding the Southern Beltway and beyond
3. Enjoyable Public Spaces - Parks, Recreation, Open Space, Trails and Community Facilities
4. Preservation of Greenspace and Targeted Growth Areas – Identifying areas for targeted growth and areas for preservation.

Ms. Schneller provided instructions on completing the prioritization exercise. Ms. Frommeyer asked whether editing the electronic document would affect others' responses and Ms. Schneller said it would not; Committee members can complete the exercise electronically or on the papers provided at the meeting.

Commissioner Rodi addressed some of the first goals under housing and transportation, as well as proposed zoning changes in general. She stated that her priority was to straighten out ordinances that are not working (those that have constant requests for exceptions) versus changing ones that are working now. Mr. Kosky concurred that development was going well and there is no need to fix what is not broken. Commissioner Rodi stated that most issues stem from sign ordinances, and noted that the current ordinance did not allow appropriate Highway Commercial signage, siting the Washington Financial and Dunkin Donuts signs. Mr. Kosky said that standards and trends change rapidly with signage, and that the Newbury overlay was already out of date. Commissioner Rodi cited new technology and LED lighting that can be done right, and the ordinance should address it. Mr. Kosky discussed the many transportation corridors that give commercial development in South Fayette an advantage, but that signage was still needed to attract traffic from the transportation corridors. Commissioner Rodi stated that it was important to keep signage appropriate for highway commercial corridors and differentiate that from the rest of the Township.

Ms. Iglar had a question about form-based zoning, and Ms. Sarson said HRG could include a comparison of form-based and traditional Euclidean zoning for clarity.

Commissioner Rodi prioritizes allowing development to continue as it has been, while updating ordinances for new uses and trends, such as recreational marijuana or junkyards. Mr. Brown asked a question about the open space design ordinance, and Commissioner Rodi and Mr. Kosky stated that this issue was addressed - the ordinance had been too broad, and some uses that were formerly allowed are now by exception.

Schedule Moving Forward

Ms. Schneller reviewed the next steps for the planning process and the proposed next Steering Committee meeting date of Tuesday, December 13th at 6 pm at the Municipal Building. The Steering Committee discussed that that was also the date of the Library meeting and the Library fundraiser at Primanti's.

Commissioner Rodi confirmed that the expected completion date for the new Municipal Center is Jun 18, 2022.

Next Steps

- > The Steering Committee members who have not completed the Prioritization Exercise are asked to return worksheets, paper or electronic, in one week (by Monday, November 21).
 - > Paper copies were made available to be passed to members not in attendance.
 - > Steering Committee members can return electronic forms or photos of paper forms by replying to the email distributing the meeting minutes.
- > HRG staff will make revisions to the transformation sketches as noted in these minutes, and continue to work on draft sections of the plan for presentation at the December meeting.

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220 West Kensing Drive
 Suite 100
 Cranberry Township, PA 16066
 724.779.4777
 www.hrg-inc.com

MEETING MINUTES
South Fayette Township Comprehensive Plan Update
Steering Committee Meeting #5
 Location: South Fayette Township Municipal Building
 DECEMBER 13, 2022

Meeting Attendees:

Name	Company	Phone	Email
John Alan Kosky	John Kosky Contracting	-	johnalank@msn.com
Jerry Brown	Municipal Authority of South Fayette Township	-	jbrown@sftwp.com
Eric Newhouse	Newbury Market	-	enewhouse@eqa-lc.com
Andrea Iglar	Director of Communications and Community Development	412-221-8700 x 231	Alglar@sftwp.com
John Barrett	Township Manager	412-221-8700 x 216	JBarrett@sftwp.com
Lori Morgan	HRG	724-779-4777	lmorgan@hrg-inc.com
Sommer Schneller	HRG	724-779-4777	sschneller@hrg-inc.com

Review of Updated Transformation Sketches

Sommer Schneller from HRG started the meeting with a review of the updated transformation sketches.

1. Piazza/Newbury Pedestrian Improvements:

Ms. Schneller noted the recent updates, most importantly the removal of a post sign welcoming individuals to the Township. The sign location was suggested elsewhere and incorporated into a different transformation sketch. In regard to the feasibility or ease with which bike infrastructure could be added to a PennDOT roadway, Mr. Newhouse asked to clarify if this sketch was purely a conceptual design instead of a truly feasible one. Lori Morgan from HRG clarified that the transformation sketches generally are more conceptual and could be as aspirational as the Steering Committee desired, they did not have to only be projects that were feasible in the short term. Ms. Morgan also noted that they would contact IDOT and the in-house transportation engineers about this project.

The Committee also asked if the sketch could be shown with a snapshot showing into the Piazza development so that growth could be seen and be more identifiable to people. Ms. Schneller pointed out that this image best captured all of the elements required for showing the desired intersection improvements and additional infrastructure.

It was added that context should be given that Millers Run Road is Route 50 because it is more conventionally thought of as Millers Run Road locally.

2. Washington Pike Overlay:

The Committee noted that HRG should make sure it's clear that the transformative sketch is depicting the roadway improvement itself and that it is meant to be turning it into a gateway with landscaping and signage. Ms. Schneller noted that this would be clarified and asked for details about the road widening project.

Ms. Schneller noted that the marquee sign would be 8 to 10 feet wide and match the style of the new municipal building. The Committee had some questions and discussion about the direction that the sign should be facing since this location is difficult to orient around.

Several members of the Committee asked about PennDOT approval to this degree of landscaping and the maintenance that would be required. Ms. Schneller noted there was potential for a partnership with Tree Pittsburgh, a non-profit group that plants trees in the region and that has been interested in working with the Township more. Several Committee members were familiar with the group and liked the idea of the partnership. It was also noted that additional conversations would need to be had with PennDOT about maintenance and potential agreement with the Township. In general, it was agreed that it would be best to have plantings that did not require extensive maintenance, but that this is a good opportunity to add some landscaping to the area and create a gateway. Mr. Newhouse noted that the same visual impact could be accomplished with far fewer trees clustered around the planting areas. This would have less impact on maintenance and site lines, and therefore might make it easier to get approval from PennDOT.

There was also a discussion of the existing news board. It was generally agreed that the existing sign itself should be removed and a new sign should be put elsewhere to have better visibility. A digitized message board could be incorporated into other welcome signs, including the proposed marquee sign. It was noted by the Committee that few electronic boards have been discussed- possible one near Piazza. It was also noted that it should be determined if there are any limitations about locating this type of sign given PennDOT standards.

Ms. Iglar noted that the sign should be changed from "estd" to "est" to fit with Township branding.

3. Boyce and Mayview Park Connectivity:

Next, the Boyce and Mayview Park Connectivity transformative sketch was presented. Ms. Schneller noted the proposed Hastings Pedestrian Bridge and asked about where to find additional ownership information for this access. The Committee noted that this was again PennDOT controlled, but that it should be wide enough to turn the existing shoulder into a sidewalk. They also noted that the Municipal border stops at the creek centerline, but access to walking trails on the other side of the bridge would be great, and that this is a potential partnership with Upper Saint Clair Township. Some members noted that these are all good ideas, but they will be difficult to pull off.

4. Morgan Park Improvements:

The final transformation sketch for improvements to Morgan Park was presented. Ms. Schneller noted a few questions that HRG staff had had about the parcel along Millers Run Road, including questions about the new pavement along Millers Run Road.

The Committee noted that the parcel is owned by the railroad, making it difficult for development and impacting private property and parallel parking. They also noted that the new pavement was from a waterline repair.

The Committee also clarified questions about a pedestrian bridge that used to exist in the area. It was taken out within the last 10 years but was closed before that. The bridge was removed because it was not safe and there were issues related to the railroad and Township having joint responsibility for it. With bus traffic discontinued in the area, and the school and stores no longer being there, there was much more limited demand for the bridge.

Mr. Barrett noted that he liked the idea of making Sherman Street into the main entrance to the park and that it could potentially be widened, and that this could be added to the transformative sketch. Other Committee members agreed with this.

