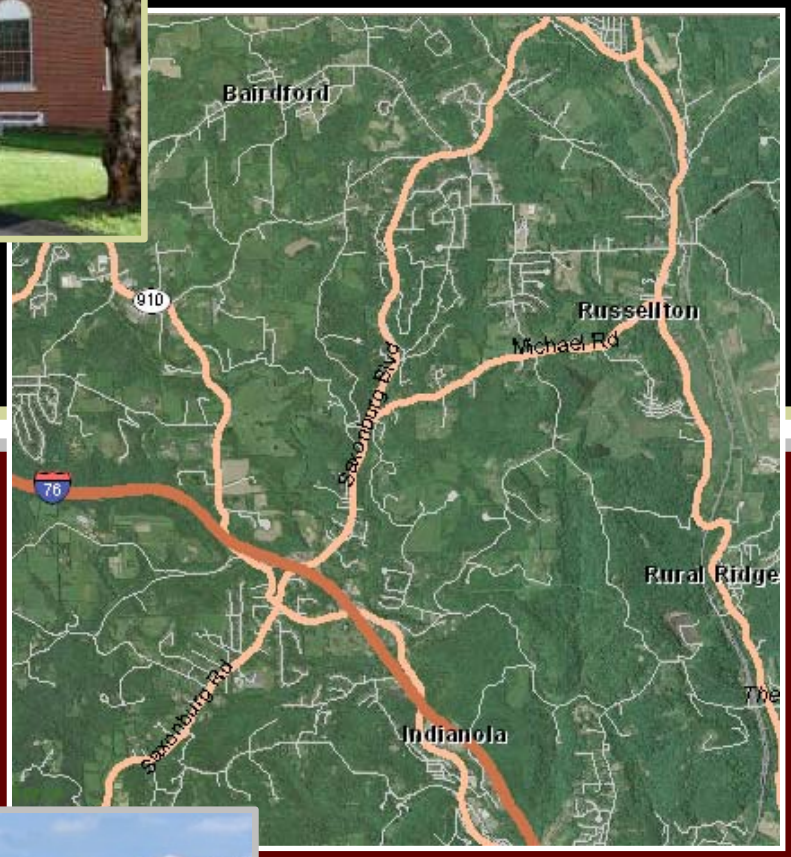
Indiana & West Deer Townships Joint Comprehensive Plan



The preparation of this plan was financed in part through a Land Use Planning and Technical Assistance Grant from the Department of Community and Economic Development, as administered by the Governor's Center for Local Government Services, Pennsylvania Department of Community and Economic Development.

DELTA | DEVELOPMENT | GROUP
INC.

Final Version

TOWNSHIP OF WEST DEER
TOWNSHIP OF INDIANA

WEST DEER TOWNSHIP RESOLUTION NO. 2010-10
INDIANA TOWNSHIP RESOLUTION NO. 2010-12

A JOINT RESOLUTION BY THE WEST DEER BOARD OF SUPERVISORS AND THE INDIANA TOWNSHIP BOARD OF SUPERVISORS, ALLEGHENY COUNTY, PENNSYLVANIA, TO ADOPT THE JOINT COMPREHENSIVE PLAN FOR WEST DEER TOWNSHIP AND INDIANA TOWNSHIP

WHEREAS, Article III of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended by Act 170 of 1988) authorizes municipalities to prepare and adopt municipal comprehensive plans; and

WHEREAS, West Deer and Indiana Townships received financing in part through a Land Use Planning and Technical Assistance Grant from the Department of Community and Economic Development , as administered by the Governor's Center for Local Government Services, Pennsylvania Department of Community and Economic Development, to prepare a joint municipal comprehensive plan; and

WHEREAS, Indiana Township and West Deer Township desire to adopt a joint comprehensive plan pursuant to the Municipalities Planning Code and the Planning and Technical Assistance Grant (LUPTAP) narrative adopted by the Townships; and

WHEREAS, a Joint Planning Committee, comprised of ten (10) members, with each Township having equal representation on the committee, developed a draft of the Joint Comprehensive Plan, conducted a public meeting on the draft plan, and recommended to the Board of Supervisors to adopt the same; and

WHEREAS, in compliance with the requirements of Section 302 of the Municipalities Planning Code, the Joint Comprehensive Plan was forwarded to the Fox Chapel Area School District, the Deer Lakes School District, the Allegheny County Department of Planning and contiguous municipalities for their review and comment; and

WHEREAS, the Joint Comprehensive Plan was revised to incorporate comments made by various entities, although the Plan was not substantially revised; and

WHEREAS, the Board of Supervisors held a public hearing on the Joint Comprehensive Plan in Indiana Township on August 10, 2010, and in West Deer Township on August 18, 2010, pursuant to public notice as required by the Municipalities Planning Code; and

NOW THEREFORE, BE IT RESOLVED by the West Deer and Indiana Township Boards of Supervisors, Allegheny County, Pennsylvania, as follows:

Section 1. The Board of Supervisors adopts the comprehensive plan entitled "Indiana & West Deer Townships Joint Comprehensive Plan", hereinafter referred to as the "Plan", as

the comprehensive plan for the Township in accordance with Article III of the Pennsylvania Municipalities Planning Code.

Section 2. West Deer Township and Indiana Township, by this resolution, adopts the Plan as attached hereto as Exhibit "A", pursuant to Article III, Section 302 of the Pennsylvania Municipalities Planning Code.

Section 3. Any and all previous comprehensive planning documents are hereby repealed.

DULY ADOPTED this 18th day of August by the Board of Supervisors of West Deer Township, Allegheny County, Pennsylvania, in lawful session duly assembled.

Attest:

Daniel Mator
Township Manager

WEST DEER TOWNSHIP

Tom Ulewicz
Chairman, Board of Supervisors

DULY ADOPTED this 14th day of Sept by the Board of Supervisors of Indiana Township, Allegheny County, Pennsylvania, in lawful session duly assembled.

Attest:

Daniel Anderson
Township Manager

INDIANA TOWNSHIP

Jeffrey D. Peck, Mayor

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INDIANA TOWNSHIP ELECTED OFFICIALS

Jeffrey D. Peck, Mayor
Daniel Taylor, Deputy Mayor
M. Bart Buckley, Supervisor
George E. Dull, Jr., Supervisor
Darrin J. Krally, Supervisor

INDIANA TOWNSHIP STAFF

Daniel L. Anderson, Township Manager
Jeff Curti, Code Enforcement Officer

WEST DEER TOWNSHIP SUPERVISORS

Tom Ulewicz, Chairman, Board of Supervisors
Leonard Guerre, Vice-Chair, Board of Supervisors
Tracey Adamik, Supervisor
Vern Frey, Supervisor
Shirley Hollibaugh, Supervisor
Rick W. Florentine, Supervisor
Jeffrey D. Fleming,, Supervisor

WEST DEER TOWNSHIP STAFF

Daniel Mator, Township Manager
Gary Bogan, Building Inspector and Code Enforcement Officer

WEST DEER - INDIANA TOWNSHIP ADVISORY COMMITTEE

Lee Bellmer - Indiana
Thomas Ceponis - Indiana
Pat Miller - Indiana
Cecil Tranquill - Indiana
John Butala - West Deer
Staci Ciafrani - West Deer
Tom DeMartini - West Deer
Ron Jones - West Deer
Scott Lardin - West Deer
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HERBERT, ROWLAND & GRUBIC, INC.

Matt Radinovic, PE, PTOE
Brad Elder, PE

INTRODUCTION

Located in the north-central portion of Allegheny County along its border with Butler County, West Deer Township and its neighboring municipality to the south, Indiana Township, are two of the county's municipalities that represent its rural character. The current land use in nearly 18% of the land area in these townships is related to farming, agriculture, or open space. However, as natural resources become an increasingly attractive amenity for development, township officials in both townships determined that it would be in the best interest of their communities to proactively plan for their future growth.

Funded through a Land Use Planning and Technical Assistance Grant (LUPTAP) grant award from the Pennsylvania Department of Community and Economic Development, Governor's Center for Local Government Services, Indiana and West Deer Townships began an effort in early 2009 to create a Pennsylvania Municipalities Planning Code (MPC)-compliant joint municipal comprehensive plan that will be adopted by both townships under a joint resolution and implemented through an intergovernmental cooperation agreement pursuant to Article XI of the MPC. As a second phase of planning, the townships also began a jointly administered transportation capital improvements program pursuant to Articles V-A and XI of the MPC.

With assistance from Delta Development Group, Inc. (Delta) and Herbert, Rowland & Grubic, Inc. (HRG), a Joint Comprehensive Plan and a Joint Transportation Capital Improvements Plan have been developed concurrently to maximize time and cost efficiencies for West Deer and Indiana Townships.

This document represents the joint comprehensive planning portion of the planning initiative. As required by the MPC, the plan presents the 10-year comprehensive plan for both townships in five primary areas: (1) land use, (2) housing, (3) the preservation of natural and historic resources, (4) the movement of people and goods, and (5) community facilities and services. The following Joint Comprehensive Plan presents the existing conditions in Indiana and West Deer Townships in 2009, describes the envisioned future of the townships in each of the five areas, and identifies key strategies that should be implemented over the next 10 years to ensure the continued social, economic, and environmental well-being of their residents.

PUBLIC PARTICIPATION

Township officials from West Deer and Indiana Townships recognize the importance of involving local residents in the planning process so that the Comprehensive Plan represents the desires of the public. To that end, an advisory committee was formed to guide the planning process and to provide local input. The advisory committee was made up of six individuals from West Deer Township and four from Indiana Township. The advisory committee met with the consultants on a monthly basis to review draft planning documents and to provide input as needed. These meetings were open to the public, and during the course of the planning process, around five people attended to hear updates. Members of the advisory committee participated in a structured work session in October 2009 that was designed to document what they believe residents want to see in their communities in the future. The consultants used this information to draft the future land use plans and 10-year strategies for each township. The 10-year strategies were based on and carried forward many of the objectives from the previous comprehensive plans. Two special public meetings were advertised and held on January 13, 2010, and April 7, 2010 to allow members of the public to review the land use plans and strategies. Although very few members of the general public participated, because the advisory committee provided a broad representation of the public, Township officials believe the plan represents the general desires of the public.

EXISTING CONDITIONS

SOCIOECONOMIC CHARACTERISTICS AND TRENDS

POPULATION

According to the most recent decennial census, Indiana Township had a population of 6,809 persons in 2000. From 1950 to 2000, the township's resident population grew by 2,613 persons – a 38% increase over the last 50 years. Most of this growth occurred during the population boom of the 1950s. Population levels remained relatively flat throughout the ensuing decades and did not begin to rebound until the 1990s. According to the Southwestern Pennsylvania Commission (SPC), Indiana Township's population will increase slightly over the next 25 years. The average growth rate is projected to be 1.4% per year.

In 2000, West Deer Township's population was 11,563 persons. From 1950 to 2000, the township's resident population grew by 4,079 persons – a 35% increase over the last 50 years. Like Indiana Township, West Deer Township's most significant growth spurt occurred in the 1950s. In contrast with Indiana Township, West Deer's population continued to grow at a modest rate of 1% per year over the ensuing decades. According to projections prepared by the SPC, West Deer Township's population will continue to grow at a steady rate over the next 25 years, but the .5% annual growth rate is a more conservative rate of growth than is projected for Indiana Township. Table 1 and Table 2 show the actual population changes between 1950 and 2000, and the SPC's projections through 2035, for Indiana and West Deer Townships, respectively.

TABLE 1 – INDIANA TOWNSHIP POPULATION TRENDS

YEAR	TOTAL POPULATION	TIME PERIOD	COMPOUNDED ANNUAL CHANGE	DECENNIAL CHANGE
1950 (actual)	4,196			
1960 (actual)	5,751	1950s	3.2%	37.1%
1970 (actual)	5,621	1960s	-0.2%	-2.3%
1980 (actual)	6,080	1970s	0.8%	8.2%
1990 (actual)	6,024	1980s	-0.1%	-0.9%
2000 (actual)	6,809	1990s	1.2%	13.0%
2010 (projected)	7,426	2000-2010	0.9%	9.1%
2020 (projected)	8,640	2010-2020	1.5%	16.3%
2030 (projected)	10,544	2020-2030	2.0%	22.0%
2035 (projected)	11,829	2030-2035	1.2%	12.2%
Source: Southwestern Pennsylvania Commission				

TABLE 2 – WEST DEER TOWNSHIP POPULATION TRENDS

YEAR	TOTAL POPULATION	TIME PERIOD	COMPOUNDED ANNUAL CHANGE	DECENNIAL CHANGE
1950 (actual)	7,484			
1960 (actual)	9,038	1950s	1.9%	20.8%
1970 (actual)	10,074	1960s	1.1%	11.5%
1980 (actual)	10,897	1970s	0.8%	8.2%
1990 (actual)	11,371	1980s	0.4%	4.3%
2000 (actual)	11,563	1990s	0.2%	1.7%
2010 (projected)	11,453	2000-2010	-0.1%	-1.0%
2020 (projected)	12,069	2010-2020	0.5%	5.4%
2030 (projected)	13,214	2020-2030	0.9%	9.5%
2035 (projected)	13,994	2030-2035	0.6%	5.9%
Source: Southwestern Pennsylvania Commission				

Table 3 shows the actual population in 2000 and the projected changes in population through 2013 for Indiana and West Deer Townships in comparison to the population of the neighboring municipalities, Allegheny and Butler Counties, Pennsylvania, and the United States, as estimated and projected by Environmental Systems Research Institute (ESRI). ESRI projects an overall annual population decline of 0.1% for Indiana Township and an annual growth of 0.1% for West Deer Township from 2000 to 2013. While the SPC's population projection for Indiana Township for 2010 is more aggressive than ESRI's projection for 2013, projections from both sources for West Deer Township for the same years are relatively consistent.

TABLE 3 – POPULATION COMPARISONS

	2000 (ACTUAL)	2008 (ESTIMATED)	2013 (PROJECTED)	% CHANGE 2000 TO 2008	% CHANGE 2008 TO 2013	COMPOUNDED ANNUAL CHANGE 2000 TO 2013
Indiana	6,809	6,850	6,738	0.6%	-1.6%	-0.1%
West Deer	11,563	11,831	11,665	2.3%	-1.4%	0.1%
Clinton	2,779	2,945	3,064	6.0%	4.0%	0.8%
Fox Chapel	5,436	5,281	5,144	-2.9%	-2.6%	-0.4%
Hampton	17,526	17,785	17,520	1.5%	-1.5%	0.0%
Harmar	3,242	3,056	2,949	-5.7%	-3.5%	-0.7%
Middlesex	5,586	5,615	5,745	0.5%	2.3%	0.2%
Richland	9,231	10,222	10,271	10.7%	0.5%	0.8%
Allegheny County	1,281,666	1,231,149	1,196,824	-3.9%	-2.8%	-0.5%
Butler County	174,083	188,531	197,268	8.3%	4.6%	1.0%
Pennsylvania	12,281,054	12,631,267	12,836,126	2.9%	1.6%	0.3%
U.S.	281,421,906	309,299,265	328,770,749	9.9%	6.3%	1.2%
Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI)						

MOBILITY

Around 28% of Indiana Township's residents in 2000 reported that they had moved into their current residence within the last five years. This is comparable to West Deer Township's resident mobility rate of approximately 25% in 2000. A large majority of people moving into residences in both Indiana and West Deer Townships between 1995 and 2000 moved from within Allegheny County. Table 4 and Table 5 display the rate of mobility and the resident origin of movers in Indiana and West Deer Townships.

TABLE 4 – INDIANA TOWNSHIP RESIDENT MOBILITY (2000)

MOBILITY FACTORS		
Population 5 Years and Older	6,460	
Lived in Same House in 1995	4,614	
Lived in Different House in 1995	1,846	
Mobility Rate (% Movers)	28.6%	
MOVED FROM…	**NUMBER**	**% OF TOTAL MOVERS**
Allegheny County	1,397	75.6%
Elsewhere in PA	179	9.7%
Northeast U.S.	31	1.7%
Midwest U.S.	26	1.4%
South U.S.	113	6.1%
West U.S.	32	1.7%
Abroad	68	3.7%
Total	1,846	100.0%
Source: U.S. Census Bureau		

TABLE 5 – WEST DEER TOWNSHIP RESIDENT MOBILITY (2000)

MOBILITY FACTORS		
Population 5 Years and Older	10,842	
Lived in Same House in 1995	8,117	
Lived in Different House in 1995	2,725	
Mobility Rate (% Movers)	25.1%	
MOVED FROM…	**NUMBER**	**% OF TOTAL MOVERS**
Allegheny County	2,128	78.1%
Elsewhere in PA	287	10.5%
Northeast U.S.	13	0.5%
Midwest U.S.	53	1.9%
South U.S.	150	5.5%
West U.S.	15	0.6%
Abroad	79	2.9%
Total	2,725	100.0%
Source: U.S. Census Bureau		

AGE

Median values show where the population is centered. To calculate a median value, numbers are ranked from highest to lowest; the number that falls in the middle of the distribution is the median value. Table 6 shows the median age for West Deer and Indiana Townships and compares those values to other municipalities, Allegheny County, Butler County, Pennsylvania, and the United States. In 2008, the median age of residents in Indiana and West Deer Townships was 42.9 years and 41.3 years, respectively. These median ages are consistent with Allegheny County's median age, which was 42.0 years in 2008.

Table 7 and Figure 1 specifically examine historic trends and population projections for the 65+ age group. Examining trends within this age group is important because a community's population of elderly persons influences everything from workforce availability to municipal tax revenues. In 2008 when compared to the United States (12.6%) and Pennsylvania (15.6%) as a whole, Allegheny County has a higher percentage (17.8%) of its population over 65 years of age. In comparison, the 65+ age group in West Deer (15.6%) and Indiana Townships (16.4%) is smaller than the countywide average. From 2000 to 2008, West Deer experienced a 9.9% increase in this age cohort, whereas Allegheny County and Pennsylvania showed no growth over the same time period. In contrast, Indiana Township experienced a 1.9% increase in its 65+ age cohort. According to current projections, both townships will experience an increase in their 65+ population through 2013. The annual growth rate for West Deer and Indiana Townships is projected to be 0.9% and 0.4%, respectively. This rate of growth is double the rate of growth projected for Allegheny County (0.2%).

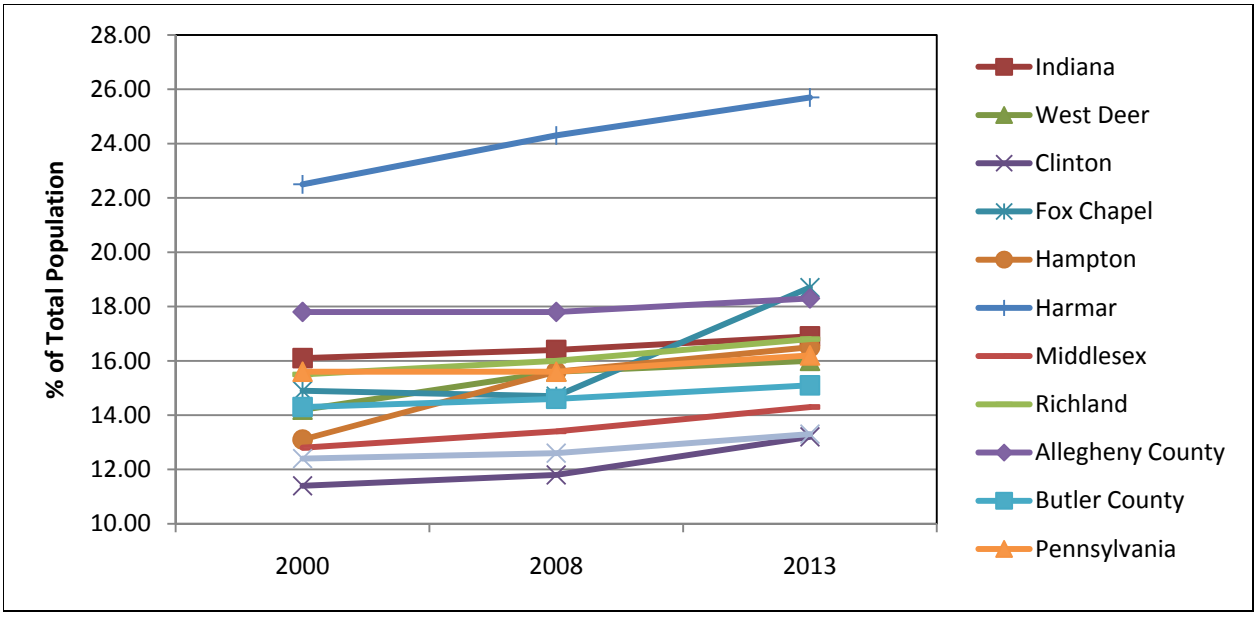
TABLE 6 – MEDIAN AGE

	2000	2008	2013	% CHANGE 2000 TO 2008	% CHANGE 2008 TO 2013	COMPOUNDED ANNUAL CHANGE 2000 TO 2013
Indiana	40.8	42.9	44.2	5.1%	3.0%	0.6%
West Deer	38.8	41.3	42.6	6.4%	3.1%	0.7%
Clinton	39.1	42.7	45.0	9.2%	5.4%	1.1%
Fox Chapel	44.3	43.7	47.0	-1.4%	7.6%	0.5%
Hampton	39.8	43.5	44.6	9.3%	2.5%	0.9%
Harmar	44.6	47.7	49.8	7.0%	4.4%	0.9%
Middlesex	39.5	42.7	43.9	8.1%	2.8%	0.8%
Richland	39.9	42.9	44.1	7.5%	2.8%	0.8%
Allegheny County	39.6	42.0	43.5	6.1%	3.6%	0.7%
Butler County	37.5	39.9	41.1	6.4%	3.0%	0.7%
Pennsylvania	38.0	40.3	41.5	6.1%	3.0%	0.7%
U.S.	35.3	36.8	37.7	4.2%	2.4%	0.5%
Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI)						

TABLE 7 – PERCENT OF POPULATION AGE 65+

	2000	2008	2013	% CHANGE 2000 TO 2008	% CHANGE 2008 TO 2013	COMPOUNDED ANNUAL CHANGE 2000 TO 2013
Indiana	16.1	16.4	16.9	1.9%	3.0%	0.4%
West Deer	14.2	15.6	16.0	9.9%	2.6%	0.9%
Clinton	11.4	11.8	13.2	3.5%	11.9%	1.1%
Fox Chapel	14.9	14.7	18.7	-1.3%	27.2%	1.8%
Hampton	13.1	15.6	16.5	19.1%	5.8%	1.8%
Harmar	22.5	24.3	25.7	8.0%	5.8%	1.0%
Middlesex	12.8	13.4	14.3	4.7%	6.7%	0.9%
Richland	15.5	16	16.8	3.2%	5.0%	0.6%
Allegheny County	17.8	17.8	18.3	0.0%	2.8%	0.2%
Butler County	14.3	14.6	15.1	2.1%	3.4%	0.4%
Pennsylvania	15.6	15.6	16.2	0.0%	3.8%	0.3%
U.S.	12.4	12.6	13.3	1.6%	5.6%	0.5%
Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI)						

FIGURE 1 – PERCENT OF POPULATION AGE 65+



Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI)

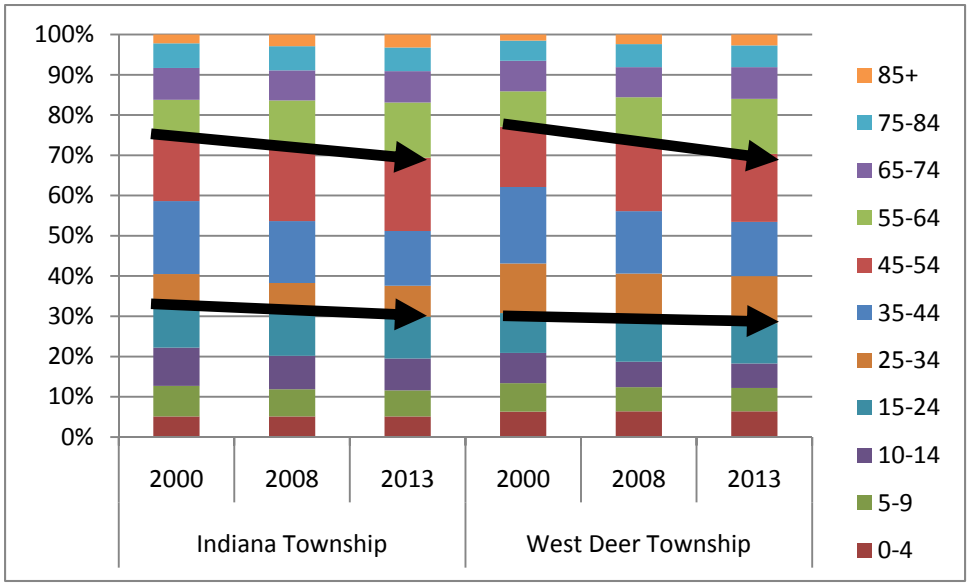
While Table 7 and Figure 1 present a comparative look at the projected change in the population age 65 and over through 2013, Table 8 and Figure 2 show the trends in all age groups for Indiana and West Deer Townships. It should be noted that in both townships, the percentage of population between the ages of 25 and 54 is expected to decrease noticeably by 2013.

TABLE 8 – TRENDS IN AGE GROUP DISTRIBUTION

	Indiana Township			West Deer Township		
Age Group	**2000**	**2008**	**2013**	**2000**	**2008**	**2013**
0-4	5.1%	5.1%	5.1%	6.3%	6.4%	6.4%
5-9	7.6%	6.8%	6.5%	7.1%	6.0%	5.8%
10-14	9.5%	8.3%	7.9%	7.5%	6.3%	6.1%
15-24	9.9%	10.8%	10.4%	9.9%	10.5%	10.0%
25-34	8.4%	7.3%	7.7%	12.3%	11.4%	11.7%
35-44	18.1%	15.4%	13.6%	19.0%	15.5%	13.5%
45-54	16.2%	18.3%	18.2%	15.0%	17.1%	16.9%
55-64	9.0%	11.7%	13.7%	8.8%	11.2%	13.7%
65-74	7.9%	7.5%	7.8%	7.6%	7.5%	7.9%
75-84	6.1%	6.0%	5.9%	5.0%	5.7%	5.4%
85+	2.2%	2.9%	3.2%	1.5%	2.4%	2.7%

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI)

FIGURE 2 – TRENDS IN AGE GROUP DISTRIBUTION



Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI)

RACIAL/ETHNIC DIVERSITY

The diversity index measures the probability that two people from the same geographic area will be from different racial/ethnic groups; therefore, the higher the diversity index, the greater the diversity in the community. Table 9 compares the diversity index of both Indiana and West Deer Townships to neighboring municipalities, Allegheny and Butler Counties, Pennsylvania, and the United States. The diversity index for Indiana and West Deer Townships is quite similar to neighboring municipalities, but quite low in comparison with the diversity index for Allegheny County, Pennsylvania, and the United States. Between the two municipalities, Indiana Township (13.5) appears to be the more racially/ethnically diverse community. The level of diversity within the community has increased throughout the years. In comparison, West Deer (4.3) has the lowest diversity index in the region. That trend is expected to continue in the future.

Table 10 takes a closer look at the racial diversity of these communities. Across the board, townships within the region have a small percentage of residents who report themselves as non-white persons. It is worth noting that Indiana Township has the highest percentage of black population (1.3%) and Asian/Pacific Islander (2.2%) population as compared to most of its neighboring townships.

TABLE 9 – TRENDS IN DIVERSITY INDEX

	2000 (ACTUAL)	2008 (ESTIMATED)	2013 (PROJECTED)	COMPOUNDED ANNUAL CHANGE 2000 TO 2013
Indiana	9.4	13.5	16.6	4.5%
West Deer	2.9	4.3	5.2	4.6%
Clinton	3.6	4.6	5.5	3.3%
Fox Chapel	13.9	19.8	24.1	4.3%
Hampton	5.6	8.6	10.7	5.1%
Harmar	5.5	7.9	9.6	4.4%
Middlesex	3.5	4.5	5.3	3.2%
Richland	4.6	7.0	8.6	4.9%
Allegheny County	28.6	33.1	36.1	1.8%
Butler County	5.4	6.9	8.0	3.1%
Pennsylvania	30.7	34.7	37.3	1.5%
U.S.	54.6	60.0	63.0	1.1%

Source: Environmental Systems Research Institute (ESRI)

Note: The diversity index measures the probability that two people from the same area will be from different racial/ethnic groups. The higher the index, the greater the diversity.

