

# O'HARA TOWNSHIP

## Comprehensive Development Plan

### *Chapter 9 - Current and Future Land Use*

#### OVERVIEW

O'Hara Township adopted its original zoning regulations in 1931. The post-World War II boom which precipitated the flight to the suburbs and later to more rural areas further from the inter-urban core places necessitated the drafting of land use regulations which were designed to produce orderly, manageable growth. Zoning, as a method to manage land use, began to proliferate from urban areas into evolving suburban communities where rapid growth was becoming an issue. In Southwestern Pennsylvania, zoning was not widely accepted until the early 1970's, as the need to implement the objectives of local comprehensive planning was recognized.

The Township's zoning regulations have been revised and updated, as needed, for compliance with amendments to the Commonwealth's Municipalities Planning Code (MPC), which enables local jurisdictions to adopt zoning as well as subdivision and land development ordinances. Consistency with the state code is mandated although variations in each community's approach to how and where uses are segregated are a result of the local planning process. In O'Hara Township, a predominantly residential land use plan emerged with opportunities for both commercial development and light industrial development in appropriate areas with access to high volume transportation facilities.

Currently, the Township is divided into seven (7) zoning districts, two (2) of which are areas where environmental constraints limit the viable options for development. The CD-1 Zoning District includes land exhibiting steep slopes and the CD-2 Zoning District includes land within FEMA established floodplains. Because of the natural features present in these areas, uses with less impact development characteristics or uses related to land forms in occurrence within the designated boundaries are provided for. Parks, agricultural operations and single-family dwellings are preferred uses, while certain low-impact uses such as day-care homes, cemeteries and marinas (abutting the north shore of the Allegheny River are provided as conditional use options.

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## PLANNED FLEXIBILITY

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O'Hara Township's three (3) residential districts are fairly traditional in their dimensional standards and move from a restrictive R-1 Low Density District to a higher density R-3 District with a variety of discretionary residential configurations. In all three (3) districts, either "lot averaging" (LA-1, LA-2) or "planned residential development" (PRD-2, PRD-3) options are available. These alternatives to traditional subdivision lot layouts provide more flexibility and promote less impact site preparation activities. Lot averaging is concerned with natural features and the insertion of dwelling units into land forms with environmental constraints, while the planned residential development options encourage the preservation of open space and a mix of dwelling types.

Another type of planned development provided for in O'Hara Township (in the C-2 and SM Zoning Districts) is the Riverfront Planned Unit Development (RPUD). Considered an asset, the Allegheny River's North Shore view shed was targeted for a mixed-use development option. With public access to the riverfront as a key design feature, and the provision of open space mandatory, a mix of neighborhood scale commercial facilities, single and multi-family residential configurations, personal services, recreation and entertainment uses, and restaurants are development options. Proposals to introduce this mixed-use alternative must include a traffic impact analysis, landscaping plan, pedestrian circulation plan and an open space plan. This option has been selected on several tracts with positive results.

These alternative zoning provisions provide the Township with the creative options it needs to support continued growth due to the presence of environmental constraints, while assuring that a standard of development is achieved which results in sustainable property values. The Township realized early in its planning process that providing options for commercial and mixed-use development, given the limited areas zoned for such uses, was an important part of establishing a broader tax base.

Another component of O'Hara Township's land use plan, centered on the expansion of a planned regional commerce and light industrial area, and is generally designated as the SM Suburban Manufacturing Zoning District. While both the Commercial District and Suburban Manufacturing District evolved as a result of local access to regional transportation facilities in the southeastern quadrant of the Township, opportunities for housing on both sides of O'Hara Township increased as utilities were extended from transportation corridors within the Allegheny River Valley.

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## DISTRICT REGULATIONS

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Uses in the Township's seven (7) zoning district designations are classified as principal permitted (uses by right), conditional uses, and planned development uses. There is also an accessory use category which support each

district's principal permitted uses. Purpose statements for the establishment of each zoning district are included in the text and offer a rationale for the creation of such designations. Appeals courts in Pennsylvania have increasingly relied on purpose statements to interpret consistency issues in local regulatory programs. Each geographic area or zone provides a reasonable menu of land uses based on the Township's planning objectives which are as follows:

*To promote and to protect the health, safety, morals and general welfare of the residents of the Township of O'Hara and of the public generally.*

*To encourage and facilitate the orderly growth and expansion of the municipality, and to lessen congestion and prevent undue concentration of population.*

*To protect the character and maintain the stability of residential, commercial and manufacturing areas within the Township.*

*To provide adequate light, air, privacy and convenience of access to property.*

*To divide the Township into zones and districts restricting and regulating herein the location, construction, reconstruction, alteration and use of buildings, structures and land for residential, commercial, manufacturing and other uses, with a view to conserving the value of building and encouraging the most appropriate use of land throughout the municipality, and to provide for utilities, schools, parks and recreation areas.*

*To establish building lines and the location of buildings designed for uses within such lines.*

*To provide uses, buildings or structures which are compatible with the character of development or the permitted uses within specified zoning districts.*

*To regulate such additions to and alterations or remodeling of existing buildings or structures as would not comply with the restrictions and limitations imposed hereinafter.*

*To encourage efficient circulation and lessen congestion in the public streets, and to provide for off-street parking of motor vehicles and for the loading and unloading of commercial vehicles.*

*To provide protection against fire, explosion, noxious fumes and other hazards in the interest of the public health, safety, and general welfare.*

*To provide for the gradual elimination of those uses of land, buildings, and structures which do not conform with the standards of the district in which they are located and are adversely affecting the development of other property in each district.*

*To conserve natural resources and protect environmentally sensitive areas.*

*To define and limit the powers and duties of the administrative officers and bodies as provided herein.*

Purpose statements and the hierarchy of uses provided for in each zoning district represent a community's efforts to plan for the best use of land within its jurisdiction. While the balance between private and public interests must be carefully considered, reasonably crafted regulations supported by planning and research, are generally well received. Such is the case in O'Hara Township. Choices for appropriate uses of land were made based on parameters such as topography, access to transportation facilities, the absence or presence of public utilities, existing development, and the general characteristics of the area or neighborhood being zoned. Following is an inventory of uses by zoning district, including purpose statements:

**R-1 Special Residential District:** The R-1 Special Residential District is hereby established in order to provide for low density residential and appropriate accessory uses. In addition, this classification of land provides for agricultural and public recreation opportunities and other compatible nonresidential uses, where conditions are met.

| Principal Permitted Uses | Conditional Uses                                | Planned Development Uses        |
|--------------------------|---|---------------------------------|
| Agricultural Operations  | Fire and emergency medical equipment facilities | Lot averaging "LA" Developments |
| Single-family dwellings  | Churches  |                                 |
| Municipal parks          | Schools   |                                 |
| Group home               | Hospitals                                       |                                 |
| Forestry                 | Public utility facilities                       |                                 |
|                          | Parks (public recreation)                       |                                 |

**R-2 Suburban Residential District:** The R-2 Suburban Residential District is hereby established in order to provide for moderate density residential and appropriate accessory uses. In addition, this classification of land provides for compatible nonresidential uses which supplement or support those permitted uses, where conditions are met.

| Principal Permitted Uses        | Conditional Uses                                | Planned Development Uses               |
|---------------------------------|---|--|
| Single-family dwellings         | Churches  | Lot Averaging "LA" developments        |
| Municipal parks                 | Schools   | Planned Residential "PRD" Developments |
| Agricultural operations         | Fire and emergency medical equipment facilities |  |
| Planned Residential Development | Hospitals                                       |  |
| Group home                      | Public utility facilities                       |  |
| Forestry                        | Parks (public recreation)                       |  |

**R-3 Urban Residential District –** The R-3 Urban Residential District is hereby established in order to provide for a variety of moderate and high density residential and appropriate accessory uses. In addition, this classification of land provides for compatible nonresidential uses which supplement or support those permitted uses, where conditions are met.

| Principal Permitted Uses        | Conditional Uses                                | Planned Development Uses               |
|---------------------------------|---|--|
| Single-family dwellings         | Churches  | Planned Residential "PRD" Developments |
| Municipal parks                 | Schools   |  |
| Planned Residential Development | Fire and emergency medical equipment facilities |  |
| Group home                      | Clubs   |  |
| Forestry                        | Duplex, triplex or quadruplex                   |  |
|                                 | Public utility facilities                       |  |
|                                 | Group care facilities                           |  |
|                                 | Parks   |  |

The **CD-1 Conservation District** and **CD-2 Conservation District** are hereby established in order to protect environmentally sensitive areas of land while providing for certain uses which, due to their nature, can be introduced without significant intrusion on the environment. The CD-2 Zoning District shall include land in close proximity to natural watercourses.

| <b>CD-1 Principal Permitted Uses</b> | <b>CD-1 Conditional Uses</b>               | <b>CD-1 Planned Development Uses</b> |
|--------------------------------------|--|--------------------------------------|
| Municipal parks                      | Crematories                                |                                      |
| Public buildings                     | Day care home                              |                                      |
| Single-family dwellings              | Schools                                    |                                      |
| Agriculture operation                | Parks (public or noncommercial recreation) |                                      |
| Forestry                             | Public utility facilities                  |                                      |
|                                      | Cemeteries and mausoleums                  |                                      |
| <b>CD-2 Principal Permitted Uses</b> | <b>CD-2 Conditional Uses</b>               | <b>CD-2 Planned Development Uses</b> |
| Municipal parks                      | Commercial marina                          | Riverfront Planned Unit Development  |
| Public buildings                     | Marina complex                             |                                      |
| Marina, Noncommercial                | Parks (public or noncommercial recreation) |                                      |
| Single-family dwellings              |  |                                      |
| Agricultural operations              |  |                                      |

**C Commercial District** – The C Commercial District is hereby established in order to provide for a variety of community scaled nonresidential and compatible residential uses, where conditions are met, with both retail and service characters in areas with adequate infrastructure.

| <b>Principal Permitted Uses</b>                         | <b>Conditional Uses</b>                              | <b>Planned Development Uses</b> |
|---|--|---------------------------------|
| Retail businesses                                       | Automobile dealership                                |                                 |
| Offices   | Automobile service stations                          |                                 |
| Personal services                                       | Warehousing and distribution                         |                                 |
| Business services                                       | Light industry                                       |                                 |
| Public buildings  | Hospitals  |                                 |
| Public utility facilities                               | Wholesale business                                   |                                 |
| Medical center excluding methadone treatment facilities | Motels   |                                 |
| Research laboratories                                   | Mobile home parks                                    |                                 |
| Fire and emergency medical equipment facilities         | Other retail businesses with similar characteristics |                                 |
| Restaurants   | Clubs  |                                 |
| Day care center   | Public parking area                                  |                                 |
| Nursery school  | Adult businesses                                     |                                 |
| Group care facility                                     | Intermediate care facility                           |                                 |
| Forestry  | Commercial kennel                                    |                                 |
|   | Self-service storage facilities                      |                                 |
|   | Major auto repair                                    |                                 |
|   | Methadone treatment facilities                       |                                 |
|   | Tavern   |                                 |

**SM Suburban Manufacturing District** – The SM Suburban Manufacturing District is hereby established in order to provide for a variety of manufacturing and commercial uses in areas with adequate infrastructure to support said uses.

| Principal Permitted Uses            | Conditional Uses              | Planned Development Uses            |
|-------------------------------------|-------------------------------|-------------------------------------|
|                                     | Manufacturing                 | Riverfront Planned Unit Development |
| Research laboratories               | Bank                          |                                     |
| Warehousing and distribution center | Restaurant                    |                                     |
| Light industry                      | Medical center                |                                     |
| Public utility facilities           | Motels                        |                                     |
| Business services                   | Public parking area           |                                     |
| Day care center                     | Communications towers         |                                     |
| Warehousing                         | Satellite dishes              |                                     |
|                                     | Self-service storage facility |                                     |

There is also a Use by Special Exception provided for, which is a discretionary use granted or denied by the Township's Zoning Hearing Board, as opposed to Township Council. In the residential districts, R-1, R-2 and R-3, amateur radio communications towers are listed as an accessory use by special exception with criteria which must be met in order to mitigate perceived impacts in a given neighborhood.

## DISTRIBUTION OF LAND

On the western side of O'Hara Township, the predominant zoning designation is R-2 Suburban Residential with about 1,626 acres. The CD-1 Conservation Slopes and Forest designation includes approximately 463 acres while the R-3 Urban Residential zoning district totals about 180 acres. A small area of approximately 33 acres in the area adjacent to the Highland Park Bridge is zoned for SM Suburban Manufacturing. Most of the undeveloped land, in excess of 600 acres, is situated in the northwestern quadrant of O'Hara Township.

To the east, the predominant zoning designation is SM Suburban Manufacturing, which includes the RIDC planned industrial park, and totals slightly more than 692 acres. Land zoned R-2 Suburban Residential totals close to 588 acres, while the R-3 Urban Residential District includes about 115 acres. On the eastern side of the Township, there are also 317 acres in the R-1 Special Residential District designation in the north, and approximately 47 acres designated for the C Commercial District zone in the south abutting Freeport and Old Freeport Roads. There are also slightly more than 62 acres in the CD-2 Conservation Water zoning designation along the north shore of the Allegheny River, as well as almost 182 acres of CD-1 Conservation Slopes and Forest designated land.

This distribution of land lends itself to a discussion of crafting planning objectives at the neighborhood or planning unit level. Generally, Western O'Hara Township is residential, whereas Eastern O'Hara has developed as a more typical suburban community with both light industrial and commercial opportunities, and residential

neighborhoods closer to the perimeter of the municipal boundaries. The State Route 28 corridor, oriented generally southwest to northeast, influenced the development pattern on the eastern side of the Township, whereas Saxonburg Boulevard and Dorseyville Road to the west function as residential collector roadways.