Several members also noted a desire to have streetlights added along this section of Millers Run Road to make it feel safer to walk along. Ms. Morgan clarified if they meant people scale lighting like a downtown feel, which the Committee agreed with.

Prioritization Exercise Results

Next, Ms. Schneller presented the results of the prioritization exercise presented at the last Committee meeting and completed by Committee members. HRG plotted the results in a graph depicting importance vs urgency of the recommendations. Ms. Schneller presented the results for each goal and asked the committee for comments, as well as suggested implementation partners:

Goal 1: Housing and Traffic

The Committee discussed several roadway improvements that are already underway and that would contribute to improving the traffic issues discussed/ the traffic objectives presented:

- Hickory Grade Rd additional improvements – Millers Run Rd and Route 50
- Boyce and 519- signal and turn lane improvements
- Cecile-Sturgeon- going to have some improvements from developers

Impact fees and traffic impact fees were discussed as potential funding. Township staff noted that projects related to traffic impact fees are all listed in the Traffic Strategic Plan.

Goal 2: Economic Development

The potential partners discussed include:

- Developers- South Fayette known as a developer friendly township and already working developers- Comp Plan is the vehicle for enabling that work.

It was noted by the Committee that in general, developers will be interested in the Southern Beltway once infrastructure is in place to promote easier development. A pump station will be required for development in a lot of the western area and that external funding is needed for that kind of infrastructure improvement. The area near the I-79 interchange already has development occurring because it can be more readily serviced by gravity fed sewer and water. Projects to improve the projects downstream of this area can be funded at least in part through connection/ tap in fees.

It was noted that grants will be needed to help with the proposed ordinance revisions.

Goal 3: Enjoyable Public Spaces

The potential partners discussed include:

- Sports associations that are using the fields and provide funding through registration fees. The Community Center will open it up to new athletic associations.
- Businesses through naming rights
- DCNR
- 3.2- Library and senior citizen associations
- 3.1- Community Center staff is paid for by revenue (75% funded by revenues, rest Township and other sources)

Goal 4: Preservation of Greenspace and Targeted Growth Areas

The potential partners discussed include:

- Allegheny Land Trust- Meyers Farm; Winfield Pine Site
- Tree Pittsburgh- coming in May to plant in Fairview Park; planted at the school in the past

Report Draft Sneak Peak

Ms. Schneller presented a sneak peak of what has been completed for the planning document thus far. She pointed out that HRG plans to send out a draft by December 21 for the Steering Committee to review. She then presented the general outline of the plan to the Committee.

Ms. Morgan clarified that the plan might look slightly different from other plans that the Steering Committee has seen because HRG staff creates "implementable plans." Ms. Morgan pointed out that this process differs slightly from traditional planning processes because it does not include an extensive existing conditions report within the text of the plan, instead presenting data and then applying that data within the same chapter of the plan. A more detailed trends report was already written and is currently being updated with 2020 Census data and will be include in the Appendix of the Comprehensive Plan.

Ms. Iglar asked if the draft and graphics would be provided in a format that would allow her to pull out elements to use in other Township content. HRG assured her that the report would be provided in reusable formats and that they would work with her to make sure she had content in the correct formats.

Ms. Iglar also asked about the timeline for public review and adoption of the plan. She also asked if timing would work out to advertise the public review in the Township's magazine goes out at the end of January and the end of March. HRG said the exact timeline would vary based on how long the internal review takes and when the next Committee meeting is scheduled.

Next Steps

- HRG staff will be completing the plan draft and sending it out for review by the Steering Committee.
- HRG will check in with Township Staff about groups that should be included in the draft review, prior to the draft being released for public comment.
- HRG will send out communication clarifying the timeline moving forward and the process for adoption of the plan.



220 West Kensing Drive
 Suite 100
 Cranberry Township, PA 16066
 724.779.4777
 www.hrg-inc.com

MEETING MINUTES
South Fayette Township Comprehensive Plan Update
Steering Committee Meeting #6
 Location: South Fayette Township Municipal Building
 JANUARY 30, 2023

Meeting Attendees:

Name	Company	Phone	Email
Jerry Brown	Resident	-	jbrown@sftwp.com
Eric Newhouse	Newbury Market	-	enewhouse@eqa-lc.com
Kristen Frommeyer	Resident		kristin.frommeyer@gmail.com
Venkat C.M.	Resident; Parks and Rec Board Member	412-467-6003	seezem@gmail.com
Andrea Iglar	Director of Communications and Community Development	412-221-8700 x 231	Alglar@sftwp.com
John Barrett	Township Manager	412-221-8700 x 216	JBarrett@sftwp.com
Laura Ludwig	HRG	724-779-4777	lludwig@hrg-inc.com
Sommer Schneller	HRG	724-779-4777	sschneller@hrg-inc.com

Ms. Laura Ludwig from HRG kicked off the meeting by reviewing the two main agenda items for the evening, the first being a discussion on any comments, edits, and/or changes to the draft Plan and the second being review of the schedule to finalize the Plan and start the public review and approval process.

Review and Discussion on the Draft Plan

Ms. Ludwig stated that HRG staff members have also reviewed the draft and have added text in certain sections, made some clarifications, and also corrected some typos. She stated she has also received some comments from John Barrett, Andrea Iglar, and Paula Willis via email. HRG will incorporate these comments and any comments and edits received tonight into the final Plan for public display and review. She stated Ms. Schneller will be working on the edits and revisions to the document this week.

Ms. Ludwig reviewed the comments received from Mr. John Barrett and Ms. Andrea Iglar. The first comment was in regard to the proposed sidewalks and increased connections from adjacent neighborhoods to the school campus. It was discussed that over the years, the School Board has not expressed interest in pursuing sidewalks along Old Oakdale Road to the school campus. While the sidewalks make sense from a connectivity perspective, HRG will remove this specific element

from the Plan as a goal and maybe have something a little more general included instead as a recommendation to explore this issue should this become a more pressing need in the future.

There was also a general discussion about how difficult of a topic the installation of sidewalks can be for municipalities. When sidewalks are installed, it is then up to the individual property owner to maintain them. There are liability and safety concerns associated with sidewalks and often times sidewalk requirements are either modified or waived for developments depending on the circumstance.

The next comment from Mr. Barrett was in regard to the relationship between the Future Land Use map and the maps that show target areas for growth and target areas for preservation. How do these match up and compare to one another? The areas surrounding the Beltway are really promoting a mix of all three. Mr. Brown suggested that language should be added to specify that parcels and land immediately surrounding the Beltway are targeted for commercial or non-residential use and that the outlying areas would be for residential or mixed-use. In addition, any properties that are characterized by steep slopes or certain soils not suitable for development shall be preserved. It was discussed that promoting the PED expansion is good there since the PED does promote a mix of land use types, including a mix of housing.

It was noted that the target areas for preservation around the Beltway are because they are ASA properties currently. In regard to the ASA properties, Ms. Ludwig stated that the ASA must be reviewed and reapproved every 5 years. She will verify these requirements and can add a recommendation that the Township follow through with the reapproval as needed and required.

In regard to the Recreation Fee In Lieu, Ms. Iglar asked what the stipulations are for the land to be donated and would the Township just get unusable land as part of this? Ms. Ludwig stated that the ordinance that established the fee in lieu should have included these stipulations and there should be certain criteria in there for use as either active or passive recreation and that it should be usable land. Ms. Iglar asked if this program can be used as a tool to create more preserved areas in the Township? Yes, it can. Andrea agreed to look for the original ordinance that created the recreation fee in lieu/land dedication option and send that to HRG so HRG can review it. Mr. Newhouse stated that the Traffic Impact Fee Ordinance and Report goes into detail regarding potential improvement projects so why couldn't the Recreation Fee in Lieu do the same.

Ms. Iglar questioned the recommendation in the Housing and Traffic Section regarding improvements to Sygan Road and Morgan Hill Road as she did not remember those being discussed. Ms. Ludwig stated that they could have been from public input and not the Steering Committee. Ms. Ludwig will review meeting notes to confirm this and if necessary, can remove that recommendation from the Plan. Ms. Ludwig will verify the extent of the comments.