TABLE 10 – RACE COMPARISON BY GEOGRAPHIC AREA (2000)

	WHITE	BLACK	AMERICAN INDIAN	ASIAN OR PACIFIC ISLANDER	OTHER	TWO OR MORE RACES	TOTAL
Indiana	95.7%	1.3%	0.1%	2.2%	0.3%	0.5%	100%
West Deer	98.9%	0.3%	0.1%	0.2%	0.1%	0.3%	100%
Clinton	98.6%	0.1%	0.0%	0.1%	0.0%	1.2%	100%
Fox Chapel	93.3%	0.6%	0.0%	5.3%	0.1%	0.8%	100%
Hampton	97.7%	0.7%	0.0%	1.2%	0.1%	0.3%	100%
Harmar	97.8%	0.7%	0.1%	1.0%	0.1%	0.4%	100%
Middlesex	98.9%	0.3%	0.1%	0.2%	0.2%	0.4%	100%
Richland	98.3%	0.5%	0.1%	0.6%	0.1%	0.4%	100%
Allegheny County	84.3%	12.4%	0.1%	1.7%	0.3%	1.1%	100%
Butler County	97.8%	0.8%	0.1%	0.6%	0.2%	0.5%	100%
Pennsylvania	85.4%	10.0%	0.1%	1.8%	1.5%	1.2%	100%
U.S.	75.1%	12.3%	0.9%	3.8%	5.5%	2.4%	100%

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI)

HOUSEHOLD INCOME

In 2000, the median annual household income in Indiana Township was $55,168, and West Deer Township's median income was $46,370, compared to state and national medians of $40,108 and $42,164, respectively. Income levels in both townships were relatively similar to neighboring municipalities, with the exception of Fox Chapel, whose median income is over 2.5 times that of Indiana Township and over 3 times that of West Deer Township. Table 11 presents a comparison of median household incomes in Indiana and West Deer Townships as compared to neighboring municipalities, Allegheny County, Butler County, Pennsylvania, and the United States.

TABLE 11 – TRENDS IN MEDIAN HOUSEHOLD INCOME

	2000 ($)	2008 ($)	2013 ($)	% CHANGE 2000 TO 2008	% CHANGE 2008 TO 2013
Indiana	55,168	69,134	78,194	25.3%	13.1%
West Deer	46,370	61,928	71,408	33.6%	15.3%
Clinton	44,494	54,368	60,943	22.2%	12.1%
Fox Chapel	147,298	200,106	220,163	35.9%	10.0%
Hampton	60,307	76,178	88,170	26.3%	15.7%
Harmar	38,625	51,824	63,352	34.2%	22.2%
Middlesex	49,743	63,095	72,079	26.8%	14.2%
Richland	57,672	72,685	80,286	26.0%	10.5%
Allegheny County	38,317	51,649	63,274	34.8%	22.5%
Butler County	42,440	56,166	64,157	32.3%	14.2%
Pennsylvania	40,108	53,220	63,047	32.7%	18.5%
U.S.	42,164	54,749	64,042	29.8%	17.0%

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI)

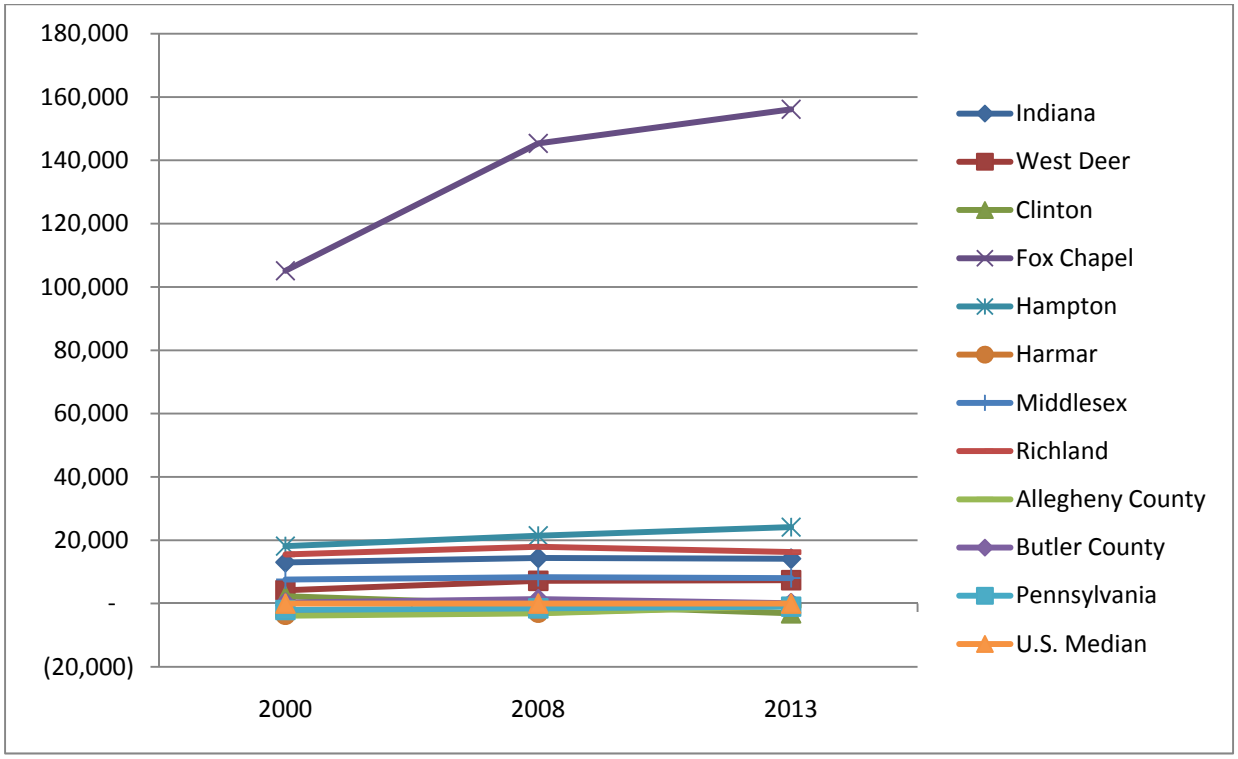
In addition to the level of household income, another key indicator of economic health is how income is changing in comparison to changes in the rest of the country. As shown in Table 12 and Figure 3, with median incomes that are higher than the national median, the income gap between Indiana and West Deer Townships and the rest of the country is expected to increase between 2000 and 2013 as their median incomes increase at slightly higher rates than the United States as a whole.

TABLE 12 – MEDIAN HOUSEHOLD INCOME COMPARED TO U.S. MEDIAN

	2000 ($)	2008 ($)	2013 ($)
Indiana	13,004	14,385	14,152
West Deer	4,206	7,179	7,366
Clinton	2,330	(381)	(3,099)
Fox Chapel	105,134	145,357	156,121
Hampton	18,143	21,429	24,128
Harmar	(3,539)	(2,925)	(690)
Middlesex	7,579	8,346	8,037
Richland	15,508	17,936	16,244
Allegheny County	(3,847)	(3,100)	(768)
Butler County	276	1,417	115
Pennsylvania	(2,056)	(1,529)	(995)

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI)

FIGURE 3 - MEDIAN HOUSEHOLD INCOME COMPARED TO U.S. MEDIAN ($)



Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI)

HOUSING

Housing characteristics are perhaps one of the clearest indicators of a community's overall health. Trends in characteristics such as home ownership, homeowner age, and tenure can alert a community that its current housing stock may not be adequate to support the needs of a particular age or income group. Housing is also typically the single largest source of tax revenue for a community.

HOUSING UNITS

According to the U.S. Census Bureau, there were 2,457 housing units in Indiana Township and 4,584 units in West Deer Township in 2000. As shown in Tables 13 and 14, an increase in housing units of 0.2% annually is expected between 2000 and 2013 in Indiana Township, and an increase of 0.5% annually is expected during the same time period in West Deer Township.

TABLE 13 – INDIANA TOWNSHIP HOUSING UNITS

	2000 (ACTUAL)	2008 (ESTIMATED)	2013 (PROJECTED)	COMPOUNDED ANNUAL CHANGE 2000 TO 2013
Housing Units	2,457	2,531	2,533	0.2%

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI)

TABLE 14 – WEST DEER TOWNSHIP HOUSING UNITS

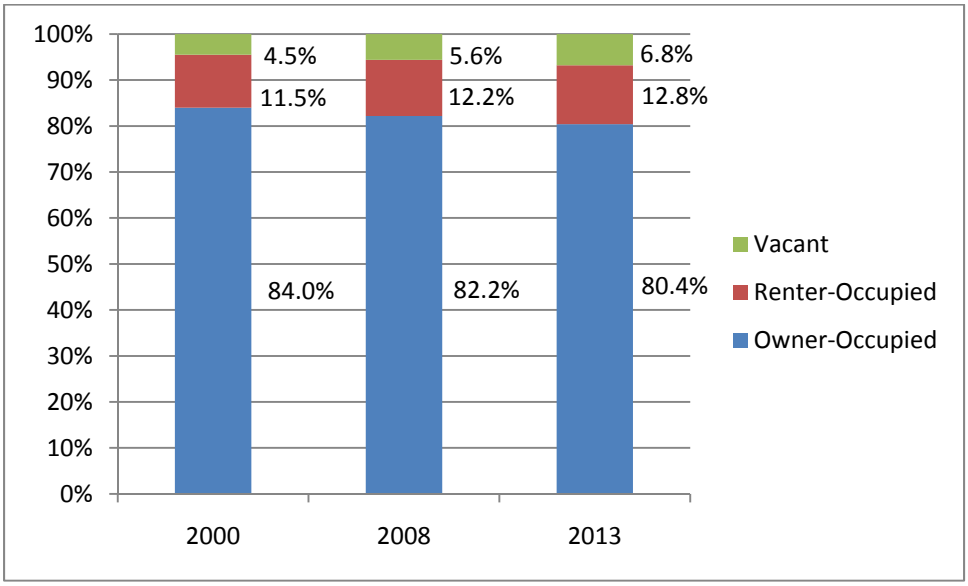
	2000 (ACTUAL)	2008 (ESTIMATED)	2013 (PROJECTED)	COMPOUNDED ANNUAL CHANGE 2000 TO 2013
Housing Units	4,584	4,872	4,903	0.5%

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI)

Housing Occupancy

The majority of homes in Indiana Township are owner-occupied. In 2000, 84% of homes were owner-occupied, 11.5% were renter-occupied, and only 4.5% were vacant.

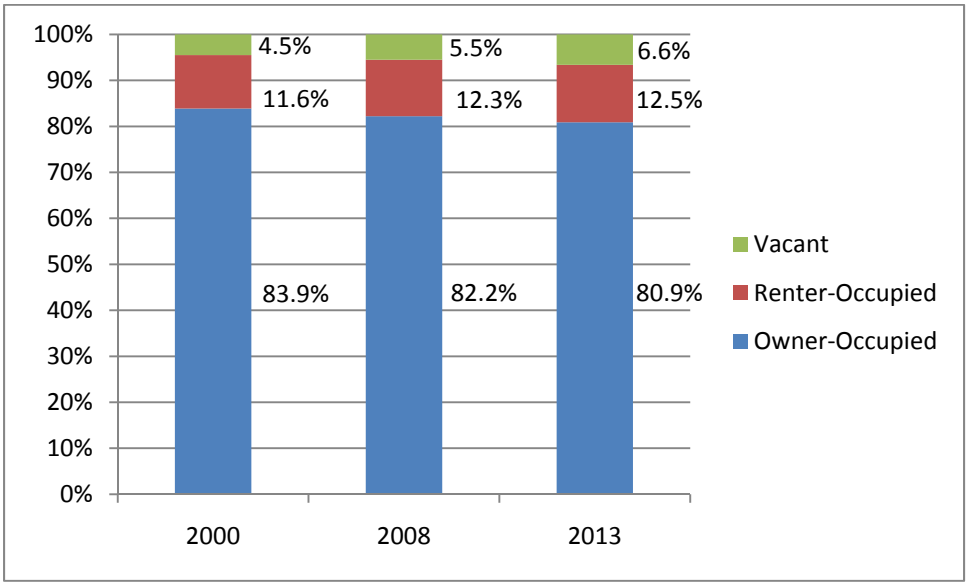
Figure 4 – Indiana Township Housing Occupancy



Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI)

West Deer Township's housing occupancy rates closely resemble those of Indiana Township. In 2000, 83.9% of homes were owner-occupied, 11.6% were renter-occupied, and only 4.5% were vacant. Trends in Figures 4 and 5 suggest that both Indiana and West Deer Townships will experience a steady increase in vacancies between 2000 and 2013.

Figure 5 – West Deer Township Housing Occupancy



Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI)

Housing Types

A large majority of housing units in both Indiana and West Deer Townships are single-family detached. The remaining housing types for Indiana Township are distributed mostly equally, with the exception of the percentage of mobile homes. Mobile homes constitute a higher percentage of the remaining housing types in Indiana Township, with approximately 6%. Table 15 shows the percentages of each housing type in Indiana Township.

As shown in Table 16, West Deer Township's single-family detached homes constitute 83.9% of all housing types. Single-family attached houses, the second most-prevalent type, comprise 5.9% of all housing types in West Deer, followed by mobile homes at 4.7%.

Table 15 – Indiana County Housing Types (2000)

Housing Type	% of Total
Single-Family Detached	87.4%
Single-Family Attached	3.1%
2 Units in Structure	1.2%
3-4 Units in Structure	1.1%
5-9 Units in Structure	0.7%
10-19 Units in Structure	0.4%
20+ Units in Structure	0.0%
Mobile Home	6.1%
Total:	**100.0%**
Source: U.S. Census Bureau	

Table 16 – West Deer Township Housing Types (2000)

Housing Type	% of Total
Single-Family Detached	83.9%
Single-Family Attached	5.9%
2 Units in Structure	2.1%
3-4 Units in Structure	0.7%
5-9 Units in Structure	1.2%
10-19 Units in Structure	0.5%
20+ Units in Structure	1.0%
Mobile Home	4.7%
Total:	**100.0%**
Source: U.S. Census Bureau	

Home Values

According to the 2000 Census, the median values of homes in Indiana and West Deer Townships were $125,472 and $99,259, respectively. It is estimated that the median value of a home in Indiana Township in 2008 was $191,126 and in 2013 will be $204,589. This shows that there was a 52% increase in median home values from 2000 to 2008 and only a 7% increase from 2008 to 2013. West Deer Township had a 54% increase in its median home value, from $99,259 in 2000 to an estimated $153,232 in 2008. It is also estimated that West Deer's median home value will increase 6% from 2008 to 2013, with a predicted $161,687 median home value in 2013. Table 17 shows how these values compared to median home values in surrounding municipalities, Allegheny and Butler Counties, Pennsylvania, and the United States.

Table 17 – Trends in Median Home Value

Municipality	2000 (Actual)	2008 (Estimated)	2013 (Projected)	Compounded Annual Change 2000 to 2013
Indiana	$125,472	$191,126	$204,589	3.8%
West Deer	$99,259	$153,232	$161,687	3.8%
Clinton	$118,087	$171,171	$181,108	3.3%
Fox Chapel	$409,125	$663,620	$715,797	4.4%
Hampton	$133,492	$208,235	$220,789	3.9%
Harmar	$75,843	$117,055	$119,363	3.6%
Middlesex	$125,220	$179,713	$189,833	3.3%
Richland	$126,200	$195,057	$205,914	3.8%
Allegheny County	$83,461	$130,680	$136,432	3.9%
Butler County	$105,264	$157,990	$167,617	3.6%
Pennsylvania	$94,817	$167,832	$178,582	5.0%
U.S.	$111,833	$182,960	$192,192	4.3%

Source: U.S. Census Bureau and Environmental Systems Research Institute (ESRI)

Age of Housing Stock

According to the 2000 Census, the median year a home was built in Indiana Township was 1958, and the median year a home was built in West Deer Township was 1963. This means that many homes in Indiana and West Deer Townships are over 51 and 46 years old, respectively. Table 18 compares the median age of housing in Indiana and West Deer Townships to the median age of housing in the surrounding municipalities, Allegheny and Butler Counties, Pennsylvania, and the United States. Clinton Township, Middlesex Township, and Butler County all have median home ages that are comparable to the nation's median home age, all of which are much lower than the other municipalities.

Table 18 – Age of Housing Stock

Municipality	Median Year	Median Age
Indiana	1958	51
West Deer	1963	46
Clinton	1973	36
Fox Chapel	1964	45
Hampton	1968	41
Harmar	1959	50
Middlesex	1971	38
Richland	1966	43
Allegheny County	1952	57
Butler County	1971	38
Pennsylvania	1957	52
U.S.	1971	38
Source: U.S. Census Bureau		

Table 19 shows the building date of homes, by percentage, based on 2000 Census data. A majority of homes built in Indiana and West Deer Townships were built prior to 1969. Comparatively, this is as high as surrounding areas. In addition to the national median, only Clinton Township, Middlesex Township, and Butler County have less than 50% of their homes built prior to 1969.

Although Pennsylvania as a state is lagging behind in the country's growth rate of new development, Indiana and West Deer Townships have both seen new development and growth in recent years. The housing stock built from 1999 to March 2000 in both townships comprises 1.9% of the total stock. Although this percentage is not as high as the national average, it is higher than the state of Pennsylvania as well as many of the surrounding municipalities.

TABLE 19 – YEAR STRUCTURE BUILT

MUNICIPALITY	1999-MARCH 2000	1995-1998	1990-1994	1980-1989	1970-1979	1969 OR EARLIER
Indiana	1.9%	4.9%	9.2%	10.4%	11.5%	62.2%
West Deer	1.9%	4.9%	5.2%	15.6%	16.1%	56.2%
Clinton	0.8%	11.2%	11.2%	12.1%	19.9%	44.8%
Fox Chapel	0.0%	3.5%	7.9%	10.7%	14.6%	63.3%
Hampton	2.8%	5.1%	8.3%	13.3%	18.3%	52.2%
Harmar	0.7%	3.1%	4.7%	8.9%	14.7%	67.9%
Middlesex	1.9%	4.2%	7.5%	12.3%	27.6%	46.6%
Richland	1.3%	6.3%	7.1%	17.2%	11.4%	56.7%
Allegheny County	0.7%	2.0%	2.7%	6.4%	11.0%	77.3%
Butler County	2.5%	9.1%	9.1%	12.6%	17.9%	48.8%
Pennsylvania	1.3%	4.1%	5.1%	10.1%	13.5%	65.9%
U.S.	2.4%	7.3%	7.3%	15.8%	18.5%	48.7%

Source: U.S. Census Bureau

NATURAL AND HISTORIC RESOURCES

INDIANA TOWNSHIP

Because Indiana Township is located only 10 miles north of Pittsburgh, residents have access to several cultural and recreational facilities in the greater Pittsburgh area, among them the Pittsburgh Zoo, the Carnegie Science Center, Kennywood amusement park, and the Phipps Conservatory at Schenley Park. Township residents have excellent access to the Pennsylvania Turnpike. Residents also benefit tremendously from the township's parks and recreation program. In addition to managing several community parks, Indiana Township administers several programs that provide structured learning experiences for children and youth. This section of the Comprehensive Plan focuses exclusively on those recreational assets that are locally accessible: (1) township-owned recreation areas and facilities, and (2) county and/or regional facilities located within the township.

Indiana Township's *2001 Comprehensive Plan*, which was prepared by Pittsburgh-based R. Kipp & Associates, included a background study that documented existing conditions within the township's parks and recreation facilities. The objective of the study was twofold: (1) inventory existing conditions and (2) conduct a "gap analysis" to help prioritize planned improvements.

Indiana Township's subdivision and land development ordinance includes provisions for developers to dedicate park land to the township and/or make fee-in-lieu-of payments to improve existing recreation areas.

TOWNSHIP-OWNED AREAS AND FACILITIES

The 2001 background study rated conditions at Indiana Township's seven community parks as either good or excellent. The majority of the township's parks are small parklets (i.e., neighborhood parks that serve residents living within walking distance). Emmerling Community Park and Middle Road Community Park are the two parks in Indiana Township that are intended to serve the entire community.

EMMERLING COMMUNITY PARK – This park's size (69 acres), central location, and accessibility to Route 910 make it an ideal location for a community park. Emmerling Community Park is the largest of the Township's seven community parks. It is also the most developed and includes three picnic pavilions, three multipurpose fields, a large parking lot, playground apparatus, public restrooms, a concession stand, arboretum area, and nature trail. Many of these improvements resulted from the township's *1996 Parks and Recreation Master Plan*, which identified the need for additional public amenities to support growing demand for this popular recreation area. Little Deer Creek meanders through the park and is stocked for trout fishing. The park also hosts the township's annual summer camp and youth day.

MIDDLE ROAD COMMUNITY PARK – This 40-acre community park, located in the southwest portion of the township, has soccer fields, baseball fields, picnic groves, and playground apparatus.

MUNICIPAL FIELD – Municipal Field is a six-acre ball and soccer field located adjacent to the township municipal building off Route 910.

DORSEYVILLE COMMUNITY PARKLET – This 2.5-acre park is a neighborhood park located in the northwest section of the township. It includes a picnic pavilion and tennis court.

INDIANOLA COMMUNITY PARKLET – This .6-acre neighborhood park located in the south-central area of the township has playground apparatus, a basketball court, and a picnic pavilion.

RURAL RIDGE COMMUNITY PARKLET – This two-acre park, located in the village of Rural Ridge, includes a large playing field, picnic pavilion, basketball court, and playground apparatus.

KEVIN M. BROZEK COMMUNITY CENTER – The Kevin M. Brozek Community Center opened to the public in 2007. The facility is located near the entrance to Rural Ridge Estates and was made possible through a land donation made by the developer. The facility hosts summer camps and is available for rentals and community events.

COUNTY-OWNED AREAS AND FACILITIES

HARTWOOD ACRES – Hartwood Acres is a 629-acre natural area located in northern Allegheny County. The park features the Hartwood Mansion, a spectacular country estate on the National Register of Historic Places.

BEECHWOOD FARMS NATURE PRESERVE – This 90-acre conservation area owned by the Western Pennsylvania Conservancy is located in southern Indiana Township and Fox Chapel Borough. It offers year-round walking trails, environmental education, and age-appropriate classes in nature study.

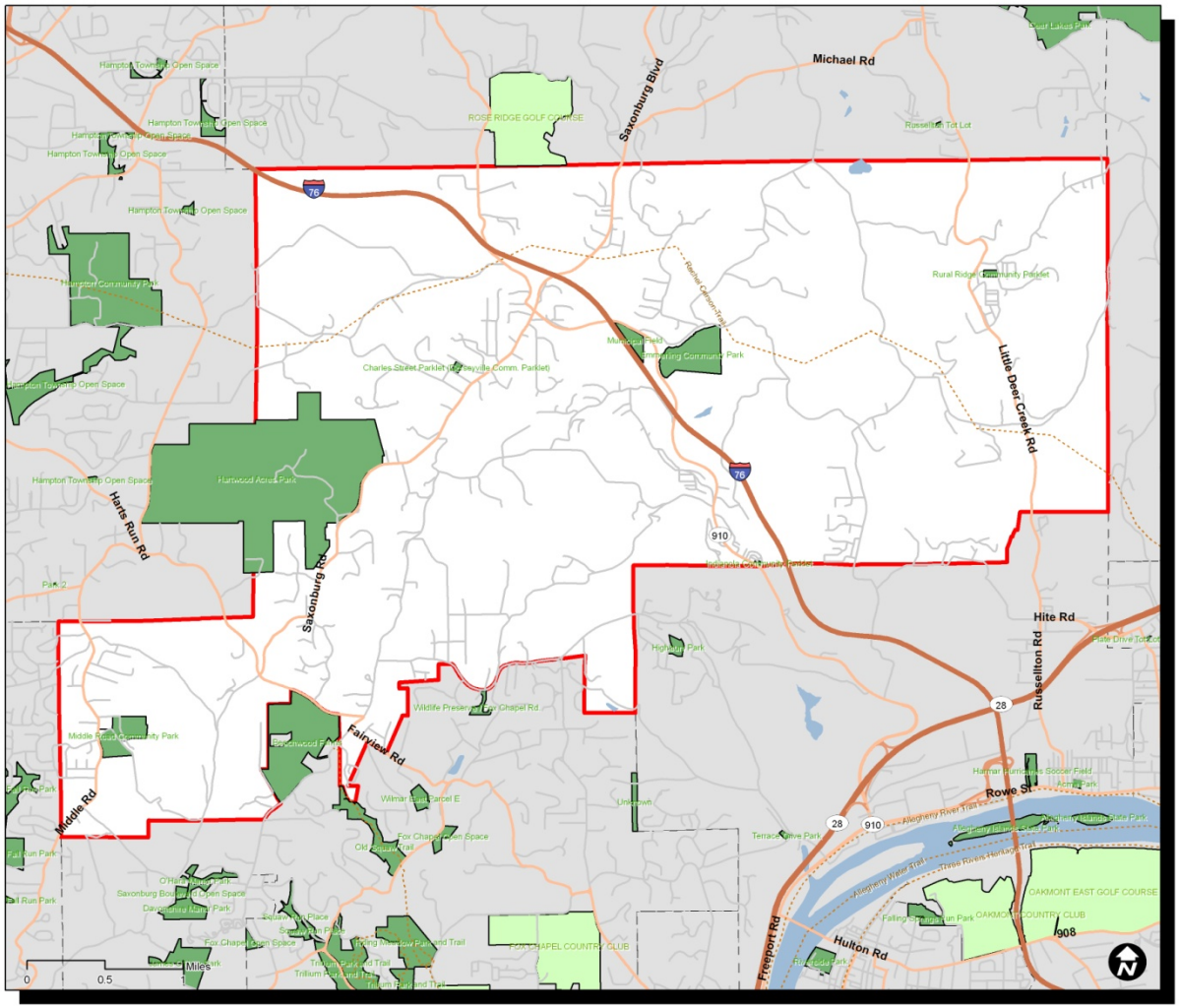
WEST DEER TOWNSHIP

West Deer Township has two major recreational facilities located within its borders: Bairdford Park and Deer Lakes Park. Bairdford Park is owned by the township. This 94-acre community park is heavily used for youth baseball, soccer, and softball. It also hosts a wide variety of community events such as Movies in the Park, Concerts in the Park, and Community Days. Bairdford Park is clearly a source of community pride and an integral part of the community's social fabric. The fields and facilities are maintained by the Department of Public Works, which gets help from the volunteer efforts of local associations. The park was designed for active recreation and includes multipurpose fields, tennis courts, basketball courts, picnic areas, playground apparatus, and a large pavilion. Deer Lakes Park is a 1,180-acre recreation area owned by Allegheny County. The park, which is located in both West Deer and Frazer Townships, is predominantly a passive recreation area, popular among hikers and fishermen. The park features three man-made lakes and includes a dedicated children's play area featuring playground apparatus, sheltered and non-sheltered groves, and rental facilities.

West Deer Township also owns and maintains two small neighborhood parks – the one-acre Curtisville Park and the .25-acre Russelton Park, a tot-lot that serves the surrounding neighborhoods. The township also owns two other parcels that could potentially be used for recreation purposes – a parcel near Blanchard with a number of trails, and a 60-acre site adjacent to the municipal building.

Maps 2 and 3 on the following pages show the location of major parks and recreation areas in Indiana and West Deer Townships.

MAP 1 – INDIANA TOWNSHIP PARKS AND RECREATION AREAS

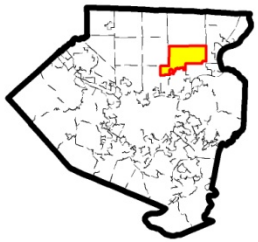


Indiana Township, Pennsylvania

Parks and Recreation

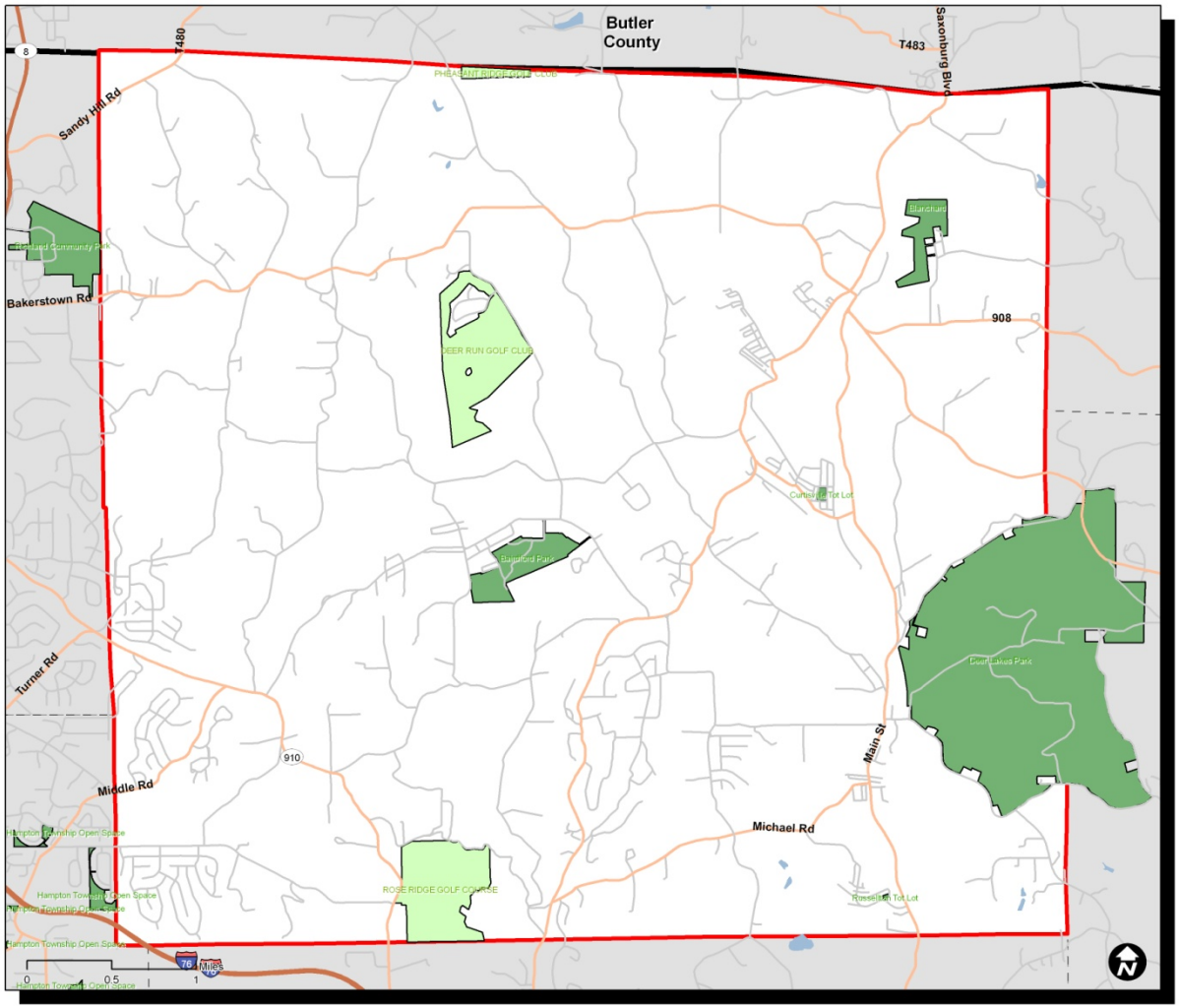
Legend

- Golf Courses
- Parks
- Trails
- Indiana Township
- Municipal Boundary
- Allegheny County
- Major Highways
- Highways
- Major Roads
- Ramps
- Local Roads



Date: May 28, 2010
Source of Data: Allegheny County Economic Development, ESRI, TeleAtlas Street Data
Created by: Delta Development Group, Inc.