## EXISTING BUSINESS SURVEY

| Organization Name               | Address                                     | Address                | City       | State | Postal Code | Type            | Area                               |
|---------------------------------|---|------------------------|------------|-------|-------------|-----------------|------------------------------------|
| Camp Guyasuta Boy Scout Camp    | 23rd Street                                 |                        | Pittsburgh | PA    | 15215       | Camp            | Main & 23 <sup>rd</sup> Street     |
| Community Swim Club             | 100 Aqua Drive                              |                        | Pittsburgh | PA    | 15238       | Swim Club       | Powers Run                         |
| Squaw Run LP                    | 811 Boyd Avenue                             |                        | Pittsburgh | PA    | 15238       |                 | Freeport & Central                 |
| Dylan Logistics                 | 811 Boyd Avenue                             | Suite 107              | Pittsburgh | PA    | 15238       |                 | Freeport & Central                 |
| O'Hara Elementary School        | 115 Cabin Lane                              |                        | Pittsburgh | PA    | 15238       | School          | Powers Run & Field Club            |
| Forum, Inc.                     | 100 Chapel Harbor Drive                     |                        | Pittsburgh | PA    | 15238       | Light Industry  | Freeport & Old Freeport            |
| Conroy Foods                    | 100 Chapel Harbor Drive                     | Suite 2                | Pittsburgh | PA    | 15238       | Restaurant/Food | Freeport & Old Freeport            |
| Forms and Surfaces, Inc.        | 100 Chapel Harbor Drive                     | Suite 3                | Pittsburgh | PA    | 15238       |                 | Freeport & Old Freeport            |
| L.B. Foster                     | 100 Chapel Harbor Drive                     | Suite 4                | Pittsburgh | PA    | 15238       |                 | Freeport & Old Freeport            |
| Crown Battery                   | 100 Chapel Harbor Drive                     | Suite 5                | Pittsburgh | PA    | 15238       |                 | Freeport & Old Freeport            |
| Lighthouse Pointe               | 500 Chapel Harbor Drive                     |                        | Pittsburgh | PA    | 15238       |                 | Freeport & Old Freeport            |
| VA Pittsburgh Healthcare System | H John Heinz III<br>Progressive Care Center | 1010 Delafield<br>Road | Pittsburgh | PA    | 15215       | Medical         | Freeport & Fox Chapel              |
| St. Joseph School               | 342 Dorseyville Road                        |                        | Pittsburgh | PA    | 15238       | School          | Kittanning Pike                    |
| Matthews International Corp.    | 101 Fairview Avenue                         |                        | Pittsburgh | PA    | 15238       | Light Industry  | Freeport & Old Freeport            |
| Fox Chapel Area School District | 611 Field Club Road                         |                        | Pittsburgh | PA    | 15238       | School          | Powers Run                         |
| Donato's                        | 46 Fox Chapel Road                          |                        | Pittsburgh | PA    | 15238       | Restaurant/Food | Fox Chapel Plaza                   |
| The Coffee Tree Roasters        | 48 Fox Chapel Road                          |                        | Pittsburgh | PA    | 15238       | Restaurant/Food | Fox Chapel Plaza                   |
| Tom Ward's Sunoco               | 50 Fox Chapel Road                          |                        | Pittsburgh | PA    | 15238       | Gas Station     | Freeport & Old Freeport            |
| PA Dept. of Transportation      | 51 Fox Chapel Road                          |                        | Pittsburgh | PA    | 15238       |                 | Freeport & Old Freeport            |
| 7-Eleven, Inc.                  | 100 Fox Chapel Road                         |                        | Pittsburgh | PA    | 15238       | Gas Station     | Freeport & Old Freeport            |
| Quest Diagnostic                | 50 Freeport Road                            |                        | Pittsburgh | PA    | 15215       | Medical         | Freeport & Highland Park<br>Bridge |
| Medexpress Urgent Care          | 50 Freeport Road                            |                        | Pittsburgh | PA    | 15215       | Medical         | Freeport & Highland Park<br>Bridge |
| Sherwin - Williams              | 50 Freeport Road                            |                        | Pittsburgh | PA    | 15215       | Paints          | Freeport & Highland Park<br>Bridge |
| Newman Chiropractic             | 50 Freeport Road                            |                        | Pittsburgh | PA    | 15215       | Medical         | Freeport & Highland Park<br>Bridge |
| Ametek                          | 150 Freeport Road                           |                        | Pittsburgh | PA    | 15238       | Light Industry  | Freeport & Old Freeport            |
| Sunoco Logistics Partners LP    | 701 Freeport Road                           |                        | Pittsburgh | PA    | 15238       | Light Industry  | Blawnox                            |



| Organization Name                     | Address            | Address | City       | State | Postal Code | Type            | Area                    |
|---------------------------------------|--------------------|---------|------------|-------|-------------|-----------------|-------------------------|
| Croskey's Sunoco                      | 806 Freeport Road  |         | Pittsburgh | PA    | 15238       | Gas Station     | Blawnox                 |
| ESB Bank                              | 1060 Freeport Road |         | Pittsburgh | PA    | 15238       | Bank            | Freeport & Old Freeport |
| S&T Bank                              | 1077 Freeport Road |         | Pittsburgh | PA    | 15238       | Bank            | Freeport & Old Freeport |
| Get Go                                | 1081 Freeport Road |         | Pittsburgh | PA    | 15238       | Gas Station     | Freeport & Fox Chapel   |
| Howard Hanna Real Estate              | 1090 Freeport Road |         | Pittsburgh | PA    | 15238       | Real Estate     | Freeport & Old Freeport |
| Good Looks Eyewear                    | 1101 Freeport Road |         | Pittsburgh | PA    | 15238       | Eyewear         | Fox Chapel Plaza        |
| PNC Bank                              | 1105 Freeport Road |         | Pittsburgh | PA    | 15238       | Bank            | Fox Chapel Plaza        |
| Beauty First                          | 1109 Freeport Road |         | Pittsburgh | PA    | 15238       | Beauty          | Fox Chapel Plaza        |
| Baskin Robbins 31 Flavors Stores      | 1110 Freeport Road |         | Pittsburgh | PA    | 15238       | Restaurant/Food | Freeport & Old Freeport |
| Community Supermarket                 | 1111 Freeport Road |         | Pittsburgh | PA    | 15238       | Grocery         | Fox Chapel Plaza        |
| Splurge                               | 1112 Freeport Road |         | Pittsburgh | PA    | 15238       | Clothing        | Freeport & Old Freeport |
| Frame Designs                         | 1116 Freeport Road |         | Pittsburgh | PA    | 15238       | Framing         | Freeport & Old Freeport |
| Primo Custom Tailoring                | 1118 Freeport Road |         | Pittsburgh | PA    | 15238       | Clothing        | Freeport & Old Freeport |
| Dr. Timothy Sluser                    | 1120 Freeport Road |         | Pittsburgh | PA    | 15238       | Medical         | Freeport & Old Freeport |
| Imperial Cleaners                     | 1122 Freeport Road | #B      | Pittsburgh | PA    | 15238       | Cleaners        | Freeport & Old Freeport |
| Eastern H2O                           | 1123 Freeport Road |         | Pittsburgh | PA    | 15238       | Sports          | Fox Chapel Plaza        |
| Tai Pei Chinese Restaurant            | 1124 Freeport Road |         | Pittsburgh | PA    | 15238       | Restaurant/Food | Freeport & Old Freeport |
| Rite Aid                              | 1125 Freeport Road |         | Pittsburgh | PA    | 15238       | Drug Store      | Fox Chapel Plaza        |
| Laser Wash Group LLC                  | 1130 Freeport Road |         | Pittsburgh | PA    | 15238       | Car Wash        | Freeport & Old Freeport |
| Victoria                              | 1137 Freeport Road |         | Pittsburgh | PA    | 15238       | Clothing        | Fox Chapel Plaza        |
| Petron Mexican Grill                  | 1141 Freeport Road |         | Pittsburgh | PA    | 15238       | Restaurant/Food | Fox Chapel Plaza        |
| Merry B. Interior Designs             | 1144 Freeport Road |         | Pittsburgh | PA    | 15238       | Interior Design | Freeport & Old Freeport |
| Don Royal Cleaners                    | 1145 Freeport Road |         | Pittsburgh | PA    | 15238       | Cleaners        | Fox Chapel Plaza        |
| Center Freeport Associates            | 1146 Freeport Road |         | Pittsburgh | PA    | 15238       | Real Estate     | Freeport & Old Freeport |
| Scott Brothers Realty Corp.           | 1146 Freeport Road |         | Pittsburgh | PA    | 15238       | Real Estate     | Freeport & Old Freeport |
| Milton G. Hulme Charitable Foundation | 1146 Freeport Road |         | Pittsburgh | PA    | 15238       | Foundation      | Freeport & Old Freeport |
| Olsen O'Leary Travel                  | 1147 Freeport Road |         | Pittsburgh | PA    | 15238       | Travel          | Fox Chapel Plaza        |
| Angel Nails                           | 1148 Freeport Road |         | Pittsburgh | PA    | 15238       | Religious       | Freeport & Old Freeport |
| Fox Chapel Shoe Service               | 1149 Freeport Road |         | Pittsburgh | PA    | 15238       | Clothing        | Fox Chapel Plaza        |
| Aspect Association Management         | 1150 Freeport Road |         | Pittsburgh | PA    | 15238       | Association     | Freeport & Old Freeport |
| Normandy Products Co., Inc.           | 1150 Freeport Road |         | Pittsburgh | PA    | 15238       | Light Industry  | Freeport & Old Freeport |
| UPS Store                             | 1151 Freeport Road |         | Pittsburgh | PA    | 15238       | Shipping        | Fox Chapel Plaza        |
| VCA Fox Chapel Animal Hospital        | 1152 Freeport Road |         | Pittsburgh | PA    | 15238       | Veterinary      | Freeport & Old Freeport |

| Organization Name                    | Address                          | Address | City       | State | Postal Code | Type               | Area                     |
|--------------------------------------|----------------------------------|---------|------------|-------|-------------|--------------------|--------------------------|
| Loafer's Bread Co.                   | 1153 Freeport Road               |         | Pittsburgh | PA    | 15238       | Restaurant/Food    | Fox Chapel Plaza         |
| Super Cuts                           | 1154 Freeport Road               |         | Pittsburgh | PA    | 15238       | Beauty             | Freeport & Old Freeport  |
| Allstate Insurance Co./Thomas Bianco | 1154 Freeport Road               |         | Pittsburgh | PA    | 15238       | Insurance          | Freeport & Old Freeport  |
| Gentilcore Jewelers                  | 1155 Freeport Road               |         | Pittsburgh | PA    | 15238       | Jewelers           | Fox Chapel Plaza         |
| Rita's Italian Ice                   | 1175 Freeport Road               |         | Pittsburgh | PA    | 15238       | Restaurant/Food    | Fox Chapel Plaza         |
| First National Bank                  | 1195 Freeport Road               |         | Pittsburgh | PA    | 15238       | Bank               | Fox Chapel Plaza         |
| Elwood & Company                     | 1246 Freeport Road               |         | Pittsburgh | PA    | 15238       | Light Industry     | Freeport & Old Freeport  |
| Apollo Trust Company                 | 1250 Freeport Road               |         | Pittsburgh | PA    | 15238       | Health Club        | Freeport & Old Freeport  |
| Beautiful Beads                      | 1298 Freeport Road               |         | Pittsburgh | PA    | 15238       | Jewelry            | Freeport & Old Freeport  |
| TN Walker, Inc.                      | 1300 Freeport Road               |         | Pittsburgh | PA    | 15238       | Insurance          | Freeport & Old Freeport  |
| Monogram It                          | 1310 Freeport Road               |         | Pittsburgh | PA    | 15238       | Clothing           | Freeport & Old Freeport  |
| Allegheny Valley Agency              | 1310 Freeport Road               |         | Pittsburgh | PA    | 15238       | Association        | Freeport & Old Freeport  |
| Sparkle Cleaners & Tailoring         | 1320 Freeport Road               |         | Pittsburgh | PA    | 15238       |                    | Freeport & Old Freeport  |
| 1326 Freeport Road LLC               | 1326 Freeport Road               |         | Pittsburgh | PA    | 15238       | Financial Services | Freeport & Old Freeport  |
| McNeil Dental                        | 1330 Freeport Road               |         | Pittsburgh | PA    | 15238       | Medical            | Freeport & Old Freeport  |
| A Place to Grow                      | 1331 Freeport Road               |         | Pittsburgh | PA    | 15238       | School             | Freeport & Old Freeport  |
| Beer Nutz of O'Hara                  | 1335 Freeport Road               |         | Pittsburgh | PA    | 15238       | Restaurant/Food    | Freeport & Old Freeport  |
| Fox Chapel Physical Therapy          | 1339 Freeport Road               |         | Pittsburgh | PA    | 15238       | Medical            | Freeport & Old Freeport  |
| Huntington Bank                      | 1340 Freeport Road               |         | Pittsburgh | PA    | 15238       | Bank               | Freeport & Old Freeport  |
| Vacant                               | 1341 Freeport Road               |         | Pittsburgh | PA    | 15238       |                    | Freeport & Old Freeport  |
| John Hobart Miller Inc               | 1344 Freeport Road               |         | Pittsburgh | PA    | 15238       | Financial Services | Freeport & Old Freeport  |
| J W Liken Holdings                   | 1351 Freeport Road               |         | Pittsburgh | PA    | 15238       | Financial Services | Freeport & Old Freeport  |
| Perfect 10 Nail Salon                | 1355 Freeport Road               |         | Pittsburgh | PA    | 15238       | Beauty             | Freeport & Old Freeport  |
| Unknown                              | 1358 Freeport Road               |         | Pittsburgh | PA    | 15238       |                    | Freeport & Old Freeport  |
| Bob's Garage                         | 1372 Freeport Road               |         | Pittsburgh | PA    | 15238       | Restaurant/Food    | Freeport & Old Freeport  |
| Atrias Restaurant                    | 1374 Freeport Road               |         | Pittsburgh | PA    | 15238       | Restaurant/Food    | Freeport & Old Freeport  |
| Prudential Preferred Realty          | 1376 Freeport Road               |         | Pittsburgh | PA    | 15238       | Real Estate        | Freeport & Old Freeport  |
| Unknown                              | 1378 Freeport Road               |         | Pittsburgh | PA    | 15238       | Medical            | Freeport & Old Freeport  |
| Chapel Gate Swim Club                | Glen David Drive (P.O. Box 7735) |         | Pittsburgh | PA    | 15215       | Swim Club          | Brownshill & Dorseyville |
| M & M Auto Repair                    | 44 Kittanning Pike               |         | Pittsburgh | PA    | 15215       | Automotive         | Sharpsburg               |
| Pleasant Valley Volunteer Fire Co    | 152 Kittanning Pike              |         | Pittsburgh | PA    | 15215       | Fire Dept          | Sharpsburg               |
| Greenwood Cemetery                   | 321 Kittanning Pike              |         | Pittsburgh | PA    | 15215       | Cemetery           | Dorseyville              |
| Kerr Elementary School               | 341 Kittanning Pike              |         | Pittsburgh | PA    | 15215       | School             | Dorseyville              |