Ms. Iglar also clarified that the Community Center and the Municipal Center/Police Department are two separate projects and have separate timelines. She noted that she provided more comments in the pdf that she sent to HRG.

The Morgan Park Transformative Sketch was also discussed as it seemed some of the potential improvements could be quite difficult to implement especially for such a small business district. Are these improvements realistic? Ms. Schneller stated she can talk to Chris about it as she prepared that sketch. Ms. Ludwig noted that given the proximity to Morgan Park and the slated improvements for the Park, it would be advantageous to keep these improvements shown as is. It would be great to create some safe connections from the Park and the Fields to the businesses especially if this is a popular location for tournaments, regular local games, etc.

It was discussed to remove the proposed Municipal News Board from the I-79 Interchange sketch on page 24.

In regard to the Piazza Sketch, Mr. Newhouse asked about the implications of the bike lane being shown. Do we show a proposed bike route or loop through the Township in the Plan? Ms. Ludwig stated that yes, we do talk about access and improved access to the various trails, and there is a recommendation included to prepare a Township wide bike route. Mr. Newhouse stated that we should promote a loop and it would be great to have it from the park and through Newbury to Presto-Sygan Road.

Ms. Frommeyer noted a few typos she found in the draft and also asked about the chart on page 40, which notes the number of parks and recreation staff that the Township has compared to other statistics. She stated that given how successful and wonderful the Township's park and recreation programs are, she was surprised to see the Township ranked that low.

Ms. Iglar also asked if the data was updated with 2020 census. Ms. Ludwig stated that yes, Lori Morgan from HRG did update the trends report where 2020 census data was available. Ms. Ludwig noted that the 2020 Census data is not as robust as past decennial census years. The Trends Report in the Appendix and Demographic Background section in the Plan do provide updated 2020 data where it was available for the Township.

Review and Discussion on the Draft Plan

Ms. Ludwig reviewed some of the requirements of the PA Municipalities Planning Code (MPC) regarding the review and adoption of comprehensive plans. Per the MPC, the County has 45 days to review. In addition, the Plan must be placed on public display for 45 days and copies must be sent to the County, neighboring municipalities, and the school district.

Originally, HRG was planning to finalize edits this week and the Plan would be distributed and go on display Monday, February 6th. The Township has agreed that we do not need to rush this and that we should make sure the final draft for public review is ready. HRG will work on edits this week and will hope to get a revised draft out for one last review by the Steering Committee on February 8th. HRG will prepared a new schedule for review and adoption for John to share with the Board.

The public outreach and spreading the word on the draft plan was also discussed. In addition, the required advertisements, Andrea plans to post on social media, the website, and can also send to the HOAs.

Next Steps

- HRG staff will finalize the edits and revisions and will send out a draft for final review by the Committee by Wednesday, February 8th.
- HRG will prepare a revised schedule for public display, review, and adoption to share with the Board of Commissioners at their February 8th meeting.

LL/SS

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G. Public Comments Received on Display Draft

Notes: A total of 12 responses have been received for the online comment form

Parks and Rec/Facility Comments

- No mention of the Amphitheater and Mobile Stage at Fairview Park
- No focus on the operational costs of the park and maintaining them over time
- No reference to a wellness center, like St. Clair Rec Center
- Need more commentary on connecting Preservation Park to Boys Home Park. This is much needed.
- No reference to a Township pool, only a splash pad. Splash pad is good for smaller children.
- Infers that we don't have a Maintenance Plan or Repair and Replacement Plan already in existence. If we don't, this is another key point that should be further highlighted.
- Why are we spending money on a dock at Chartiers Creek? Who approved this? How many people in South Fayette fish? What is the cost of maintaining this?
- Fairview park is getting all of the enhancements, we live in the Berkshires which is 20 minutes away. The Boys Home which is closer for my family has a playground and ball fields. Other than a fishing dock (not sure what this even means) in Morgan park, what is happening where the majority of our residents live?
- I'd still really like to see a community pool, indoor or outdoor. The splash pad is amazing, but older children and ages above will not get much use out of it. A pool can be used by all ages.
- I'd like to see more variety in youth sports offered. Tennis, swimming, basketball, and volleyball should get the same opportunities baseball and football get in South Fayette. It would be wonderful, if the facilities needed to make this happen would be built in South Fayette.
- I'd like to see youth art classes offered in the new Rec Center.
- I'm hoping to see the new location, have the amount of rooms the library needs to run their programs without scheduling conflicts, ample space in these rooms for their education and play programs, quiet spaces for reading and tutoring, play areas(away from the quiet areas) for early childhood development, and of course more spaces for books and computers...I want to be sure to stress the value of the new library not getting clouded out, with all the changes that may occur, during the time it is built and completed... Please continue to realize the South Fayette Library's magnitude of importance and honor what the new library space needs to continue to serve our community better.
- Please add pickleball courts to this plan. Millers Run Park would be ideal to convert the tennis court which is in poor condition and not up to the correct tennis court specs to 2-3 pickleball courts in compliance with pickleball court specs.
- Earlier documents listed the connection of Mayview to the Montour Trail. This now seems to be removed. Understanding that at some point this would need a partnership with other municipalities, it was disheartening to see it no longer listed. This is a huge selling point for the residents living in Hastings, Willowbrook, and Fairview neighborhoods.
- Fully support trails and boat launch ideas. Love the one at OTB Cafe. Can you partner with Bridgeville to have a takeout at their Chartiers Park or near Top Golf. A hike/bike trail through the PennDOT land across from Hastings would be great too.
- Out of control Deer population
- How did an Ampitheater/Mobile Stage in Fairview Park make its way onto the priority list? There has been no mention of such a thing in the Comprehensive Plan or the Parks Master Plan, and I

would know as I'm on the Parks and Recreation Advisory Board...I do not think that a concert venue in the park surrounded by homes, including those in Lakemont, is appropriate.

- I would like to see an emphasis on preserving natural woodlands in South Fayette
- Fairview park is getting all of the enhancements, we live in the Berkshires which is 20 minutes away...what is happening where the majority of our residents live?
- Please provide further commentary on connecting Preservation Park to the Boy Home Park. This is much needed!

Comments Related to Other Improvements

- What is being done to address the old towns? How can we revitalize them?
- If the roads are state run, what can South Fayette reasonably do to fix some of the traffic and road degradation issues? This is totally missing in the report.
- We could really use a pharmacy in South Fayette.
- Consider adding more traffic circles. The one at Washington Pike and Baker road works well.
- Cut down trees at Fairview park to make the view better
- Having some sort of "Main Street Business District" would be an attractive addition to the community.