MAP 2 – WEST DEER TOWNSHIP PARKS AND RECREATION AREAS



West Deer Township, Pennsylvania

Parks and Recreation

Legend

- West Deer Township
- Golf Courses
- Parks
- Trails
- Municipal Boundary
- Allegheny County
- Major Highways
- Highways
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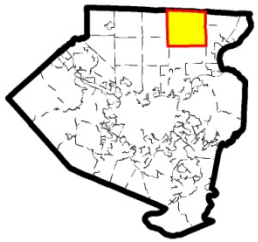
- Ramps
- Local Roads



Date: May 28, 2010
Source of Data: Allegheny County Economic Development, ESRI, TeleAtlas Street Data
Created by: Delta Development Group, Inc.

COMMUNITY FACILITIES

Community facilities and services are those aspects of a community that guarantee the public health, safety, and welfare of its residents and that make a community attractive to new residents. A minimum level of services is necessary in any community; however, the community that is able to provide both adequate public safety services and additional cultural and recreational facilities and services not only enriches the quality of life of its residents but is also attractive to new residents.

The level and quality of a community's available facilities and services have a significant impact on the quality of life of the municipality's residents. Community facilities and services are provided by local government; county, state, and federal government; school districts; nonprofit organizations; community service agencies; and profit-oriented organizations.

MUNICIPAL CENTERS AND POLICE FACILITIES AND SERVICES

INDIANA TOWNSHIP

The Indiana Township Municipal Building is located at 3710 Saxonburg Boulevard in a newly renovated building that used to be known as the Bradley Center. The administrative offices and Council Chambers are located at the front of the building, while the rear of the building has 17,000 square feet available for community use. In that area, there is a 3,000-square-foot gymnasium for community use. Part of the upper floor is rented to the Joint Tax Collection Agency for the Fox Chapel Area School District.

The township also has the 6,800-square-foot Kevin M. Brozek Community Center on Crawford Run Road, consisting of a recreation room (maximum capacity of 65 people), dining/kitchen areas, and classrooms. These facilities are available for rent and township-organized programming. This facility also has outdoor accommodations for its users.

The Indiana Township Police Department is located downstairs in the municipal building. This state-of-the-art facility consists of an observation room, locker rooms, an evidence room with evidence lockers, and a holding cell. The department is made up of 10 full-time officers, four part-time officers, and a police canine. One of the full-time officers is a school resource officer and works in the schools during the school year.

WEST DEER TOWNSHIP

The West Deer Township Building is located at 109 Union Road between the Deer Lakes Middle School and the Deer Lakes High School. Built in the 1950s for use as a public works facility, the building was renovated in the late 1980s to be used as administrative offices for the township. The Council Chambers are also part of this building.

The West Deer Township Police Department (WDTPD) is also located at this address. The WDTPD consists of 11 sworn officers, the chief of police, an administrative assistant, and a police canine. A fleet of police vehicles, one all-terrain vehicle, mountain bikes, and a speed-monitoring trailer are used for a variety of patrol and enforcement operations.

The WDTPD participates in or offers the following programs: D.A.R.E., the Safe Return Identification Program, Car Seat Safety Inspections, Residential Security Checks, the Home Alone Program, and the Hunter Safety Program. The department also provides a self-defense class for women.

West Deer Township also operates a senior center located at the Nike Site, a former federal government site located along State Route 910.

Fire Facilities and Services

Indiana Township

Indiana Township is served by a full-time fire marshal who also serves as the township's code enforcement officer, thus giving the position an intimate understanding of the township's fire protection needs. The fire marshal is located in the Indiana Township Municipal Building. This position has the following duties and responsibilities:

- Inspecting buildings for fire code compliance
- Working with deputy fire marshals at each fire department
- Assisting in preparation of the fire department's budget
- Performing annual building inspections of commercial, industrial, and institutional structures in the township
- Performing building inspections of new structures in the township
- Preparing a list of hydrant locations in all developments
- Maintaining fire escrow account status for developments
- Filing reports to Allegheny County fire officials
- Taking part in continued education of fire safety issues, and training others

Currently, three strategically located volunteer fire companies serve Indiana Township. The Dorseyville Volunteer Fire Department is located at 100 Charles Street and has recently been expanded. The Middle Road Volunteer Fire Department is located at 2034 Middle Road, and the Rural Ridge Volunteer Fire Department is located at 135 Little Deer Creek Road.

Indiana Township provides funding to its volunteer fire departments through a fire tax, which is essentially the dedication of a quarter of one mill of real estate taxes, or approximately $110,000 per year.

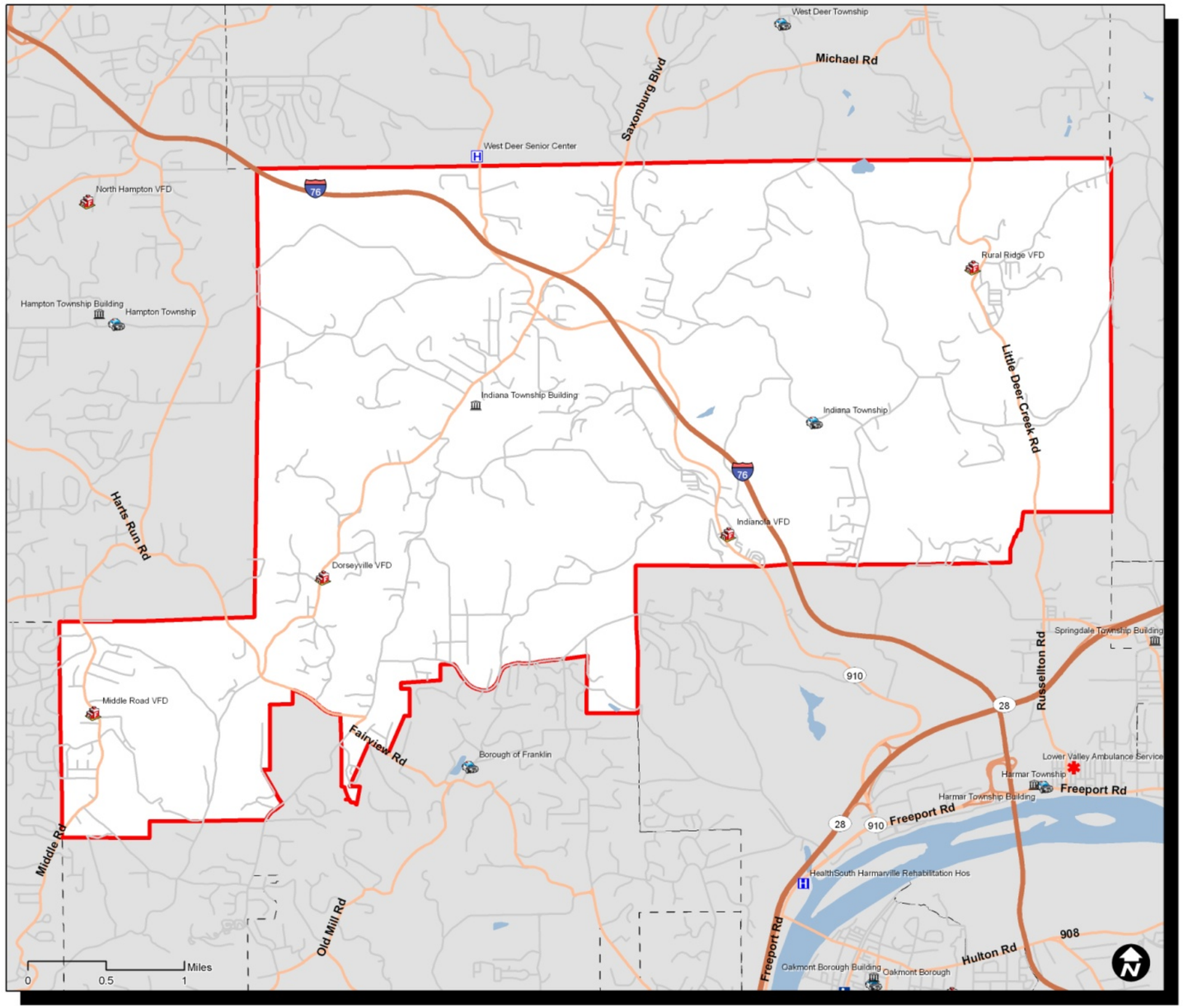
West Deer Township

Fire services are provided by three volunteer fire departments: VFD #1, at 1520 Saxonburg Boulevard; VFD #2, at 2163 Saxonburg Boulevard; and VFD #3, at 4372 Gibsonia Road.

The township funds these departments through a fire tax. Every household pays $40 a year and every business pays $100 a year in fire tax.

Maps 3 and 4 on the following pages present the locations of community facilities in Indiana and West Deer Townships.

MAP 3 – INDIANA TOWNSHIP COMMUNITY FACILITIES

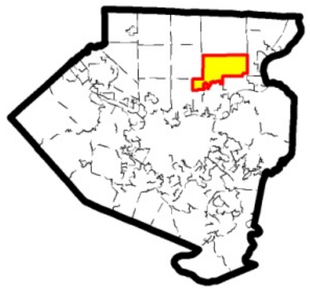


Indiana Township, Pennsylvania

Community Facilities

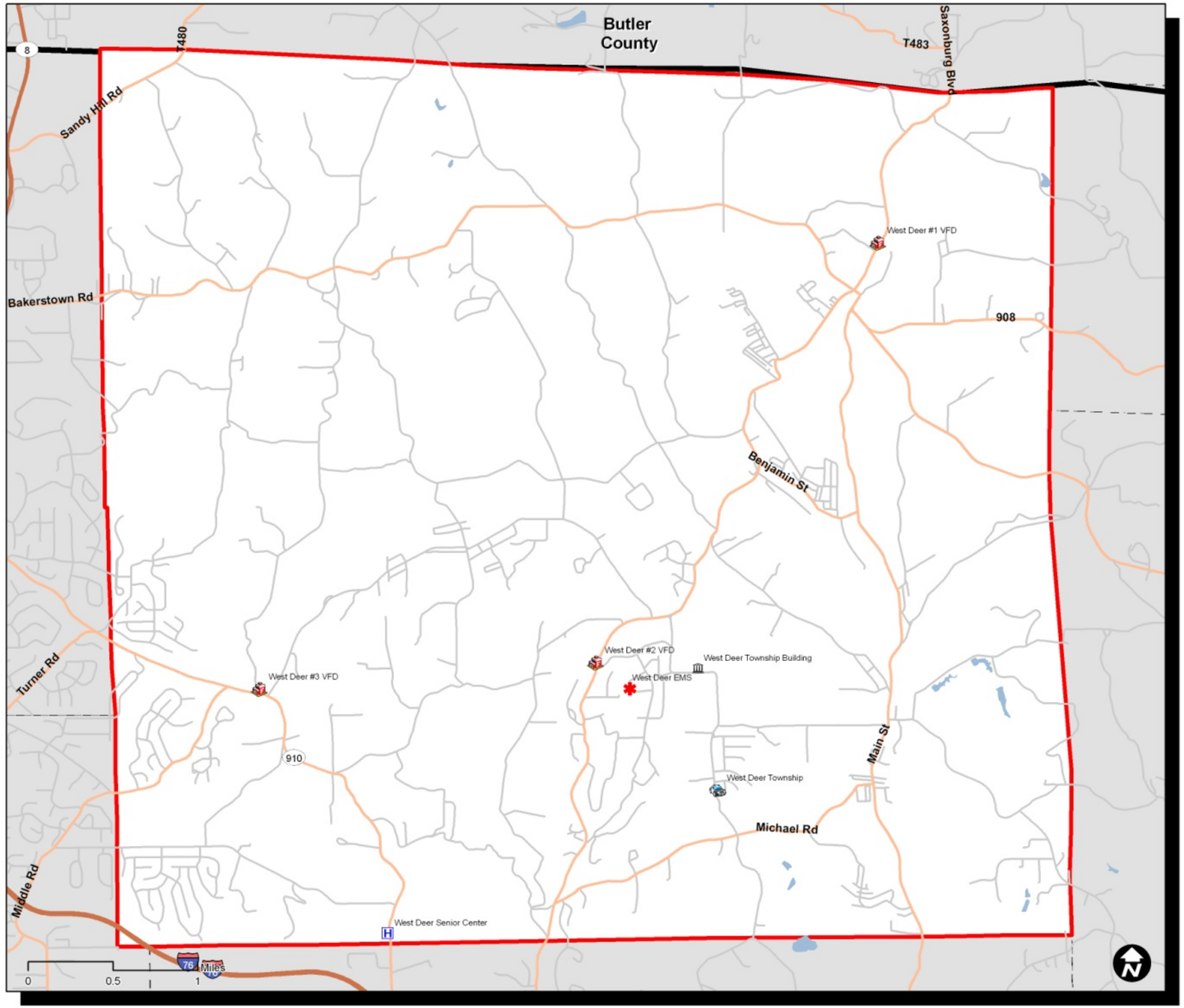
Legend

- EMS Sites
- Fire Departments
- HAZMAT Centers
- Hospitals
- Libraries
- Municipal Buildings
- Police Departments
- Senior Centers
- Indiana Township
- Municipal Boundary
- Allegheny County
- Major Highways
- Highways
- Major Roads
- Ramps
- Local Roads



Date: May 28, 2010
Source of Data: Allegheny County Economic Development, ESRI, TeleAtlas Street Data
Created by: Delta Development Group, Inc.

MAP 4 – WEST DEER TOWNSHIP COMMUNITY FACILITIES



West Deer Township, Pennsylvania

Community Facilities

Legend

- EMS Sites
- Fire Departments
- HAZMAT Centers
- Hospitals
- Libraries
- Municipal Buildings
- Police Departments
- Senior Centers
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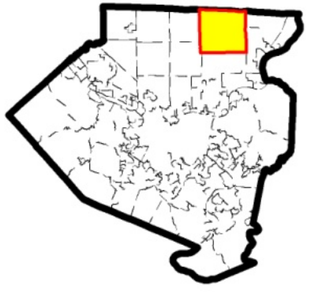
- Ramps
- Local Roads



Date: May 28, 2010
Source of Data: Allegheny County Economic Development, ESRI, TeleAtlas Street Data
Created by: Delta Development Group, Inc.

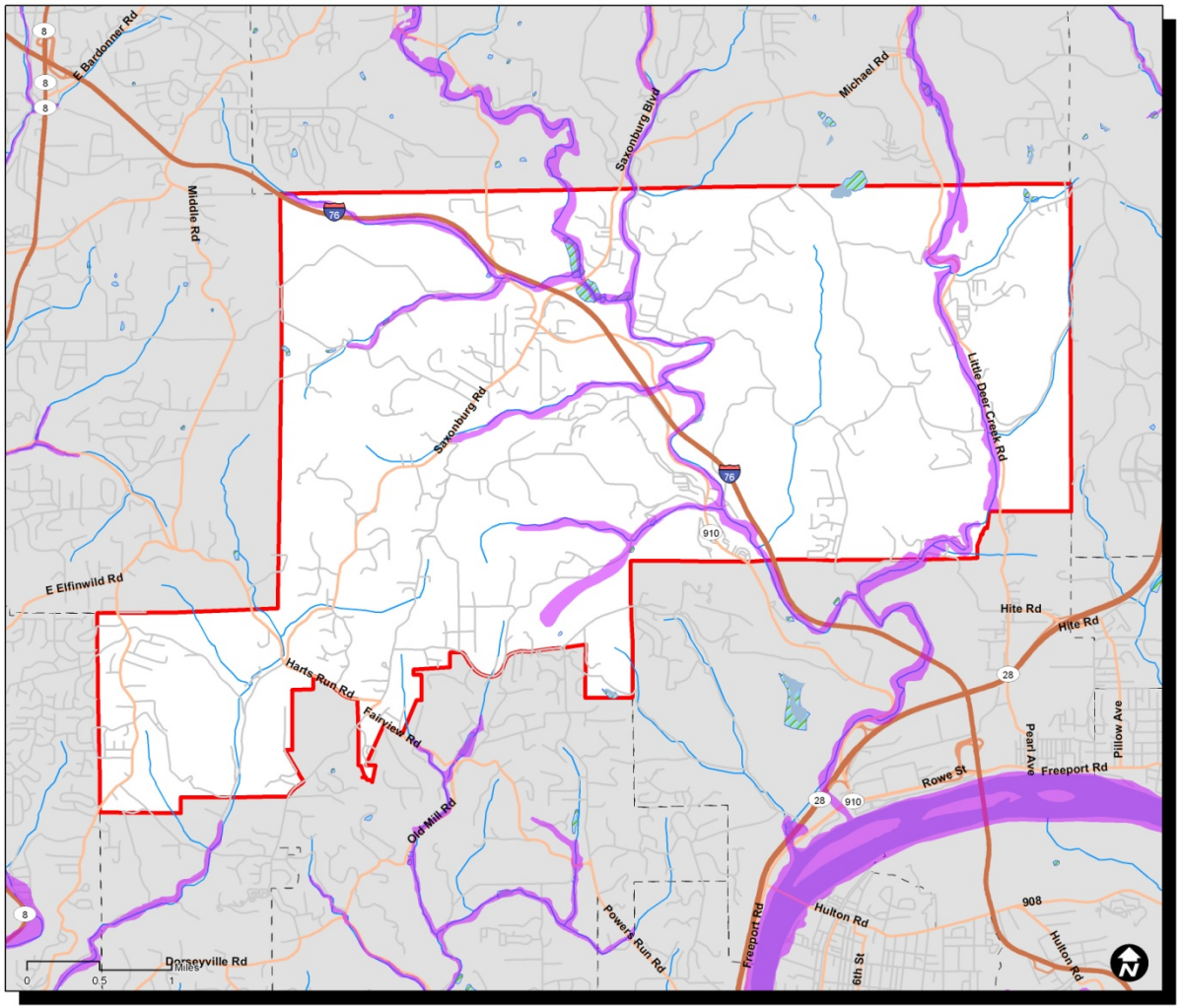
Environmental Resources

Among the greatest assets in Indiana and West Deer Townships are the natural areas, with forested hills and pristine streams. A number of streams flow through Indiana and West Deer Townships. Deer Creek, Crawford Run, and Cunningham Run, flow through both townships. Other prominent streams include Shafers Run, Blue Run, Cedar Run and Rawling Run in Indiana Township and Dawson Run and Bull Creek in West Deer Township. In many areas, the land adjacent to these streams is relatively low and flat, and is therefore prone to flooding during flood events, thus limiting or prohibiting development of these areas.

While flooding in floodplain areas is typically periodic and dependent upon the water level of the streams, wetlands are areas where the ground is saturated and water often pools either seasonally or sometimes permanently, providing a habitat for fish, wildlife, and plants. Activities that impact wetlands are regulated by Chapter 105 of the PA Code, which defines wetlands as: "Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions including swamps, marshes, bogs and similar areas." Wetland areas in Indiana and West Deer Townships are relatively small in area, and are widely scattered throughout the townships, with the largest area of wetlands located in Indiana Township near the confluence of Deer Creek and Cedar Run.

Hydrology Maps 5 and 6 on the following pages show the streams located in Indiana and West Deer Townships, the floodplains around the streams, and the location of wetlands within the townships. Map 7 shows the location of the only abandoned mine in the two townships, located in the central portion of West Deer Township.

MAP 5 – INDIANA TOWNSHIP FLOODPLAINS, STREAMS, AND WETLANDS

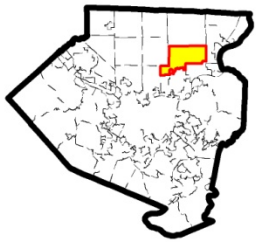


Indiana Township, Pennsylvania

Hydrology Map

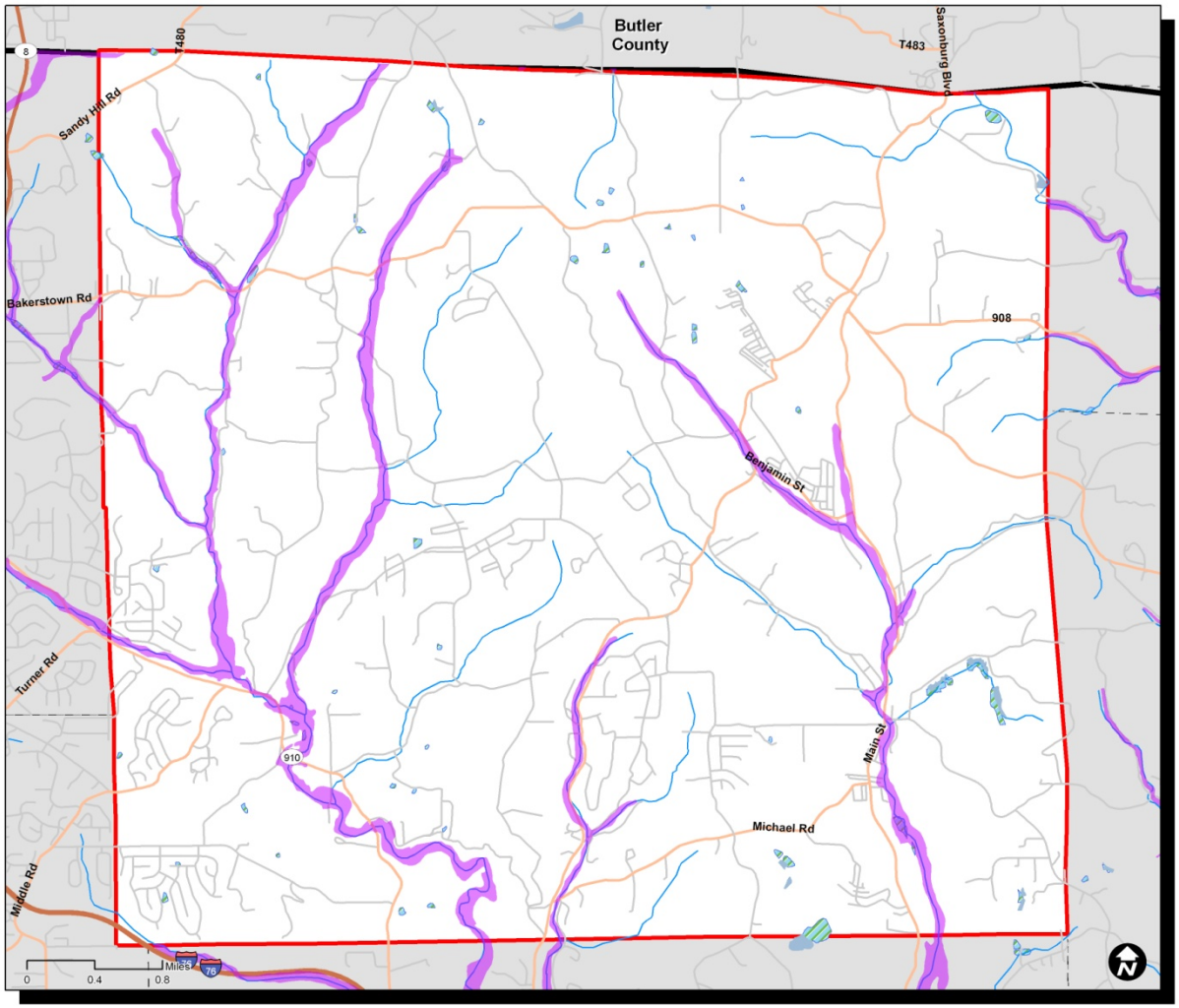
Legend

- Floodplain
- Streams
- Wetlands
- Indiana Township
- Municipal Boundary
- Major Highways
- Highways
- Major Roads
- Ramps
- Local Roads



Date: May 28, 2010
Source of Data: Allegheny County Economic Development, ESRI, TeleAtlas Street Data
Created by: Delta Development Group, Inc.

MAP 6 – WEST DEER TOWNSHIP FLOODPLAINS, STREAMS, AND WETLANDS

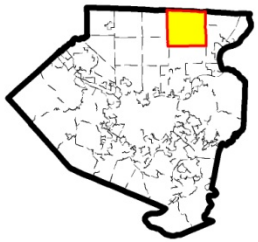


West Deer Township, Pennsylvania

Hydrology Map

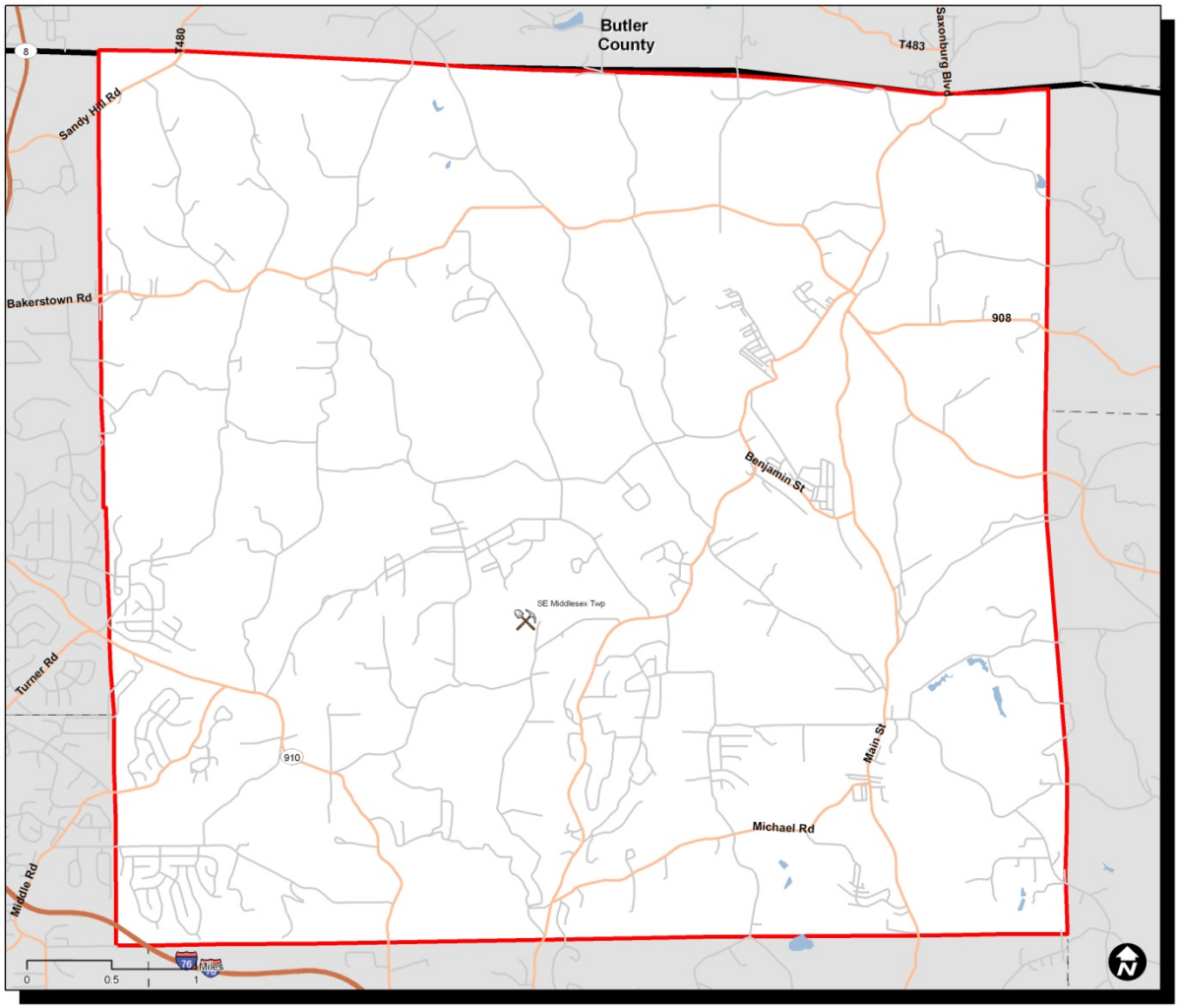
Legend

- Floodplain
- Streams
- Wetlands
- West Deer Township
- Municipal Boundary
- Allegheny County
- Major Highways
- Highways
- Major Roads
- Ramps
- Local Roads



Date: May 28, 2010
Source of Data: Allegheny County Economic Development, ESRI, TeleAtlas Street Data
Created by: Delta Development Group, Inc.