| Organization Name                          | Address                           | Address      | City                  | State         | Postal Code      | Type                 | Area                                   |
|--|-----------------------------------|--------------|-----------------------|---------------|------------------|----------------------|--|
| Parkview Volunteer Fire Dept.              | 726 Midway Drive                  |              | Pittsburgh            | PA            | 15215            | Fire Dept            | Kirkwood                               |
| Fox Chapel Center for Advanced Dental Care | 1144 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Medical              | Freeport & Old Freeport                |
| Tang Soo DO Karate                         | 1153 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Karate               | Freeport & Old Freeport                |
| Westmoreland Supply                        | 1153 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Construction         | Freeport & Old Freeport                |
| Fox Chapel Dry Cleaners                    | 1200 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Cleaners             | Freeport & Old Freeport                |
| Nancettas                                  | 1200 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Restaurant/Food      | Freeport & Old Freeport                |
| Sullivan Family Dentistry                  | 1200 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Medical              | Freeport & Old Freeport                |
| Unknown                                    | 1246 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Beauty               | Freeport & Old Freeport                |
| Clothes Corner                             | 1250 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Clothing             | Freeport & Old Freeport                |
| 4 Seasons Hair Fashions                    | 1311 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Beauty               | Freeport & Old Freeport                |
| Vibratechniques Inc                        | 1311 Old Freeport Rd              | Suite 4      | Pittsburgh            | PA            | 15238            | Light Industry       | Freeport & Old Freeport                |
| Fox Chapel Stone & Supply                  | 1311 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Construction         | Freeport & Old Freeport                |
| Raymond James Financial                    | 1330 Old Freeport Road            | Suite 2B     | Pittsburgh            | PA            | 15238            | Financial Services   | Freeport & Old Freeport                |
| Ruskin Group                               | 1330 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            |                      | Freeport & Old Freeport                |
| Jimmy Ruggeri Beauty Salon                 | 1335 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Hair Salon           | Freeport & Old Freeport                |
| Jimmy Wan's Chinese Restaurant & Lounge    | 1337 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Restaurant/Food      | Freeport & Old Freeport                |
| Claitman Engineering Assoc.                | 1340 Old Freeport Road            | Suite 2b     | Pittsburgh            | PA            | 15238            | Engineering          | Freeport & Old Freeport                |
| <del>Guyasuta Volunteer Fire Dept.</del>   | <del>1341 Old Freeport Road</del> | <del>-</del> | <del>Pittsburgh</del> | <del>PA</del> | <del>15238</del> | <del>Fire Dept</del> | <del>Freeport &amp; Old Freeport</del> |
| Chabad Jewish Center of Fox Chapel         | 1343 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Religious            | Freeport & Old Freeport                |
| Palmer Agency / Nationwide Insurance       | 1350 Old Freeport Road            | Suite 3BR    | Pittsburgh            | PA            | 15238            | Insurance            | Freeport & Old Freeport                |
| Eva Szabo European Skin Care               | 1366 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Beauty               | Freeport & Old Freeport                |
| Fox Chapel Marine Sales & Service          | 1366 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Boating              | Freeport & Old Freeport                |
| Fox Chapel Yacht Club                      | 1366 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Club                 | Freeport & Old Freeport                |
| Baja Bar & Restaurant                      | 1366 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Restaurant/Food      | Freeport & Old Freeport                |
| Team Nutz                                  | 1366 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Club                 | Freeport & Old Freeport                |
| Fox Chapel Sea Ray, Inc.                   | 1366 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Boating              | Freeport & Old Freeport                |
| Allegheny River Health Club                | 1366 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Health Club          | Freeport & Old Freeport                |
| Chase Industries Inc                       | 1370 Old Freeport Road            | Suite 3b     | Pittsburgh            | PA            | 15238            | Light Industry       | Freeport & Old Freeport                |
| Fox Chapel Office Center                   | 1384 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Real Estate          | Freeport & Old Freeport                |
| Seebacher Family Chiropractic              | 1385 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Medical              | Freeport & Old Freeport                |
| Alliance Family Chiropractic               | 1386 Old Freeport Road            | Suite 1A     | Pittsburgh            | PA            | 15238            | Medical              | Freeport & Old Freeport                |
| Franklin Agnew                             | 1386 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            |                      | Freeport & Old Freeport                |
| Unknown                                    | 1388 Old Freeport Road            |              | Pittsburgh            | PA            | 15238            | Financial Services   | Freeport & Old Freeport                |

| Organization Name             | Address                | Address    | City       | State | Postal Code | Type               | Area                      |
|-------------------------------|------------------------|------------|------------|-------|-------------|--------------------|---------------------------|
| Guardian Self Storage         | 1390 Old Freeport Road |            | Pittsburgh | PA    | 15238       | Storage            | Freeport & Old Freeport   |
| GENCO Supply Chain Solutions  | 100 Papercraft Park    |            | Pittsburgh | PA    | 15238       | Light Industry     | Freeport & Old Freeport   |
| In & Out Mart                 | 1101 Powers Run Road   |            | Pittsburgh | PA    | 15238       | Grocery            | Freeport                  |
| Boyd Community Center         | 1220 Powers Run Road   |            | Pittsburgh | PA    | 15238       | Community Center   | Freeport                  |
| The Docks                     | 501 Riverfront Drive   |            | Pittsburgh | PA    | 15238       | Residential        | Papercraft & Old Freeport |
| Abarta, Inc.                  | 1000 RIDC Plaza        | Suite 400  | Pittsburgh | PA    | 15238       | Light Industry     | RIDC Park                 |
| Abarta Inc                    | 1000 RIDC Plaza        | Suite 500  | Pittsburgh | PA    | 15238       | Light Industry     | RIDC Park                 |
| Summit Solutions              | 1000 RIDC Plaza        | Suite 103  | Pittsburgh | PA    | 15238       | Light Industry     | RIDC Park                 |
| HSBC                          | 1000 RIDC Plaza        | Suite 311  | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| A.D. Marble & Co.             | 1000 RIDC Plaza        | Suite 203  | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| Oakmont Investments           | 1000 RIDC Plaza        | Suite 101B | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| AIG Financial                 | 1000 RIDC Plaza        | Suite 200  | Pittsburgh | PA    | 15238       | Financial Services | RIDC Park                 |
| The Versaw Group              | 1000 RIDC Plaza        | Suite 218  | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| Shared Financial Services     | 1000 RIDC Plaza        | Suite 504  | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| Cohen Law Group               | 1000 RIDC Plaza        | Suite 305  | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| PCI Human Resource Consulting | 1000 RIDC Plaza        | Suite 204  | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| BOYDEN                        | 1000 RIDC Plaza        | Suite 600  | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| Thomas Lang                   | 1000 RIDC Plaza        | Suite 604  | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| Navint Consulting             | 1000 RIDC Plaza        | Suite 102  | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| David Short                   | 1000 RIDC Plaza        | Suite 212  | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| Sunkist Growers               | 1000 RIDC Plaza        | Suite 605  | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| Dr. Shawn Essey               | 1000 RIDC Plaza        | Suite 620  | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| Cook Myosite, Inc.            | 100 Delta Drive        |            | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| Giant Eagle, Inc.             | 101 Kappa Drive        |            | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| Aerotech, Inc.                | 101 Zeta Drive         |            | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| Conestoga Rovers Associates   | 103 Gamma Drive        |            | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| Chromalox                     | 103 Gamma Drive        |            | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| Spotlight                     | 103 Gamma Drive        |            | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| Great American Insurance      | 103 Gamma Drive        |            | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| Renaissance Family Practice   | 103 Gamma Drive        |            | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| Family Services of Western PA | 104 Beta Drive         |            | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| GE Energy Power Conversion    | 104 Beta Drive         |            | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |
| Cook Myosite Inc.             | 105 Delta Drive        |            | Pittsburgh | PA    | 15238       |                    | RIDC Park                 |

| Organization Name                 | Address           | Address   | City       | State | Postal Code | Type | Area      |
|-----------------------------------|-------------------|-----------|------------|-------|-------------|------|-----------|
| Pitney Bowes                      | 105 Gamma Drive   | Suite 100 | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Children's Community Pediatrics   | 105 Gamma Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Siemens Medical Systems Inc       | 105 Gamma Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Grane Home Health Care            | 105 Gamma Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| American Thermoplastic Company    | 106 Gamma Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Gamma Medical Center              | 107 Gamma Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| P.W. Campbell Contracting Company | 109 Zeta Drive    |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Magnetics Technology Center       | 110 Delta Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| IUOE Local Union No. 66           | 111 Zeta Drive    |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Howard Hanna                      | 119 Gamma Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Relocation Horizons, Inc.         | 119 Gamma Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Gamma Appraisal Service           | 119 Gamma Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Barristers Land Abstract          | 119 Gamma Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| W.W. Grainger, Inc.               | 120 Beta Drive    |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Massaro Restoration Services      | 120 Delta Drive   | #2        | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Medmen, LLC                       | 121 Freeport Road |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Zoll Medical Corp.                | 121 Gamma Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Magnetek, Inc.                    | 122 Gamma Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Unknown                           | 123 Gamma Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Unknown                           | 126 Gamma Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Neuro Kinetics, Inc.              | 128 Gamma Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Liberty Lighting                  | 130 Gamma Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Unknown                           | 134 Gamma Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Aptech Computer Systems           | 135 Delta Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Unknown                           | 136 Gamma Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| QinetiQ                           | 137 Delta Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| QinetiQ N.A.                      | 139 Delta Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Orion International               | 139 Delta Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Airline Hydraulics                | 145 Delta Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| M & J Management Corporation      | 147 Delta Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Expert Financial Services         | 147 Delta Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Altamira Instruments              | 149 Delta Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Exonics Systems                   | 149 Delta Drive   |           | Pittsburgh | PA    | 15238       |      | RIDC Park |

| Organization Name                                  | Address         | Address   | City       | State | Postal Code | Type | Area      |
|--|-----------------|-----------|------------|-------|-------------|------|-----------|
| Allegheny Homes, LLC                               | 149 Delta Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Emerson Process Management                         | 150 Beta Drive  |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Ambar Falcon Property LP                           | 150 Gamma Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Blue Elephant Café                                 | 150 Gamma Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| P.S.M.O.   | 150 Gamma Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Valet Media Solutions                              | 150 Gamma Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Emerson Process Management                         | 160 Beta Drive  |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Sauereisen, Inc.                                   | 160 Gamma Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Comfort Inn & Suites                               | 180 Gamma Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Emerson Process Management Power & Water Solutions | 200 Beta Drive  |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Chase Specialty Coatings                           | 201 Zeta Drive  |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Center for Organ Recovery & Education (C.O.R.E.)   | 204 Sigma Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Air Pro Heating & Cooling                          | 207 Sigma Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Grane Healthcare                                   | 209 Sigma Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Graciano Corporation                               | 209 Sigma Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Practical Administrative Solutions LP              | 209 Sigma Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Senior Life  | 209 Sigma Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Sourcepro Inc.                                     | 230 Alpha Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Ideal Aerosmith                                    | 232 Alpha Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Food Services Mgmt. Assoc.                         | 235 Alpha Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| FRG Group  | 235 Alpha Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Bronder and Company                                | 235 Alpha Drive | Suite 200 | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Pugh Ettinger McCarthy Associates                  | 235 Alpha Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Star Realty  | 235 Alpha Drive | Suite 203 | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Phfr, Inc.   | 235 Alpha Drive | Suite 206 | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Unknown  | 235 Alpha Drive | Suite 300 | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Unknown  | 235 Alpha Drive | Suite 301 | Pittsburgh | PA    | 15238       |      | RIDC Park |
| DA & T Investments                                 | 235 Alpha Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Cardiac Assist                                     | 240 Alpha Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Print Tech   | 242 Alpha Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Cadence Design Systems                             | 246 Alpha Drive |           | Pittsburgh | PA    | 15238       |      | RIDC Park |

| Organization Name  | Address         | Address | City       | State | Postal Code | Type | Area      |
|--|-----------------|---------|------------|-------|-------------|------|-----------|
| Print Tech   | 250 Alpha Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Fox Chapel Authority   | 255 Alpha Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| JM Jennmar   | 256 Kappa Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Jennmar Corporation  | 258 Kappa Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Giant Eagle  | 259 Kappa Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Vacant   | 260 Alpha Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Dept. of Environmental & Occupational Health<br>– University of Pittsburgh | 260 Kappa Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Giant Eagle  | 261 Kappa Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Giant Eagle  | 263 Kappa Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Giant Eagle  | 267 Kappa Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Mandi Foods, Inc.  | 270 Alpha Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Unknown  | 271 Kappa Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Provident Agency, Inc.   | 272 Alpha Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Casey Equipment Corporation  | 275 Kappa Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Unknown  | 275 Kappa Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| C.O.R.E.   | 280 Kappa Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Auto Desk  | 285 Kappa Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Russell Standard   | 285 Kappa Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| O'Hara Capital Partners  | 285 Kappa Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| MCPC   | 285 Kappa Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Plant Healthcare   | 285 Kappa Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Guyasuta Investment  | 285 Kappa Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Catalyst Rx  | 285 Kappa Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Pestco, Inc.   | 290 Alpha Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| De La Torre Orthotics & Prosthetics Inc.                                   | 300 Alpha Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Test America Laboratories Inc.   | 301 Alpha Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| The A. G. Mauro Company  | 310 Alpha Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Tessa One, Inc.  | 400 Beta Drive  |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Unknown  | 522 Alpha Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Heritage Metal Industries  | 530 Alpha Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| World Source   | 530 Alpha Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Lanza Respiratory  | 532 Alpha Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |
| American Stress Technologies, Inc.   | 540 Alpha Drive |         | Pittsburgh | PA    | 15238       |      | RIDC Park |