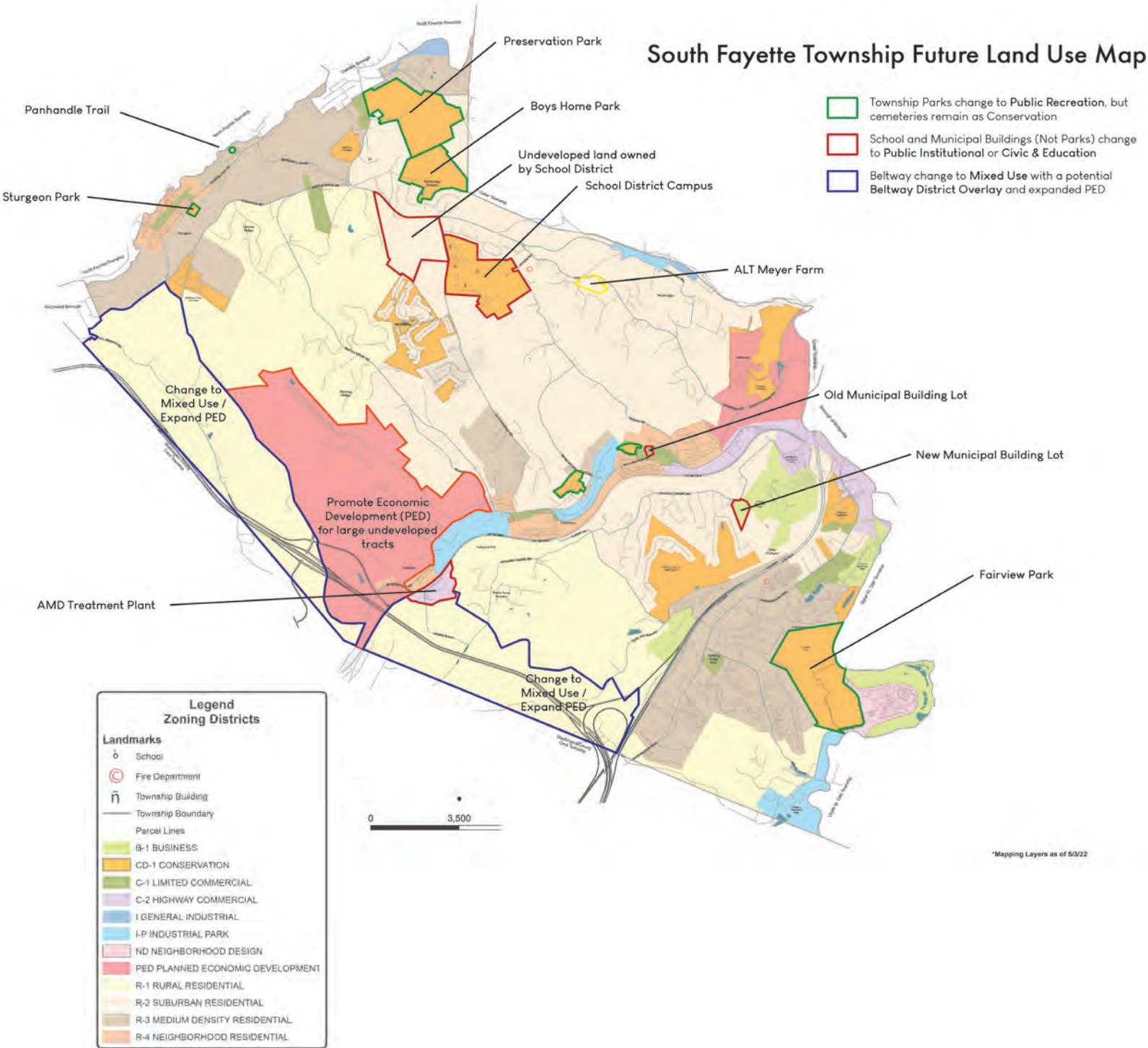
Misc. Document Comments

- Document is too long and as a result certain data points are hidden
- Topography tables are hard to read and blurry
- Need larger more visible maps
- The data on housing unit vacancy doesn't add up even with the two data sources referenced. If there are 4.3% of houses vacant (or is it 6%), that's 305 houses. The only way the numbers make sense is if there are multiple individuals that own vacant properties.
- What are the planned next steps? Will a budget forecast accompany the plan?
- Really great to see so many people coming together to better South Fayette Township!
- I really like the plan! Thanks for your hard work.
- It looks like we invested in parks and recreation, but did not focus on the operational costs of maintaining those parks. Is that correct? What is the status of hiring the open positions? Every time I am at a park the bathrooms, though new, are never open for use so totally useless.
- What is the reason for investing \$2m in a shooting range? I am all for increasing police presence in line with the average / benchmarks, but why spend money on a shooting range?
- The South Fayette Rotary Club sign near the I-79 interchange should be torn down. It is ugly and tacky, and a sign like this is not a good way to share information in this day and age. More tasteful and classy ways of welcoming people to South Fayette would be appreciated.
- The document is way too long. A summary should have been made available to the public that focused on the key points.
- Are there larger and more visible proposed Maps for review?

H. Maps and Graphics

FUTURE LAND USE MAP

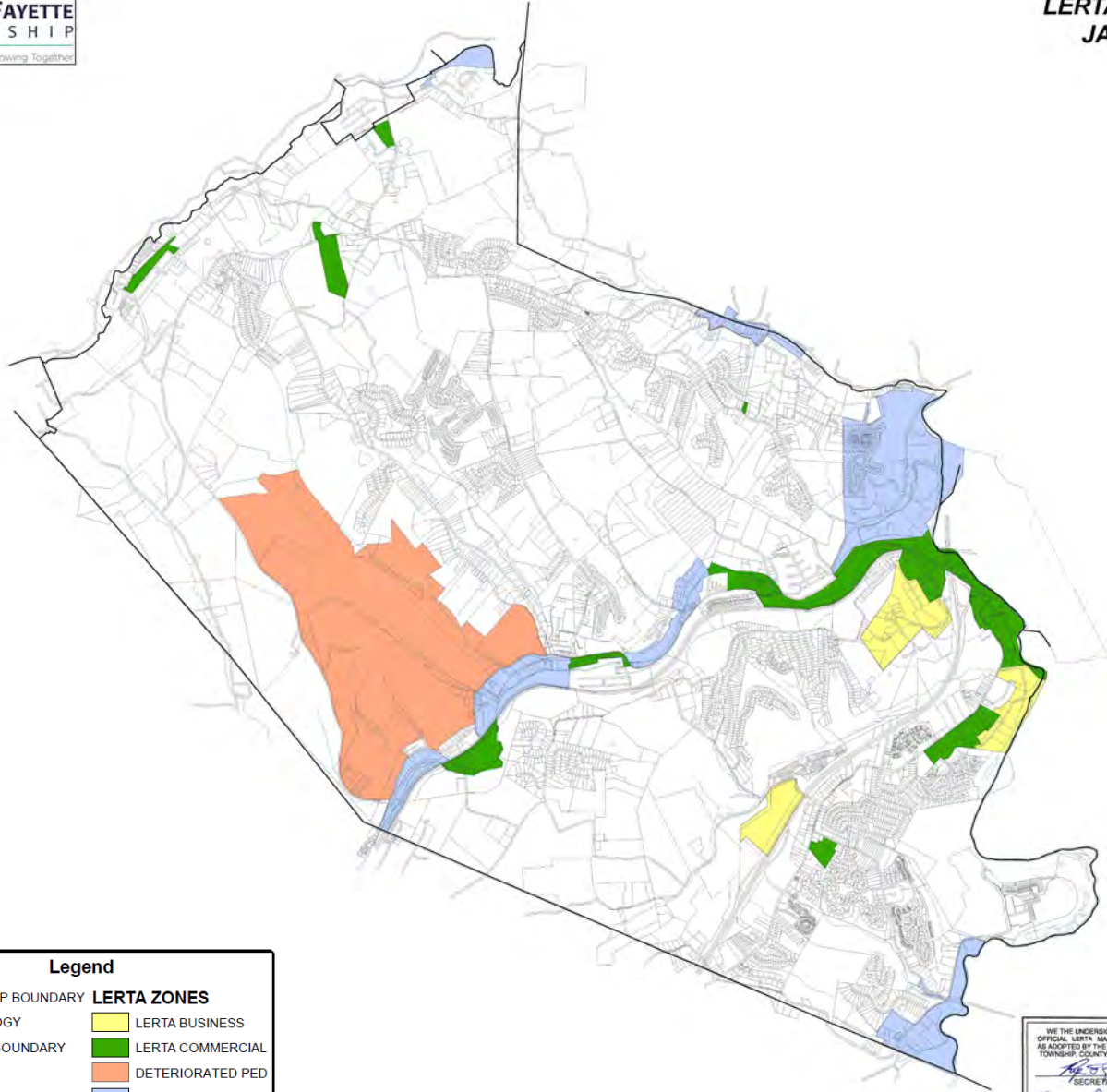
South Fayette Township Future Land Use Map



