

COMPREHENSIVE PLAN

Ohio Township, Allegheny County, PA



April 7, 2008



REMINGTON
VERNICK
& BEACH
ENGINEERS

Ohio Township 2008 Comprehensive Plan

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INTRODUCTION

Ohio Township is a small, but rapidly growing municipality in the northwest section of Allegheny County. It is surrounded by Ross Township, Franklin Park Borough, Sewickley Hills Borough, Aleppo Township, Kilbuck Township, and Ben Avon Heights Borough in Allegheny County. Covering 7.5 square miles and with a population of approximately 3,086 (latest census data), Ohio Township is a bedroom community to the City of Pittsburgh. The township has an educated workforce, a well-renowned school district, and relatively low taxes. With quick access to the interstate highway system, the township is within easy reach of the region’s retail destination points, world-class universities, sports venues, hospitals, and cultural and recreational facilities.

THE 2008 COMPREHENSIVE PLAN UPDATE

The Ohio Township 1999 Comprehensive Plan identified the need for ongoing comprehensive planning. This need was based on the exponential growth that occurred between 1990 and 2000, when the township saw a 30 percent growth rate. With residential growth expected to continue in the township, the need to continue to update the comprehensive plan every 10 years as per Article III of the PA MPC is evident. The township needs to identify where growth is best suited,- taking into account: environmental protection, growth management, traffic, public services, and utility extensions. This update of the township’s comprehensive plan is designed to achieve that goal.

The comprehensive planning process

In late 2004, the Borough of Franklin Park, Ohio Township, and Sewickley Hills Borough received a Pennsylvania Department of Community and Economic Development Land Use Planning and Technical Assistance Program (LUPTAP) grant to update each of their respective comprehensive plans and to prepare a regional set of plan recommendations. The firm of R. Kipp & Associates was hired to prepare the plan. (See Appendix)

The planning process included the following activities:

- A public survey was prepared and sent to residents of each municipality to understand the residents' perceptions, likes, and dislikes about their municipality and the region. (See Appendix.)
- Several public meetings were held to educate the public on the role of the comprehensive plan as it relates to their ideas and suggestions for improving various aspects of planning.
- The existing 1999 Comprehensive Plan was studied.
- The reports, studies, and plans produced by other government agencies since the 1999 Comprehensive Plan were reviewed and compared.
- Township Manager and township department heads were interviewed.
- The Planning Commission meetings were attended and members were interviewed.
- The township's existing conditions were studied.
- Attainment of the goals listed in the 1999 Comprehensive Plan was assessed. (See Appendix.)
- Statistical changes between 1999 and 2005 were analyzed.

GOALS OF THE OHIO TOWNSHIP 2008 COMPREHENSIVE PLAN UPDATE

Ohio Township 2008 Comprehensive Plan Update strives to:

- Protect, preserve, and enhance those elements that create a high quality of life in the township such as its rural character, open space, farmland, and areas of high aesthetic value.
- Encourage and facilitate the orderly, coordinated, and practical development of the township.
- Encourage development to occur in locations adjacent to compatible land uses to minimize impacts on environmentally sensitive areas.
- Promote a distribution of population and land development districts that will facilitate and conserve adequate provisions for transportation, water, drainage and sanitation systems, educational, recreational and other public facilities, and protect the natural resources and the environment.
- Promote high-quality development that is visually appealing and environmentally sound.
- Promote a sense of community and shared responsibility for maintaining our township's character and quality of life.
- Manage growth in Ohio Township to benefit the community at large without placing an undue burden on the township's financial resources.

Specific goals, objectives, and strategies that support these seven overriding goals will be found in each chapter of this comprehensive plan.

MUNICIPAL COMPREHENSIVE PLANNING

The Pennsylvania Municipalities Planning Code (PA MPC) (Act 247 of 1968 as enacted and amended) governs the general land-use regulations in the Commonwealth. There have been several revisions to this code regarding local and regional comprehensive plans since 1992. The most recent edition is February 18, 2005.

Comprehensive plans provide the backbone for the land-use controls that are most enforceable: 1) Zoning Ordinances (what can be built on land) and 2) Subdivision and Land Development Ordinances (how land will be developed, i.e. lot layout, infrastructure, etc.). The PA MPC, Article III addresses what shall and may be in a local or regional comprehensive plan. Due to the significant changes of Article III since 1992 and the Smart Growth and Growing Greener initiatives, there are several new requirements for a comprehensive plan.

The Pennsylvania Municipalities Planning Code

Article III, Section 301: Preparation of Comprehensive Plan

The following are the basic requirements of a comprehensive plan in Pennsylvania as per the PA MPC (Act 247 of 1968 as amended and reenacted by Acts 67/68 of 2000)

- (a) The municipal, multimunicipal, or county comprehensive plan consisting of maps, charts, and textual matter shall include, but need not be limited to, the following related basic elements:
 - (1) A statement of objectives for the municipality concerning future development includes, but not limited to, the location, character, and timing of future development; and may also serve as a statement of community development objectives as provided in Section 606.
 - (2) A plan for land use which may include provisions for the amount, intensity, character, and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, flood plains, and other areas of special hazards and other similar uses.
 - (2.1) A plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods, and the accommodation of expected new housing in different dwelling types with respect to the appropriate densities for households of all income levels.