| Organization Name                  | Address                | Address   | City       | State | Postal Code | Type | Area      |
|------------------------------------|------------------------|-----------|------------|-------|-------------|------|-----------|
| Vamco Machine & Tool, Inc.         | 555 Epsilon Drive      |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Texas Keystone, Inc.               | 560 Epsilon Drive      | #1        | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Unknown                            | 562 Alpha Drive        |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Unknown                            | 563 Epsilon Drive      |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| James A. DiPerna, DMD              | 563 Epsilon Drive      | Suite 300 | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Nuance                             | 564 Alpha Drive        |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Ambioc Investments                 | 565 Epsilon Drive      |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| VASCOR, Inc.                       | 566 Alpha Drive        |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Unknown                            | 568 Alpha Drive        |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Unknown                            | 568 Alpha Drive        |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Unknown                            | 570 Alpha Drive        |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Waters Corporation                 | 575 Epsilon Drive      |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Thar Technologies                  | 575 Epsilon Drive      | Suite 1   | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Extrel CMS LLP                     | 575 Epsilon Drive      |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Giant Eagle                        | 575 Epsilon Drive      |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Unknown                            | 583 Epsilon Drive      |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Peak Technical Services Inc        | 583 Epsilon Drive      |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| 5D Services                        | 585 Alpha Drive        |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Davison                            | 595 Alpha Drive        |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| University of Pitt Computer Center | 600 Epsilon Drive      |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Massaro Company                    | 604 Epsilon Drive      |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Elias Industries, Inc.             | 605 Epsilon Drive      |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| The Schreiber Company              | 609 Epsilon Drive      |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| CMS MidAtlantic                    | 609 Epsilon Drive      |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Unknown                            | 610 Alpha Drive        | Suite 100 | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Tsudis Chocolate Company           | 610 Alpha Drive        |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| GE Energy                          | 610 Epsilon Drive      |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Benshaw – Curtiss Wright           | 615 Alpha Drive        |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| LKQ                                | 615 Alpha Drive (rear) |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| L3 Brashear                        | 615 Epsilon Drive      |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Capintec, Inc.                     | 620 Alpha Drive        | #1        | Pittsburgh | PA    | 15238       |      | RIDC Park |
| Command Electronics                | 620 Alpha Drive        |           | Pittsburgh | PA    | 15238       |      | RIDC Park |
| CVS Caremark                       | 620 Alpha Drive        |           | Pittsburgh | PA    | 15238       |      | RIDC Park |



| Organization Name                           | Address         | Address | City       | State | Postal Code | Type            | Area      |
|---|-----------------|---------|------------|-------|-------------|-----------------|-----------|
| Evolutionary Fitness                        | 620 Alpha Drive |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| Bayer Healthcare                            | 625 Alpha Drive |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| Bearing Service Company of PA               | 630 Alpha Drive |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| MJB Holdings / Consult USA, Inc.            | 634 Alpha Drive |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| Unknown                                     | 634 Alpha Drive |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| Industrial Testing Laboratory Services, LLC | 635 Alpha Drive |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| Buckley Associates, Inc.                    | 636 Alpha Drive |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| Rite Aid                                    | 639 Alpha Drive |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| Schaedler Yesco Distribution Inc.           | 640 Alpha Drive |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| Unknown                                     | 641 Alpha Drive |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| Armada Supply Chain Solutions               | 641 Alpha Drive |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| Kiddie Koncepts                             | 643 Alpha Drive |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| CTM Group Inc                               | 643 Alpha Drive |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| SH Bell Company                             | 644 Alpha Drive |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| BF Group                                    | 644 Alpha Drive |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| Miller Auto Parts                           | 647 Alpha Drive |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| Giant Eagle                                 | 649 Alpha Drive |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| CAM RPC Electronics                         | 650 Alpha Drive |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| Command Electronics                         | 650 Alpha Drive |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| Graziano Construction                       | 654 Alpha Drive |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| Unknown                                     | 654 Alpha Drive |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| Echo Real Estate Services                   | 701 Alpha Drive | #100    | Pittsburgh | PA    | 15238       | Real Estate     | RIDC Park |
| Voyager Group                               | 90 Beta Drive   |         | Pittsburgh | PA    | 15238       |                 | RIDC Park |
| Max and Erma's                              | 900 Gamma Drive |         | Pittsburgh | PA    | 15238       | Restaurant/Food | RIDC Park |

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## FUTURE LAND USE

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The previous section examined the existing zoning classifications and the distribution of each district along with uses authorized in each. Zoning and subdivision and land development regulations are the central tools used to implement land use policies. Section 604 of the Municipalities Planning Code, Zoning Purposes, states in part that the purpose of zoning is, “To accommodate reasonable overall community growth, including population and employment growth, and opportunities for development of a variety of residential dwelling types and nonresidential uses. “ The preceding purpose statement provides a succinct summary of zoning purposes and future land use planning and challenges the Township to assess the “reasonable” growth that it must accommodate.

Trends in case law help to define the term, “reasonable.” At the local level, municipalities must accommodate all uses unless some extraordinary harm can be justified by authorization of a particular use. This general rule does not require that land zoned for a particular use has to be available for that use as zoning does not regulate land ownership. Also, as a general rule, municipalities that are more highly developed with denser populations are better able to demonstrate the basis for excluding noxious uses that impact such populations. Along the same lines, courts have imposed a stricter requirement of “fair share.” The “fair share” doctrine imposes an additional burden on municipalities as it requires that a municipality in the “path of growth” not only provide for a use, but provide a sufficient amount of that use. The landmark Pennsylvania Supreme Court Surrick Case of 1977, that defined this doctrine in Pennsylvania, includes a three prong test to determine applicability of the fair share doctrine. It summarized as follows:

*First, the inquiry must focus on whether the community in question is a logical area for population growth and development. Next, if the community is in the path of growth, the present level of development must be examined. Lastly, if the community which is located in the path of growth is not already highly developed, then the reviewing body must determine if the zoning ordinance has the practical effect of unlawfully excluding the legitimate use in question. (Commonwealth Court, Heritage Building vs. Bedminster Township 974CD99)*

The last criteria effectively exempts the Township from the burden of fair share provisions, at least in regards to certain types of commercial growth. Using tax assessment data, only approximately 3.75 acres of land was classified as “commercial vacant” when tax exempt properties and those approved within Chapel Harbor were excluded. Also, slightly under 14 acres were classified as “vacant industrial land” mostly within RIDC Park, and most of which provide connections or common areas within the Park. However, in regards to residential development, the Long Range Planning Committee and Township Engineer have identified 282 acres of vacant land zoned as residential that may yield residential dwelling units under current zoning district classification. Therefore, the primary focus of future land use planning with regards to commercial uses shifts from the provision of a fair

share to general consistency with the MPC purpose statement cited above and the demands and preference of O'Hara's residents. However, the Township must examine the future construction of residential units in light of "fair share" as well as the overall land use plan for the community.

With regard to commercial and residential uses, this section will examine:

- Recent trends and existing land uses.
- Redevelopment opportunities.
- The character and limitations of vacant land.
- The character and limitations of existing development.
- Define future land use goals and objectives.
- Recommendations for future ordinance amendments and policy implementations regarding to implement future land use goals.

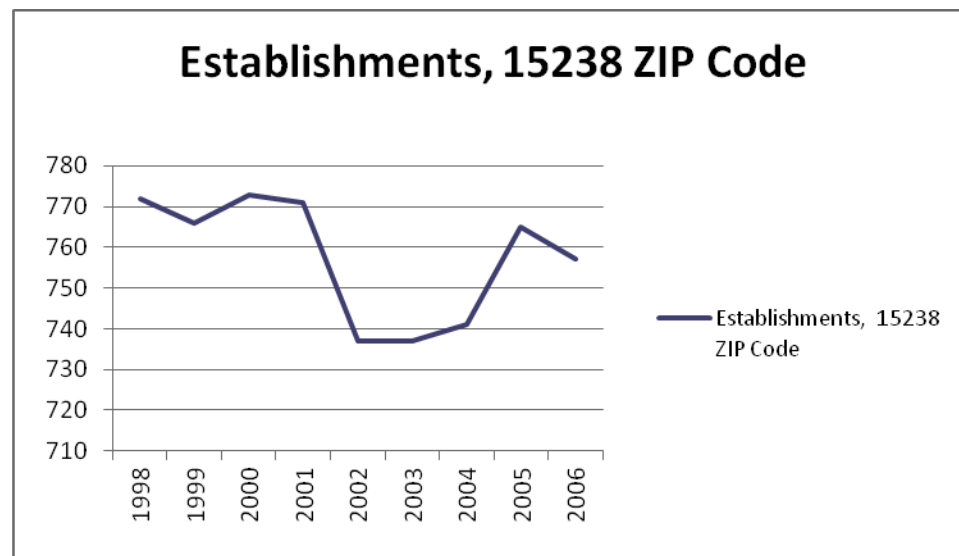
Notwithstanding the above categories, this section will also examine mixed use development concepts currently used by the Township and an overall concept of mixed use or transitional development.

### **COMMERCIAL USES**

RIDC Park is a regional office park covering over 600 acres with 3.75 million square feet of building space. The park comprises the vast majority of land zoned as SM, Suburban Manufacturing, which itself comprises over fifteen percent of the land in the Township. While the Park has been traditionally comprised of corporate or large scale office centers, the Township has noted the increasing demand for comparatively smaller establishments which typically generate more trips per employee or per area occupied. Examples include medical offices and fitness centers. The SM District authorizes "business services" and daycare centers as permitted uses. Restaurants, motels, medical centers, and banks are examples of uses authorized as conditional uses in the district. All of the preceding generate more trips per area occupied when compared to traditional corporate offices. Therefore, the transition to smaller establishments may also imply greater expected traffic impacts.

The emerging trend of comparatively smaller establishments to locate in RIDC Park is evident in ZIP Code Business Patterns. The ZIP Code Business Patterns are published yearly by the US Census Bureau and provide the most current and thorough available census of economic activity at the local level. The 15238 Zip Code covers RIDC Park, O'Hara's Freeport and Old Freeport Road business district, Blawnox, and the commercial area in Harmar Township south of State Route 28 which spans from the western boundary of Harmar to the Turnpike interchange. (See following map) The overall numbers are therefore reflective of trends throughout the preceding commercial centers. The following graph indicates the overall number of establishments in the ZIP Code area each year between 1998 and 2006. Years 2002, 2003, and 2004 show a marked decrease with the remaining years at a fairly linear statistical trend. Similar data is available at the County level through the County Business Patterns,

published by the US Census Bureau. The data in Tables 9-1 and 9-2 respectively represent business establishment information from 1998 and 2006 at the ZIP Code and County levels. The heading of each column represents size by range or number of employees. The rows labeled “1998-2006 Difference” represent the difference between the proportion or percent of all establishment that each category comprised. The rows labeled “Percent Change” represent the percent difference between the number of establishments in each separate category from 1998 to 2006. The local ZIP Code data represent a shift to small to mid-range establishment sizes, especially when compared to the business activity. Particularly, the percent or proportion of those establishments with a range of ten to nineteen employees increased by seventeen percent as compared to an approximately four percent increase in that category at the County level. The sheer percent change in the preceding category increased at the local or ZIP Code level while it decreased slightly at the County level. Generally, larger employers decreased in both the County and local data with the exception of the category ranging from 250 to 499 employees. The change may represent growth of existing firms or the introduction of new firms. An examination of the detailed industries in those categories that experienced marked increases indicates that the largest increases occurred in categories such as Health Care and Social Assistance as opposed to solely retail establishments and restaurants. In conclusion, while further analysis is necessary, a comparison of County level and local level data supports the observation that a general trend of smaller establishments locating within the area, namely in RIDC Park, is occurring.



Additionally, a renewed interest in business or development is taking place in RIDC Park generally. The RIDC Holiday Inn was recently approved for redevelopment and remodeling. The existing structure will be renovated into two buildings with a total of 202 rooms and parking. Banquet and conference facilities are being eliminated.