LERTA DISTRICT MAP






LERTA DISTRICT MAP
JANUARY 2018

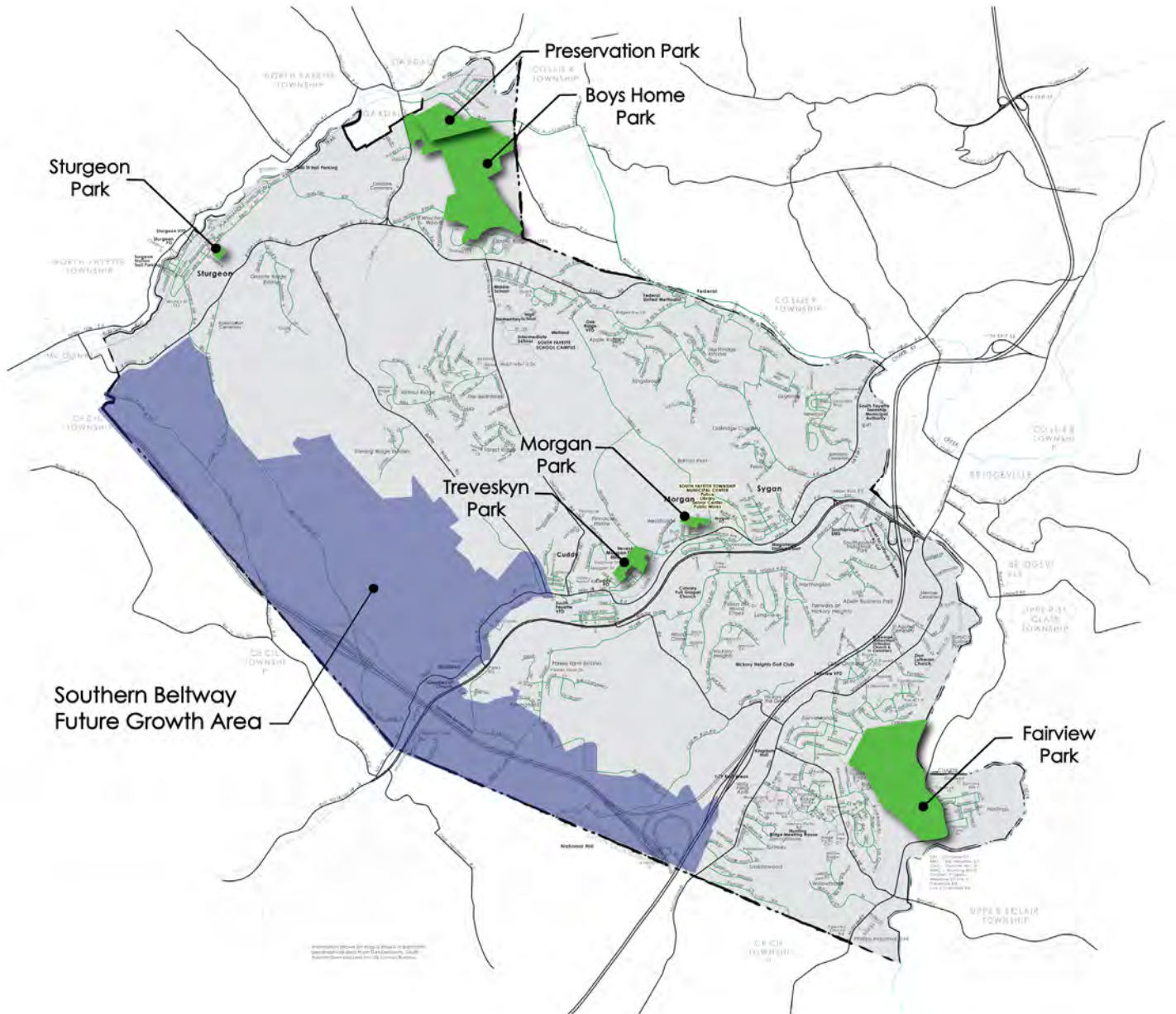


Legend	
— TOWNSHIP BOUNDARY	LERTA ZONES
— HYDROLOGY	■ LERTA BUSINESS
— PARCEL BOUNDARY	■ LERTA COMMERCIAL
	■ DETERIORATED PED
	■ LERTA INDUSTRIAL

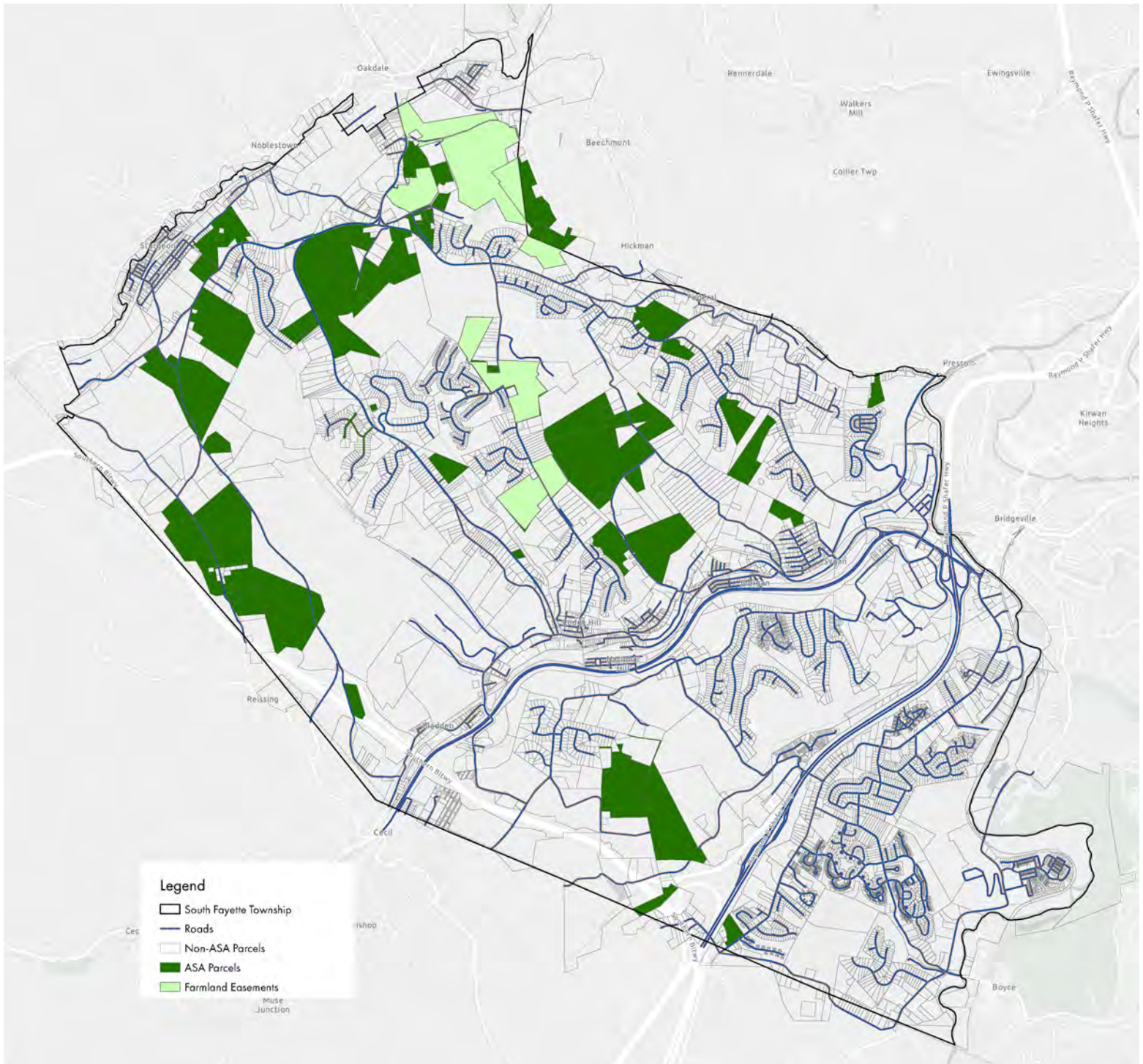
WE THE UNDERSIGNED DO HEREBY CERTIFY THIS MAP TO BE THE OFFICIAL LERTA MAP AND THAT IT IS A PART OF THE ZONING ORDINANCE AS ADOPTED BY THE BOARD OF COMMISSIONERS OF THE SOUTH FAYETTE TOWNSHIP, COUNTY OF ALLEGHENY, JANUARY 15, 2018 AND AS AMENDED.