- (3) A plan for movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities and other similar facilities or uses.
- (4) A plan for community facilities and utilities which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, flood plain management, utility corridors and associated facilities, and other similar facilities or uses.
 - (4.1) A statement of the interrelationships among the various plan components which may include an estimate of the environmental, energy conservation, fiscal, economic development, and social consequences on the municipality.
 - (4.2) A discussion of short- and long-range, planned implementation strategies which may include implications for capital improvements programming, new or updated development regulations, and identification of public funds potentially available.
- (5) A statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities or a statement indicating measures which have been taken to provide buffers or other transitional devices between disparate uses, and a statement indicating that the existing and proposed development of the municipality is generally consistent with the objectives and plans of the county comprehensive plan.
- (6) A plan for the protection of natural and historic resources to the extent not preempted by federal or state law. This clause includes, but is not limited to, wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural land, flood plains, unique natural areas, and historic sites. The plan shall be consistent with and may not exceed those requirements imposed under the following:
 - (i) Act of June 22, 1937 (P.L.1987, No.394): The Clean Streams Law.
 - (ii) Act of May 31, 1945 (P.L.1198, No.418): The Surface Mining Conservation and Reclamation Act.
 - (iii) Act of April 27, 1966 (1st SP.SESS., P.L.31, No.1): The Bituminous Mine Subsidence and Land Conservation Act.
 - (iv) Act of September 24, 1968 (P.L.1040, No.318): The Coal Refuse Disposal Control Act.
 - (v) Act of December 19, 1984 (P.L.1140, No.223): The Oil and Gas Act.
 - (vi) Act of December 19, 1984 (P.L.1093, No.219): The Non-coal Surface Mining Conservation and Reclamation Act.
 - (vii) Act of June 30, 1981 (P.L.128, No.43): The Agricultural Area Security Law.

- (viii) Act of June 10, 1982 (P.L.454, No.133): An Act Protecting Agricultural Operations from Nuisance Suits and Ordinances Under Certain Circumstances.
 - (ix) Act of May 20, 1993 (P.L.12, No.6): The Nutrient Management Act, regardless of whether any agricultural operation within the area to be affected by the plan is a concentrated animal operation as defined under the act.
- (7) In addition to any other requirements of this act, a county comprehensive plan shall:
- (i) Identify land uses as they relate to important natural resources and appropriate utilization of existing minerals.
 - (ii) Identify current and proposed land uses which have a regional impact and significance, such as large shopping centers, major industrial parks, mines and related activities, office parks, storage facilities, large residential developments, regional entertainment and recreational complexes, hospitals, airports, and port facilities.
 - (iii) Identify a plan for the preservation and enhancement of prime agricultural land and encourage the compatibility of land use regulation with existing agricultural operations.
 - (iv) Identify a plan for historic preservation.
- (b) The comprehensive plan shall include a plan for the reliable supply of water considering current and future water resources' availability, uses, and limitations which including provisions adequate to protect water supply sources. Any such plan shall be generally consistent with the State Water Plan and any applicable water resources plan adopted by a river basin commission. It shall also contain a statement recognizing that:
- (1) Lawful activities such as extraction of minerals impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities.
 - (2) Commercial agriculture production impact water supply sources.

- (c) The municipal or multimunicipal comprehensive plan shall be reviewed at least every ten years. The municipal or multimunicipal comprehensive plan shall be sent to the governing bodies of contiguous municipalities for review and comment and shall also be sent to the Center for Local Government Services for informational purposes. The municipal or multimunicipal comprehensive plan shall also be sent to the county planning commissions or, upon request of a county planning commission, a regional planning commission when the comprehensive plan is updated or at ten-year intervals, whichever comes first, for review and comment on whether the municipal or multimunicipal comprehensive plan remains generally consistent with the county comprehensive plan and to indicate where the local plan may deviate from the county comprehensive plan.
- (d) The municipal, multimunicipal or county comprehensive plan may identify those areas where growth and development will occur so that a full range of public infrastructure services, including sewer, water, highways, police and fire protection, public schools, parks, open space, and other services can be adequately planned and provided as needed to accommodate growth.

Article III, Section 301.1: Energy Conservation Plan Element

To promote energy conservation and the effective utilization of renewable energy sources, the comprehensive plan may include an energy conservation plan element which systematically analyzes the impact of each other component and element of the comprehensive plan on the present and future use of energy in the municipality, details specific measures contained in the other plan elements designed to reduce energy consumption, proposes other measures that the municipality may take to reduce energy consumption, and promote the effective utilization of renewable energy sources.