**Table 9- 1**  
**Number of Establishments by Number of Employees, 15238 ZIP Code**

| Year                 | Total Estabs | 1-4    | 5-9   | 10-19 | 20-49 | 50-99 | 100-249 | 250-499 | 500-999 | 1000 or more |
|----------------------|--------------|--------|-------|-------|-------|-------|---------|---------|---------|--------------|
| 1998                 | 772          | 374    | 120   | 105   | 90    | 48    | 25      | 5       | 5       | --           |
| 2006                 | 757          | 326    | 129   | 123   | 90    | 51    | 23      | 10      | 4       | 1            |
| 1998                 | 100%         | 48.4%  | 15.5% | 13.6% | 11.7% | 6.2%  | 3.2%    | 0.6%    | 0.6%    | 0.0%         |
| 2006                 | 100%         | 43.1%  | 17.0% | 16.2% | 11.9% | 6.7%  | 3.0%    | 1.3%    | 0.5%    | 0.1%         |
| 1998-2006 Difference |              | (5.4%) | 1.5%  | 2.6%  | 0.2%  | 0.5%  | (0.2%)  | 0.7%    | (0.1%)  | 0.1%         |
| Percent Change       |              | (13%)  | 8%    | 17%   | 0%    | 6%    | (8%)    | 100%    | (20%)   |              |

**Table 9- 2**  
**Number of Establishments by Number of Employees, Allegheny County**

| Year                 | Total Estabs | 1-4    | 5-9    | 10-19  | 20-49  | 50-99  | 100-249 | 250-499 | 500-999 | 1000 or more |
|----------------------|--------------|--------|--------|--------|--------|--------|---------|---------|---------|--------------|
| 1998                 | 34987        | 17324  | 7377   | 4789   | 3300   | 1212   | 695     | 166     | 73      | 51           |
| 2006                 | 34800        | 17098  | 6986   | 4974   | 3444   | 1325   | 672     | 181     | 76      | 44           |
| 1998                 |              | 49.5%  | 21.1%  | 13.7%  | 9.4%   | 3.5%   | 2.0%    | 0.5%    | 0.2%    | 0.1%         |
| 2006                 |              | 49.1%  | 20.1%  | 14.3%  | 9.9%   | 3.8%   | 1.9%    | 0.5%    | 0.2%    | 0.1%         |
| 1998-2006 Difference |              | 0.4%   | 1.0%   | (0.6%) | (0.5%) | (0.3%) | 0.1%    | 0.0%    | 0.0%    | 0.0%         |
| Percent Change       |              | (1.3%) | (5.3%) | 3.9%   | 4.4%   | 9.3%   | (3.3%)  | 9.0%    | 4.1%    | (13.7%)      |

*Source: ZIP Code Business Patterns*

Trends in RIDC Park are important in regards to future land use planning and the accommodation of “employment growth” as set forth in the Municipalities Planning Code. However, issues of community character, consumer demand, as well as employment growth pose issues in O’Hara’s general business district, located on the Freeport and Old Freeport Road corridors between Blawnox Borough and the City of Pittsburgh boundaries. The District’s current character coupled with the consumer demands of residents, are key considerations that shape the future vision of this corridor.

Question 7 of the O’Hara Township Community Survey asks, “What personal services or businesses are most needed for the Township’s residents and consumers?” The Township received 442 responses to the preceding open-ended question. (597 respondents did not respond to Question 7.) The responses have been reviewed, coded and categorized by the frequency of certain suggestions. Several patterns have emerged:

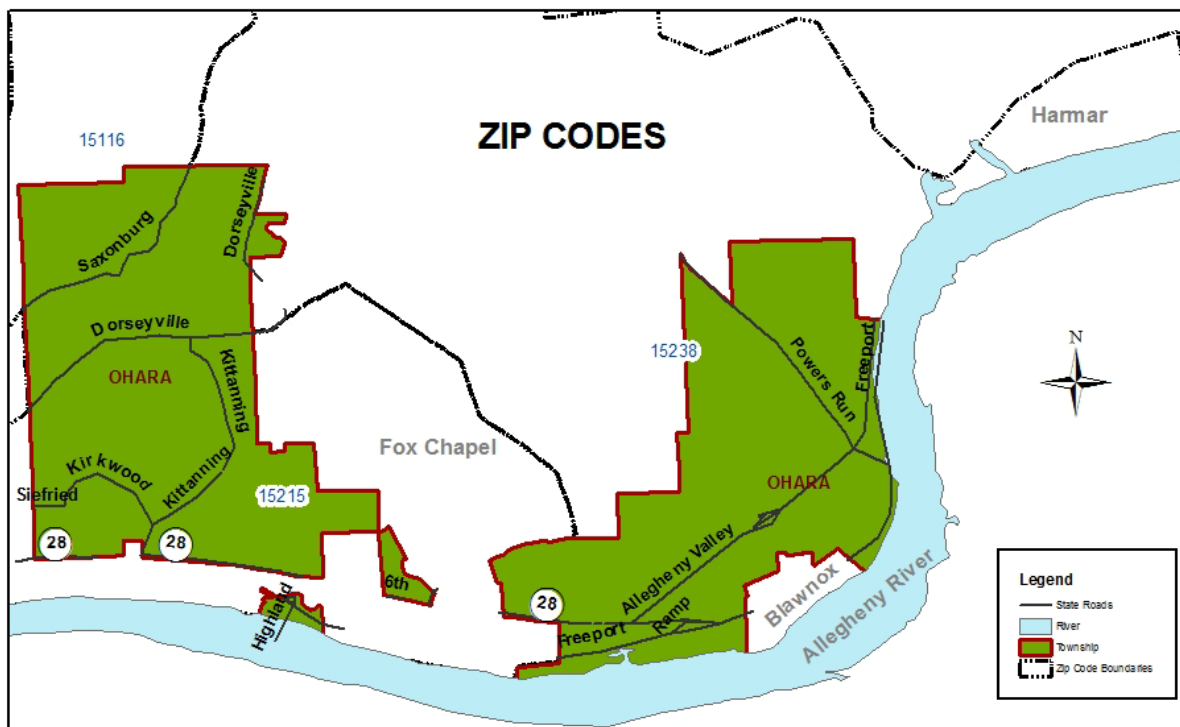
- Retail Uses were noted as follows: Electronics/computer (5), department (3), grocery/Whole Food (38), clothing (15), shoe (5), drug store/pharmacy (5), bakery (7), convenience stores (3)
- Hardware or similar stores were noted and included national stores: Hardware (72 total replies), Busy Beaver (25), Lowes (9). Home Depot (10)
- Restaurants: Restaurant (60), Dining (1), Fast food (2), takeout (1), diner (1)

With regard to restaurants, department stores, and retail, 32 responses contained words such as “upscale” and “high-end” when listing the types of businesses needed. Respondents indicated a desire for specialized and comparatively high end shops, department stores, and restaurants juxtaposing them to the current array of businesses located in the business district corridor.

Given the preceding, an examination of the current corridor is key to future recommendations and an evaluation of current zoning provisions. The Long Range Planning Committee provided a comprehensive list of businesses along with descriptions of business activity. The consultant assigned establishments located within the business district corridor to land use categories. The categories are based, in part, in the North American Industrial Classification System, which bases use classification on the character and impact of a particular establishment. Beauty shops and private clubs, including charities, are typically classified as services. In Table 9-3, salons and beauty shops were classified as “personal services.” Med-express Urgent Care was classified as “Medical.” General Office, with the exception of an engineering firm, consisted of real estate offices, offices of insurance agents, and financial advisors. Uses of interest or unique character or impact were more specifically identified. Such include banks, car wash, gas stations, and the self storage units.

| <b>Table 9- 3</b>                                     |                                 |
|---|---------------------------------|
| <b>Freeport Road Business District Establishments</b> |                                 |
| <b>Use</b>  | <b>Number of Establishments</b> |
| Bank  | 6                               |
| Car Wash  | 1                               |
| Gas Station   | 3                               |
| General Office  | 18                              |
| Grocery   | 1                               |
| Light Industry  | 9                               |
| Medical Center  | 1                               |
| Medical Office  | 10                              |
| Personal Service                                      | 7                               |
| Restaurant/Food                                       | 14                              |
| Retail  | 15                              |
| Self Storage  | 1                               |
| Service   | 17                              |
| <b>Source: Olsen &amp; Associates, LLC</b>            |                                 |

The following map posts generalized land use categories according to the predominant use of the parcel. Several of the categories listed in Table 9-2 have been combined. Based on the thematic map, the character of the corridor bears a series of contiguous, small-scale office centers, strip style office centers with personal services, and banks. These areas are punctuated by restaurants with most retail located in Fox Chapel Plaza. The concentration of financial advisors, real estate offices, and medical offices represents a particular concentrated niche within the adjoining districts in Blawnox and Aspinwall.



The overall character of the corridor is defined by comparatively newer and older commercial developments. Much of the traditional “strip-center” development is partly a result of shallow parcels with insufficient room for limited access parking. Such centers present both threats to public safety and challenges to the overall aesthetic value of the corridor, as demonstrated in the selected photographs.





More recent developments have incorporated limited access principles and landscaping, as illustrated below.



Source: Allegheny County Assessment Website

The mix of uses, along with the arrangement and general layout of structures, predominant building materials, parking, landscaping and access, help to determine the future character of the corridor and the business district.

#### **CONSUMER SUPPORT OF BUSINESS USES**

The following exercise aims to evaluate the spending of consumers residing in O'Hara Township and Fox Chapel (given that Fox Chapel has no business district) in light of those particular businesses or types of commercial uses for which survey respondents indicated a need. The purpose of the exercise is to provide a cursory evaluation of consumer spending power, and its ability to support businesses within O'Hara Township's business district. While further analysis is necessary, the data help to demonstrate sizable consumer spending power that is now



primarily erected outside of the Township and may prove useful to attracting the types of businesses cited in the survey.

Table 9-4 provides an exercise that aims to demonstrate substantial unmet or pent-up consumer demands that may be served through redevelopment within O'Hara's core commercial area, namely the area of Freeport Road.

The availability of data and the specific level of detail available vary by geography. Therefore, certain assumptions and calculations are necessary to interpret the data at the local level. The analysis primarily uses consumer expenditure data available at the County level from the Consumer Expenditure Survey of 2007 as published by the Bureau of Labor Statistics. Three expenditure categories were analyzed:

- Apparel and Services (definition includes mainly stores devoted primarily or entirely to the sale of clothing)
- Food at Home (defined as a grocery store)
- Food Away from Home (restaurant)

Specialty clothing, restaurants, and "upscale" grocers were prominently cited within the resident survey. The Consumer Expenditure Survey lists the median amount of certain goods and services that households with a median income of \$63,091 expend.

Median household income from the 2000 US Census for Fox Chapel and O'Hara Township which comprise the market area are utilized within the exercise. Given Fox Chapel's comparatively high household incomes and the lack of present and foreseeable retail shopping opportunities within Fox Chapel, its inclusion is key to a consumer expenditure analysis of the area.

Lastly, 2006 County and ZIP Code Business Pattern data (the most recent available) were utilized to relate expenditure data to employment and to the number of establishments that may be accommodated. It is notable that ZIP Code level data do not furnish precise numbers of employees at that level, but rather ranges of employment numbers.

## **Section A**

Section A of Table 9-4 lists the number of employees, gross receipts, and number of establishments as per the County Level Data Business Patterns. The average number of employees and average amount of sales receipts per employee were calculated and are used in Sections B, C and D to estimate local demands.

## **Section B**

Section B simply lists the number of establishments within each ZIP Code Pattern Survey for the Pittsburgh/Blawnox ZIP Code and the Fox Chapel Area Zip Code. It is noteworthy that these areas include the

concentration of restaurants and grocery stores in the Harmarville Area of Harmar Township. The number of employees and sales were estimated using the averages of County employment and sales in Section A.

### **Section C**

Section C lists the number of households in O'Hara and Fox Chapel with respective median household incomes. A "multiplier" is calculated, which represents ratio of local median incomes to the \$63,091 median income used in the Expenditure Survey meaning that the exercise assumes that households will expend the same proportion of their respective incomes which will be proportionally more given the higher median incomes in the area.

### **Section D**

The multiplier calculated in Section C is applied to the "per unit" expenditure from the Expenditure Survey and multiplied by the number of households in O'Hara and Fox Chapel, listing total possible annual expenditures for each category. The total sales were then divided by the average sales per employee calculated in Section A to estimate number of employees. The number of employees was, in turn, divided by the average employees per establishment in Section A to estimate number of establishments.

### **Section E**

Understanding that the assumption that households with substantially higher incomes would spend proportionally more on basic goods such as food may be unrealistic. Section E simply assumes the same dollar expenditure per household as did the Expenditure Survey, knowing the median households incomes exceed the median of households surveyed and multiplies that amount times the number of households in each community. Pent-up demand for establishments remains substantial.

In conclusion, while the sheer number of establishments possible is certainly an overestimate, given that consumers will not spend all discretionary dollars within the Township, the exercise indicates that unmet demand does exist for high quality restaurants, department stores, and grocery stores.

Development potential therefore must occur through redevelopment of existing properties and underdeveloped sites. In particular, the row of residential properties facing the north side of Freeport Road presents an opportunity for additional commercial development. The commercially zoned 4.6 acre property currently used by PennDot also presents an opportunity for redevelopment if the property is ever transferred to private ownership. As cited in Chapter 4, Housing, the owners of single family units on Margery Drive now zoned as residential, have experienced some difficulties in marketing their homes for sale as residences. The preceding challenges and opportunities are important considerations in conjunction with the opportunity for redevelopment of the commercial strips along Freeport and Old Freeport Roads.

In summary, the potential for redevelopment and new business with RIDC Park and the business district corridor, present opportunities and challenges in terms of infrastructure planning and aesthetics. Smaller

establishments with greater trip generated rates per square foot are locating within RIDC Park which continues to experience a minor transition in this regard. The consumer spending power of O'Hara Township and Fox Chapel Borough may be used as a marketing tool in attracting those types of establishments noted as desirable within the household survey. Potential transitional areas that are now zoned as residential and existing single family homes within the commercial district must be considered and may require zoning amendments to effectively manage market and land use changes in those areas.

New businesses and the redevelopment of existing, underutilized within O'Hara's Freeport Road/Old Freeport Road corridors will, by necessity, compete for market share with the Waterworks Mall, a region shopping center located on Freeport Road within the City limits of Pittsburgh. This retail center opened in 1982 and features a gross leasable area 914,638 square feet, and includes nine (9) anchor tenants and thirty-four (34) retail stores, in addition to eleven (11) facilities on out-parcels predominantly restaurants and financial services. This has been a well managed regional facility with few vacant storefronts and the mix of uses within O'Hara Township's commercial corridor should be carefully selected so as to position themselves as niche uses not directly competing with the national franchises located in the Waterworks Mall.