 SECRETARY
 PRESIDENT
 SOLICITOR
 BOARD OF COMMISSIONERS

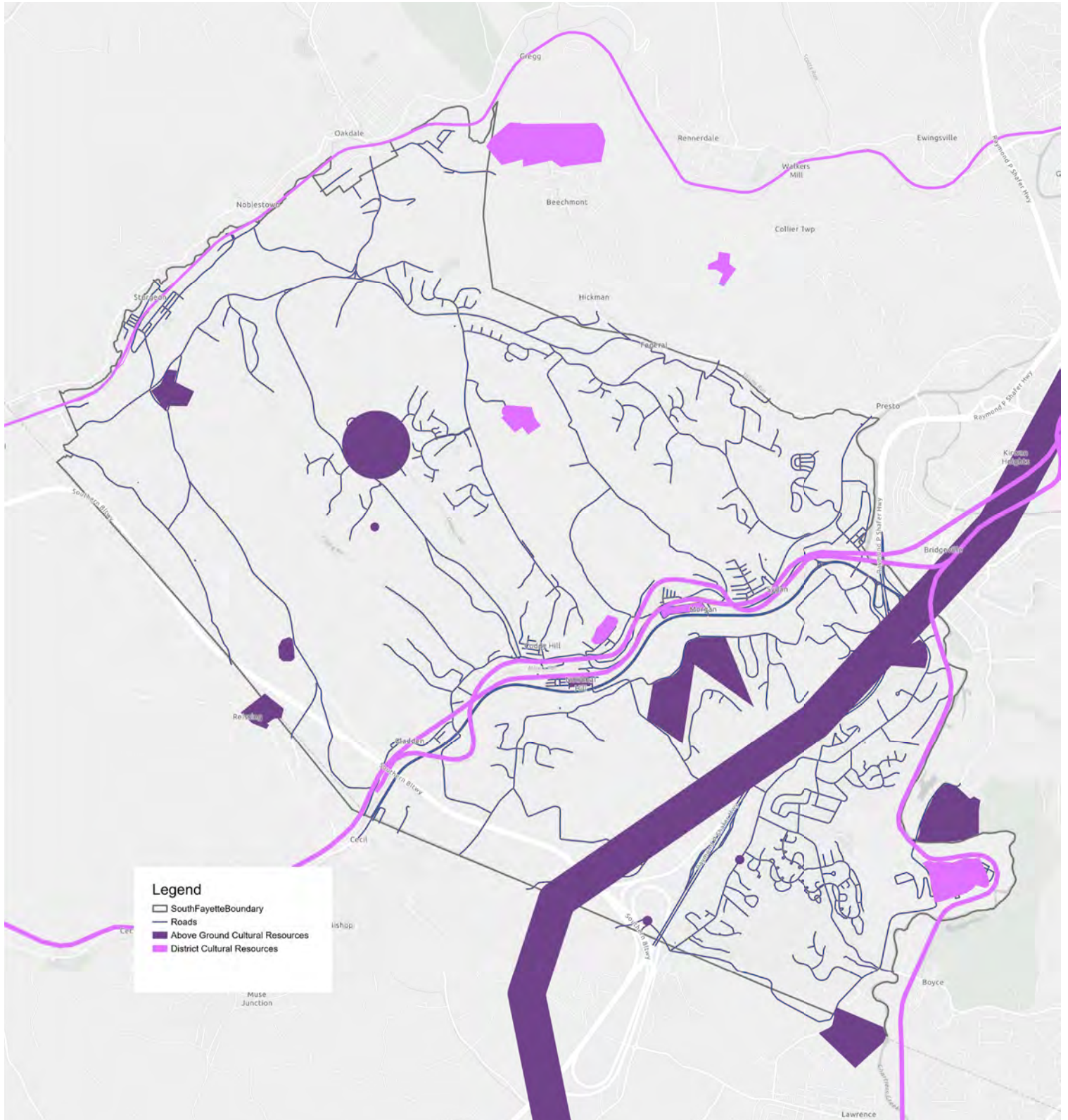
MAP OF PARKS



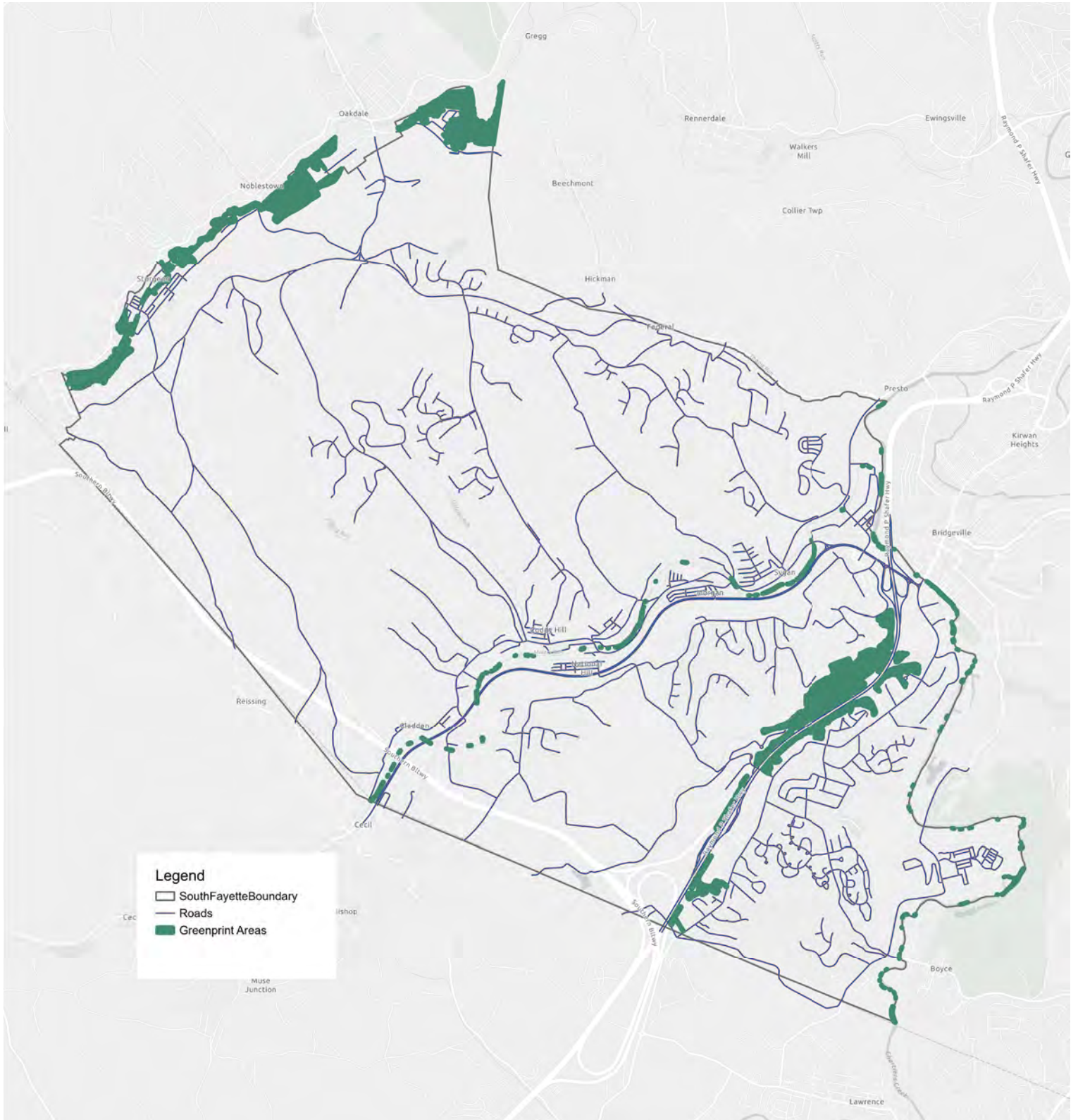
ASA PARCELS AND FARMLAND EASEMENTS IN SOUTH FAYETTE