MAP 7 – WEST DEER TOWNSHIP ABANDONED MINES

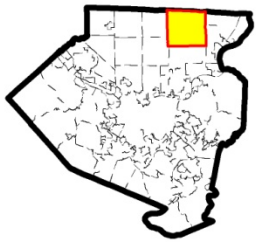


West Deer Township, Pennsylvania

Environmental Hazards

Legend

- Abandoned Mines
- West Deer Township
- Municipal Boundary
- Allegheny County
- Major Highways
- Highways
- Major Roads
- Ramps
- Local Roads



Date: May 28, 2010
Source of Data: Allegheny County Economic Development, ESRI, TeleAtlas Street Data
Created by: Delta Development Group, Inc.

Public Works

Indiana Township

Indiana Township provides a full array of public works services to its residents. Currently, the township has seven full-time employees and four seasonal employees. The Indiana Township Public Works Department is responsible for the following duties:

- Road maintenance
- Snow plowing
- Storm sewer system operations
- Overseeing the maintenance of the Indiana Township parks, including the Emmerling Community Park, the Middle Road Community Park, the Rural Ridge Community Parklet, the Dorseyville Community Parklet, the Indianola Community Parklet, and the Kevin M. Brozek Community Center
- Equipment repairs
- Grass cutting at public properties
- Right-of-way trimming
- Sign installation and repair
- Shoot and chip roads
- Preconstruction preparation for road repaving

Public works projects that are contracted out of the township include the following: paving of roads, painting of street lines and VASCAR stripes, and the cleaning of storm sewers and catch basins, which is done through the North Hills Council of Governments.

The Indiana Township Public Works Department is located on Route 910 behind the site of the abandoned township building. The abandoned building will soon be demolished to make way for a new steel building that will provide additional space for the Public Works Department.

West Deer Township

Composed of eight full-time employees and one seasonal employee, the West Deer Township Public Works Department is responsible for the following items:

- Snow removal
- Maintenance of 60.3 miles of road
- Maintenance of the 94-acre Bairford Park, which includes basketball courts, baseball fields, soccer fields, tennis courts, a sand volleyball court, picnic areas, playground equipment, and picnic pavilions. The department also maintains Eisenhower Park and Curtisville Park, but does not maintain Deer Lakes Park, which is a county-owned and operated facility.
- Clearing the road right-of-way
- Maintenance of all township property

- Equipment repair

The public works department has been instrumental in the extension of water lines throughout the township.

West Deer Township has an excellent working relationship with the Deer Lakes School District. The township provides assistance to the school district in the form of salt during winter months, and some equipment and personnel when grading or when a minimal amount of heavy equipment is required for projects. In return, the school district provides resources to the township on an as-needed basis.

Emergency Medical Services

Indiana Township

Emergency medical services (EMS) are provided to Indiana Township by the Seneca Area EMS and the Lower Valley Ambulance Service. The Seneca Area EMS has a satellite facility located at the Dorseyville Volunteer Fire Company at 100 Charles Street in Pittsburgh. In addition to serving Indiana Township, the Seneca Area EMS also provides services to the communities of Etna and Sharpsburg. The Lower Valley Ambulance Service is located at 1201 Freeport Road, housed in a large building/garage facility that provides a combination of paid and volunteer staff. It also serves the communities of Cheswick, Harmar, and Oakmont.

West Deer Township

West Deer Township uses the services of the West Deer Emergency Services Group. Established in 1977, the West Deer Emergency Services Group covers all of West Deer Township and provides and receives mutual aid services from Lower Valley EMS, Hampton EMS, and Richland EMS, as well as the UPMC St. Margaret Paramedic Response Team. The service currently consists of 33 employees and volunteers, including 12 paramedics, 11 EMT-Bs, and a seven-member board of directors.

Senior Centers

Indiana Township

There are no senior centers in the township.

West Deer Township

The West Deer Township Senior Citizen Center, known as the Center in the Country, is located on Route 910 in Indiana Township and is operated by the Catholic Youth Association. The Allegheny County Area Agency on Aging assists by providing meals, parties, and holiday gatherings. Public transportation to and from the center is also available.

Churches

Indiana Township

There are several houses of worship located in Indiana Township that serve a number of religious denominations throughout the township and neighboring municipalities:

TABLE 20 – CHURCHES IN INDIANA TOWNSHIP

CHURCH	ADDRESS	YEAR BUILT
Adat Shalom	368 Guys Run Road	1960
Dorseyville Alliance	3703 Saxonburg Boulevard	1960
Pine Creek Presbyterian	21 Oak Knoll	1814
Walter Chapel Methodist	404 Crawford Road	1865
Jerusalem Church of God in Christ	180 Washington Drive	1919
Trinity United Church of Christ	3712 Saxonburg Boulevard	1876
Indianola United Presbyterian Church	899 Route 910	

WEST DEER TOWNSHIP

West Deer Township also has churches that serve a number of religious denominations throughout the township and neighboring municipalities:

TABLE 21 – CHURCHES IN WEST DEER TOWNSHIP

CHURCH	ADDRESS
Bull Creek Presbyterian Church	224 Tarentum-Culmerville Road
Saint Michaels Eastern Orthodox Church	92 Liberty Street
Saint Victor Catholic Church	527 Bairdford Road
Transfiguration Roman Catholic Church	15 Poma Street
Deer Creek United Presbyterian Church	33 Bairdford Road
East Union Presbyterian Church	292 East Union Road
Deer Lakes Church of the Nazarene	1839 Saxonburg Boulevard
West Deer Bible Church	4341 Bakerstown-Culmerville Road
Bairdford United Methodist Church	416 Bairdford Road

SCHOOLS

INDIANA TOWNSHIP

Indiana Township is part of the Fox Chapel Area School District. During the 2008-2009 school year, the school district comprised approximately 4,482 students in grades K through 12. In addition to Indiana Township, the school district is composed of the following communities:

- Aspinwall Borough
- Blawnox Borough
- Fox Chapel Borough
- O'Hara Township
- Sharpsburg Borough

The Fox Chapel Area School District's high school is presently located in O'Hara Township; however, the school district owns a very large tract of land in Indiana Township that could be used for a new high school if the current facility becomes overcrowded.

Indiana Township's schools include the following:

Hartwood Elementary School – This school is located at 3730 Saxonburg Boulevard. Built in 1974, it serves over 400 students in grades K through 5 and has over 50 part-time and full-time employees. Other facilities at the Hartwood Elementary School include two playgrounds, one softball field, one gymnasium, and one auditorium. Special programs offered by this school include the chess club, intramural sports, choir, orchestra, and family movie nights.

Fairview Elementary School – Located at 738 Dorseyville Road, this school was built in 1958 and expanded in 1993. It hosts approximately 400 students and over 60 professional and support staff. Amenities at this school include one gymnasium, one playground, and a television studio.

Dorseyville Middle School – This school is located at 3732 Saxonburg Boulevard. It was originally built in 1965 and expanded in 1994 due to an increase in enrollment. The school is currently comprises 1,100 students and 115 teachers and staff. It offers a wide range of courses, including four languages and six different music courses. It also offers a wide range of special amenities, including one ball field, one football/soccer field, one 1 ¼-mile track, one auditorium, and one gymnasium.

West Deer Township

West Deer Township is part of the Deer Lakes School District, which also serves East Deer and Frazer Townships. In the 2007-2008 school year, the Deer Lakes School District was comprised of 2,027 students from grades K through 12. All four of Deer Lakes School District's school buildings are located within the boundaries of West Deer Township, as follows:

Curtisville Primary Center – This school houses students in kindergarten, first, and second grades. The primary center has an art section, language and reading areas, and a computer lab. A library with a learning resource center, health suite, and multipurpose room also serve students' educational needs. In 2007-2008, the Curtisville Primary Center comprised 421 students and approximately 43 teachers and support staff.

East Union Intermediate Center – This school houses grades 3, 4, and 5. It features music and art areas, a computer lab, health suite, speech services, and a combination of math, reading, and gifted support that encourages quality education. In 2007-2008, this school was 474 students and approximately 43 teachers and support staff.

Deer Lakes Middle School – This school supports grades 6, 7, and 8, and in 2007-2008 comprised 447 students and approximately 49 teachers and support staff. With 17 classrooms and four science rooms, the school features two full-service, networked computer labs, each with 30 workstations. Additional amenities of the middle school include a family consumer sciences area, art/technology education area, art and music section, speech and language rooms, math support and reading areas, a comprehensive library/learning resource center, and life-skills instructional support areas. The school also features a technology education wing, two state-of-the-art computer labs for large-group use, four modern science labs for technology education, a large gymnasium (with additional floor space with a stage area that makes it ideal for assemblies), and art and band facilities.

Deer Lakes High School – This school supports grades 9, 10, 11, and 12, and in 2007-2008 was comprised 685 students and approximately 65 teachers and support staff. The school consists of 55 classrooms, a library, cafeteria, auditorium, computer learning labs, gymnasium, swimming pool, football/soccer athletic field, softball and baseball fields, and an all-weather synthetic track. In 2008 and 2009, the high school and related facilities underwent a major renovation.

Libraries

Indiana Township

There are no libraries within Indiana Township's borders. However, the Laurie Ann West Memorial Library serves Indiana Township along with the communities of Aspinwall, Blawnox, Fox Chapel, O'Hara, and Sharpsburg. The library was built as an addition to Boyd Elementary School in 1968 and sits on 11 acres in O'Hara Township. The 70,000-volume library offers a variety of programs including adult, young adult, and children's programs; computer classes; and book clubs. The building also serves as the facility for the Boyd Community Center.

The Boyd Community Center serves the six municipalities that compose the Fox Chapel Area School District – Aspinwall, Blawnox, Fox Chapel, Indiana Township, O'Hara, and Sharpsburg – as well as the surrounding areas. It provides daycare facilities, classes of the Community College of Allegheny County, and a variety of recreational, social, and cultural activities for the community. Amenities found at the Boyd Community Center and Library include a gymnasium, stage, computers, playground, picnic benches, reading gardens, multipurpose fields, a full-size kitchen, and Internet access.

There are also two book-share programs for the residents of the township. The first is located at the town hall, and the second is located at the Brozek Community Center.

West Deer Township

The West Deer Township Library is currently located on Route 910 next to the Senior Citizen Center. The library is stocked with audio books, videos, adult fiction and nonfiction, young adult and children's fiction, juvenile nonfiction, two computers with Internet access, and board books for the very young.

Sewer

Both Indiana and West Deer Townships are served by the Deer Creek Drainage Basin Authority (DCDBA). DCDBA operates and maintains a conveyance sewer system to transport sanitary sewage from its customers in West Deer, Indiana, Richland, and Hampton Townships to the Allegheny Valley Joint Sewage Authority Treatment Plant, which is located in Harmar Township. The conveyance system consists of approximately 125 miles of mainline sanitary sewer, four pump stations, and almost 3,000 manholes.

Movement through the system is primarily by gravity flow from the residential and commercial customers' sites to the outlying pump stations (Bigler, Hampshire, and Deer Run). The flow continues from these three pump stations and converges at the Rich Hill Pump Station, where flow is transferred by three alternating centripetal pumps operating at 1,500 gallons per minute into the force main. The force main pipe carries the sewage the final distance to the Allegheny Valley Joint Sewage Authority Treatment Plant. On average, approximately two million gallons per day of sewage is transported through the system to Allegheny Valley for treatment.

As of 2007, DCDBA had a total of 5,605 customers. DCDBA officials recognize that the population in their service area is slowly declining; however, a centralized system, rather than septic tanks, can bolster growth in a community. Therefore, DCDBA is working on an extension project that will provide sanitary sewer service to a total of 427 existing dwellings in West Deer and Indiana Townships. Specifically, it will serve the Culmerville area in the vicinity of the intersection of Bakerstown/Culmerville Road, Saxonburg Boulevard, and the Blanchard area in West Deer Township; and portions of Dorseyville Road, Hodil Terrace, Ramon Road, Fairview, Rawlins Run, Ridgeland Drive, Strom Drive, Fox Chapel Road, Knoll Road, and Coleman Drive in Indiana Township. The extension will replace the 427 individual on-lot sewage disposal systems, many of which were malfunctioning. Sewage flows from the proposed project will be conveyed to two separate, existing sewage treatment plants.

Indiana Township owns and maintains the sewage lines in the Middle Road #1 and #2, Fairview, and Ottawa Hills sewer districts.

The Blanchard area of West Deer Township will be sewered by gravity for treatment at the Upper Allegheny Joint Sanitary Authority sewage treatment plant. The remaining areas will be sewered and transported by pump stations to the Allegheny Valley Joint Sewage Authority sewage treatment plant and Allegheny County Sanitary Authority (ALCOSAN).

The Pennsylvania Department of Environmental Protection approved the addition of the extension project to the Indiana Township and West Deer Township 537 Plan. The total construction cost of the plan is $3,457,450, with a total project cost of $4,944,934. The total local share of the project will be $427,000 for the DCDBA. These funds will be generated through new tap-in fees. The remainder of the project funding will be provided by the U.S. Department of Agriculture Rural Utilities Service. A combination of grant and loan funds will be applied to arrive at a target user rate of $51 per month. To date, approximately 21,000 feet of mainline pipe and 100 manholes have been installed on the project.

Water

Drinking water for West Deer and Indiana Townships primarily comes from the Allegheny River, with a small portion coming from the Ohio River. Several different authorities serve these two townships. Oakmont Water Authority serves the largest portion of both Indiana and West Deer Townships. Hampton, Fox Chapel, Harmar, and Fawn-Frazer Water Authorities service smaller portions of the municipalities.

Oakmont Water Authority - The Oakmont Water Authority serves sections of both Indiana and West Deer Townships. Oakmont's Hulton Purification Plant draws water from the Allegheny River. This river is constantly being replenished from various reservoirs to the north, including the Kinzua Dam and Allegheny Reservoir, Tionesta Lake, East Branch Clarion River Lake, Mahoning Creek Lake, Crooked Creek Lake, Conemaugh River Lake, and Loyalhanna Lake, along with underground sources and numerous small creeks and springs.

Oakmont Water Authority has approximately 250 miles of pipes ranging in size from 2 inches through 24 inches. The authority serves a population of close to 40,000, through 16,200 connections. The service area encompasses approximately 45 square miles. The system is comprised of one treatment plant, which pumps an average of 5.4 million gallons a day, with 12 standpipes, one elevated tank, two covered reservoirs, and 11 pump stations.

Altogether, Oakmont Water Authority provides roughly two billion gallons of clean drinking water every year.

Hampton Township Water Authority - The Hampton Township Water Authority also serves portions of Indiana and West Deer Townships. The Authority is a resale-type public water supplier. It purchases bulk water from other water suppliers and repumps it into the Hampton distribution system. The Authority's three bulk water suppliers are Shaler Township, West View Water Authority, and the City of Pittsburgh Water and Sewer Authority.

Shaler Township supplies the Authority with roughly 60% of its water needs. Shaler water is groundwater that comes from 14 wells located along the bank of the Allegheny River in Shaler Township. The water is additionally treated and disinfected at the Shaler Water Treatment Plant before it is pumped into the distribution system.

West View Water Authority supplies the Hampton Authority with roughly 39% of its water needs. West View water is surface water that comes from the Ohio River. The West View Water Treatment Plant is located on Neville Island and is a state-of-the-art conventional water filtration plant. The West View Water Treatment Plant has a disinfection system that uses ultraviolet light to provide a cost-effective protective barrier against viruses, bacteria, and parasites.

The remaining 1% comes from the City of Pittsburgh Water and Sewer Authority, which uses water from the Allegheny River.

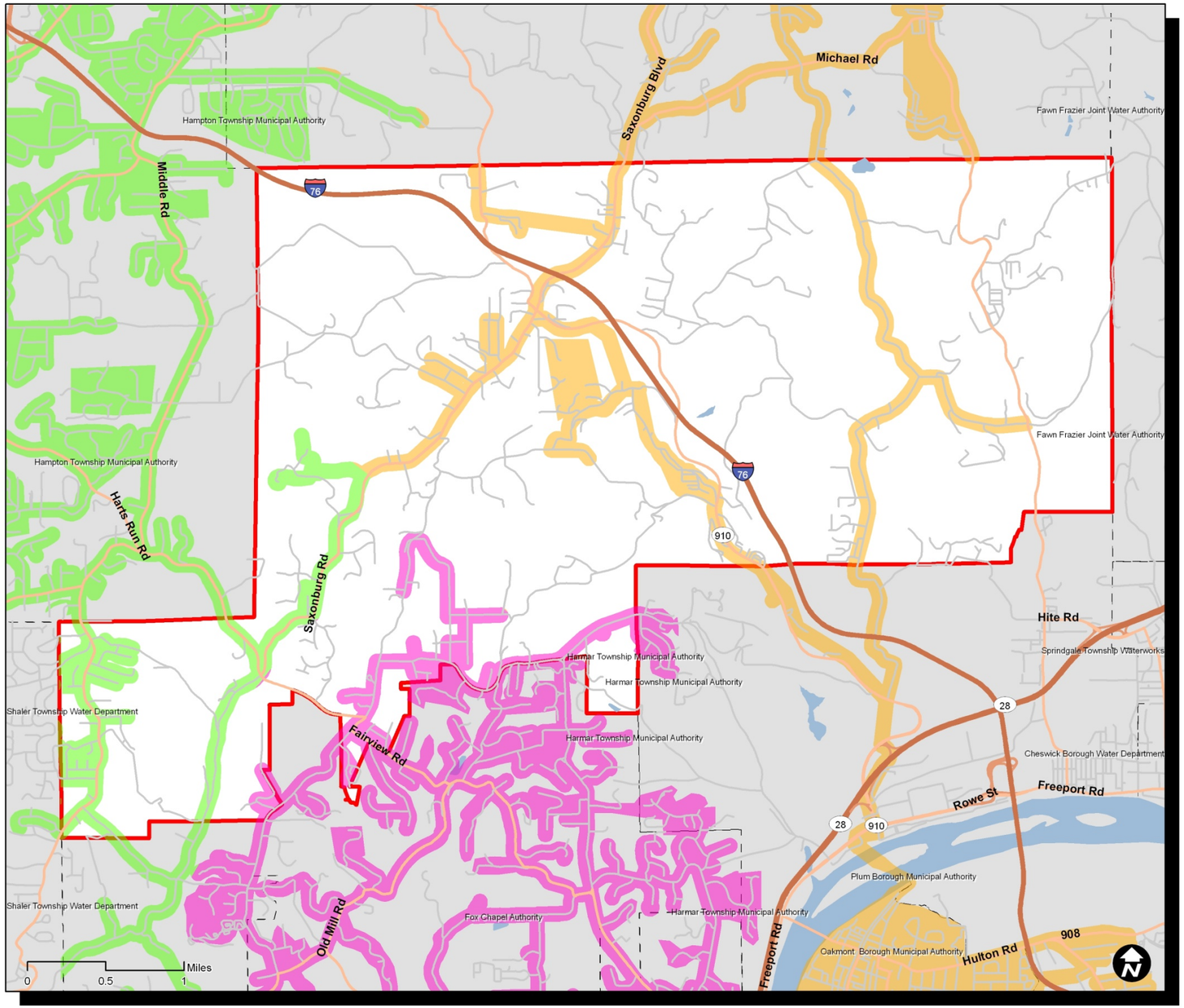
In 2007, Hampton Township Water Authority replaced 7,427 feet of waterlines. It regularly replaces waterlines each year.

Fox Chapel Water Authority - The Fox Chapel Water Authority serves a small portion of Indiana Township. Fox Chapel has maintained a rigorous line replacement program over the last 20 years. As a result, the Authority has achieved a 30% decrease in water main breaks, whereas the Pittsburgh Water and Sewer Authority made approximately 500 repairs in 365 days.

Harmar Water Authority - The Harmar Water Authority also provides water to a small portion of southeastern Indiana Township. Harmar Water Authority uses water from the Allegheny River.

Fawn-Frazer Joint Water Authority - The Fawn-Frazer Joint Water Authority serves a small portion of West Deer Township, using water from the Allegheny River.

MAP 8 – INDIANA TOWNSHIP PUBLIC WATER SERVICE AREAS



Indiana Township, Pennsylvania

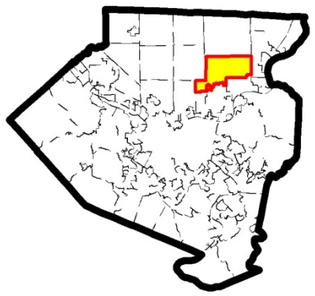
Public Water Service Areas

Legend

Water Service Areas

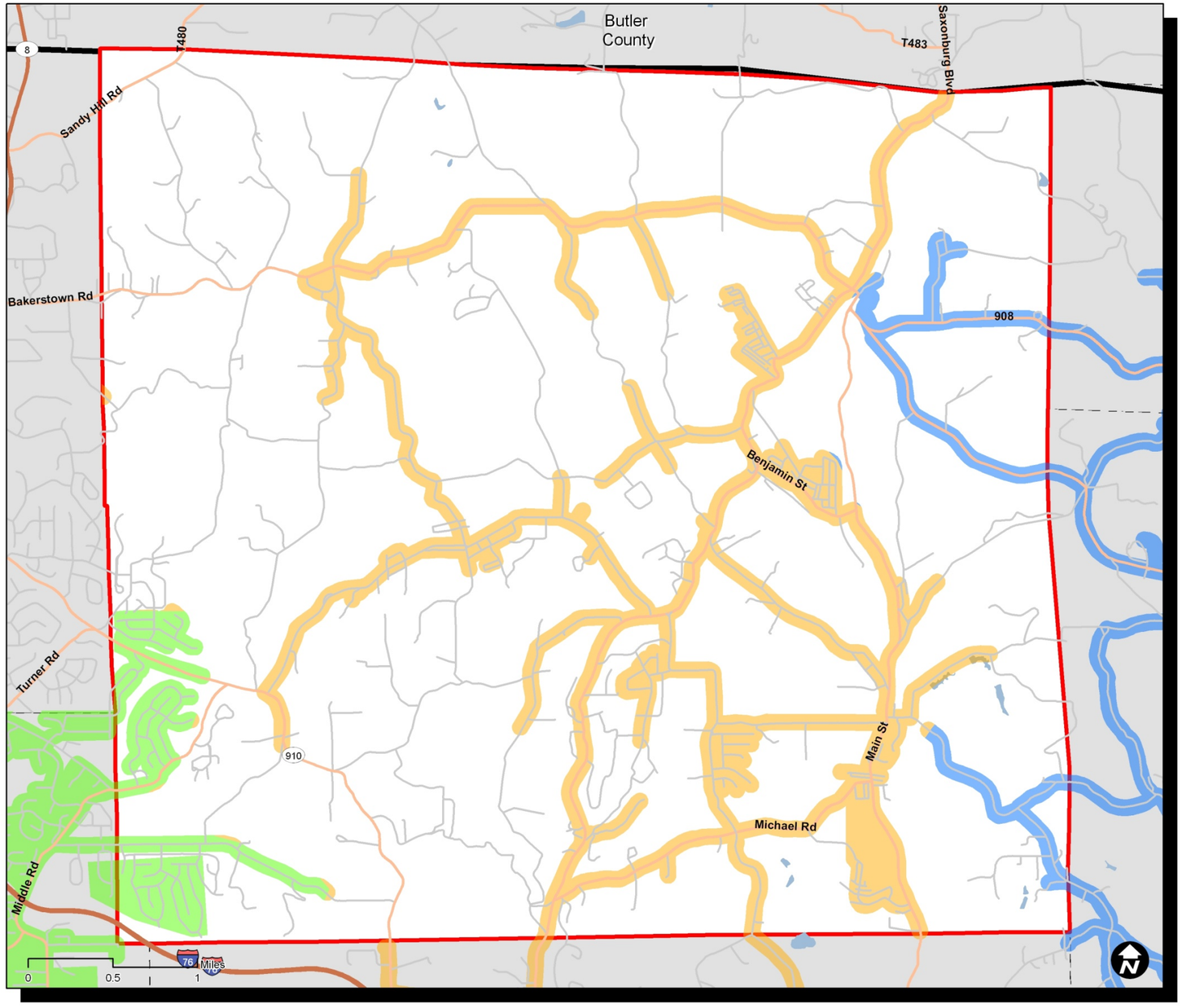
LABEL

- Fox Chapel Authority
- Hampton Township Municipal Authority
- Oakmont Borough Municipal Authority
- Indiana Township
- Municipal Boundary
- Allegheny County
- Major Highways
- Highways
- Major Roads
- Ramps
- Local Roads



Date: May 28, 2010
Source of Data: Allegheny County Economic Development, ESRI, TeleAtlas Street Data
Created by: Delta Development Group, Inc.

MAP 9 – WEST DEER TOWNSHIP PUBLIC WATER SERVICE AREAS



West Deer Township, Pennsylvania

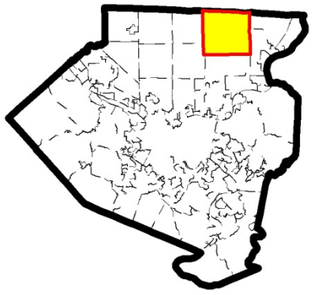
Public Water Service Areas

Legend

Water Service Areas

LABEL

- Fawn Frazier Joint Water Authority
- Hampton Township Municipal Authority
- Oakmont Borough Municipal Authority
- West Deer Township
- Municipal Boundary
- Allegheny County
- Major Highways
- Highways
- Major Roads
- Ramps
- Local Roads



Date: May 28, 2010
Source of Data: Allegheny County Economic Development, ESRI, TeleAtlas Street Data
Created by: Delta Development Group, Inc.

Electricity

Duquesne Light and Allegheny Power are the two electricity providers for Indiana and West Deer Townships.

Gas

Dominion Peoples and T.W. Phillips supply natural gas to residents of both Indiana and West Deer Townships. Dominion Peoples is based in Pittsburgh and serves more than 350,000 homes and businesses in southwestern Pennsylvania. Located in Butler, T.W. Phillips sells natural gas to over 60,000 customers in western Pennsylvania and has been in business since 1896.

Telephone

Verizon provides land-line telephone service to the southern portion of Indiana Township. Consolidated Communications provides service to northern Indiana Township and to West Deer Township.

Cable and Broadband

Consolidated Communications, Comcast, and Verizon provide cable and broadband services to Indiana Township. Consolidated Communications is the provider in West Deer Township.

Trash Collecting and Recycling

Indiana Township

Weekly trash collection and recycling is provided by Waste Management in Indiana Township, as bid by the North Hills Council of Governments.

In 2006, Indiana Township received a recycling grant from the Pennsylvania Department of Environmental Protection for $7,668. The grant is formula-based according to the amount of goods recycled in the prior year.

West Deer Township

Trash collection and recycling services are provided by Morrow Refuse. Residents pay $33 per quarter for unlimited weekly curbside trash collection and every-other-week curbside recyclable collection. All trash must be bagged, boxed, bundled, or contained for collection. Cans or bags cannot exceed a 45-gallon capacity. Trash is collected five days a week to provide complete coverage of the 30-square-mile area. The service day for trash is also the service day for recyclables.

In 2006, West Deer Township hired Gannett Fleming to conduct a study reviewing its trash collection and recycling services for compliance with the Municipal Waste Planning, Recycling and Waste Reduction Act of 1988 (Act 101). Gannett Fleming determined that the township's recycling ordinance is compliant with Act 101.

TRANSPORTATION

TRANSPORTATION NETWORK - EXISTING ROADWAY

The transportation network of Indiana and West Deer Townships consists of three types of roadways: state roadways, county roadways, and township roadways. Of the 20 roadway segments in Indiana Township, roughly 65% are owned and maintained by the Pennsylvania Department of Transportation (PennDOT). The remaining roadway segments are owned and maintained by either Indiana Township or Allegheny County. Of the 34 roadway segments in West Deer Township, roughly half are owned and maintained by PennDOT. The remaining roadway segments are owned and maintained by either West Deer Township or Allegheny County. Maps 10 and 11 show the major roadways, bike routes, railroads, and park and ride lots in both townships.