There are a variety of flexible zoning and growth management techniques including overlay zoning, performance zoning, the drafting of preferred development models, and the introduction of mixed-use traditional neighborhood development options (Article VIIA of the Pennsylvania Municipalities Planning Code), which should be considered and evaluated for eventual inclusion in the implementation plan.

**Table 9- 4**  
**Local Consumer Spending Analysis**

| <b>A. County Data</b>                       |                  |                |                                 |                           |                                    |
|---|------------------|----------------|---------------------------------|---------------------------|------------------------------------|
| <b>Establishment (Consumer Exp. Survey)</b> | <b>Employees</b> | <b>Sales</b>   | <b>Number of Establishments</b> | <b>Sales per Employee</b> | <b>Employees per Establishment</b> |
| Apparel and Services                        | 9,116            | \$ 163,355,000 | 58                              | \$ 17,919.59              | 157                                |
| Grocery (Food at Home)                      | 11,993           | 224,136,000    | 332                             | 18,688.90                 | 36                                 |
| Food Away from Home (Restaurant)            | 362,073          | 4,454,238,000  | 24,321                          | 12,302.04                 | 15                                 |

| B. Local Data                    |                    |       |       |           |               |
|----------------------------------|--------------------|-------|-------|-----------|---------------|
| Establishment (NAICS)            | ZIP CODE           |       | Total | Employees | Sales         |
|                                  | 15238              | 15215 |       |           |               |
| Apparel and Services             | data not available |       |       |           |               |
| Grocery (Food at Home)           | 3                  | 2     | 5     | 181       | \$ 3,375,542  |
| Food Away from Home (Restaurant) | 60                 | 26    | 86    | 1,280     | \$ 15,750,358 |

| <b>C. Household Data</b> |               |                   |               |
|--------------------------|---------------|-------------------|---------------|
|                          | <b>O'Hara</b> | <b>Fox Chapel</b> | <b>TOTALS</b> |
| <b>Households</b>        | <b>3,248</b>  | <b>1,887</b>      | <b>5,135</b>  |
| Median Household Income  | \$67,725      | \$47,298          | \$115,023     |
| Median Income CES        | \$63,091      | \$63,091          | \$126,182     |
| Multiplier               | 1.073         | 2.335             | 3.408         |

Table 9-4 Continued

## Local Consumer Spending Analysis

## D. Consumer Spending Power

| Establishment<br>(Consumer Exp. Survey) | Per Unit | O'Hara<br>Multiplier | Fox Chapel<br>Multiplier | O'Hara<br>Total | Fox Chapel<br>Total | TOTAL         | Employees | Establish-<br>ments |
|---|----------|----------------------|--------------------------|-----------------|---------------------|---------------|-----------|---------------------|
| Apparel and Services                    | 1,881    | 2,019.16             | 4,391.55                 | \$ 6,558,227    | \$ 8,286,863        | \$ 14,845,089 | 794       | 5                   |
| Grocery (Food at Home)                  | 3,465    | 3,719.50             | 8,089.70                 | 12,080,944      | 15,265,273          | 27,346,217    | 1,526     | 42                  |
| Food Away from Home (Restaurant)        | 2,668    | 2,863.96             | 6,228.96                 | 9,302,152       | 11,754,040          | 21,056,192    | 1,712     | 115                 |

## E. Consumer Spending Power

| Establishment<br>(Consumer Exp. Survey) | Per Unit | O'Hara Total Per Unit | Fox Chapel Total per Unit | TOTAL        | Employees | Establishments |
|---|----------|-----------------------|---------------------------|--------------|-----------|----------------|
| Apparel and Services                    | 1,881    | \$ 6,109,488.00       | \$ 3,549,447.00           | \$ 9,658,935 | 517       | 3              |
| Grocery (Food at Home)                  | 3,465    | 11,254,320.00         | 6,538,455.00              | 17,792,775   | 993       | 27             |
| Food Away from Home (Restaurant)        | 2,668    | 8,665,664.00          | 5,034,516.00              | 13,700,180   | 1,114     | 75             |

Sources: Olsen, Bureau of Labor Statistics, US Census: Census 2000 and County Business Patterns

*2006 Business Patterns\***Major Industry**Total for ZIP Code 15238**Number of establishments: 757**First quarter payroll in \$1000: 229397**Number of employees: 19747**Annual payroll in \$1000: 885416*

|               |  |              | Number of Establishments by Employment-size class |       |         |         |         |           |           |           |          |
|---------------|--|--------------|---|-------|---------|---------|---------|-----------|-----------|-----------|----------|
| Industry Code | Industry Code Description                    | Total Estabs | '1-4'   | '5-9' | '10-19' | '20-49' | '50-99' | '100-249' | '250-499' | '500-999' | '1000 >' |
| -----         | Total  | 757          | 326   | 129   | 123     | 90      | 51      | 23        | 10        | 4         | 1        |
| 21----        | Mining                                       | 2            | --  | 1     | --      | 1       | --      | --        | --        | --        | --       |
| 22----        | Utilities                                    | 1            | 1   | --    | --      | --      | --      | --        | --        | --        | --       |
| 23----        | Construction                                 | 44           | 20  | 11    | 7       | 4       | 1       | --        | 1         | --        | --       |
| 31----        | Manufacturing                                | 49           | 12  | 2     | 10      | 12      | 7       | 5         | --        | 1         | --       |
| 42----        | Wholesale trade                              | 58           | 28  | 9     | 7       | 8       | 6       | --        | --        | --        | --       |
| 44----        | Retail trade                                 | 81           | 27  | 18    | 18      | 8       | 4       | 3         | 3         | --        | --       |
| 48----        | Transportation & warehousing                 | 7            | 4   | 1     | --      | --      | 2       | --        | --        | --        | --       |
| 51----        | Information                                  | 18           | 8   | 2     | 1       | 2       | 2       | 2         | --        | 1         | --       |
| 52----        | Finance & insurance                          | 48           | 21  | 16    | 8       | 2       | 1       | --        | --        | --        | --       |
| 53----        | Real estate & rental & leasing               | 30           | 20  | 3     | 4       | 1       | 1       | --        | 1         | --        | --       |
| 54----        | Professional, scientific & technical servi   | 125          | 63  | 20    | 19      | 13      | 5       | 4         | 1         | --        | --       |
| 55----        | Management of companies & enterprises        | 20           | 2   | 4     | 3       | 4       | 3       | 2         | --        | 1         | 1        |
| 56----        | Admin, support, waste mgt, remediation ser   | 40           | 22  | 4     | 5       | 3       | 2       | 2         | 2         | --        | --       |
| 61----        | Educational services                         | 7            | 2   | 1     | 1       | 2       | --      | 1         | --        | --        | --       |
| 62----        | Health care and social assistance            | 80           | 38  | 14    | 10      | 10      | 4       | 1         | 2         | 1         | --       |
| 71----        | Arts, entertainment & recreation             | 19           | 7   | 3     | 5       | 1       | 3       | --        | --        | --        | --       |
| 72----        | Accommodation & food services                | 66           | 18  | 8     | 13      | 15      | 9       | 3         | --        | --        | --       |
| 81----        | Other services (except public administration | 61           | 32  | 12    | 12      | 4       | 1       | --        | --        | --        | --       |
| 99----        | Unclassified establishments                  | 1            | 1   | --    | --      | --      | --      | --        | --        | --        | --       |

*Source: U.S. Census Bureau \* Major Industry Statistical Data*

## 1998 Business Patterns

Major Industry

Total for ZIP Code 15238

Number of establishments: 772

First quarter payroll in \$1000: 148104

Number of employees: 17725

Annual payroll in \$1000: 605670

|  |  |              | Number of Establishments by Employment-size class |       |         |         |         |           |           |           |          |
|--|--|--------------|---|-------|---------|---------|---------|-----------|-----------|-----------|----------|
| Industry Code  | Industry Code Description                    | Total Estabs | '1-4'   | '5-9' | '10-19' | '10-19' | '50-99' | '100-249' | '250-499' | '500-999' | '1000 >' |
| -----  | Total  | 772          | 374   | 120   | 105     | 123     | 48      | 25        | 5         | 5         | --       |
| 11----   | Forestry, fishing, hunting, and agriculture  | 1            | 1   | --    | --      | --      | --      | --        | --        | --        | --       |
| 21----   | Mining                                       | 4            | 2   | 1     | 1       | --      | --      | --        | --        | --        | --       |
| 23----   | Construction                                 | 49           | 34  | 5     | 5       | 7       | 2       | 2         | --        | --        | --       |
| 31----   | Manufacturing                                | 59           | 22  | 8     | 5       | 10      | 3       | 9         | 1         | 1         | --       |
| 42----   | Wholesale trade                              | 78           | 37  | 12    | 11      | 7       | 9       | --        | --        | --        | --       |
| 44----   | Retail trade                                 | 85           | 32  | 15    | 22      | 18      | 6       | 2         | 1         | --        | --       |
| 48----   | Transportation & warehousing                 | 7            | 2   | 3     | 1       | --      | 1       | --        | --        | --        | --       |
| 51----   | Information                                  | 20           | 8   | 2     | 3       | 1       | 3       | 1         | --        | --        | --       |
| 52----   | Finance & insurance                          | 45           | 24  | 14    | 5       | 8       | --      | --        | --        | --        | --       |
| 53----   | Real estate & rental & leasing               | 29           | 25  | --    | 2       | 4       | --      | --        | --        | --        | --       |
| 54----   | Professional, scientific & technical servi   | 116          | 68  | 16    | 10      | 19      | 3       | 2         | --        | 1         | --       |
| 55----   | Management of companies & enterprises        | 20           | 2   | 5     | 2       | 3       | 3       | --        | 1         | 1         | --       |
| 56----   | Admin, support, waste mgt, remediation ser   | 39           | 17  | 5     | 7       | 5       | 3       | 1         | --        | 1         | --       |
| 61----   | Educational services                         | 6            | 1   | --    | 2       | 1       | --      | 1         | --        | --        | --       |
| 62----   | Health care and social assistance            | 68           | 42  | 6     | 5       | 10      | 3       | 5         | -         | 1         | --       |
| 71----   | Arts, entertainment & recreation             | 14           | 5   | 3     | 2       | 5       | 1       | 1         | --        | --        | --       |
| 72----   | Accommodation & food services                | 52           | 14  | 6     | 14      | 13      | 9       | --        | --        | --        | --       |
| 81----   | Other services (except public administration | 65           | 33  | 19    | 5       | 12      | 1       | 1         | --        | --        | --       |
| 95----   | Auxiliaries (exc corporate, subsidiary & r   | 12           | 2   | --    | 3       | --      | 1       | --        | 2         | --        | --       |
| 99----   | Unclassified establishments                  | 3            | 3   | --    | --      | --      | --      | --        | --        | --        | --       |
| Source: U.S. Census Bureau * Major Industry Statistical Data |  |              |   |       |         |         |         |           |           |           |          |

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## FEE-IN-LIEU-OF-DEDICATION OF OPEN SPACE

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As subdivision activity continues in the northwestern area of the Township where the undeveloped areas are zoned predominantly for residential use, the provision of open space and recreational opportunities is considered a supportable objective. With the completion and adoption of the Comprehensive Parks, Recreation and Open Space Plan in 2002 and the Trail Feasibility Study adopted in 2005, O'Hara Township has established goals and objectives for the provision of recreational opportunities to Township residents as the community moves closer to buildout.

One of the methods available to communities to provide for the recreational needs of new Township residents is the ability to establish a mandatory dedication of open space program or the payment of a pro-rata fee in lieu of the dedication of open space. The authority for this type of development exaction derives from the Pennsylvania Municipalities Planning Code, Article V, Subdivision and Land Development, Section 503. The primary prerequisite to establishing an open space dedication program is the adoption of a Township recreation plan which includes standards applicable to all residential lots created through the subdivision process. In 2002, O'Hara Township formalized a recreation plan and has the ability to implement the recommendations, including an open space dedication or fee-in-lieu-of-dedication component. The net result of this initiative will be to provide recreational opportunities to current and future residents as residential infill development occurs in the northwest quadrant.

Specific components of the formal open space dedication program include the determination of reasonable fees, and a consideration of the required recreational components of the Planned Residential Development option (Article VII of the Pennsylvania Municipalities Planning Code), Article X of Chapter 72, Zoning, of the Code of Ordinances, and to a lesser degree, the lot-averaging option, Article XI of Chapter 72, Zoning. The Township has utilized several resources in order to determine fees that "bear a reasonable relationship to the use of the park and recreational facilities by future inhabitants of the development or subdivision" as required by 503(11) of the Pennsylvania Municipalities Planning Code. First, estimated land costs assume the following:

1. The Comprehensive Parks, Recreation, and Open Space Plan (Recreation Plan) notes a deficiency of eighteen (18) acres of Community Park, and a surplus of one acre of Neighborhood Park. This deficiency has been reduced with the acquisition of approximately five (5) acres of undeveloped land in the northwest quadrant in 2009. One hundred and eighteen point six (118.6) acres of "Natural Resource Areas/Open Space" are currently available and no additional acreage is noted as needed or deficient. The total acreage per person for Community and Neighborhood Parks equals .008 acres per resident.
2. The majority of needs and expected construction will occur in the northwestern quadrant of O'Hara Township where sewer extensions are planned.
3. In determining the value of land per acre in lieu of land dedicated, we presume that the character of land necessary to support such parks requires grading, access, and utilities similar to that of a residential building lot or lots. Therefore, the cost of residential lots, generally ranging from one half to one acre, provides a reliable fair market value.
4. The proposed "fee-in-lieu" should be reflective of the expected needs of the housing unit and based on the per acre cost of the land otherwise required.