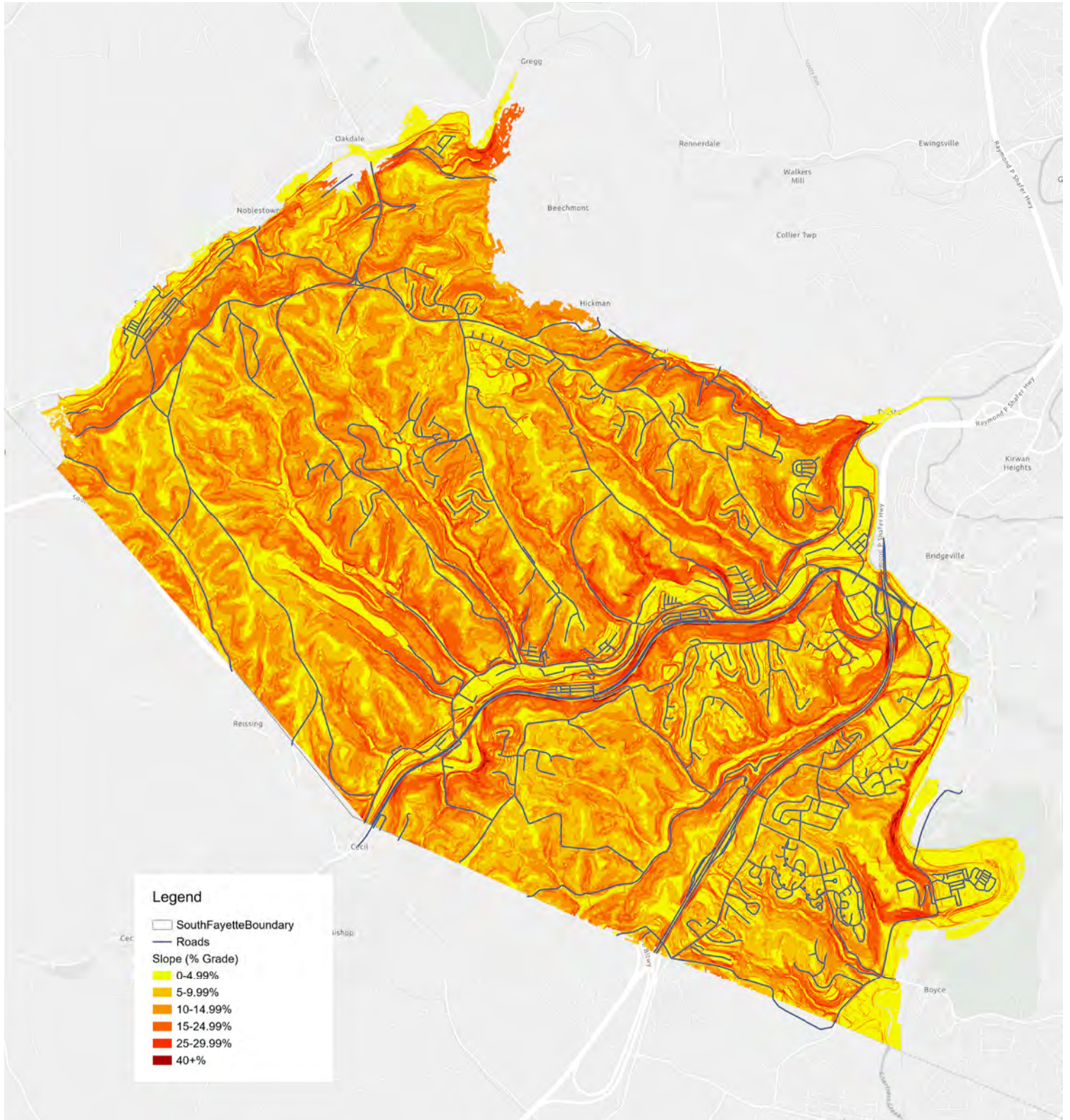
CULTURAL RESOURCES IN SOUTH FAYETTE



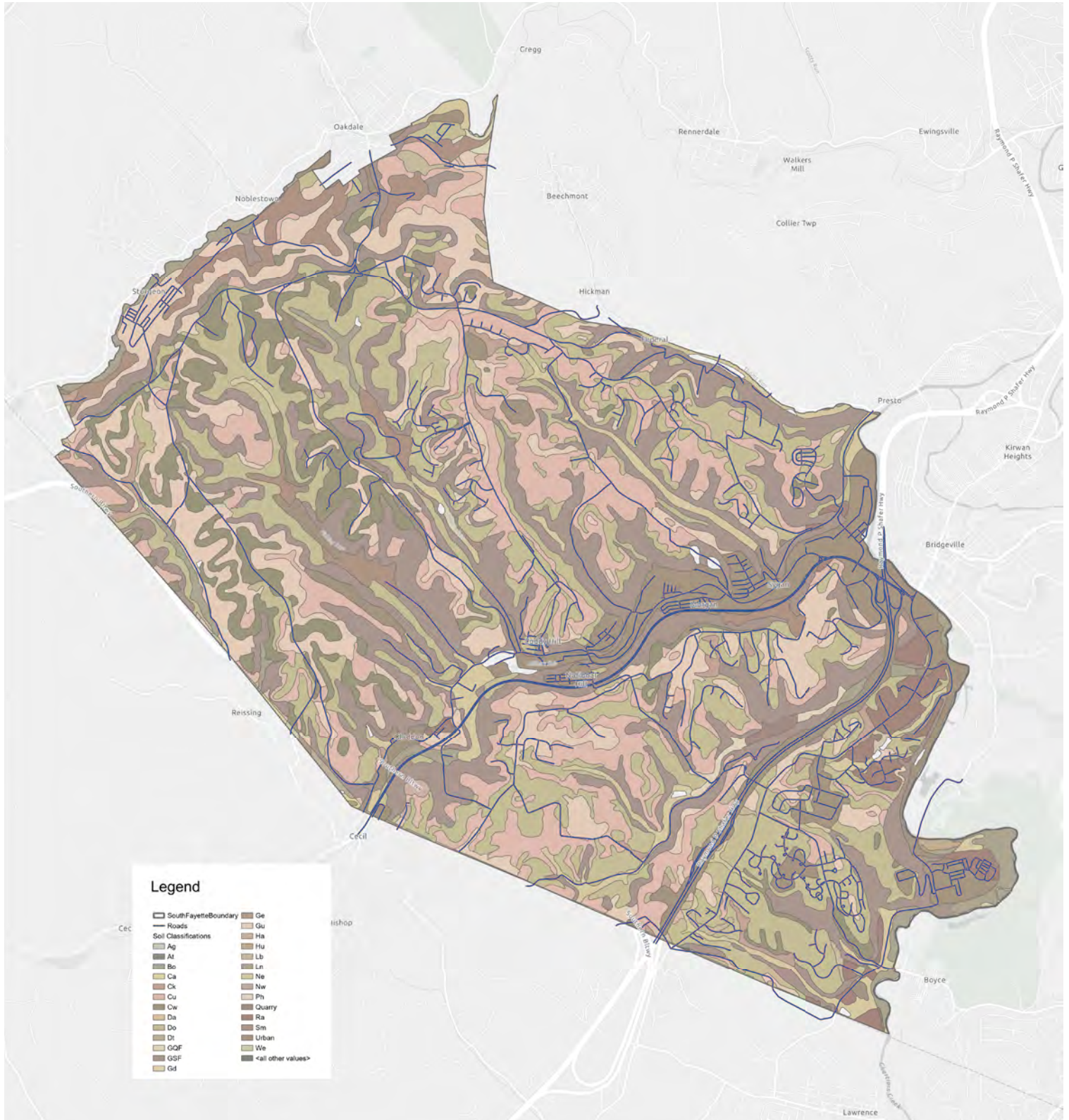
GREENPRINT AREAS IN SOUTH FAYETTE