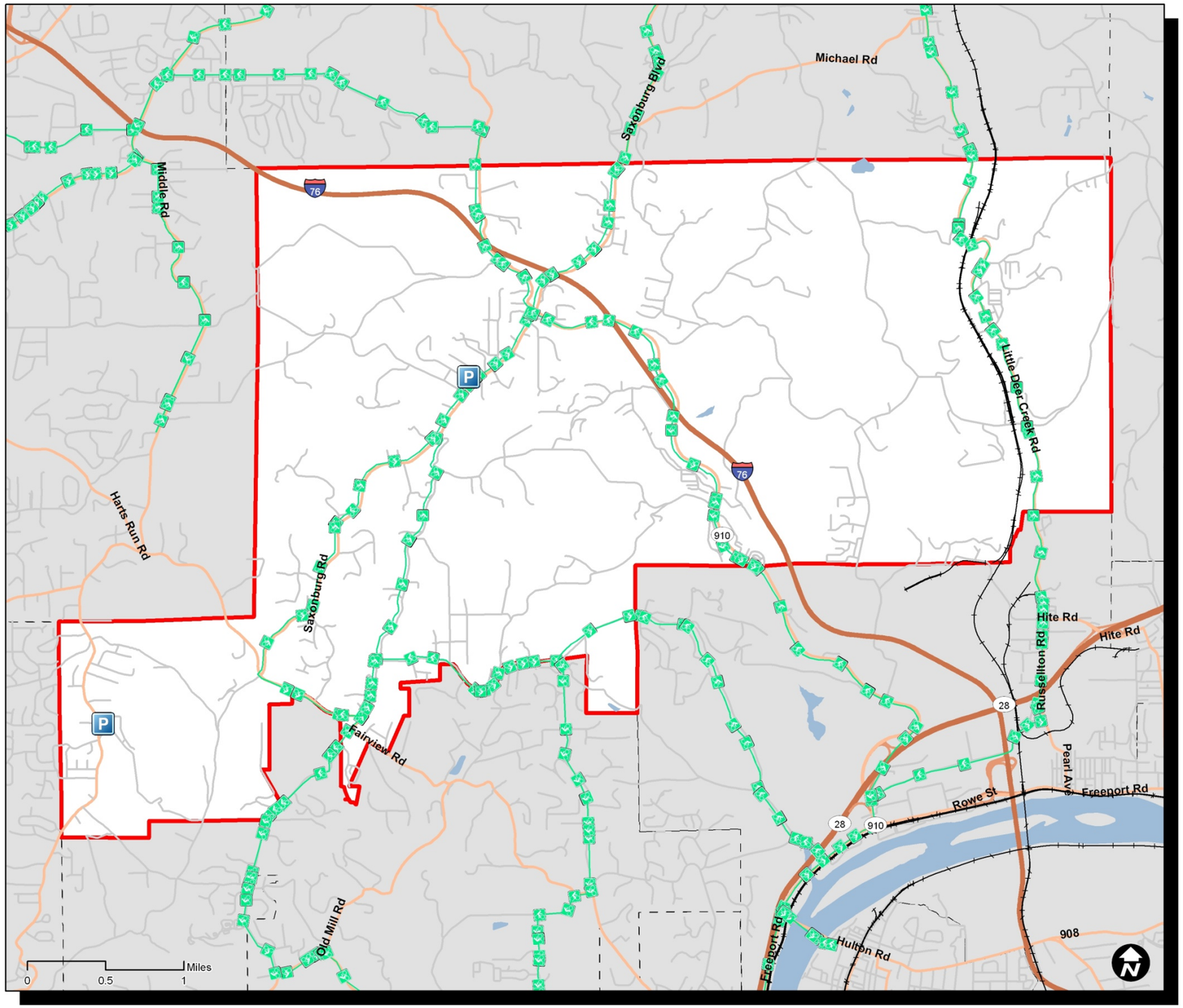
The township roadways function as a system of collectors and local roads that provide access to the major state routes. The roadways are rural in nature, with winding alignments and steep grades. The township roadways have pavement widths ranging from 18 feet to 22 feet, minimal shoulders, open drainage ditches immediately off the pavement edge, and obstructions/hazards within the clear zone, limited sight distance, and fair to good pavement condition with limited isolated pavement failures (potholes). Township roads carry traffic volumes ranging from less than 40 to approximately 1,785 vehicles per day and are generally posted at 25 mph.

In February of 2010, HRG and Delta completed a *Land Use Assumptions Report* and a *Roadway Sufficiency Analysis* in conjunction with a Joint Transportation Impact Fee Program for Indiana and West Deer Townships. The *Roadway Sufficiency Analysis* assessed 27 intersections in Indiana Township and 46 intersections in West Deer Township to determine the current capacity and current deficiencies of each intersection, and potential future deficiencies based on expected growth and development within each township. In addition, the *Roadway Sufficiency Analysis* assessed the capacity of 20 roadway segments in Indiana Township and 34 roadway segments in West Deer Township and identified current deficiencies and potential future deficiencies based on expected growth and development within each township. Growth and development projections for the analyses were based on the *Land Use Assumptions Report*.

DEFICIENCIES AND MITIGATIONS

While no current roadway segment deficiencies were identified, the *Roadway Sufficiency Analysis* identified two intersections with deficiencies based on existing conditions in 2009 and recommended improvements to mitigate the deficiencies. Tables 22 and 23 show the recommended improvements to mitigate deficiencies based on (1) 2009 existing conditions, (2) 2029 projections resulting from base growth, and (3) 2029 projections resulting from new development. Maps 10, 11 and 12 show the major transportation routes in both townships, the intersections and roadway segments that were included in the analysis, and the location of automatic traffic recorders.

MAP 10 – TRANSPORTATION IN INDIANA TOWNSHIP

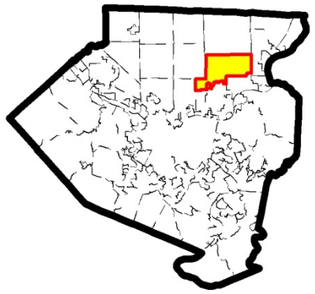


Indiana Township, Pennsylvania

Transportation Map

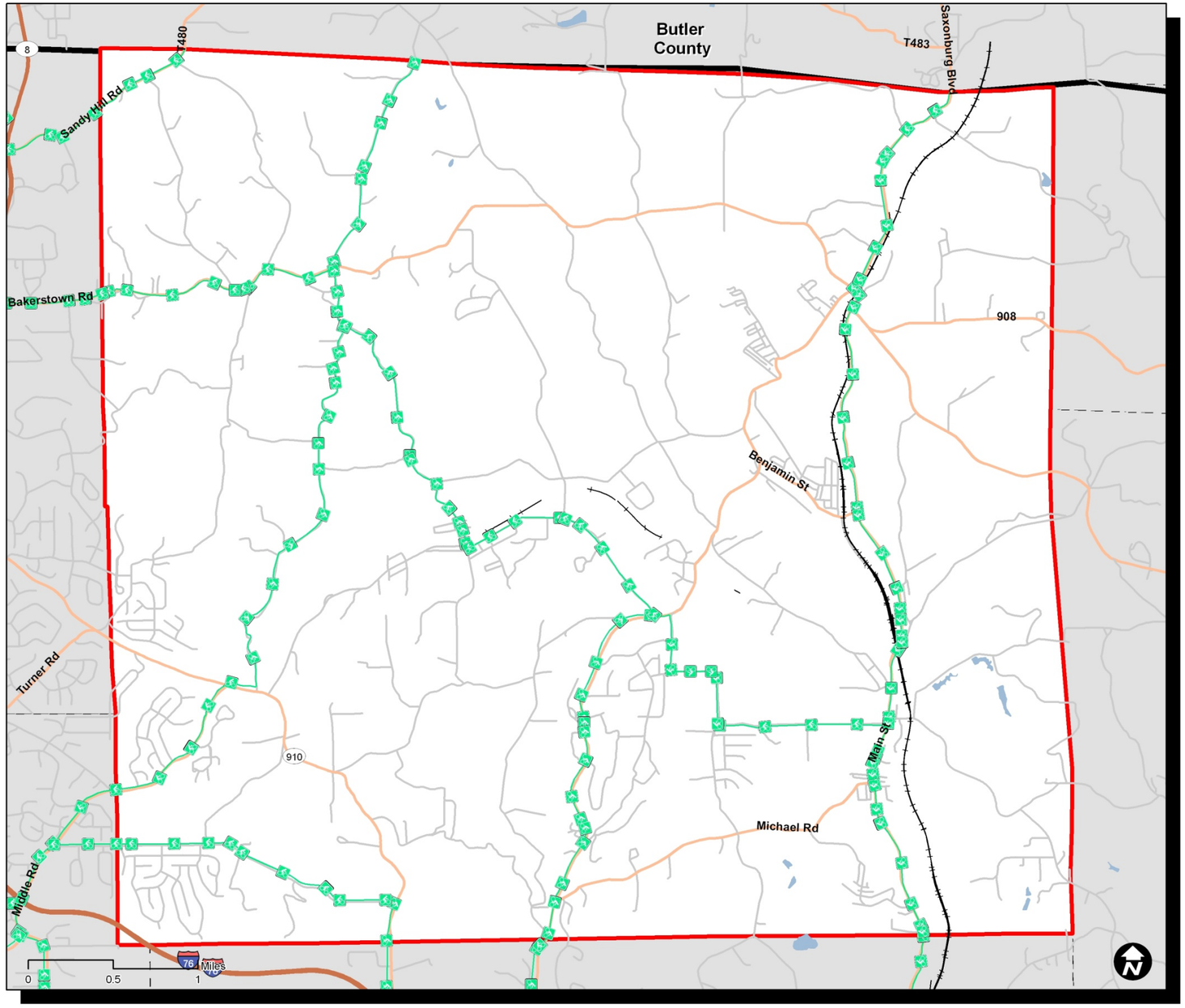
Legend

- Indiana Township
- Municipal Boundary
- Park and Ride Lots
- Bike Routes
- Railroad
- Allegheny County
- Major Highways
- Highways
- Major Roads
- Ramps
- Local Roads



Date: May 28, 2010
Source of Data: Allegheny County Economic Development, ESRI, TeleAtlas Street Data
Created by: Delta Development Group, Inc.

MAP 11 – TRANSPORTATION IN WEST DEER TOWNSHIP

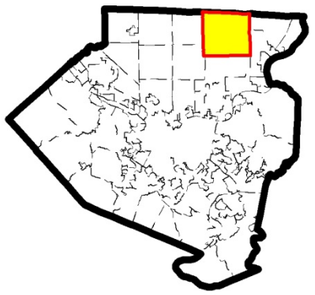


West Deer Township, Pennsylvania

Transportation Map

Legend

- West Deer Township
- Municipal Boundary
- Park and Ride Lots
- Bike Routes
- Railroad
- Allegheny County
- Major Highways
- Highways
- Major Roads
- Ramps
- Local Roads



Date: May 28, 2010
Source of Data: Allegheny County Economic Development, ESRI, TeleAtlas Street Data
Created by: Delta Development Group, Inc.

TABLE 22 – RECOMMENDED INTERSECTION IMPROVEMENTS TO MITIGATE DEFICIENCIES

TOWNSHIP	INTERSECTION		RECOMMENDED IMPROVEMENTS BASED ON:		
	No.	Description	2009 Existing Conditions	2029 Projections Resulting from Base Conditions	2029 Projections Resulting from New Development
Indiana	11	Route 910 with Saxonburg Boulevard (SR1013)	NA	Construct northeast-bound left and right turn lanes as well as a southwest-bound left turn lane.	Construct a northwest-bound left turn lane.
Indiana	15	Route 910 (SR0910) with Cove Run Road	Prohibit the southwest bound left-turn movement.	Construct a westbound additional thru lane and prohibit the southwest-bound left-turn movement.	Allow the southwest-bound left-turn movement, construct an eastbound additional thru lane, and install a traffic signal.
Indiana	16	Route 910 with Blue Run Lane	NA	Prohibit the southeast-bound left-turn movement.	Allow the southeast-bound left-turn movement. Install a traffic signal.
Indiana	17	Route 910 with Indianola Road (SR1036)	NA	NA	Install a traffic signal.
Indiana	20	Dorseyville Road with Fox Chapel Road (SR1006)	NA	Construct a channelized northbound right-turn lane with yield control.	NA
Indiana	23	Little Deer Creek Road (SR1015) with Lefever Hill and Log Cabin Roads (SR1016)	NA	NA	Construct a northbound additional thru lane and install all-way stop control.
Indiana	27	Route 910 with McClellan Road	NA	Prohibit the westbound left-turn movement.	Construct a northbound additional thru lane.
Indiana	4	Harts Run Road (SR1006) with Dorseyville Road	NA	Construct a northbound left-turn lane and a southbound right-turn lane.	Install a traffic signal.

Township	Intersection		Recommended Improvements Based On:		
	No.	Description	2009 Existing Conditions	2029 Projections Resulting from Base Conditions	2029 Projections Resulting from New Development
Indiana	7	Route 910 with Medrad Drive	NA	Prohibit the westbound left-turn movement.	Allow the westbound left-turn movement. Install a traffic signal.
Indiana	8	Route 910 with Shaft Street	NA	Prohibit the westbound left-turn movement.	Allow the westbound left-turn movement. Install a traffic signal.
Indiana	9	Route 910 with Private Driveway	NA	Prohibit the southbound left-turn movement.	Allow the southbound left-turn movement. Install a traffic signal.
West Deer	13	Route 910 with Oak Road (SR1022)	NA	Construct a southbound additional thru lane.	Install a traffic signal.
West Deer	19	Saxonburg Boulevard (SR1013) with E Union Road (SR1025)	NA	Install all-way stop control.	Construct an eastbound right-turn lane.
West Deer	25	Little Deer Creek Valley Road (SR1015) with Starr Road (SR1026)	NA	NA	Install a traffic signal.
West Deer	28	Saxonburg Boulevard (SR1013) with Russellton Dorseyville Road (SR1020)	NA	NA	Install all-way stop control.
West Deer	29	Saxonburg Boulevard (SR1013) with Bakerstown Culmersville and Deer Creek Valley Roads (SR1028)	NA	NA	Construct an eastbound left-turn lane, a westbound left-turn lane, a southwest-bound left-turn lane, and a northeast-bound right-turn lane. As an alternative, install a traffic signal.

Township	Intersection		Recommended Improvements Based On:		
	No.	Description	2009 Existing Conditions	2029 Projections Resulting from Base Conditions	2029 Projections Resulting from New Development
West Deer	35	Creighton Russellton Road (SR1019) with Bailies Run Road	NA	NA	Construct a westbound right-turn lane and install a traffic signal.
West Deer	36	Little Deer Creek Valley Road (SR1015) with Michael Road	NA	Install all-way stop control.	Construct a northbound left-turn lane and a southbound right turn lane.
West Deer	45	Creighton Russellton Road (SR1026) with Little Deer Creek Valley Road (SR1015)	NA	Construct a northbound right-turn lane and install all-way stop control.	Install a traffic signal.
West Deer	5	Route 910 with Haven Hill Drive	NA	Prohibit the northbound left-turn movement.	Allow the northbound left-turn movement. Construct an eastbound additional thru lane, a westbound additional thru lane and an eastbound right-turn lane.
West Deer	6	Route 910 (SR 0910) with Middle Road	Construct a westbound left turn lane and install all- way stop control.	Install a traffic signal.	NA
West Deer	7	Route 910 with Middle Road Extension	NA	Prohibit the southbound left-turn movement.	Install a traffic signal.
West Deer	8	Route 910 with Oak Road (SR1022)	NA	Install a traffic signal.	NA

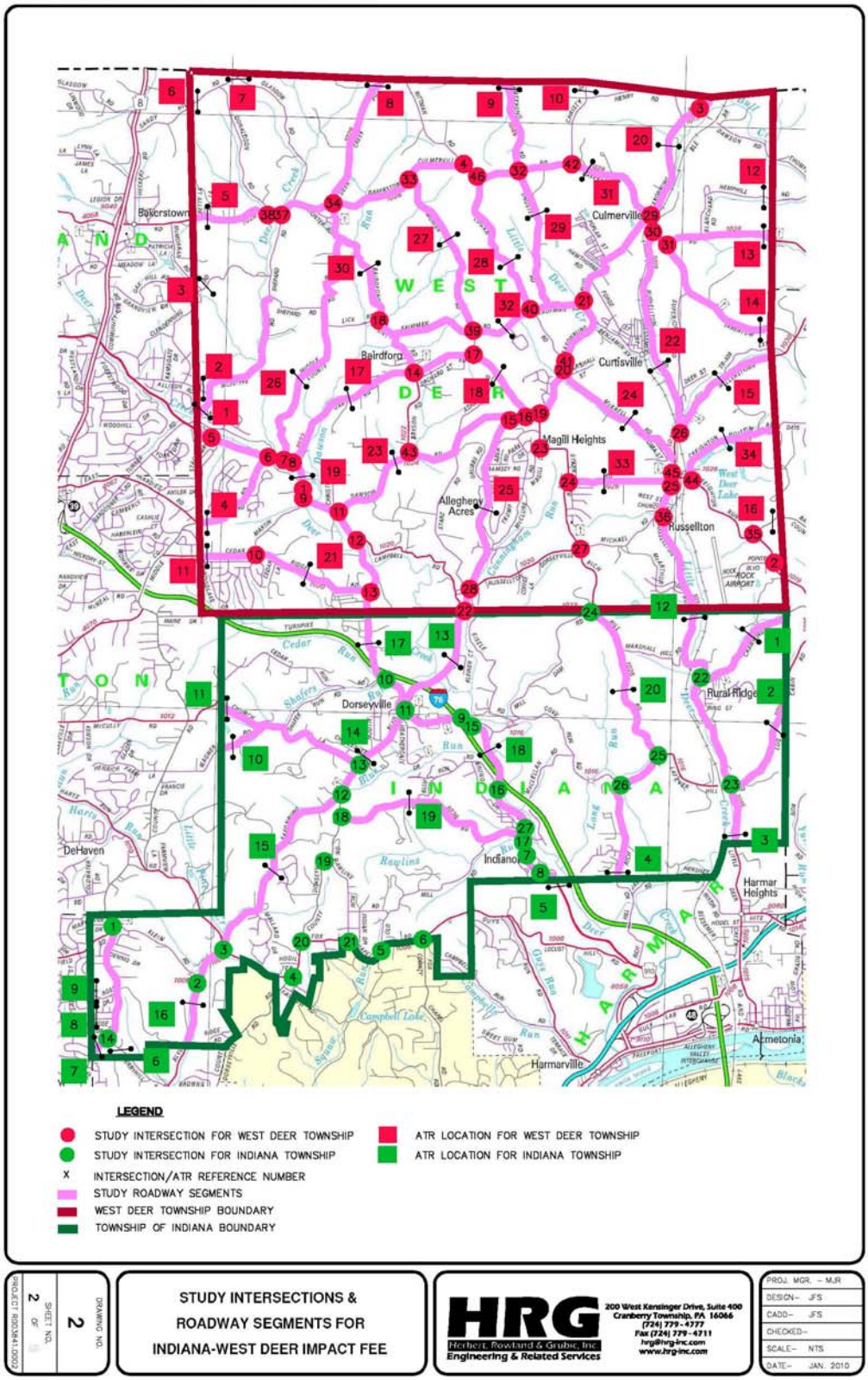
Source: HRG's Roadway Sufficiency Analysis, 2010

TABLE 23 – RECOMMENDED ROADWAY IMPROVEMENTS TO MITIGATE DEFICIENCIES

TOWNSHIP	ROADWAY SEGMENT		RECOMMENDED IMPROVEMENTS BASED ON:		
	No.	Description	2009 Existing Conditions	2029 Projections Resulting from Base Conditions	2029 Projections Resulting from New Development
Indiana	5	Route 910	NA	NA	Construct additional thru lanes. Widen to 44-foot roadway including shoulders.
Indiana	12	Russellton Road	NA	NA	Replace bridge/tunnel.
Indiana	18	Route 910	NA	NA	Construct additional thru lanes. Widen to 40-foot roadway including shoulders.
West Deer	1	McIntyre Road	NA	Widen to 22-foot roadway with no shoulders.	NA
West Deer	4	Middle Road	NA	NA	Increase shoulders from 3 feet to 4 feet.
West Deer	11	Cedar Ridge Road	NA	NA	Increase shoulders from 2 feet to 4 feet.
West Deer	13	Millerstown Road	NA	NA	Increase shoulders from 4 feet to 6 feet.
West Deer	18	Bairdford Road	NA	NA	Construct 2-foot shoulders.
West Deer	19	Route 910	NA	Widen to 24-foot roadway with 6-foot shoulders.	NA
West Deer	19	Route 910	NA	NA	Construct additional thru lanes. Widen to 40-foot roadway including shoulders.
West Deer	20	Saxonburg Boulevard	NA	NA	Increase shoulders from 3 feet to 4 feet.
West Deer	21	Cedar Ridge Road	NA	NA	Increase shoulders from 4 feet to 6 feet.
West Deer	30	Bairdford County Road	NA	NA	Increase shoulders from 3 feet to 4 feet.
West Deer	31	Bakerstown-Culmerville Road	NA	NA	Construct 2-foot shoulders.

Source: HRG's Roadway Sufficiency Analysis, 2010

MAP 12 – ROADWAY SEGMENTS AND INTERSECTIONS INCLUDED IN SUFFICIENCY ANALYSIS



Source: HRG's Roadway Sufficiency Analysis, 2010 – (Note: ATR refers to Automatic Traffic Recorder)

Rail

The Buffalo & Pittsburgh Railroad (B&P) provides daily freight rail service to both West Deer and Indiana Townships. The B&P runs north/south near the eastern boundaries of both townships, and provides direct connections with CSX Transportation and Norfolk Southern, the two major U.S. railroads serving the east. It also provides direct connection to both of Canada's transcontinental railroads, Canadian National and Canadian Pacific.

Air

The Pittsburgh International Airport is the primary provider of passenger and air cargo service for both West Deer and Indiana Townships and is located about 20 miles to the southwest. The Allegheny County Airport, located about 20 miles to the south, provides business air service. Rock Airport, located in the southeast corner of West Deer Township, is a privately owned airport that provides general aviation services to the area.

Existing Land Use

A municipality's land use patterns are indicative of the quality of life experienced there. Land use patterns are shaped by the municipality's past land uses, economic activities, population, and geography, as well as the land of surrounding municipalities.

Indiana and West Deer have been divided into 16 land uses to describe the activities that take place in them.

VACANT LAND - This land use category is one that addresses the undeveloped parcels that are still in their natural state.

GENERAL FARM - Land uses that are classified as agricultural are those that include horse farming, dairies, pastures, horticulture, and floriculture. Agricultural land uses have large lots and limited access to public utilities.

NURSERY – Nurseries, sometimes called garden centers, are typically freestanding buildings with outdoor space for growing or storing various types of plants for either retail or wholesale distribution.

CEMETERIES/MONUMENTS - This land use describes cemeteries or burial grounds. It is very difficult to relocate or develop on these sites. Typically land remains in this use for perpetuity.

LODGE HALL/AMUSEMENT PARK - This land use refers to more active recreation areas such as lodge halls, amusement parks, zoos, and swimming pools.

BUILDERS' LOTS - Builders' lots are lots that are currently being developed. These lots are in various phases of the development process. They may or may not be under construction, depending upon how far along the developer is in the building and permitting process.

RESIDENTIAL - Residential land uses include single-family, two-family, multifamily, and trailer residential dwelling units. Single-family dwellings are detached buildings primarily occupied by individual families, usually their owners. Two-family residential dwellings are typically single lots containing two dwelling units attached by a solid wall. This category includes duplexes. Multifamily residential structures house two or more families and share one or more common walls. Typical examples of these types of residential land uses are garden and high-rise apartments, dormitories, and assisted living facilities. Trailer residential merits its own land use

classification because these dwelling units, with or without a permanent foundation, can move from one location to another if necessary.

OTHER - This use refers to various other uses that did not fit into one of the above categories, such as golf courses.

CHURCHES, PUBLIC WORSHIP – This land use refers to a building containing a hall, auditorium, or other suitable room or rooms used for the purpose of conducting religious or other services or meetings of the structure occupants.

PUBLIC - This land use category has been established to identify lands owned by public and/or nonprofit groups. Public lands tend to be open for use to the general public. Examples of this land use include municipal buildings, schools, and public parks. Semi-publicly owned land includes churches and places of worship.

VACANT COMMERCIAL LAND - This use refers to sites that were previously used for commercial use but are now vacant. These sites are often in need of reinvestment or redevelopment.

RESTAURANTS - Restaurants are establishments where food and drink are prepared, served, and consumed primarily within the principal building. Restaurants are often found near office or retail complexes in outparcels and are considered an auxiliary service.

RETAIL - Retail land use applies to establishments engaged in the selling of goods or services to the general public for personal, family, or household consumption.

OFFICES - Offices consist of buildings used primarily for conducting the affairs of a business, professional service industry, or similar activity, and which may include ancillary services for office workers, such as restaurants, drugstores, dry cleaners, child care, licensed care facilities, coffee shops, and the like. An office park is a development on a tract of land that contains a number of separate office buildings, accessory and supporting uses, and open space, designed, planned, constructed, and managed on an integrated and coordinated basis.

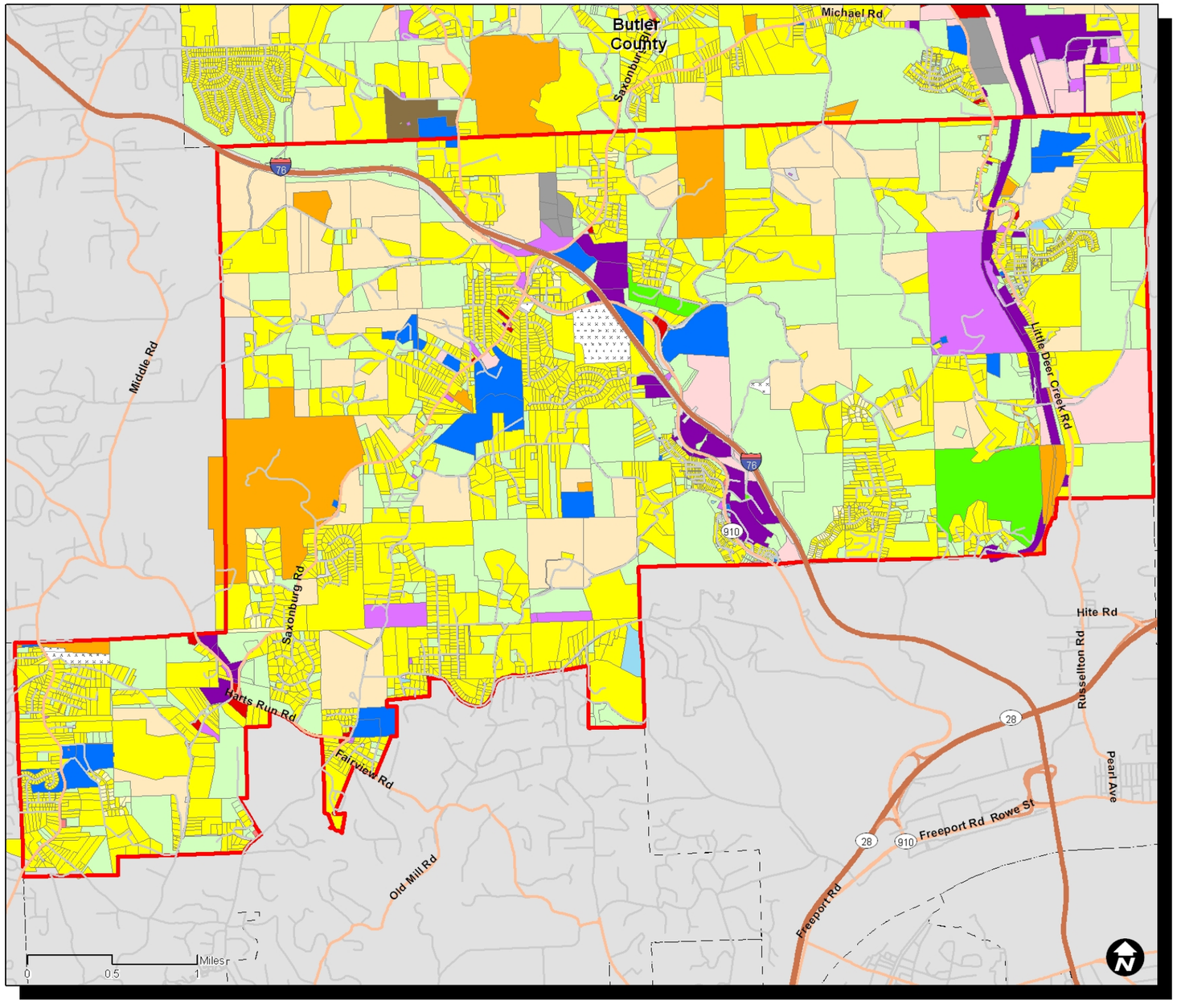
INDUSTRIAL - Typically, industrial land uses are composed of properties and buildings that have been designed, developed, and operated for intense land use. Industrial sites tend to have special parking, lighting, odor control, noise level control, utility services, and aesthetic characteristics that make them unique when compared to less intense commercial land uses. The industrial land use category designates those lands that are currently being used for large-scale assembly plants, manufacturing and processing facilities, warehouses, research and development facilities, flex office space, and mining and mining-related activities.