5. In order to determine the fee, the following exercises were conducted.
6. The Township received an appraisal of property located at 1138 Saxonburg Boulevard, a 3.614 acre vacant parcel with sloping land, floodplain, and no public sewage, for \$57,500. The appraisal was dated April 6, 2009. The appraisal deducted \$10,000 on certain comparables for each instance of the following: public sewage, flat land, no floodplain. The addition of \$30,000 to the \$57,500 results in a per acre value of approximately \$25,000 per acre for raw land in the R-2 District, where all future park development will likely occur. Given the adage that raw land costs should not exceed 20% of the sales price of a residential lot, a value of \$125,000 is assumed per acre or \$62,500 for each half acre lot permitted in the R-2 District.
7. Given that the lot prices are tied to the costs of taps and additional infrastructure, the Township can assume a conservative value of lots. A review of sales of vacant lots over the past two years in O'Hara is instructive. The sales were sold through the West Penn Multi-List as "residential building lots" which are typically improved lots less than five acres. The "low-end" of nine such lot sales within the past two years is approximately \$65,000 per acre. This conservative estimate is employed as a fair assessment of land costs or the costs of land and necessary grading and accessibility per acre to the Township in the purchase of necessary land.
8. The tables included in this work element demonstrate the calculation of suggested fee-in-lieu based on the per person standards outlined in the Recreation Plan and the assumption of \$65,000 per acre purchase price. Suggested fees are based on the assumed number of expected occupants as an average of those living in such units as documented in the 2000 Census, and discussed in Chapter 4, Housing and Households. For purposes of the ordinance, "attached units" are assumed to be townhouses or patio homes with one or more party walls that are side-by-side rather than one above the other. Such units would have separate and independent exterior entrances.

Secondly, all fees must be utilized for parks accessible to the development. Standards and radii of use are defined within the Recreation Plan and should be used as the basis for the use of fee-in-lieu allocation. The Township may wish to formalize a capital improvements plan so that specific projects are compiled prior to consideration of plan approvals within the district.

Lastly, the Township should consider both of the following issues in the preparation of a mandatory dedication or fees-in-lieu-of-dedication program:

- Standards required for the dedication of land. Strict standards requiring usable and improved land will encourage utilization of fees-in-lieu, as this option must be mutually agreed upon by the developer and Township Council.
- The relationship of PRD open space requirements to land dedication requirements and the lot averaging option, to land dedication requirements. Again, strict standards for public land dedication coupled with the encouragement to utilize steep slopes as open space will encourage the payment of fees-in-lieu of dedication as a viable or attractive option.

**Table 9- 5**  
**Persons Per Housing Type**

| <b>A</b>                 | <b>B</b>                       | <b>C</b>            | <b>D</b>                    | <b>E</b>                   | <b>F</b>                |
|--------------------------|--------------------------------|---------------------|-----------------------------|----------------------------|-------------------------|
| <b>Housing Unit Type</b> | <b>Number of Housing Units</b> | <b>Vacant Units</b> | <b>Occupied Homes (B-C)</b> | <b>Population in Units</b> | <b>Persons Per Unit</b> |
| 1, detached              | 3,030                          | 93                  | 2,937                       | 8,129                      | 2.8                     |
| 1, attached              | 53                             | 11                  | 42                          | 78                         | 1.9                     |
| 2                        | 20                             | 7                   | 13                          | 20                         | 1.5                     |
| 3 or 4                   | 25                             | 12                  | 13                          | 25                         | 1.9                     |
| 5 to 9                   | 12                             | -                   | 12                          | 11                         | 0.9                     |
| 10 to 19                 | 34                             | -                   | 34                          | 40                         | 1.2                     |
| 20 to 49                 | 80                             | 10                  | 70                          | 97                         | 1.4                     |
| 50 or more               | 127                            | -                   | 127                         | 184                        | 1.4                     |
| Mobile home              | -                              | -                   | -                           | -                          | -                       |
| Boat, RV, van, etc.      | -                              | -                   | -                           | -                          | -                       |

*Source: U.S. Census Bureau, 2000.*

**Table 9- 6**  
**Fee Determination**

| <b>A</b>                      | <b>B</b>                | <b>C</b>   | <b>D</b>              | <b>E</b>                      | <b>F</b>                            | <b>G</b>                  |
|-------------------------------|-------------------------|--|-----------------------|-------------------------------|-------------------------------------|---------------------------|
| <b>Class of Housing Unit</b>  | <b>Persons per Unit</b> | <b>Acres recommended per Person (Township Recreation Plan)</b> | <b>Per Acre Value</b> | <b>Per Person Value (C*D)</b> | <b>Per Housing Unit Value (B*E)</b> | <b>Suggested Fee (~F)</b> |
| <b>Single Family Detached</b> | 2.8                     | 0.0065   | \$ 65,000             | \$ 423                        | \$ 1,183                            | \$ 1,200                  |
| <b>Attached Units</b>         | 1.9                     | 0.0065   | 65,000                | 423                           | 803                                 | 800                       |
| <b>All other Units</b>        | 1.4                     | 0.0065   | 65,000                | 423                           | 592                                 | 600                       |

*Source: Olsen & Associates, LLC*

**Table 9- 7**  
**Level of Service**

| <b>A</b>                                   | <b>B</b>                | <b>C</b>   | <b>D</b>                           |
|--|-------------------------|--|------------------------------------|
| <b>Dwelling Unit</b>                       | <b>Persons per Unit</b> | <b>Acres recommended per Person (Township Recreation Plan)</b> | <b>Land per Unit (Acres) (B*C)</b> |
| Single Family Detached                     | 2.8                     | 0.0065   | 0.0182                             |
| Single Family Attached                     | 1.9                     | 0.0065   | 0.0124                             |
| Multi-Family                               | 1.4                     | 0.0065   | 0.0091                             |
| <i>Source: Olsen &amp; Associates, LLC</i> |                         |  |                                    |

#### ***FUTURE LAND USE MAP AND VISION***

The Future Land Use Map highlights areas of greatest potential development and redevelopment throughout the Township. The Route 28 interchange and proximate Freeport and Old Freeport Road corridors will be the focus of vehicular and pedestrian improvements with redevelopment that includes anticipated small scale retail and service uses compatible with a variety of residential uses in mixed use developments.

The traditional commercial strip corridors on Freeport and Old Freeport Roads will eventually redevelop with fewer curb cuts as controlled access developments. Such developments will act as independent destinations while promoting pedestrian circulation through sidewalk connections and shared parking. The corridors will be enhanced with complementary landscaping as properties redevelop. Capital improvements associated with the Specific Plan may promote uniform lighting, signage, and sidewalk installations, offering a sense of place. Most importantly, the proposed shift of Old Freeport Road 750 feet to the east of the current configuration will further promote limited access and reuse of commercial properties adjacent to the right of way consequently abandoned.

The Route 28 interchange area and portions of Fox Chapel Road are envisioned as the location of mixed use development, providing alternative housing for the Township's senior residents as well as younger families, a demographic that current trends demonstrate is not retained by the Township. Mixed use development in this area will include comparatively small business establishments with low traffic impacts.

RIDC Park will retain its current landscape and will bear expectedly smaller office and ancillary retail or service establishments. Greater pedestrian connectivity and onsite (adjoining intersection) improvements should be encouraged where necessitated by net trip increases associated with new personal service uses.

Existing single family residential neighborhoods preceded by traditional subdivisions, will be maintained as such with shared open space, pedestrian connections, and recreational areas revitalized and maintained, where undeveloped lots provide such options.

Traditional neighborhoods extending from adjoining boroughs such as Blawnox will be maintained and revitalized through the promotion of infill housing and compatible alternatives to single family detached housing at an appropriate scale and based on local demographic characteristics.

Undeveloped residential parcels, as indicated on the Future Land Use Map, will be developed in a manner that leverages preservation of riparian buffers, wooded steep slopes which are identified on the Natural Features Map, and proposed greenways indicated on Map 4A.1 of Allegheny County's Comprehensive Plan, Allegheny Places. Preservation of these natural features will be achieved through streamlined lot averaging subdivisions and Planned Residential Development options and will essentially act as infill within developed pockets of land bounded by existing neighborhoods and environmentally constrained areas.

Natural features, namely wooded slopes and riparian buffers, will be preserved in areas of limited development through enhanced earth disturbance and zoning performance standards. Fee in lieu payments may help to finance the purchase of easements for trail construction and interconnection of greenways.

Mixed use development integrated with pedestrian and trail connections and required open space will be maintained and promoted along the Township's riverfront with pedestrian connections from these natural assets and neighborhoods to the Township's Freeport and Old Freeport Road business districts.

The Township will coordinate development proposals which work to affect a vision of future land use that:

- preserves and maintains the Township's assets, namely natural features and stable neighborhoods,
- promotes redevelopment that facilitates a sense of destination and provides local retail and service use support as well as alternatives to traditional dwelling types,
- and promotes infill and redevelopment of existing commercial corridors, traditional neighborhoods, and developable parcels near existing development and natural areas.

#### **IMPLEMENTATION STRATEGY**

In order to take advantage of the open space dedication and fee component authorized by the Pennsylvania Municipalities Planning Code, both the zoning and subdivision and land development chapters of the Township's codified ordinances need to be revised to provide the standards for the amount of open space land required per dwelling unit and for the unit cost of the fee-in-lieu-of-dedication, based on a single dwelling unit. A preliminary draft of each amendment has been prepared and is attached as an appendix to this plan document in order to expedite the implementation of the planning objective regarding the provision of recreational opportunities.

#### **STORMWATER MANAGEMENT PLAN AND ORDINANCE**

On December 18, 2007 Allegheny County adopted a Stormwater Management Plan pursuant to Act 167 to establish new permit requirements for discharges to surface waters in Pine Creek, Girty's Run, Deer Creek and Squaw Run. On October 18, 2008, Township Council adopted an amended storm water management ordinance to comply with the County's Act 167 Plan and DEP regulations. Amendments to the subdivision ordinance and open space requirements, including those within clustering options and Planned Residential Development should be compatible with and encourage the best management practices set forth in the Act 167 Plan and Storm Water Management Plan.

**SPECIFIC PLAN**

With the completion of the traffic and circulation analysis, prepared by the Township's traffic engineering firm, that area of land provided for commerce, retail, service and related nonresidential uses abutting the Freeport and Old Freeport Road corridor rights-of-way, certain mitigations to improve circulation have been identified. Issues regarding transportation and circulation in the Township are more fully discussed in Chapter 7 of this document. This area of O'Hara Township zoned C Commercial is also contiguous to an area adjacent to the Allegheny River which is zoned for light industrial uses (SM Suburban Manufacturing) and an area to the north zoned for moderate density residential uses (R-2 Suburban Residential). The confluence of these use categories within three (3) arterial transportation corridors including State Route 28, has presented a variety of challenges to the Township as transit-oriented development has continued in this region of the County.

Interchanges between SR 28 and Freeport Road occur within the municipal boundaries of O'Hara Township and these links both attract and disperse regional pass-through traffic as well as local traffic. In addition, the development pattern that emerged in the three (3) Boroughs with direct or indirect access to the S.R. 28 and Freeport Road rights-of-way was repeated through land use and site design trends along segments of both arterials in O'Hara Township. As a result construction of access ramps and uncontrolled frontages associated with commercial development in this area have marginalized the characteristics of residential neighborhoods in close proximity to these rights-of-way.

In 2000, with the passage of Act 67, the Commonwealth authorized the preparation of a specific plan (Section 1106 of the Pennsylvania Municipalities Planning Code) which provides communities with implementation options in conjunction with other planning partners to achieve long range community goals and objectives. With the completion of a transportation mitigation plan which focused on the area discussed in this work element, the preparation of a specific plan for the study area is recommended. There are five (5) components of a specific plan as outlined in the Municipalities Planning Code as follows:

- (1) The distribution, location, extent of area and standards for land uses and facilities, including design of sewage, water, drainage and other essential facilities needed to support the land uses.*
- (2) The location, classification and design of all transportation facilities, including, but not limited to, streets and roads needed to serve the land uses described in the specific plan.*
- (3) Standards for population density, land coverage, building intensity and supporting services, including utilities.*
- (4) Standards for the preservation, conservation, development and use of natural resources, including the protection of significant open spaces, resource lands and agricultural lands within or adjacent to the area covered by the specific plan.*
- (5) A program of implementation including regulations, financing of the capital improvements and provisions for repealing or amending the specific plan. Regulations may include zoning, storm water, subdivision and land development, highway access and any other provisions for which municipalities are authorized by law to enact. The regulations may be amended into the county or municipal ordinances or adopted as separate ordinances. If enacted as separate ordinances for the area covered by the specific plan, the ordinances shall repeal and replace any county or municipal ordinances in effect within the area covered by the specific plan and ordinances shall conform to the provisions of the specific plan.*

Much of the background research and discussion has been done in conjunction with the preparation of this planning document so the logical next step is to identify public and private property owners with a stake in the

outcome of this planning initiative and implement a strategic plan to address the future development and redevelopment of this locally and regionally important commercial corridor.

## TRADITIONAL NEIGHBORHOOD DEVELOPMENT

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In the year 2000, the Pennsylvania Municipalities Planning Code (PaMPC) was amended to include a new development option called a Traditional Neighborhood Development (TND). The origins of Article VIIA go to the mixed-use characteristics of small villages that emerged at crossroads and secondary road intersections throughout Pennsylvania in the 19<sup>th</sup> and 20<sup>th</sup> centuries. Section 701-A, Purpose and Objectives includes the following:

- ... to encourage innovations in residential and nonresidential development and renewal which makes use of a mixed-use form of development ...
- ... to encourage a more efficient use of land and of public services to reflect changes in the technology of land development ...
- ... to minimize traffic congestion, infrastructure costs and environmental degradation ...
- ...to promote the implementation of the objectives of the municipal or multi-municipal comprehensive plan...