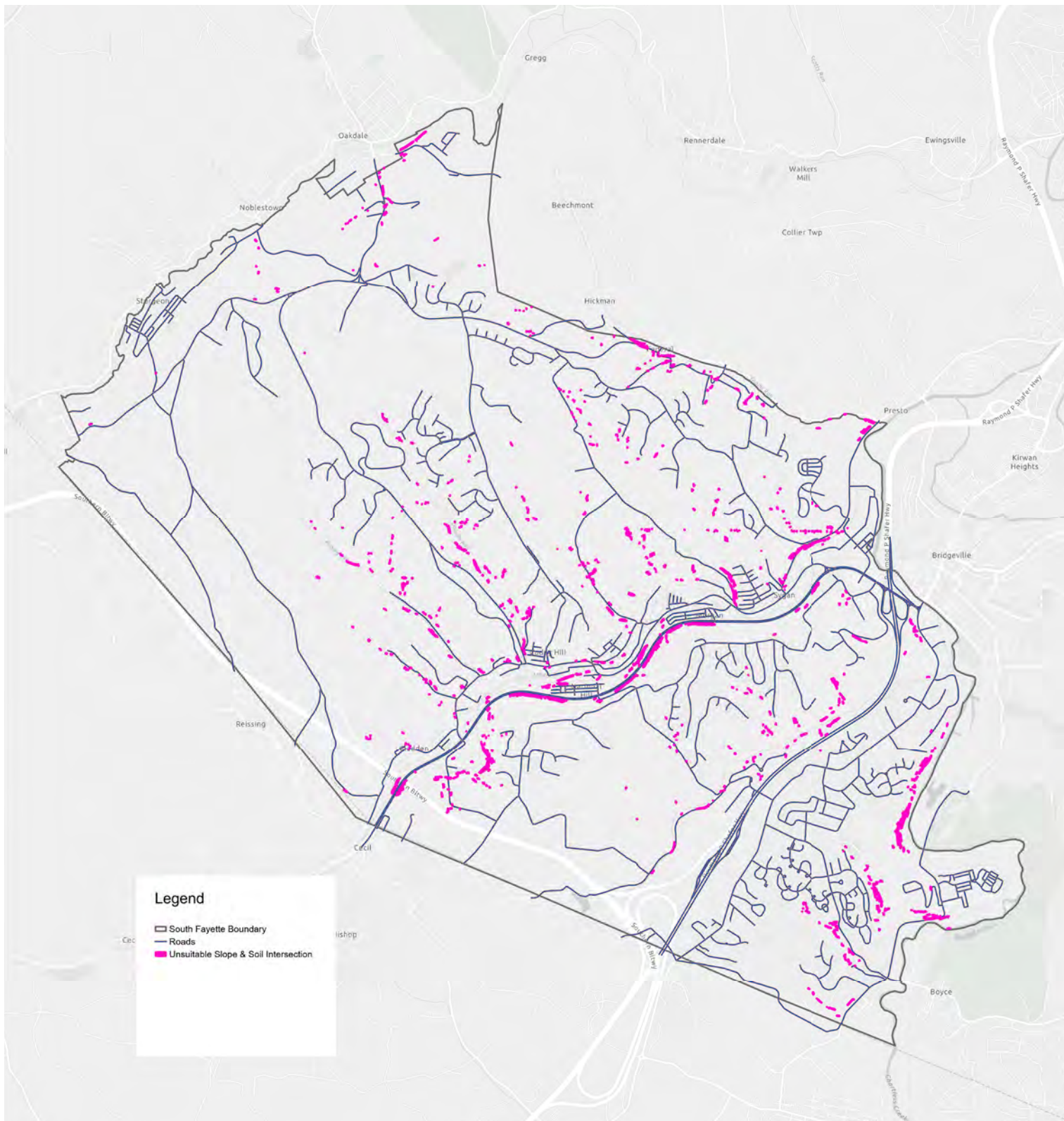
SLOPES IN SOUTH FAYETTE



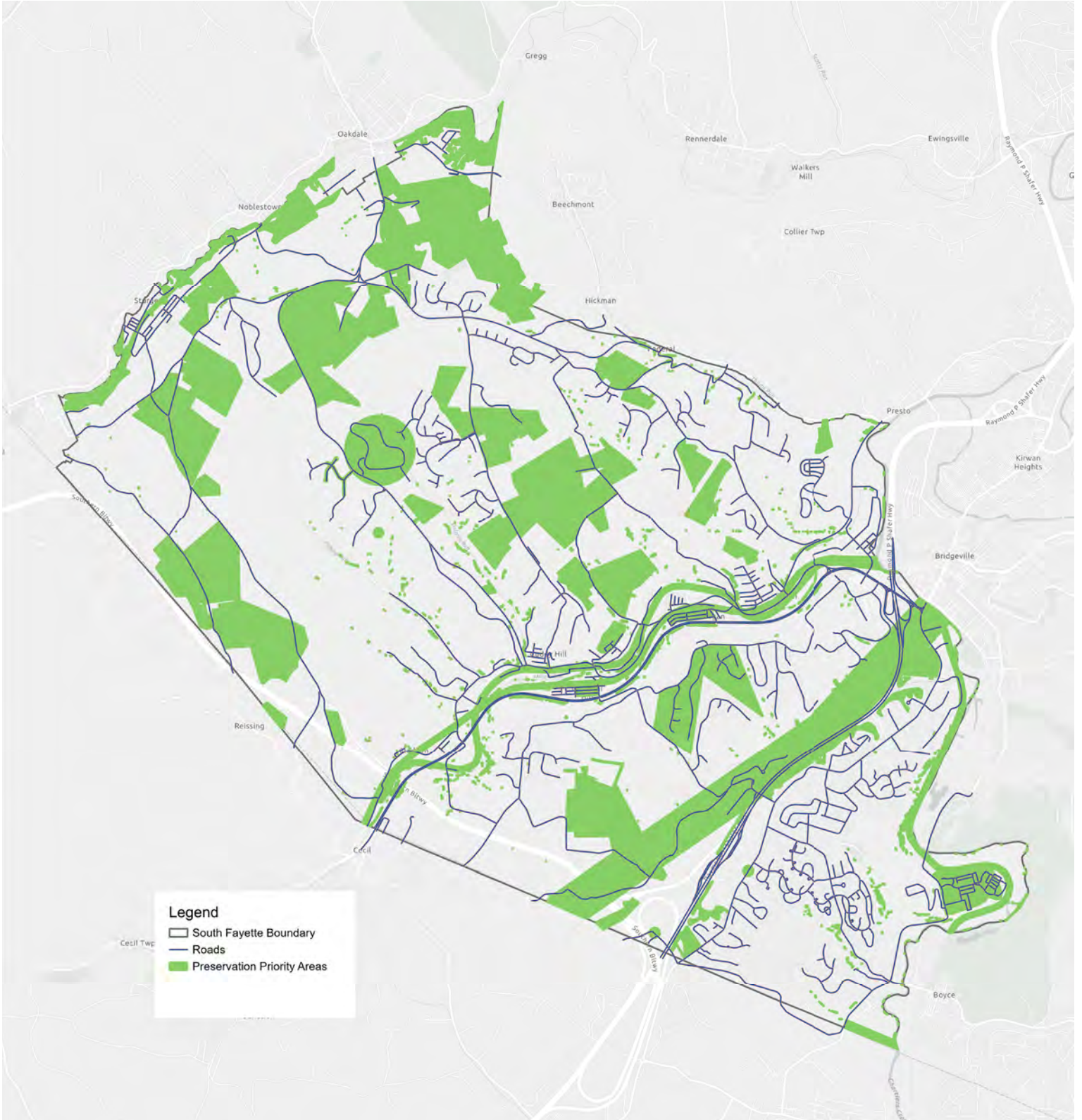
SOILS IN SOUTH FAYETTE



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