VACANT INDUSTRIAL LAND - This use refers to sites that were previously used for industrial use. These sites are often brownfields and in need of reinvestment or redevelopment.

Indiana Township

Residential is the primary land use in Indiana Township, with 39% of its land currently used for residential purposes. Over 26% of township land is vacant, and 14.8% is farmland. Over 250 acres of commercial and industrial land (2.3%) are currently vacant. Table 24 and Figure 6 depict the distribution of land uses in Indiana Township. Land uses categorized as "other" include uses such as charitable uses (excluding churches), day care centers, private schools, golf courses, public parks, and residential rights-of way. As shown in Map 13, the majority of businesses in Indiana Township with more than 35 employees are concentrated along State Route 910 (Gibsonia Road), although small businesses can be found in various areas throughout the township. Several small businesses can also be found along Saxonburg Boulevard.

MAP 13 – INDIANA TOWNSHIP EXISTING LAND USE



IndianaTownship, Pennsylvania

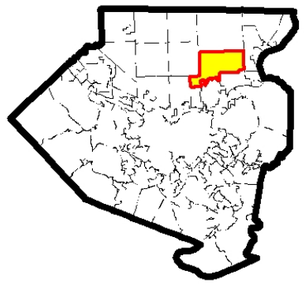
Existing Land Use Map

Legend

Landuse Categories

- VACANT LAND
- GENERAL FARM
- NURSERY
- CEMETERY/MONUMENTS
- LODGE HALL/AMUSEMENT PARK
- BUILDERS LOT
- RESIDENTIAL
- OTHER
- CHURCHES, PUBLIC WORSHIP
- PUBLIC
- VACANT COMMERCIAL LAND
- RESTAURANT
- RETAIL
- OFFICE
- INDUSTRIAL
- VACANT INDUSTRIAL LAND

- Indiana Township
- Allegheny County
- Municipal Boundary
- Major Highways
- Highways
- Major Roads
- Ramps
- Local Roads

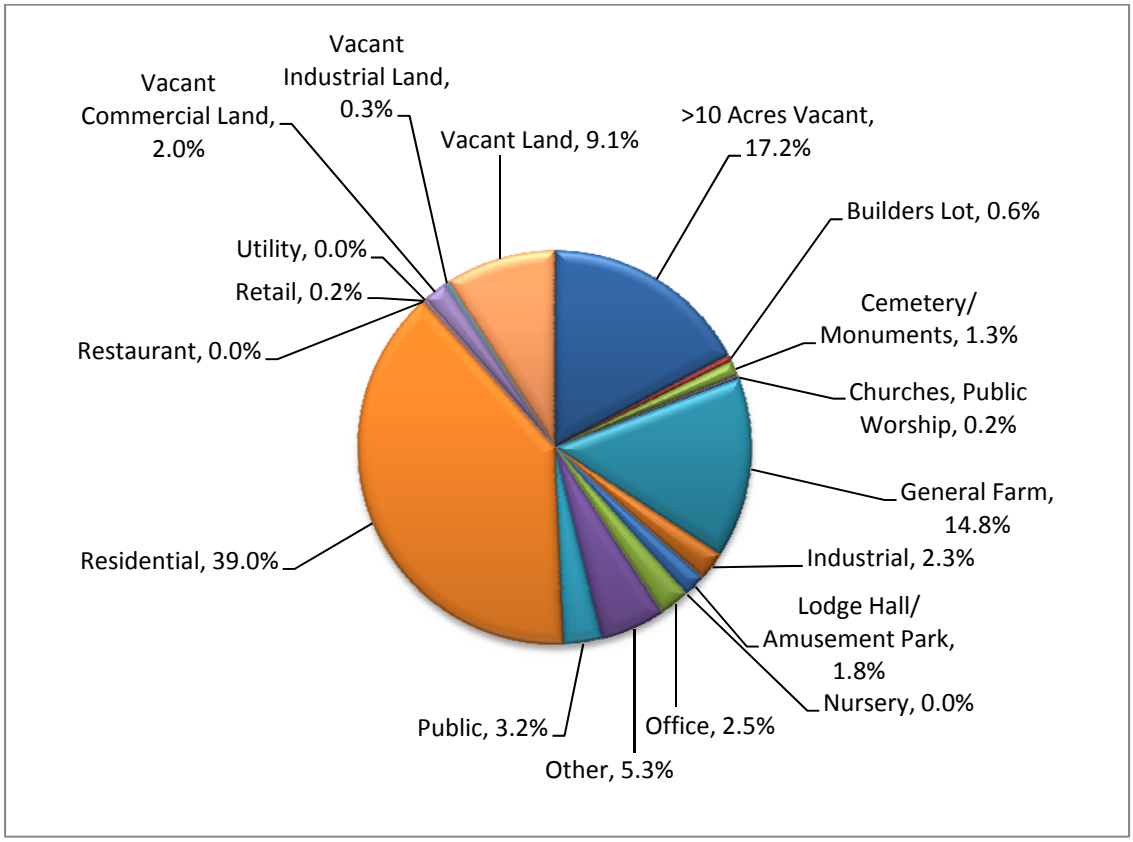


Date: May 28, 2010
Source of Data: Allegheny County, Indiana Township, TeleAtlas Street Data
Created by: Delta Development Group, Inc.

TABLE 24 – INDIANA TOWNSHIP LAND USE

LAND USE	ACRES	% OF TOTAL ACRES
>10 Acres Vacant	1,849	17.2%
Builders' Lots	60	0.6%
Cemeteries/Monuments	136	1.3%
Churches, Public Worship	25	0.2%
General Farm	1,595	14.8%
Industrial	251	2.3%
Lodge Hall/Amusement Park	198	1.8%
Nursery	0.0%	0.0%
Offices	267	2.5%
Other	571	5.3%
Public	346	3.2%
Residential	4,189	39.0%
Restaurants	5	0.0%
Retail	20	0.2%
Utility	3	0.0%
Vacant Commercial Land	219	2.0%
Vacant Industrial Land	35	0.3%
Vacant Land	974	9.1%
Total	10,742	100.0%
Source: Allegheny County and Indiana Township Officials		

FIGURE 6 – INDIANA TOWNSHIP LAND USE

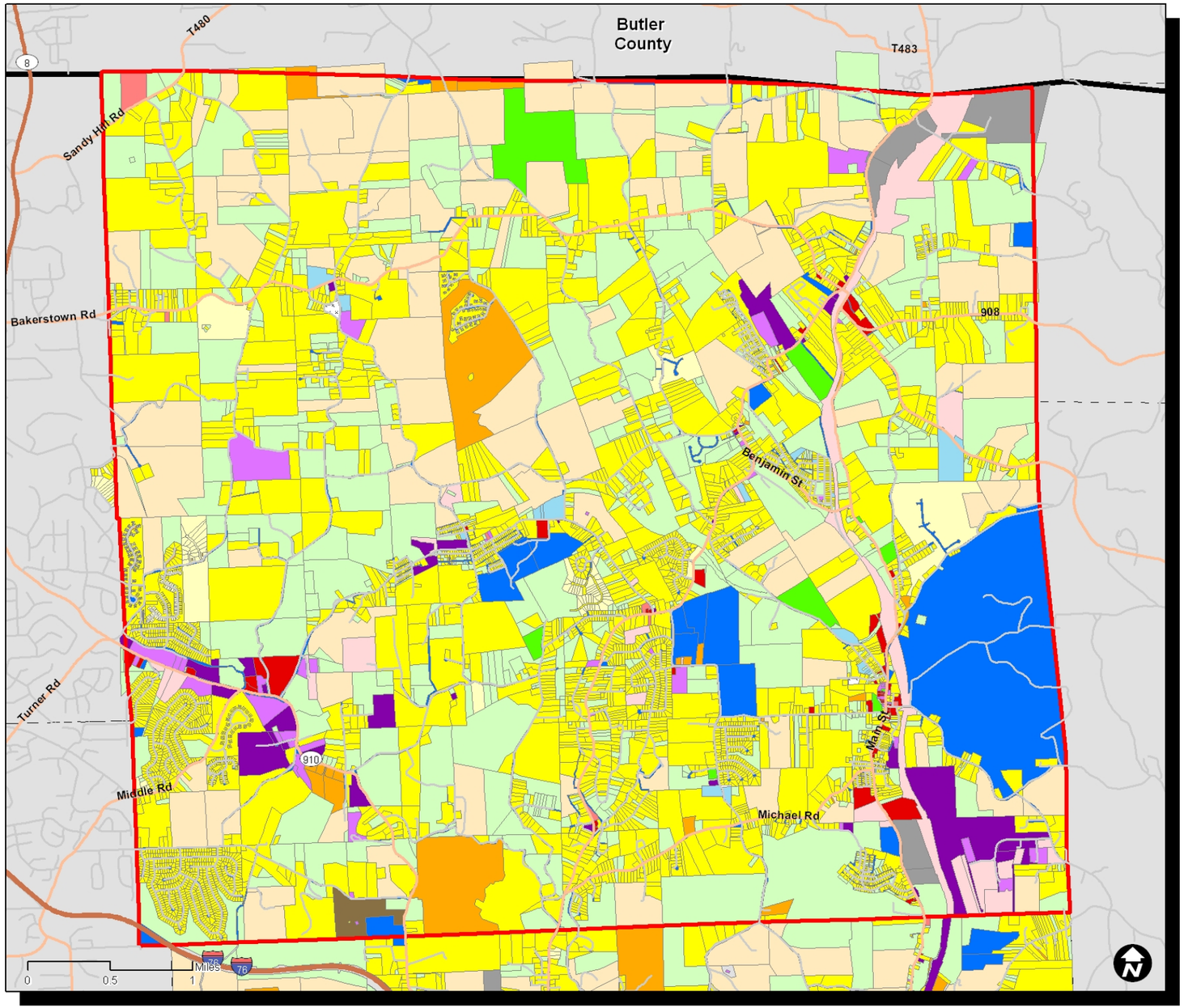


Source: Allegheny County and Indiana Township Officials

WEST DEER TOWNSHIP

Residential is also the primary land use in West Deer Township, with 38% of its land currently used for residential purposes. Over 26% of township land is vacant, and 19.7% is farmland. Over 600 acres (3.6%) of commercial and industrial property is vacant. Table 25 and Figure 7 depict the distribution of land uses in West Deer Township. Land uses categorized as "other" include uses such as charitable uses (excluding churches), day care centers, private schools, golf courses, public parks, and residential rights-of way. As shown in Map 14, the majority of businesses in West Deer Township are concentrated along State Route 910 (Gibsonia Road), Saxonburg Boulevard, and Little Deer Creek Road.

MAP 14 – WEST DEER TOWNSHIP EXISTING LAND USE



West Deer Township, Pennsylvania

Existing Land Use Map

Legend

Landuse Categories

- VACANT LAND
- GENERAL FARM
- NURSERY
- CEMETERY/MONUMENTS
- LODGE HALL/AMUSEMENT PARK
- BUILDERS LOT
- RESIDENTIAL
- OTHER
- CHURCHES, PUBLIC WORSHIP
- PUBLIC
- VACANT COMMERCIAL LAND
- RESTAURANT
- RETAIL
- OFFICE
- INDUSTRIAL
- VACANT INDUSTRIAL LAND

- West Deer Township
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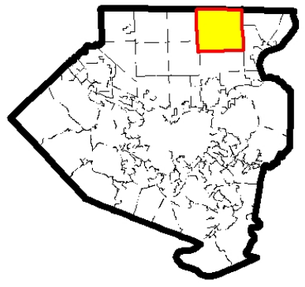
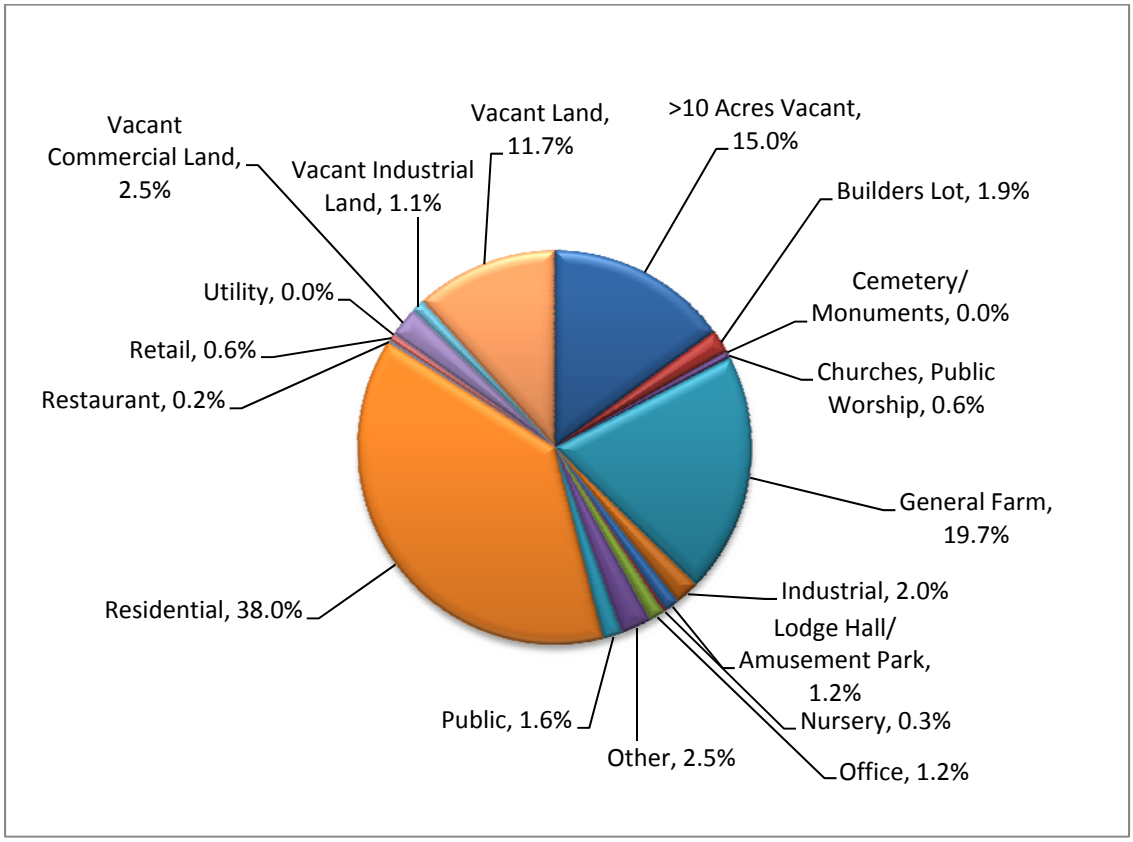


Date: May 28, 2010
Source of Data: Allegheny County, West Deer Township, TeleAtlas Street Data
Created by: Delta Development Group, Inc.

TABLE 25 – WEST DEER TOWNSHIP LAND USES

LAND USE CATEGORY	ACRES	% OF TOTAL ACRES
>10 Acres Vacant	2,572	15.0%
Builders' Lots	324	1.9%
Cemeteries/ Monuments	6	0.0%
Churches, Public Worship	99	0.6%
General Farm	3,387	19.7%
Industrial	339	2.0%
Lodge Hall/Amusement Park	209	1.2%
Nursery	44	0.3%
Offices	214	1.2%
Other	426	2.5%
Public	269	1.6%
Residential	6,518	38.0%
Restaurants	27	0.2%
Retail	106	0.6%
Utility	0	0.0%
Vacant Commercial Land	423	2.5%
Vacant Industrial Land	188	1.1%
Vacant Land	2,003	11.7%
Total	17,154	100.0%
Source: Allegheny County and West Deer Township Officials		

FIGURE 7 – WEST DEER TOWNSHIP LAND USES



Source: Allegheny County and West Deer Township Officials

ZONING

INDIANA TOWNSHIP

Like West Deer Township, Indiana Township is divided into nine separate zoning districts as follows:

- Agricultural
- Residential Estate
- Low-Density Residential
- Medium-Density Residential
- Village Residential
- Trailer Residential
- Office Flex Commercial
- Commercial
- Light Industrial

AGRICULTURAL

The Agricultural (AG) district makes up 2.9956 area square miles of the township, consisting of 17.09% of total township property. This district comprises the second-largest amount of

township land. Typically this district has very large parcels with generally little or limited access to public utilities. The township's AG district has permitted uses for agricultural operations, country clubs, public grounds, public utility, single-family detached dwellings, schools, and stables and barns.

Residential Estate

The Residential Estate (RE) district makes up 1.7483 area square miles of the township, consisting of 9.97% of total township property. This district allows for all the same uses as the AG district, with the exception of schools. This district is typically sparsely populated due to environmental constraints, lack of public utilities, and the use of lands for agricultural purposes. This district consists of one large parcel in the township, located along the West Deer Township border.

Low-Density Residential

The Low-Density Residential (LDR) district makes up 2.194 area square miles of the township, consisting of 12.51% of total township property. The LDR district allows for the same uses as the AG district, in addition to two-family dwellings and no-impact home-based businesses. This zoning district comprises two large land parcels in the central and southeastern sections of the township.

Medium-Density Residential

The Medium-Density Residential (MDR) district makes up 8.2816 area square miles of the township, consisting of 47.23% of total township property. This district comprises the largest percentage of township land compared to all the other zoning districts. It is designed to provide areas that preserve the existing characteristics of single-family detached dwelling units. Two-family dwellings, public grounds, public utilities, and schools are other permitted uses in this district, although single-family detached dwelling units are most prevalent. The MDR districts are located throughout the entire township, excluding its northwestern section, which consists largely of undeveloped agricultural land.

Village Residential

The Village Residential (VR) district makes up 0.9479 area square miles of the township, consisting of 5.41% of total township property. This district is comprised largely of mixed- and moderate-density residential with a mix of single-family detached housing, duplex housing, and townhouses. There are three separate land parcels that are zoned VR districts in the township.

Trailer Residential

The Trailer Residential (TR) district makes up 0.0353 area square miles of the township, consisting of 0.2% of total township property. This district specifically allows mobile homes and mobile home parks, in addition to accessory structures, thus offering affordable housing for all income levels.

Office Flex Commercial

The Office Flex Commercial (O/C) district makes up 0.3175 area square miles of the township, consisting of 1.81% of total township property. The O/C district is designed to promote professional office centers and commercial activity; thus professional office centers, restaurants,

retail sales, and the like are permitted uses in this district. There are only a few small parcels of O/C districts in the township, which are scattered in various areas.

COMMERCIAL

The Commercial (C) district makes up 0.0954 area square miles of the township, consisting of 0.54% of total township property. This district permits commercial entities to be located within the zoned C district to allow for commercial activities that will serve the needs of the township's residents. There is only one parcel of land designated as a C district and it is located along the eastern border of the Pennsylvania Turnpike (I-76), which runs through the center of the township.

LIGHT INDUSTRIAL

The Light Industrial (LI) district makes up 0.9176 area square miles of the township, consisting of 5.23% of total township property. This district provides for areas that allow greenways, commercial activities, nurseries, horticultural activities, and light manufacturing activities. A majority of the township LI district is located along I-76 in central Indiana Township.

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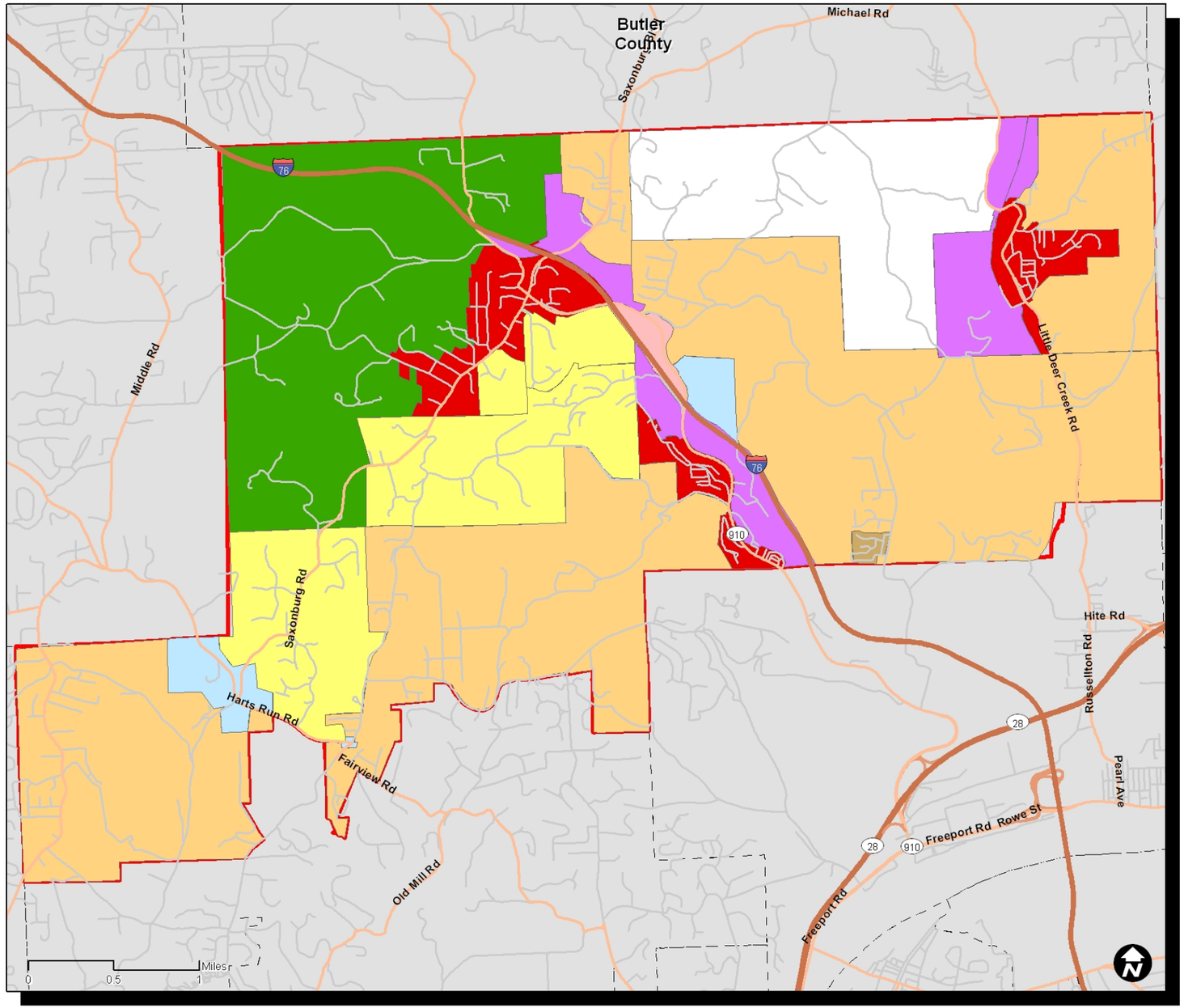
MAP 15 - INDIANA TOWNSHIP ZONING



IndianaTownship, Pennsylvania

Zoning Map

Legend

Zone Name

- Agricultural
- Commercial
- Light Industrial
- Low Density Residential
- Medium Density Residential
- Office Flex Commercial
- Residential Estate
- Trailer Residential
- Village Residential

- Indiana Township
- Allegheny County
- Municipal Boundary
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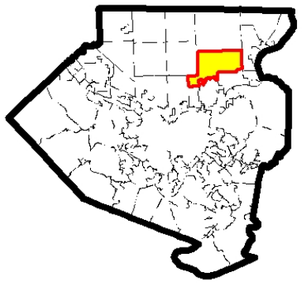
- Highways
- Major Roads
- Ramps
- Local Roads



Date: May 28, 2010
Source of Data: Allegheny County, Indiana Township, TeleAtlas Street Data
Created by: Delta Development Group, Inc.

WEST DEER TOWNSHIP

West Deer Township is divided into nine separate categories that are used to designate zoning districts, as follows:

- Urban Residential
- Suburban Residential
- Special Use
- Semi-suburban Residential
- Rural Residential
- Rural Estate
- Neighborhood Commercial
- Industrial
- Highway Commercial

URBAN RESIDENTIAL

The Urban Residential (R-4) district makes up 0.8827 square miles of the township, consisting of 3.06% of total township property. The R-4 districts have permitted uses for single-family detached dwellings, parks, playgrounds, other recreational uses, and planned residential developments. These districts are located in various separate sections that include Little Deer Creek Road, Bairford Road, and Porter Street, as well as Benjamin Street.

SUBURBAN RESIDENTIAL

The Suburban Residential (R-3) district makes up 5.1101 square miles of the township, consisting of 17.74% of total township property. This is the third-largest zoning district in the township. R-3 districts have permitted uses for single-family detached dwellings, duplex or residential buildings designed for two dwelling units, multifamily dwelling units (two to six per building), planned residential developments, and boardinghouses. The R-3 district is located primarily in the central area of the township. There is also a very small section of an R-3 district that makes up a small part of the western border of the township, bordering Hampton and Richland Townships.

SPECIAL USE

The Special Use (SU) district makes up 0.5670 square miles of the township, consisting of 1.97% of total township property. The SU district has been established in the township for the "existence of a mixture of certain types of 'compatible' commercial and industrial uses in an area where vehicular access is provided by a major public thoroughfare." Uses of West Deer's SU districts are to be "limited to those types of uses which provide retail and wholesale services; commercial recreation activities with a regional base; limited light-manufacturing opportunities which will serve regional clients, essential utilities and service structures and municipal buildings and services." The SU district makes up a very small section of the township, located in the southwestern quadrant.

SEMI-SUBURBAN RESIDENTIAL

The Semi-suburban Residential (R-2) district makes up 7.18 square miles of the township, consisting of 24.93% of total township property. The R-2 designation accounts for the second-

largest percentage of total land in the Township. R-2 districts have permitted uses for single-family detached dwellings, duplex or residential buildings for two dwelling units, parks and playgrounds, municipal and municipally related public buildings, horses and/or ponies, boardinghouses, and mobile homes. R-2 districts are located in all of the township's four quadrants.

Rural Residential

The Rural Residential (R-1) district makes up 10.5905 square miles of the township, consisting of 36.76% of total township property. This district makes up the largest amount of total township land compared to all other zoning districts. The R-1 district has permitted uses for single-family detached dwellings, duplex or residential buildings for two units, parks and playgrounds, municipal and municipally related civic public buildings, horses and/or ponies on permitted land areas, education and religious uses, agricultural and related activities, and mobile homes. The R-1 districts are located in various sections of the township.

Rural Estate

The Rural Estate (R) district makes up 3.1992 square miles of the township, consisting of 11.11% of total township property. The R district allows many of the same principal uses as the R-1 district, with the purpose to help preserve existing land use characteristics of low-density rural development until the development of public utilities becomes feasible for future residential development. The R district is only located in the northwestern quadrant of the township, bordering both Middlesex and Richland Townships.

Neighborhood Commercial

The Neighborhood Commercial (C-1) district makes up 0.084 square miles of the township, consisting of 0.29% of total township property. The C-1 district allows for small retail and trade establishments, banks, municipal and public buildings, parking lots, and single-family detached dwellings. The C-1 districts are located in very small pockets in various areas in the central part of the township. Most of the C-1 districts are surrounded by Suburban Residential and Urban Residential districts.

Industrial

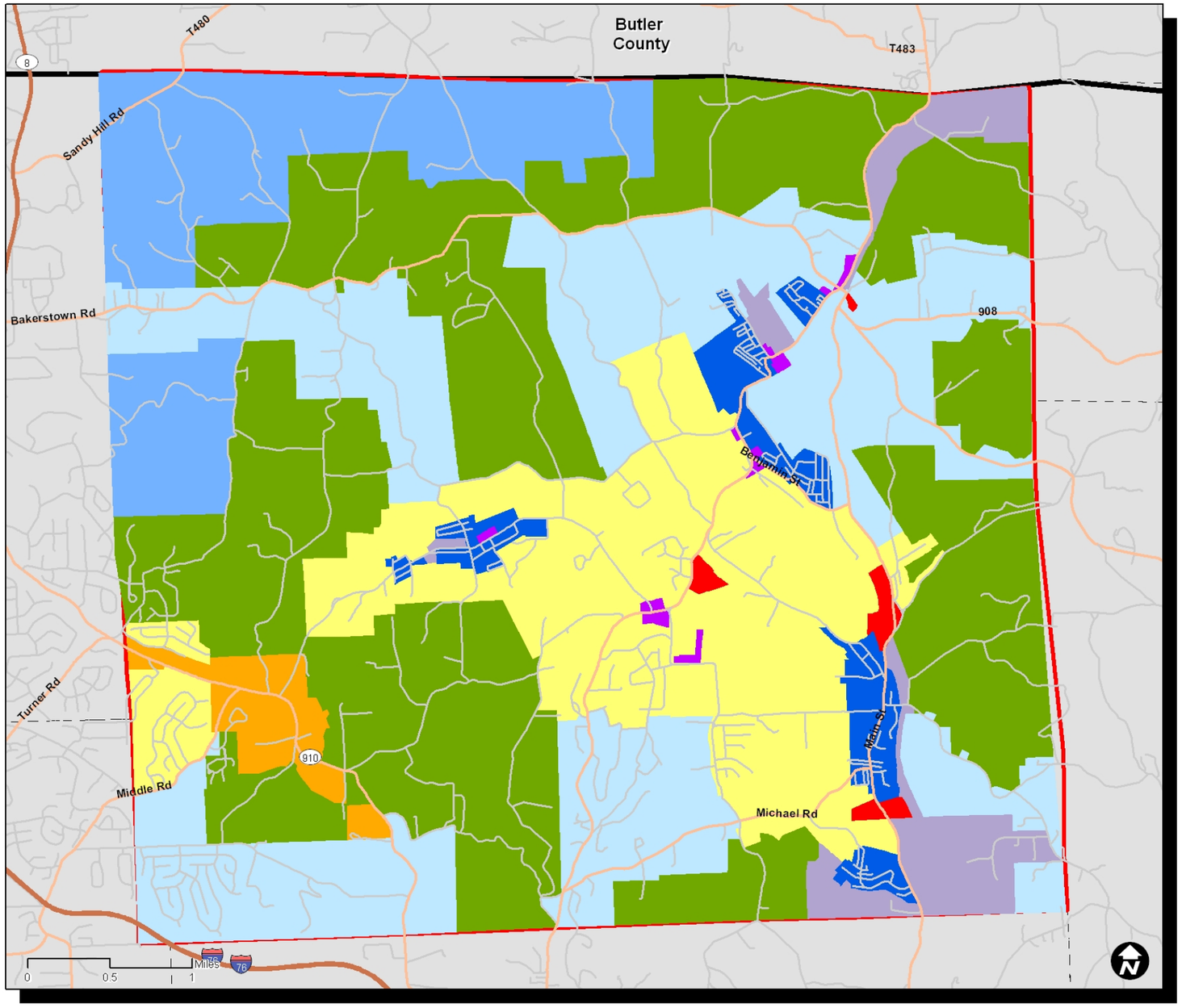
The Industrial (I) district makes up 1.058 square miles of the township, consisting of 3.67% of total township property. The I district allows for manufacturing, laboratories, warehouses, and related infrastructure. The I districts are located in large parcels, which are located throughout the township.