In addition, standards for development are provided in Section 706-A of the PaMPC including dwelling units of any dwelling type or configuration, and nonresidential uses deemed appropriate by the local municipality. Standards for density, intensity of land use, the amount and location of common open space, a centrally located public commons, retention of natural features, minimizing the amount of grading, interconnecting streets and pedestrian ways, and a generally compact design and lot layout utilizing existing public utilities, are some of the core characteristics of a TND. Further, in terms of scale, it is recommended that the distance from the center of the development to the edge or perimeter should be a quarter mile (1,320 linear feet) or less, but not more than .5 miles (2,640 linear feet). This development form could be a good fit for O'Hara Township where infill development meets land use objectives as the community moves toward buildout.

By utilizing both the Specific Plan option, and Traditional Neighborhood Development option, the Township can provide property owners with the flexibility to capture market interest, while exercising the tenets of smart growth and sustainability. The "village model" reviewed during the plan preparation process is a close fit to the TND objectives outlined in the PaMPC and could be used as a template when O'Hara Township begins work on ordinance revisions crafted to implement the recommendations which evolved from preparation and adoption of the comprehensive plan document. Graphics and text are included in this work element, which are designed to convey the attributes of this innovative development approach.



# Village Model



The purpose of the Village Model is to encourage compact, mixed use development with a definite boundary separating the built-up area from defined open space within the model. The model helps to achieve the community development objective of preserving rural character by concentrating development and surrounding it with defined open space in the same plan.

### GENERAL CHARACTERISTICS AND DESIGN STANDARDS

Village Model Developments shall incorporate the following land use characteristics and design guidelines as a condition of approval:

- **Form:** The heart of the Village is the village center - a central green, main street or similar community gathering place and focus - surrounded by residential neighborhoods with open space beyond. The majority of streets should interconnect to create blocks. Buildings should be located close to the street right-of-way to create a residential scale environment.
- **Utilities:** All buildings with plumbing shall be connected to public water and public sanitary sewer systems.
- **Streets:** Streets should include sidewalks, planting strips, street trees, benches and pedestrian scale lighting.
- **Open Space:** A minimum of ten percent (10%) of the total area shall be identified as common open space, commonly owned and maintained by property owners in this village. The central green should include a planted and maintained pedestrian area. The permanent open space within the plan surrounding the developed village may be undeveloped - meadow, open field, natural woods, steep slopes, wetlands, etc., or leased for the raising of farm crops. Open space areas should be connected to the village by pedestrian walkways.
- **Bufferyards:** A planted buffer should be provided where the developed part of a village abuts a heavily traveled road.



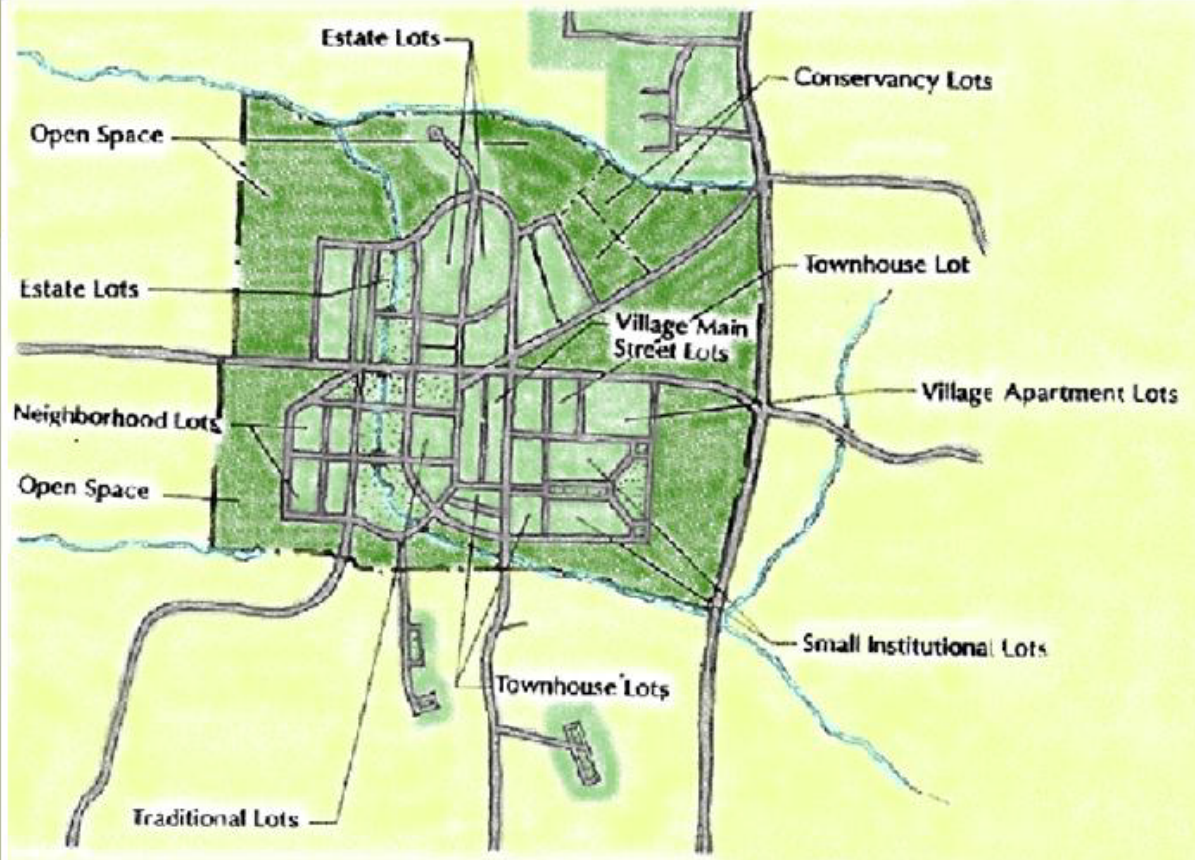




VILLAGE MODEL

### SITE REQUIREMENTS

|                                    |   |
|------------------------------------|---|
| Minimum Site Size:                 | 60 acres  |
| Maximum Site Size:                 | 200 acres   |
| Minimum Open Space:                | 30% of gross acreage (common and private open space combined) |
| Maximum Commercial Component:      | 5% of gross acreage   |
| Maximum Institutional Component:   | See Small Institutional Model                                 |
| Minimum Distance between Villages: | 2 miles   |



### LOT TYPES AND MIX

Villages shall contain a minimum of three (3) different lot types selected from the following list of permitted lots

#### Residential Lots:

|                          |             |
|--------------------------|-------------|
| • Townhouse Lots         | 20% Max.    |
| • Traditional Lots       | 65% Max.    |
| • Neighborhood Lots      | 65% Max.    |
| • Estate Lots            | 20% Max.    |
| • Country Lots           | 3 Lots Max. |
| • Village Apartment Lots | 10% Max.    |

#### Commercial/ Mixed Use Lots:

|               |         |
|---------------|---------|
| • Unspecified | 5% Max. |
|---------------|---------|

#### Institutional Lots:

|                            |         |
|----------------------------|---------|
| • Small Institutional Lots | 1% Max. |
|----------------------------|---------|

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## SUMMARY

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### Chapter 9, Current and Future Land Use, examines:

- Summary of Current Zoning Scheme
- Commercial Uses of Land and Trends
- Consumer Expenditure Analysis
- Open Space and Recreation Needs

Chapter 9 reviews existing land uses and recommends future land uses implemented through several flexible zoning techniques and performance standards. Chapter 9 also examines conceivable future land uses through market analysis to project redevelopment scenarios. References to other applicable chapters such as Housing are cited. Implementation strategies include adoption of a Specific Plan to manage and encourage innovative development near the Route 28 Interchange and Freeport and Old Freeport Road corridors.

### Summary of Current Zoning Scheme

1. Currently, the Township is divided into seven (7) zoning districts, two (2) of which (Conservation District 1 and Conservation District 2) are areas where environmental constraints limit the viable options for development. R-1, R-2, and R-3 represent residential designations with multifamily housing permitted in R-3 and R-1 and R-2 primarily devoted to single family detached housing.
2. Most of the undeveloped residentially zoned land, in excess of 600 acres, is situated in the northwestern quadrant of O'Hara Township and is zoned R-2.
3. Nearly 700 acres of land is zoned as Suburban Manufacturing (SM) most of which are located in RIDC Industrial Park with the remainder bordering the Allegheny River where the Riverfront Planned Unit Development (RPUD) has been utilized to promote mixed use development through the planned residential development approval process. Some retail uses are permitted typically when considered ancillary to office park or manufacturing uses.
4. Approximately 47 acres of land is zoned as the Commercial District (C) and located mainly along Freeport Road and bordering parts of Fox Chapel Road south of the Route 28 Expressway. This comprises approximately one percent of land within the Township.

### Commercial Uses of Land and Trends

1. The local ZIP Code data, available through the US Census, indicate a shift from small to mid-range establishment sizes, especially when compared to the business services offered. Particularly, the percent or proportion of those establishments with a range of ten to nineteen employees increased by seventeen percent (17%) as compared to an approximately four percent (4%) increase in that category at the County level between the years 1998 and 2006. The change may represent growth of existing firms or the introduction of new firms. An examination of the detailed industries in those categories that experienced marked increases indicates that the largest increases occurred in categories such as Health Care and Social Assistance as opposed to solely retail establishments and restaurants. Therefore, while further analysis is necessary, a comparison of County level and local level data supports the observation that a general trend toward smaller establishments locating within the area, namely in RIDC Park, is occurring.
2. A questionnaire distributed by the Township to each household, yielded the following results regarding services or businesses most needed for the Township's residents and local consumers according to the percentage of respondents identifying the specific use categories:

- Retail Uses were noted as follows: Electronics/computer (5), department (3), grocery/Whole Food (38), clothing (15), shoe (5), drug store/pharmacy (5), bakery (7), convenience stores (3).
  - Hardware or similar stores were noted and included national stores: Hardware (72 total replies), Busy Beaver (25), Lowes (9), Home Depot (10)
  - Restaurants: Restaurant (60), Dining (1), Fast food (2), takeout (1), diner (1)
3. With regard to restaurants, department stores, and retail, 32 responses contained words such as “upscale” and “high-end” when listing the types of businesses needed. Respondents indicated a desire for specialized and comparatively high end shops, department stores, and restaurants juxtaposing them to the current array of businesses located in the business district corridor.
  4. In summary, the following trends are apparent:
    - Portions of RIDC Park are transitioning to smaller and more traffic intensive establishments including personal services and medical facilities.
    - The Freeport Road Corridor, while experiencing a healthy maintenance of retail based businesses and small offices, trending is also to smaller establishments, which presents opportunities and challenges regarding utilization of older strip centers, parking, and interior circulation due to excessive curb cuts on Freeport Road.
    - The area near the SR28 interchange, now zoned residential, may require utilization of mixed use zoning or some performance based zoning that offers options other than single family residential detached homes, the demand for which has decreased.
    - Relative to the current economy and surrounding municipalities, demand for new housing in O'Hara persists. The remainder of contiguous and comparatively large scale vacant tracts lies within the Northwest part of O'Hara.

### Consumer Expenditure Analysis

1. Given resident input gained from the questionnaire, the following uses, as defined by the Bureau of Labor Statistic Consumer Expenditure Survey were examined:
  - Apparel and Services (definition includes mainly stores devoted primarily or entirely to the sale of clothing)
  - Food at Home (defined as a grocery store)
  - Food Away from Home (restaurant)
2. By comparing the median household incomes in O'Hara and neighboring Fox Chapel against the expected annual household expenditures on the above items it was determined that three (3) average sized apparel stores and dozens of restaurants and grocery stores would be supported. While spending habits and nearby competing uses are assumed to temper the numbers, the exercise demonstrated that considerable unmet demand for desired services or establishments does exist. Incentives for consolidation and redevelopment of existing commercial strips may aid in meeting these demands.

### Open Space and Recreation Needs

1. The Township's Comprehensive Parks, Recreation, and Open Space Plan, adopted in 2003, outlines deficiencies in open space and recreational facilities as per National Recreation and Park Association standards.



2. The Plan noted a deficiency in Community Parks and a slight deficiency in Neighborhood Parks. In short, new housing will create further deficiencies and require additional facilities.
3. The Township may wish to consider adoption of mandatory land dedication or fee in lieu of land dedication which is authorized by the Pennsylvania Municipalities Planning Code.
4. An examination of the values of vacant land, the amount of land required per household based on the household size by the type (single family, townhouse, and apartments), and the associated amount or fee in lieu of required to purchase such land. The fee in lieu of dedication option is a resource payable collectible prior to subdivision recordation and would apply only to those plans submitted after adoption of the required ordinance.
5. The preliminary calculation suggests a fee of \$1,200 for each single family detached house, \$800 for townhouses and carriage houses, and \$600 for apartment style dwelling units.

### **Conclusions and Implementation Strategies**

1. The preservation of wooded hill sides and steep slopes should be encouraged as the remaining residential vacant land in the Township develops. This may be encouraged by streamlining the approval process and promoting planned residential development and clustering options utilizing development models.
2. Drafts of ordinances implementing the fee-in-lieu and land dedication provisions will aid in preservation of open space and provision of adequate land for recreation.
3. Excessive curb cuts and underutilized traditional strip centers in the area of Freeport Road along with aging and underutilized single family residences in the vicinity of the Route 28 Interchange demonstrate the need for zoning alternatives in these areas. Secondly, the plan research demonstrates pent up demand for additional establishments. Lastly, as discussed in Chapter 7 there is a need to cooperate with the County in the possible relocation of Old Freeport Road 750 feet east of the current intersection with Fox Chapel Road, providing additional opportunity for redevelopment and improvement of the level of service of the adjoining intersections. The Township should use a Specific Plan, as authorized in Article XI of the Pennsylvania Municipalities Planning Code, to synchronize the timing of capital improvements, pedestrian connections, landscaping, and future public road construction to both streamline the process for property owners and better ensure coordinated and compatible redevelopment within the area.
4. RIDC Park has experienced recent development or transition to smaller establishments that are often more traffic intensive. The Township may wish to strengthen on-site traffic improvements in its subdivision ordinance and through conditional use requirements for particular uses, to help minimize the effects.