Highway Commercial

The Highway Commercial (C-2) district makes up 0.1346 square miles of the township, consisting of 0.47% of total township property. The C-2 districts allow for wholesale operations, restaurants, automobile sales, hotels, etc. There are only four separate parcels of land that make up C-2 districts in West Deer. All of these parcels are very small and are primarily located in the center of the township.

Overall, there appear to be more urban and commercial zoning areas in the center of the township. More of the rural and undeveloped zoning areas are along the township's borders, primarily in the township's northwest quadrant.

MAP 16 – WEST DEER TOWNSHIP ZONING



West Deer Township, Pennsylvania

Zoning Map

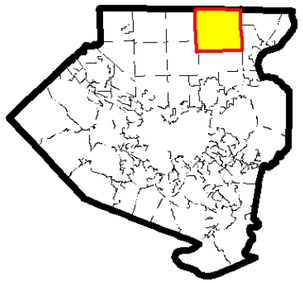
Legend

Zoning

West Deer Township

- URBAN RESIDENTIAL
- SUBURBAN RESIDENTIAL
- SPECIAL USE
- SEMI-SUBURBAN RESIDENTIAL
- RURAL RESIDENTIAL
- RURAL ESTATE
- NEIGHBORHOOD COMMERCIAL
- INDUSTRIAL
- HIGHWAY COMMERCIAL

- West Deer Township
- Allegheny County
- Municipal Boundary
- Major Highways
- Highways
- Major Roads
- Ramps
- Local Roads



Date: May 28, 2010
Source of Data: Allegheny County, West Deer Township, TeleAtlas Street Data
Created by: Delta Development Group, Inc.

Projected Changes in Land Use

The use of land in Indiana and West Deer Townships is not expected to change over the next ten years. Although new development is expected to occur in both townships, it is expected to take place within the parameters of the current zoning. The *Land Use Assumptions Report* that was completed in February 2010 by HRG and Delta presents assumptions for the specific areas where development is expected to occur. The projected growth for each land use is summarized in Table 26. In the next 20 years, the advisory committee estimates the following growth.

Table 26 – Summary of Projected Growth

	Indiana Township		West Deer Township	
	*Existing	Additional Projected Over 20 Years	*Existing	Additional Projected Over 20 Years
Residential (Units)	4,872	715	2,531	675
Retail (S.F.)	96,632	28,000	319,561	50,000
Restaurant (S.F.)	29,767	8,409	33,132	7,000
Office (S.F.)	99,280	100,000	381,179	112,000
Industrial (S.F.)	681,534	30,000	547,729	527,000
Hotel (Units)	0	0	0	0

**Source: Allegheny County GIS*

Note: Totals may not be exact due to rounding.

Following is a description of the processes and assumptions used to make the above projections.

Projected Changes in Residential Uses

Residential projections for Indiana and West Deer Townships include both single-family residential and multi-family residential developments, and incorporate a broad range of housing types: single-family detached homes, townhouses, carriage homes, duplexes, low- and high-rise residential structures, and all other forms of single-family attached housing. To project the rate of housing development in the townships, the advisory committee assumed growth for the next 20 years by taking into account past permit history and the anticipated expansion (despite the current downturn in the economy).

For the purpose of estimating a 20-year build-out scenario to determine an appropriate impact fee, the advisory committee estimated the number of residential units to be built by year. The anticipated growth shows an additional 715 residential units in Indiana Township and 675 units in West Deer Township.

Projected Changes in Retail Uses

Based on GIS data obtained from Allegheny County, it is estimated that there is currently around 319,561 square feet of retail space in West Deer Township, and around 96,632 square feet of retail space in Indiana Township. Most of this space is small, neighborhood or convenience

retail that serves the day-to-day needs of local residents. Most of West Deer Township's retail is concentrated in the southern half of the township, while retail in Indiana Township is scattered throughout the township. Several large shopping centers are located within one to three miles of the borders of Indiana Township. The Galleria at Pittsburgh Mills, the Village at Pittsburgh Mills, and Deer Creek Crossing are located to the southeast of Indiana Township, and North Hills Village Mall, Ross Park Mall, and McIntyre Square shopping center are located to the southwest.

Based on information obtained from ESRI, households in Indiana Township spend on average around 30% more than the national average for retail goods and services, and households in West Deer Township spend about 93% of the national average.

According to workforce information obtained from the U.S. Census Bureau's Local Employment Dynamics, employment in the retail sector increased by about 28 employees in Indiana Township between 2002 and 2006, and by about four employees during that time period in West Deer Township. With no retail space added in recent years within the study area, projecting future retail growth based on historical absorption is not possible. In the absence of historical data, projections were calculated by estimating the expected ratio of retail square feet per housing unit. In 2008, there were an estimated 4,872 housing units in West Deer Township, with about 65.5 square feet of retail per unit. There were an estimated 2,531 housing units in Indiana Township, with about 38 square feet of retail per unit. Assuming that retail will grow in proportion to residential growth in each township, the following table shows the expected retail growth in Indiana and West Deer Townships over the next 20 years. Projections were based on housing unit projections, and the current ratio of retail space per housing unit. This calculation also assumes that retail in West Deer and Indiana Townships will continue to be neighborhood- and convenience-oriented, rather than destination-oriented (community or regional shopping centers).

The advisory committee determined that basing future retail projections on the projected residential growth was the most reasonable approach and would most accurately project the amount of retail the communities would develop in the future. The committee was unwilling to accept that no new retail development would occur in the next 20 years. Based on this approach the advisory committee felt that Indiana Township would see an additional 28,000 square feet of future retail space over the next 20 years and West Deer Township would see an additional 50,000 square feet of retail. The majority of the retail would be dispersed throughout the communities and be made up of small specialty type of retail establishments serving the daily needs of local residents.

Projected Changes in Restaurant Uses

There are currently about 33,132 square feet of restaurants in West Deer Township, and around 29,767 square feet of restaurants in Indiana Township. Most of the restaurants in both townships are either fast-food restaurants or bars. As with retail locations, most of West Deer Township's restaurants are concentrated in the southern half of the township, while restaurants in Indiana Township are scattered throughout the township.

According to workforce information obtained from the U.S. Census Bureau's Local Employment Dynamics, employment in the Accommodation and Food Services sector declined by about 44 employees in Indiana Township between 2002 and 2006, and increased by about six employees during that time period in West Deer Township. As with retail space, with no restaurant space

added in recent years within the study area, projecting future restaurant growth based on historical absorption is not possible. In the absence of historical data, projections were calculated instead by estimating the expected ratio of restaurant square feet per housing unit. In 2008, there were an estimated 4,872 housing units in West Deer Township, with about 6.8 square feet of restaurant space per unit. There were an estimated 2,531 housing units in Indiana Township with about 11.8 square feet of restaurant space per unit. Assuming that restaurant space will grow in proportion to residential growth in each township, the following table shows the expected retail growth in Indiana and West Deer Townships over the next 20 years. Projections are based on housing unit projections and the current ratio of restaurant space per housing unit. This calculation also assumes that retail in West Deer and Indiana Townships will continue to be neighborhood- and convenience-oriented, rather than destination-oriented (community or regional shopping centers).

The advisory committee agreed for the most part with the approach and projections. Neither community has a lot of existing restaurant use, nor do either expect to add much in the next 20 years. Indiana Township projects 8,409 square feet of additional use and West Deer Township projects 7,000 square feet of restaurant use over the next 20 years.

Projected Changes in Office Uses

In Indiana Township, there is approximately 99,280 square feet of office and flex space, with nearly 40% added within the past eight years, and an estimated 4% vacancy rate. In West Deer Township, there is approximately 381,179 square feet of office and flex space, with an estimated 11% vacancy rate.

Between 2000 and 2008, Indiana Township added approximately 36,426 square feet of office space designated as commercial and/or flex space, or around 4,553 square feet per year, assuming the square footage was distributed evenly throughout the time period. According to information obtained from the U.S. Census Bureau's Local Employment Dynamics, the employment in sectors utilizing office space increased by around 166 employees between 2002 and 2006. Based on a standard employment density of 333 square feet per employee, this growth would have required around 13,819 square feet of office space per year if square footage was distributed evenly throughout the time period. Although employment growth indicates larger square footage absorption than the actual, it is likely that some of the companies that experienced growth in the township added employment in existing facilities and did not require additional space. If this trend continues, it is likely that the historical absorption rate more accurately represents the anticipated growth rate.

Actual absorption data was not available for West Deer Township to assist in calculating projections. According to information obtained from the U.S. Census Bureau's Local Employment Dynamics, the employment in sectors utilizing office space increased by only around 32 employees between 2002 and 2006. Based on a standard employment density of 333 square feet per employee, this growth would have required around 2,664 square feet of office space per year if square footage was distributed evenly throughout the time period. As observed with Indiana Township, it is likely that some of the companies that experienced growth in West Deer Township added employment in existing facilities and did not require additional space. With an 11% vacancy rate representing nearly 42,000 square feet, it can be assumed that some future growth would be absorbed in existing space.

Based on these findings, for purposes of the study, the advisory committee assumed an annual absorption rate for office space in Indiana Township of 5,000 square feet, reflective of historical absorption, and projected 100,000 square feet of office over the next 20 years. In the absence of historical absorption data for West Deer Township, based on employment growth and existing vacant space, the township could have assumed a potential annual absorption of 3,000 square feet; however, West Deer Township advisory committee members felt that there was a significant opportunity for office growth at Rock Airport and that this potential outweighed absorption factors. West Deer projected an additional 112,000 square feet of office space over the next 20 years. Table 15 shows the rates based on absorption factors.

Projected Changes in Industrial Uses

In Indiana Township, there are approximately 681,534 square feet of industrial space, with nearly 9,058 square feet added within the past eight years, and no reported vacancies. In West Deer Township, there are approximately 547,729 square feet of industrial space, with no reported vacancies.

Between 2000 and 2008, Indiana Township added approximately 9,058 square feet of industrial space designated as light industrial, or around 1,132 square feet per year, assuming the square footage was distributed evenly throughout the time period. According to information obtained from the U.S. Census Bureau's Local Employment Dynamics, the employment in sectors utilizing industrial space increased by around 262 employees between 2002 and 2006, 194 of whom were in the Transportation and Warehousing sector. Based on a standard employment density of 500 square feet per employee, this growth would have required around 32,750 square feet of office space per year if square footage was distributed evenly throughout the time period. As with office space, although employment growth indicates a larger square footage absorption than the actual, it is likely that some of the companies that experienced growth in Indiana Township added employment in existing facilities and did not require additional space. If this trend continues, it is likely that the historical absorption rate more accurately represents the anticipated growth rate. The advisory committee felt that a projection of 30,000 square foot of industrial space in Indiana Township was reasonable.

Actual absorption data was not available for West Deer Township to assist in calculating projections. According to information obtained from the U.S. Census Bureau's Local Employment Dynamics, the employment in sectors utilizing industrial space decreased by around 62 employees between 2002 and 2006. Based on a standard employment density of 500 square feet per employee, this rate of decline would have vacated around 7,750 square feet of office space per year if square footage was distributed evenly throughout the time period. Even though the township experienced an overall decline in employment, the Transportation and Warehousing sector grew by around 26 employees during that time, which would have required an estimated 3,250 square feet annually.

The West Deer advisory committee members again felt that past trends in employment growth did not accurately reflect the potential for growth in the community. In particular, the members felt that the Rock Airport represented a significant opportunity for industrial growth and that this growth was likely to occur within the next 20 years. The advisory committee members mentioned having seen plans for development of this site with significant square footage projected. As a result of this unique opportunity and attractiveness of the site, the advisory

committee projected that West Deer would see an additional 527,000 square foot of industrial growth over the next 20 years.

Projected Hotel Uses

There has been no hotel development activity in Indiana or West Deer Townships on which to base a trend. Currently, the only lodging establishments located in either West Deer or Indiana Townships are small establishments such as bed and breakfast facilities, a few rooms associated with a bar or pub, and low-cost establishments.

With no interchange along I-76 located in either township, without significant office or industrial development or regional retail/restaurant development, the advisory committee felt the study area may not be an attractive location for hotel development; therefore, the advisory committee projected no new hotels would be developed in either of the townships over the next 20 years.

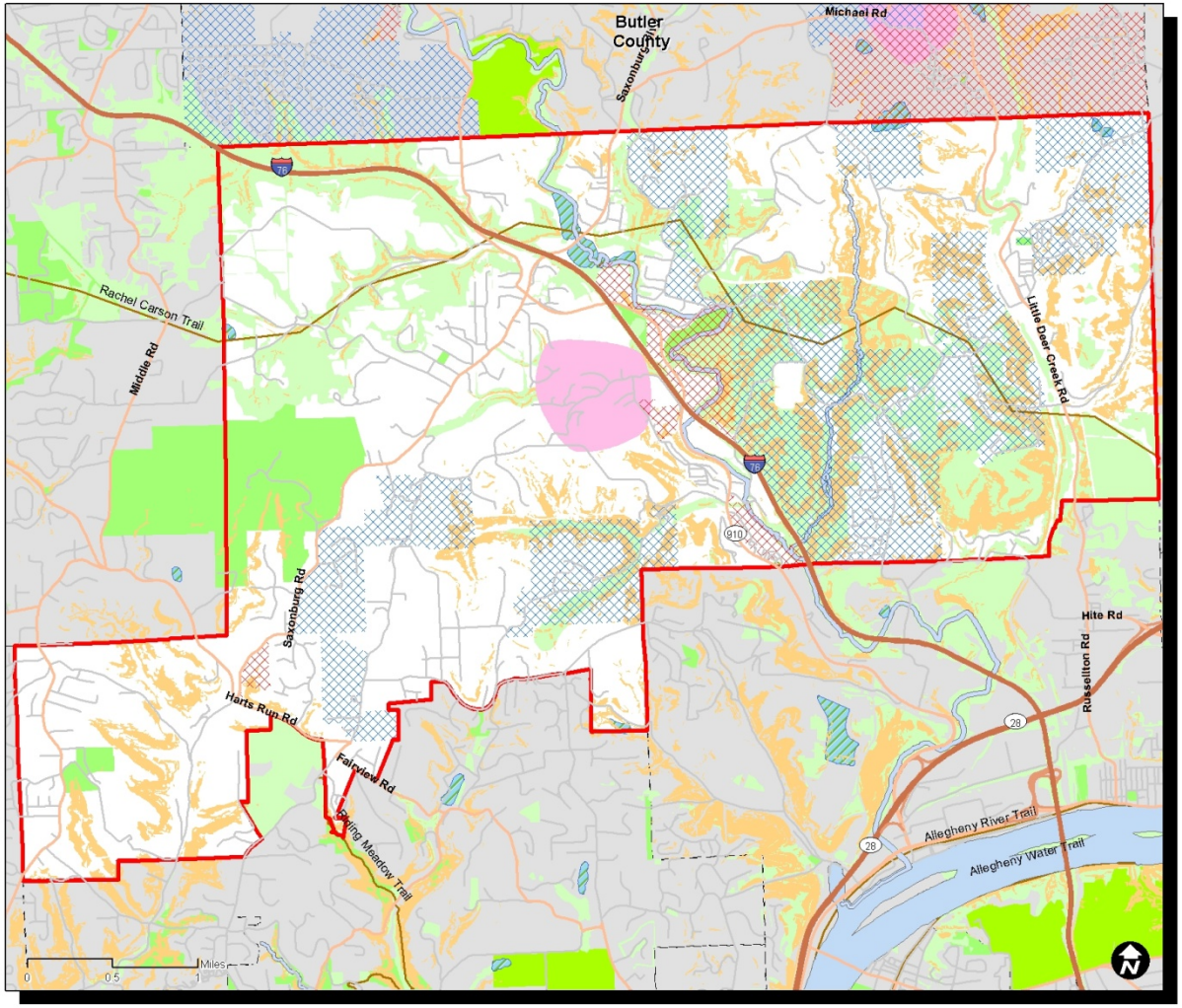
FUTURE LAND USE

As part of the study associated with the previously referenced *Land Use Assumptions Report*, township officials for Indiana and West Deer Townships reviewed current land uses and zoning in both townships, and based on developable properties and areas that could support infill development, identified areas within each township where development would be most likely to occur. These areas were subsequently compared to sensitive areas as identified in Allegheny Places, Allegheny County's newly adopted comprehensive plan. Also included are future Places as identified in *Allegheny Places*.

Maps 17 and 18 show assumed future development areas in Indiana and West Deer Townships in relation to environmentally sensitive areas identified in *Allegheny Places*, Allegheny County's recently adopted comprehensive plan. Also included are areas designated as "village places" and "rural places" in *Allegheny Places*, defined as follows:

> ***Village Places*** are located in suburban communities throughout the County, in places such as Oakdale, Rennerdale, and Indianola. Village Places are characterized by a mix of residences and small-scale, low-intensity businesses and services that primarily serve neighborhood needs. Non-residential development in Village Places should neither generate, nor depend on, large volumes of vehicular traffic. Streets should be laid out on grids or modified grids to promote walkability.
>
> ***Rural Places*** are located along the "edges" of the County in municipalities that are less developed such as South Fayette, West Deer and Elizabeth Townships. Rural Places are the least densely developed of all the types of Places. They will be primarily residential in nature, with a focus on single-family detached housing. Non-residential development will be limited mainly to recreation and essential supporting services.

MAP 17 – INDIANA TOWNSHIP FUTURE LAND USE

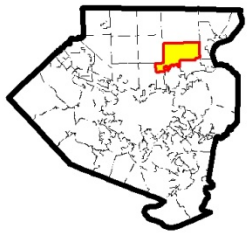


Indiana Township, Pennsylvania

Future Land Use Map

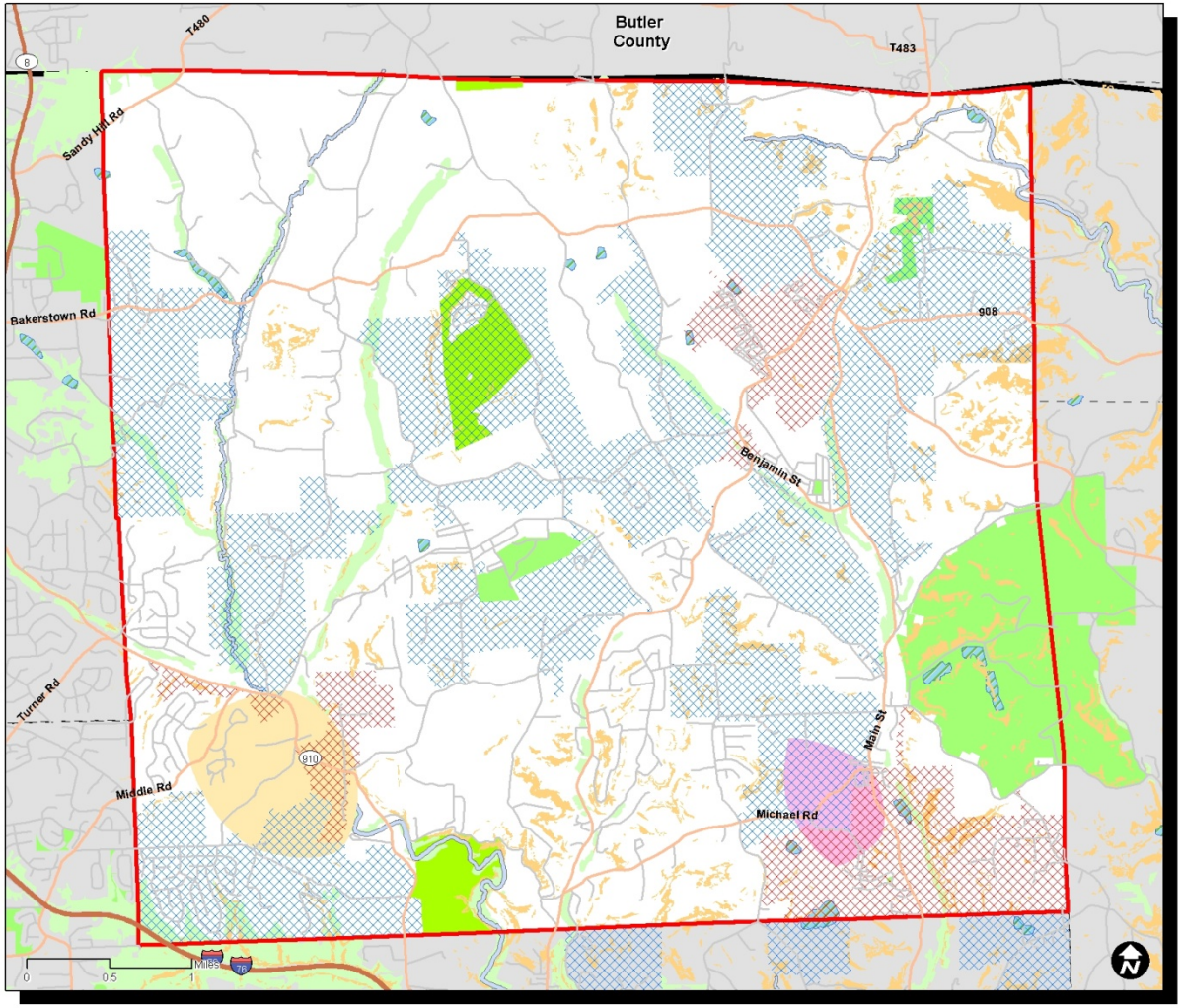
Legend

- Employment Center
- Residential
- Village
- Conservation Streams
- Rivers
- Trails
- Sensitive Slope Areas
- Wetlands
- Conservation Areas
- Golf Courses
- Parks
- Indiana Township
- Allegheny County
- Municipal Boundary
- Major Highways
- Highways
- Major Roads
- Ramps
- Local Roads



Date: May 28, 2010
Source of Data: Allegheny County, Indiana Township, TeleAtlas Street Data
Created by: Delta Development Group, Inc.

MAP 18 – WEST DEER TOWNSHIP FUTURE LAND USE



West Deer Township, Pennsylvania

Future Land Use Map

Legend

Future Use
- Employment Center
- Residential
- Village
- Rural
- **Conservation Streams**
- **Rivers**
- **Trails**
- **Sensitive Slope Areas**
- **Wetlands**
- **Conservation Areas**
- **Golf Courses**
- **Parks**

- **West Deer Township**
- **Allegheny County**
- **Municipal Boundary**
- Major Highways
- Highways
- Major Roads
- Ramps
- Local Roads

Date: May 28, 2010
Source of Data: Allegheny County, West Deer Township, TeleAtlas Street Data
Created by: Delta Development Group, Inc.

PLAN OBJECTIVES

Due to a number of key attractiveness factors, it is anticipated that interest in development in both Indiana and West Deer Townships will likely increase in the coming years. State Routes 8, 28, and 910 provide convenient north/south access. Although there is no interchange within either township, proximity to the I-76 Allegheny Valley interchange provides convenient access to this major east/west corridor, which can be attractive for both residential and commercial development. The development of proactive strategies to manage potential growth can ensure the highest and best use of both townships' greatest asset – their land – and can also ensure the sustainability of the region for generations to come. Three key objectives guided the development of the planning strategies that are detailed in the following section:

1. To provide for economic growth and development within the existing regulatory structures in each township
2. To consider sensitive areas, farmlands, and areas designated by *Allegheny Places* as conservation areas in future development plans
3. To provide necessary community facilities and services to accommodate growth as it occurs

10-Year Strategy

Building on information gathered in the Existing Conditions section of the *Joint Comprehensive Plan*, members of the advisory committee evaluated the current conditions in Indiana and West Deer Townships, identified the strengths, weaknesses, opportunities, and threats in each township in six planning categories, and identified key strategies in each category that should be priorities for each township over the next 10 years. The following section discusses each of the six planning categories as they relate to each township, and identifies priority strategies for each township. Critical success factors were identified for the top three strategies in each category. Appendix A presents public funding tools potentially available for strategy implementation.

Growth Management

Indiana Township is located in the Fox Chapel Area School District, rated as one of the top school districts in Allegheny County, and is one of the only municipalities in the district that offers available property for school expansion, as other municipalities within the district are built out. There is very little commercial activity in Indiana Township; however, several regional retail centers are nearby. Located to the southeast of the township, Deer Creek Crossing, the Village at Pittsburgh Mills, and the Galleria at Pittsburgh Mills provide Indiana Township residents with convenient access to nearly three million square feet of retail amenities offering a wide variety of retail goods and services. The Ross Park Mall to the southwest of the township offers another 1.2 million square feet of retail.

The quality of municipal services offered and low crime rates make the township an attractive place to live. While the township's natural areas and topography add to its attractiveness, its topography is also a limiting factor to both residential and commercial development, as well as to the development of the necessary infrastructure to support development. In addition, because of its rural nature and topography, much of the township does not have access to public water and sewer amenities, which are critical to support new development. Another limiting factor to growth is the lack of public transportation. With over 30% of its working residents commuting to the city of Pittsburgh to work, some form of public transportation could provide an additional attractiveness factor for residential development.

As presented in the Existing Conditions section of the *Joint Comprehensive Plan*, Indiana Township's zoning ordinances are designed to protect its agricultural and open spaces and allow for growth with various mixes and densities in designated areas.

Like Indiana Township, West Deer Township also offers a rural character that can make it an attractive place for families to live. The township provides high-quality municipal services to its residents and has a low crime rate. A variety of activities are offered for the youth in the township, and a number of civic and religious organizations provide opportunities for community service. Services are also available to care for elderly residents in group residential settings, as well as through a senior center.

West Deer Township also enjoys convenient north/south accessibility through State Routes 8, 28, and 910, and east/west access through I-76. However, the township's topography limits its ability to develop highway, water, and sewer infrastructure to support large-scale development. West Deer Township also lacks access to public transportation. Nearly 22% of working residents

in West Deer Township commute to the city of Pittsburgh to work. Another factor that can potentially limit West Deer Township's attractiveness for development is the higher tax burden associated with the school district and the quality of community service compared to the tax burden.

West Deer Township residents have access to the same regional shopping amenities as Indiana Township residents; however, they have to drive further to access them. Although West Deer Township has some village zoning in place in some locations to allow for a mix of uses that includes commercial, it currently has limited retail and commercial establishments to serve its residents.

With around 600 new housing units expected to be built in both townships over the next ten years, the capacity of the five water authorities serving the townships is sufficient to support this level of growth.

Indiana and West Deer Townships' strategies over the next 10 years to encourage and manage growth include the following:

1. Review zoning ordinances to ensure that allowed densities are consistent with and complementary to transportation infrastructure plans. Years 1-3
    a. For development areas identified in the Future Land Use Plan, quantify the growth that is expected to occur in each development area.
    b. Based on development constraints such as conservation areas, wetlands, and steep slopes, determine the densities and other policy changes that would be required to achieve the projected growth in each area.
    c. Work with the Planning Commission in each township to draft new ordinance or amendments as needed.
2. Protect agricultural lands. Years 1-3
    a. Maintain zoning that protects agricultural land. In West Deer Township, focus especially on parcels located north of Bakerstown Road.
    b. Explore other options for the preservation/conservation of agricultural land and open space, such as Transfer of Development Rights or land trusts.
3. Adopt a "fix-it-first" policy that encourages the reuse of existing structures. Years 1-3
    a. Employ incentives such as expedited permitting or tax abatements to encourage reuse of existing brownfield/ grayfield structures and/or properties.
    b. Utilize state and federal funding for brownfield assessment, cleanup, and redevelopment.

4. Explore potential incentives for commercial/industrial development in designated areas. Years 1-3
    a. Research federal and state funding resources to support create incentives.
    b. Employ local tax abatement as appropriate.
5. Explore options for public transportation opportunities that would provide access to, at a minimum, the city of Pittsburgh **(possible joint strategy).** Years 4-7
    a. Meet with the Port Authority of Allegheny County to discuss the opportunities and demand requirements for providing transit service to Indiana and West Deer Townships.
    b. Conduct a feasibility assessment to determine the level of interest in transit service and the potential demand for services based on opportunities identified by the Port Authority.
    c. Identify priority locations for transit stops and/or park-and-ride locations.
    d. Identify improvements and associated permits required to support public transit.
6. Improve highway infrastructure to provide more and better accessibility **(joint transportation plan).** Years 4-7
7. Expand public water and sewer infrastructure to replace on-lot systems – especially in areas designated for growth **(joint planning opportunity)**. Years 4-7
    a. Work with public water and sewer providers in each township to determine capacity to accommodate projected growth beyond 2020.

HOUSING

As previously noted, the majority of developed land in Indiana Township is residential. The rural character of the township and the quality of the school district can make it an attractive place for families with children and one of the township's greatest strengths is the availability of land for potential development. Although the majority of homes are single-family owner-occupied, existing housing is available at a variety of price-points that are affordable for all income levels, from starter homes to those priced for mid-range and upper income levels. However, based on information gathered from Advisory Committee members, many of the newer homes that are being built in the township are not affordable for the average household in Indiana Township.

The mix of age groups within a community is an important indicator in planning for future housing. As seen in the "Existing Conditions" section of the Joint Comprehensive Plan, the

population in Indiana Township is aging, and the population between the ages of ages of 25 and 54 is steadily declining. A community with an aging population that is not attracting new, younger residents can expect and plan for the following:

- Lower birth rates and higher death rates, which will lead to decreases in population
- An increase in housing vacancies as the population decreases
- A smaller workforce, which can make the area less attractive to new businesses
- A decrease in tax revenue as property assessment values and earned income decrease

As in Indiana Township, residential is the primary land use in West Deer Township, and one of its strengths is the abundance of developable land. The majority of housing in the township is single-family owner-occupied, with a variety of price-points that are affordable for all income levels. As previously noted, one of the township's weaknesses is the lack of commercial development. As in Indiana Township, West Deer Township is also experiencing a steady decline in the population between the ages of 25 and 54.

Indiana and West Deer Townships' strategies over the next 10 years for providing adequate housing for its current and future residents include the following:

1. Encourage (Indiana Township) or maintain (West Deer Township) greater diversity in new housing development – both in types of housing and in price points that are affordable to all income levels. Years 1-3
    a. Allow for areas with higher density to support affordable housing.
    b. Employ inclusionary zoning to require a minimum number of affordable units in new housing developments.
2. Explore options and incentives for the acquisition and demolition of blighted properties. Years 1-3
    a. Research federal state and county funding sources for acquisition and/or demolition of blighted properties.
    b. Seek assistance from Allegheny County Redevelopment Authority (or other appropriate county agency) for property acquisition if needed.
3. Review current codes governing property maintenance and implement a code enforcement process to mitigate the potential of future blight. Years 1-3

COMMERCIAL

Although residents of Indiana Township have convenient access to over four million square feet of retail amenities outside the township, there is a lack of neighborhood-scale commercial development in the township. In addition, there is a lack of land available with zoning that allows for commercial development, and many residents living in existing residential

developments are opposed to rezoning that would allow for commercial development. Current industrial properties within the township are located along the State Route 910 corridor and along Little Deer Creek Road, which provide regional access. Over 250 acres of commercial and industrial properties in the township are vacant.

As previously noted, although West Deer Township has seen growth in residential development, commercial development has not increased proportionately. Industrial properties in West Deer Township are currently located along primary transportation corridors, including Little Deer Creek Road and Gibsonia Road. Over 600 acres of commercial and industrial property in the Township are vacant.

One of the greatest opportunities for growth lies in the potential development of Rock Airport; however, the airport project has encountered a number of issues that have significantly slowed the development process and threaten its implementation. A business park associated with the airport is designated as a Keystone Opportunity Zone (KOZ) that would offer tax abatements to its tenants; however, its development is dependent on the airport's development, and its KOZ status is scheduled to expire in 2011. The airport's development and the addition of infrastructure that would link it to major transportation corridors would provide significant economic benefit to both West Deer and Indiana Townships.

Another potential opportunity for economic development in West Deer Township is the presence of an active rail line that runs north/south through the eastern portion of the township.

Indiana and West Deer Townships' strategies over the next 10 years for providing diverse commercial amenities include the following:

1. Identify and prioritize existing vacant or underutilized industrial and/or commercial properties within the townships that are best suited for reuse strategies. Years 1-3
    a. Identify existing sites.
    b. Develop measurement criteria, assess and rate sites based on criteria.
    c. Prioritize sites based on rating.
    d. Identify priority uses for priority sites to target potential developers and/or tenants.
2. Explore opportunities for new business development related to alternative energy sources. Years 1-3
3. Develop and maintain a database of information on available properties, with promotional information readily available for potential developers and/or tenants. Years 1-3
4. Develop a plan for proactively marketing available properties to potential developers and/or tenants. Years 1-3
5. In Indiana Township, encourage a greater mix of small business development in designated areas throughout the township and in West Deer Township, encourage a greater mix of small business development throughout the township, especially along Saxonburg Boulevard. Years 1-3
    a. Employ zoning in appropriately targeted areas that allows for mixed uses.
    b. Identify areas best suited for infill development and employ incentives to encourage infill development.
    c. Provide entrepreneurial education opportunities for local residents, to encourage small business development.
    d. Make information readily available that clearly outlines the process for starting a small business in your community and identifies resources to support new business development.
6. Explore potential incentives for commercial/industrial development in designated areas Years 1-3
7. In West Deer Township, explore opportunities to catalyze development of Rock Airport and Rockpointe Business Park. Years 4-10
8. In West Deer Township, explore ways to leverage development opportunities associated with the existing rail line. Years 4-10

9. Develop plans to provide necessary transportation infrastructure and water/sewer infrastructure to make available properties more attractive for reuse. Years 4-10

Community Facilities and Services

Indiana Township's municipal facilities are adequate to meet current needs and expected needs over the next 10 years. With abundant natural areas in abundance within the township, there are a number of parks and recreational opportunities for its residents. The township's parks and recreation areas offer opportunities for expansion to attract residents of nearby urban areas to the township, sometimes called "eco-tourism," which could increase economic activity.

The SPC estimates growth of around 1,200 people in Indiana Township during the next 10 years; however, ESRI projects a population loss of around 100 people. The *Land Use Assumptions Report* estimates population growth between these estimates over the next 10 years of around 728 people. Based on these estimates and development impact standards as published by the Urban Land Institute,[1] the current community services and facilities are adequate to support this level of growth.

The majority of new housing units in Indiana Township will likely be single-family units, and based on development impact standards as published by the Urban Land Institute, this level of development would mean around 250 new students in the school system. The Fox Chapel Area School District hired a consultant in late 2009 to complete a study of demographics for each attendance area in the district. This study was followed by a feasibility study to determine what adjustments may be needed to facilities in the near future due to increasing or shifting enrollment trends, upgrades due to the age and condition of facilities, and/or upgrades to meet changes in the curriculum. Township officials should provide growth estimates to school district officials for consideration in its planning process.

Indiana Township's community center is the hub for activities within the township. School facilities are also utilized for community activities. Perhaps one of the greatest weaknesses in the township is the lack of water and sewer infrastructure in portions of the township, and the potential environmental issues presented by on-lot sewer systems.

West Deer Township's municipal facilities are also adequate to meet current needs as well as the expected needs over the next 10 years; however, depending on the rate of growth, additional space could be required for the police department. West Deer Township, however, does not have a designated community center, and there is no central point that residents can identify with as the heart of the community, although the township owns property that could potentially be used for a community center in the future. Unlike Indiana Township, West Deer Township has not had the opportunity to utilize school facilities for community activities.

The SPC estimates growth of around 616 people in West Deer Township during the next 10years; however, ESRI projects a population loss of around 166 people. The *Land Use Assumptions Report* estimates population growth between these estimates over the next 10

[1] R.W. Burchell et al. 1998. *Development Impact Assessment Handbook*. Washington, D.C.: The Urban Land Institute.

years of around 819 people. Based on these estimates and development impact standards as published by the Urban Land Institute, the current community services and facilities are adequate to support this level of growth.

As in Indiana Township, the majority of new housing units will likely be single-family units, and based on development impact standards as published by the Urban Land Institute, this level of development would mean around 215 new students in the school system. Deer Lakes School District has limited financial resources and does not have any current plans for expansion; however, each year, the school district, in collaboration with parents and the community, develops an Annual Collaboration Plan. Township officials should provide growth projections to school district officials for consideration in this planning.

West Deer Township lacks public water and sewer infrastructure in portions of the township, with the potential of environmental issues related to aging on-lot systems.

West Deer Township has an abundance of open space and parks and recreation areas that offer opportunities for expansion to serve its residents and provide an opportunity for eco-tourism.

In both Indiana and West Deer Townships, the population over age 65 is not expected to increase significantly over the next 10 years. While neither township has any senior housing, assisted living, or nursing care facilities, West Deer Township does operate a senior center. With increasing emphasis within the healthcare industry on aging in place, the limited growth in this age group will likely not require assisted living or nursing care facilities. However, Indiana Township should consider some type of activity center for this age group, or consider partnering with West Deer Township for a centrally located facility to serve the 65+ population.

Indiana and West Deer Townships' 10-year strategy for community facilities and services includes the following:

1. Provide growth estimates to officials of Deer Lakes and Fox Chapel Area School District Officials for consideration in planning for facility expansion/upgrade. — Year 1
2. Explore opportunities for the expansion of parks and recreation, both for the enjoyment of residents of the townships, and to capitalize on eco-tourism opportunities. — Years 1-3
    a. Explore opportunities associated with Deer Lakes Park in West Deer Township and the Rachel Carson Trail in Indiana Township.
    b. Explore opportunities for additional walking and bike trails, to include opportunities to trails or recreation attractions in surrounding areas.
3. In West Deer Township, place "welcome" signage along major transportation corridors at gateways to the township. — Years 1-3
4. In West Deer Township, explore options for creating additional space for police department needs.
    a. Explore opportunities for maximizing existing community facility space.

b. Explore opportunities for acquiring vacant or underutilized property to relocate department.

5. In West Deer Township, explore ways to create space for community activities. Years 1-3

   a. Proactively work with the school district to find ways to utilize public school facilities for community activities.

   b. Consider partnering with Indiana Township to utilize available community facilities for activities **(joint planning opportunity).**

6. Develop plans for community facilities to expand as appropriate as the townships grow. Years 7-10

   a. Although facilities are currently adequate, begin planning for long term growth by monitoring growth, estimated future need (beyond 2020), and identifying locations for expansion.

7. Identify a potential location for a community center on township-owned property and begin due diligence to determine the feasibility of development. Years 4-7

NATURAL AND HISTORIC RESOURCES

Indiana Township is home to several natural and historic icons such as Cross Keys Restaurant, the Hartwood Acres Mansion, Beechwood Farms, the Rachel Carson Trail, the Deer Creek trout stream, and Emmerling House. The township also has an active historical commission. West Deer Township has a rich agricultural, mining, and military heritage; however, it has never specifically identified natural or historic properties. Old growth hardwood is prevalent throughout West Deer Township as well.

Indiana and West Deer Townships' 10-year strategy for preserving its natural and historic resources includes the following:

1. Proactively position townships to maximize mineral extraction opportunities while protecting natural resources Year 1

   a. Research regional extraction activity to determine potential opportunities and/or impacts in Indiana and West Deer Townships, especially activity associated with Marcellus Shale extraction.

   b. Review local ordinances to ensure maximum protection of natural resources.

   c. Provide education opportunities for residents to understand the opportunities and impacts associated with mineral extraction.

2. Preserve and maximize natural and historic properties within Indiana and West Deer Townships.
    a. Clearly identify cultural and historic properties and/or resources within the township. Years 1-3
    b. Review current ordinances to ensure the protection of these resources for future generations. Years 1-3
    c. Leverage historic, cultural, and natural resources for eco-tourism opportunities. Years 4-7
3. In West Deer Township, explore opportunities associated with old growth hardwood as heritage seed through the Pennsylvania Department of Conservation and Natural Resources (DCNR). Years 7-10

TRANSPORTATION

The roadways in Indiana and West Deer Townships are sufficient to accommodate current levels of traffic; however, the intersection of SR 910 with Cove Run Road in Indiana Township, and the intersection of SR 910 with Middle Road in West Deer Township were found to be deficient in the recent *Roadway Sufficiency Analysis* conducted by HRG.

As the townships grow and new development occurs, the resulting increase in traffic will require additional roadway and intersection improvements to meet sufficiency requirements.

Indiana and West Deer Townships' 10-year strategy for ensuring the movement of people and goods throughout the townships includes the following:

1. Prioritize roadway and intersection improvements recommended in the *Roadway Sufficiency Analysis* to accommodate future growth. Year 1
2. Adopt a joint impact fee ordinance. Year 1
3. Develop and sign a cooperation agreement between West Deer and Indiana Township that outlines processes, roles, and responsibilities for implementing the joint impact fee ordinance. Year 1
4. In Indiana Township, implement the improvement recommended to mitigate current deficiencies at the intersection of SR 910 and Cove Run Road. Years 1-3
5. In West Deer Township, Implement the improvement recommended to mitigate current deficiencies at the intersection of SR 910 and Middle Road. Years 1-3
6. Implement prioritized roadway and intersection improvements as needed to accommodate future growth. Years 4-7

7. In West Deer Township, explore opportunities to catalyze the development of Rock Airport and Rockpointe Business Park through infrastructure improvements that would provide direct access to major transportation corridors. Years 7-10

CAPITAL IMPROVEMENT PROGRAM

The Capital Improvements Plan (CIP) is a means of prioritizing specific capital expenditures over the next ten years.

This capital improvements program will serve as a blueprint for planning Indiana's and West Deer's capital expenditures. The development of this CIP will insure sound fiscal and capital planning and will require the involvement and cooperation of all municipal departments. Every year each municipality should develop and adopt a general fund budget as well as a capital budget with the following projects in mind:

The following Capital Improvements have been identified by Indiana Township:

1. Cove Run Road Improvement Project: McClellan Road, which accesses Rich Hill and Cove Roads, is to be closed. Currently, Cove Run Road's second access is closed in the winter due to steep inclines and curves which make winter maintenance impossible. By reducing the inclines and straightening the road emergency vehicles as well as residential traffic will be able to use this road.

2. Town Hall Community Center: This will be in the rear of the Town Hall building and will have programs and space for all residents, as well as rental space for special events.

3. New Public Works Garage: Enlarge the current public works garage and demolish the old dilapidated municipal building on the same site.

4. Purchase Land for Ball field Use: The Township needs additional space for ballfields. The demand for the fields is high, and the Township is currently out of space.

5. Public Works Equipment Purchases: The purchase of several vehicles at one time will allow the Township to get on a yearly replacement schedule.

The following Capital Improvements have been identified by West Deer Township:

1. New Municipal Complex: The new municipal center will be comprised of an administrative center, police station, public works garage and a community center / meeting room.

2. Route 910 Development: Road and utility improvements are needed to develop the interior of the Township.

3. Residential Infrastructure: Water and Sewer needs to be extended throughout the Township.

4. Rehabilitation / Development of Park Areas: Existing facilities are inadequate and need rehabilitated and developed. The Township is seeking funds for master park planning.

5. Road Program: There are many roads in disrepair and in need of replacement. A formal road program with specific replacement schedules is needed.

The funding matrix in Appendix A of this document may contain possible funding sources for these projects.

Proposed Developments with Regional Impact

As part of the comprehensive planning process, planned developments within the surrounding area were evaluated to determine their regional significance and any impact these plans might have in Indiana and West Deer Townships. The only planned developments in the area that would have regional significance are expansion plans for Rock Airport and development plans for the adjacent Rockpointe Business Park, both located in West Deer Township. If implemented, these developments could result in significant economic benefit to both Indiana and West Deer Townships. These developments were considered in strategies for both townships.

Compatibility of the Joint Comprehensive Plan

Indiana and West Deer Townships are bounded by 10 municipalities: Middlesex and Clinton Townships in Butler County, and Fox Chapel Borough and Richland, Hampton, Shaler, O'Hara, Harmar, Frazer, and Fawn Townships in Allegheny County. Land uses along contiguous borders are currently compatible. Future land uses and strategies in the *Joint Comprehensive Plan* remain compatible with land uses in the adjoining municipalities.

Interrelationships Among Plan Elements

The approach to developing the Indiana/West Deer Townships Joint Comprehensive Plan involved establishing current conditions, projecting future conditions based on historical trends, and determining changes that need to take place in order to support projected changes. Existing conditions provided the baseline for planning. An evaluation of historical trends provided the basis for projecting future population and employment within the townships. These projections were brought together to determine the future land use plan. The 10-Year Strategy outlines the goals and actions required to support and manage future growth.

Consistency with *Allegheny Places*

The future land uses outlined in the Indiana/West Deer Townships Joint Comprehensive Plan were evaluated to determine their consistency and compatibility with future land use plans outlined in *Allegheny Places*, Allegheny County's newly adopted comprehensive plan. The Indiana/West Deer Townships Joint Comprehensive Plan was reviewed by representatives of Allegheny County and was found to be consistent with *Allegheny Places*.

Appendix A – Potential Funding Options

Program	Grant / Loan	Administering Agency	State / Federal	Eligible Applicants	Eligible Uses	Amount	Potential Project Opportunity	Notes
Redevelopment Assistance Capital Program (RACP)	Grant	Office of the Budget	State	Any public entity with taxing authority	Provides for the acquisition and construction of regional economic, cultural, civic, and historical improvement projects. Preference is given to projects that display significant potential for improving economic growth, and the creation of jobs and new opportunities to a diverse group of communities throughout Pennsylvania	Varies – greater than $500,000	Community center , senior center, police department facility	Reimbursement program Total project cost must be at least $1 million Need itemization in Capital Budget Bill 50% local match required
Rail Freight Assistance Program	Grant	PennDOT	State	Railroad companies, transportation organizations, municipalities, municipal authorities and users of rail freight infrastructure whose proposals, at a minimum, meet certain project eligibility requirements	Provides financial assistance for investment in rail freight infrastructure. The intent of the Program is to (1) preserve essential rail freight service where economically feasible, and (2) preserve or stimulate economic development through the generation of new or expanded rail freight service	Up to $750,000 or no greater than 75% of total cost, whichever is less, for maintenance projects Up to $100,000 or no greater than 50%, whichever is less, for construction projects	Maximize use of rail as catalyst for economic development	Local match: 25% for maintenance, 50% for construction Agreement to maintain active rail operations for 5 years
Tax Increment Financing (TIF)		Allegheny County Department of Economic Development		TIF is an economic development tool whereby all or a portion of the new taxes generated by a development over a limited term can be used to pay for improvement costs related to that development.	Eligible TIF projects include commercial, industrial, and residential development. Any costs associated with the development of these projects are eligible to be financed with TIF including capital costs (construction, rehabilitation, demolition, acquisition of land, buildings and machinery), financing costs, professional services, administrative costs, relocation, organizational costs and costs associated with the creation and implementation of the TIF project. Allegheny County's participation in a TIF will only be utilized to support public infrastructure improvements necessary to support private investment or private development projects that benefit the public where project economics are unable to secure or support the necessary financing to undertake such improvements.	The minimum project size is $5 million and the minimum TIF financing is $1 million	Commercial / industrial development or redevelopment	Project must pass the "but for" test – but for TIF financing, the project would not be feasible. TIF may only be used for financing improvements in areas certified as blighted areas through a process set forth in the Urban Redevelopment Law.

Program	Grant / Loan	Administering Agency	State / Federal	Eligible Applicants	Eligible Uses	Amount	Potential Project Opportunity	Notes
Tax Increment Financing (TIF) Guarantee Program	Loan	Pennsylvania Department of Community and Economic Development (DCED)	State	All municipalities and their authorities, including boroughs, townships, towns, counties and home rules that issue TIF bonds to fund local economic development projects	Infrastructure and environmental projects for industrial enterprises and retail establishments; Infrastructure, environmental and building projects for manufacturers, hospitals, convention centers and associated hotels; Utilization of abandoned or underutilized industrial, commercial, military, previously mined institutional sites or buildings; or undeveloped sites planned and zoned for development in accordance with any existing comprehensive municipal plan	Maximum guarantee amount per project is $5 million	Commercial / industrial development or redevelopment	Project must be: located in a blighted area (containing the characteristics of blight as described in the Urban Redevelopment Law); located within a TIF district; located on previously utilized property or on undeveloped property that is planned and zoned for development; demonstrate its ability to comply with the TIF law prior to the issuance of bonds or other indebtedness Applicants must show that the revenue to be realized as a result of the project will be sufficient to offset the amount of the debt service Business or private developers must agree to create a certain number of permanent full-time jobs within the TIF district
Community Revitalization Program (CRP)	Grant	Pennsylvania Department of Community and Economic Development (DCED)	State	Local Government; municipal and redevelopment authorities and agencies; industrial development authorities and agencies; non-profit organizations incorporated under the laws of the Commonwealth; community organizations engaged in activities consistent with the program guidelines	Construction or rehabilitation of infrastructure, building rehabilitation, acquisition and demolition of structures/land, revitalization or construction of community facilities, purchase or upgrade of machinery and equipment, planning of community assets, public safety, crime prevention, recreation, and training	Varies	Commercial / industrial development or redevelopment, community center , senior center, police department facility	State legislators must support project funding and secure release through caucus leadership Annual funding cycle begins in July – availability depends on annual appropriations

Program	Grant / Loan	Administering Agency	State / Federal	Eligible Applicants	Eligible Uses	Amount	Potential Project Opportunity	Notes
Economic Growth and Development Assistance	Grant	Pennsylvania Department of Community and Economic Development (DCED)	State	Local government units. Municipal, redevelopment, industrial and economic development authorities and agencies. Non-profit organizations incorporated under the laws of the Commonwealth. Community organizations engaged in activities consistent with program guidelines, as determined by DCED	Eligible projects must meet one or more of the following criteria: Improve the stability of the community; Promote economic and/or community development; Improve existing and/or develop new civic, cultural, recreational, industrial and other facilities or activities. Assist in business retention, expansion, creation or attraction; Promote the creation of jobs and employment opportunities; Enhance the health, welfare and quality of life of citizens of the Commonwealth.	Varies	Commercial / industrial development or redevelopment, community center , senior center, police department facility	Grant awards are made in funding rounds during the fiscal year. Final round March 21, 2011
Community Conservation Partnerships Program (C2P2)	Grant	Department of Conservation and Natural Resources (DCNR)	State	Municipality, COG, Conservation District, Land Trust, School District, College/University, Rivers Conservation Nonprofit Org., Trails Nonprofit Org., For-Profit Entity, Housing / Redevelopment Auth., Designated Heritage Areas	A wide range of grant and technical assistance programs are offered through the C2P2 program to help acquire and develop: recreation, park and conservation facilities, rivers corridors and resources, greenways and trails, heritage areas and facilities, and critical habitat, natural areas and open space	Varies	Parks, recreation, trails, eco-tourism related projects	**Matching funds need to be secure C2P2 Grants primarily: 50/50 Federal PA Recreational Trail Grant: 80/20 Snow/ATV fund: 80/20 (except acquisition 50/50)**
Local Municipal Resources and Development Program (LMRDP)	Grant	Pennsylvania Department of Community and Economic Development (DCED)	State	Municipalities; Non-profit entities	Construction or rehabilitation of infrastructure, building rehabilitation, acquisition and demolition of structures/land, revitalization or construction of community facilities, purchase or upgrade of machinery and equipment, planning of community assets, public safety, crime prevention, recreation, and training	No minimum or maximum; Typical grants are between $5,000 and $25,000	Community center , senior center, police department facility, planning activities	
Pennsylvania Infrastructure Investment Authority (PennVEST)	Loans	PennVEST	State	Any owner or operator (public or private) of an existing or proposed drinking water or wastewater system; Any municipal owner of a storm water conveyance system	Design, engineering and construction costs associated with publicly and privately owned drinking water distribution and treatment facilities, storm water conveyance and wastewater collection, conveyance, treatment facilities and Brownfield site remediation.	Funding packages up to $11 million per project for one municipality; Up to $20 million for more than one municipality; Up to $2 million for upfront (5 year loan) design and engineering; Up to 100% of the eligible project costs; Average project size is $1.5 million	Water/sewer expansion	1% to 5% interest rate, depending upon the county/area to be served by the project and the resulting residential user rate; Length of repayment is usually 20 years; Disbursement made monthly based upon submitted invoicing and reimbursable expenses

Program	Grant / Loan	Administering Agency	State / Federal	Eligible Applicants	Eligible Uses	Amount	Potential Project Opportunity	Notes
Transportation Enhancement (TE)	Grant	Federal Highway Administration (FHWA)	Federal	Governmental agencies, Municipalities, Not-for-profit organizations	Projects can include creation of bicycle and pedestrian facilities, streetscape improvements, refurbishment of historic transportation facilities, and other investments that enhance communities and access	$200,000 – $1.5 million	Transportation improvements and bike / pedestrian paths	20% Local 80% Federal
United States Department of Agriculture (USDA) Community Facilities	Grant Loan	United States Department of Agriculture (USDA)	Federal	Available to municipalities; counties; special-purpose districts; nonprofit organizations and Indian tribes	Grants and loans to consult, enlarge, or improve community facilities for health care, telecommunications, public safety, and public services in rural areas in town	Varies	Community center , senior center, police department facility	Grants up to 75% of total project cost Loans vary
United States Department of Agriculture (USDA) Water and Wastewater Program	Grant Loan Loan Guarantee	United States Department of Agriculture (USDA)	Federal	Available to municipalities; counties; special-purpose districts; nonprofit organizations and Indian tribes	Grants and loans for construction and repair of public water and wastewater infrastructure projects	Varies	Water / sewer expansion	Grants up to 75% of project Loans vary
Federal Highway Administration (FHWA) – Surface Transportation Program Annual Appropriations	Grant	Federal Highway Administration (FHWA)	Federal	Any general purpose unit of local government	The Surface Transportation Program (STP), which is earmarked in federal legislation, provides flexible funding that may be used by states and localities for projects on any Federal-aid highway, including the National Highway System (NHS), bridge projects on any public road, transit capital projects, and intracity and intercity bus terminals and facilities. A portion of funds reserved for rural areas may be spent on rural minor collectors. This is a broad "catch-all" account that funds most road projects and may also fund streetscape improvements	Varies	Transportation improvements / public transit	Applications are submitted to Congress during the first quarter of each calendar year Applicants are typically required to fund a minimum 20% share of the project
State and Tribal Assistance Grant (STAG)	Grant Loan	United State Department of Interior	Federal	Any general purpose unit of local government can be a local sponsor for a STAG earmark request	Much of the funding from the STAG account supports state revolving funds (SRF), which provide grants and low-interest loans to communities for constructing and upgrading water infrastructure In addition to supporting SRF's, the STAG account also supports earmarks – special need grants for community-specific water and combined water / wastewater projects	$100,000 - $1,000,000	Water infrastructure expansion	Applications are submitted to Congress during the first quarter of each calendar year Generally require a 45% non-federal share unless U.S. EPA waives or reduces the match requirements under special "ability to pay" rules

Program	Grant / Loan	Administering Agency	State / Federal	Eligible Applicants	Eligible Uses	Amount	Potential Project Opportunity	Notes
Appalachian Regional Commission (ARC)	Grant	Appalachian Regional Commission	Federal	All applicants must be not-for-profit entities	1. Technical assistance projects that: (a) Provide services to a community to enhance business development; (b) Meet the criteria for immediate, permanent job creation/retention or strategic plan implementation. 2. Industrial site development including site preparation, water, sewer or other needed improvements. 3. Local Access Roads. 4. Local government assistance demonstration projects providing for service consolidation, management assistance or any other arrangements directed to more effective delivery of programs and services. 5. Acquisition and development of business incubator or multi-tenant facilities. 6. Commercial area revitalization. 7. Destination or asset-based tourism.	$250,000 - $500,000	Commercial or industrial development / Tourism projects	Generally requires at least 50% match Must work with Local Development District (LDD) – For more information, Contact: Southwestern Pennsylvania Commission 425 6th Avenue 25th Floor Pittsburgh, PA 15219 412-391-5590; Fax 412-391-9160
Housing and Urban Development Annual Appropriations Legislation – Economic Development Initiative (EDI) Special Purpose Grant	Grant	Housing and Urban Development (HUD)	Federal	Units of general government; housing authorities; colleges or universities; or other not-for-profit organizations	Eligible uses of funds include acquisition, planning, design, purchase of equipment, revitalization, redevelopment or construction.	$50,000 - $250,000	Commercial or industrial development / Community Center, senior center, police department facility	Federal appropriations requests must be submitted through the sponsor's respective Congressional offices