Article III, Section 301.2: Surveys by Planning Agency

In preparing the comprehensive plan, the planning agency shall make careful surveys, studies, and analyses of housing, demographic, and economic characteristics and trends; amount, type and general location and interrelationships of different categories of land use; general location and extent of transportation and community facilities; natural features affecting development; natural, historic and cultural resources; and the prospects for future growth in the municipality.

CONCLUSION

This 2008 Comprehensive Plan Update meets the requirements of the revised PA MPC (eighteenth edition) and integrates the new suggestions and requirements. In particular, the educational portion of the planning process and intense analysis of the results of both the community survey and public meetings exceeded the requirements of the MPC.

The completion of the 2008 Comprehensive Plan will not guarantee that the goals and objectives will be attained. It should be noted, as it was in the 1999 Comprehensive Plan, that the updating of this document provides a basis for future decision making by Township Board of Supervisors and its advisory groups.

Chapter 2 Historic Preservation

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INTRODUCTION

Ohio Township is rich in historic structures and sites dating back to the early nineteenth century. These structures and sites provide a link to the past and define the character of present-day Ohio Township.

GOALS, OBJECTIVES, AND STRATEGIES

Goal 1: Protect and preserve significant historic structures and sites

Objective A: Develop a historic and cultural resources survey

Cultural resources are physical features that are distinguished by their significance in American, regional, or local history; architecture; archeology; or culture. They can include, but are not limited to, buildings, structures, bridges, mills, streets, landmarks, open spaces, farms, ornamental plaques, civic memorials, or other objects. They give a community a sense of place and time and a uniqueness that has taken several decades to create. It is recommended that a detailed Cultural Resources Inventory of Ohio Township be conducted.

A Cultural Resources Survey would identify and further document sites and structures of historic and architectural significance. It would also identify properties that possibly could be placed on the National Register of Historic Places.

Strategy	Facilitators	Resources
Update list of township historic structures and sites annually	Planning Commission	<ul style="list-style-type: none"> • Pittsburgh History and Landmarks Foundation • Pennsylvania Historic and Museum Commission • Rural Planning Organization • Preservation Pennsylvania • Pennsylvania Department of Transportation • Pennsylvania Department of Conservation and National Resources • Senator John Heinz Pittsburgh Regional History Center

Objective B: Preserve identified historic and cultural resources

After identifying and establishing the significant cultural resources of the township steps should be taken to encourage property owners to preserve those resources. There are a variety of historic preservation techniques (including acquisition, rehabilitation, historic district zoning, subdivision and land development regulations, easements, and covenants) that can be used to protect the township's cultural resources.

Strategy	Facilitators	Resources
Create a historic overlay district zoning to protect historic and cultural resources	Planning Commission	<ul style="list-style-type: none"> • National Trust for Historic Preservation • National Endowment for the Arts • Pennsylvania Department of Conservation and Natural Resources • Pennsylvania Historic and Museum Commission

Objective C: Establish a local preservation group

The purpose of this group would be to document the township's history, mobilize citizen support against actions that may threaten the township's cultural resources, and promote the history of the township. This group could conduct research and special studies, oversee special projects, provide educational programs, assist the public in finding information, and monitor development plans.

Strategy	Facilitators	Resources
Create a nonprofit Ohio Township Historical Society. Consider a joint society with adjacent municipalities	Interested citizens/ current History Committee volunteers	n.a.

Objective D: Increase public awareness and educate the public about the township's historic and cultural heritage

The key to protecting and preserving the township's historic and cultural heritage and resources is to increase public awareness and appreciation for these resources.

Strategy	Facilitators	Resources
Create a historic plaque program for qualifying structures in the township to foster an appreciation for the history of the structure	Planning Commission	Department of Economic and Community Development
Create historic house and cemetery tours	Planning Commission	n.a.
Develop Ohio Township History Web site to provide public access to archives	Planning Commission	n.a.

Goal 2: Document and preserve Ohio Township history

Objective A: Collect artifacts, oral histories, photographs, maps, and documents to preserve Ohio Township's cultural and historic resources

Because Ohio Township was a farming community without governmental or cultural institutions, there are few public records that reveal the township's early history. The township must therefore rely upon family histories and artifacts to learn about our community's past and how we became what the township is today. To accomplish this, the township must actively seek out current and former residents who are able to provide the township with the materials needed to reconstruct Ohio Township's history before those items are lost to time.

Strategy	Facilitators	Resources
Document historic structures, sites, and lifestyles via the Ohio Township archives	Planning Commission	n.a.
Obtain dedicated space for Ohio Township Archives	Planning Commission	n.a.

A BRIEF HISTORY OF THE OHIO TOWNSHIP

During the Revolutionary War, paper currency lost value and Pennsylvania had to devise a way to pay its soldiers, sailors, and merchants from whom it purchased supplies. To pay these debts, Pennsylvania issued Depreciation Certificates that could be used to purchase state-owned lands in western Pennsylvania. The Depreciation Lands consisted of 720,000 acres north of the Ohio River and west of the Allegheny River

THE FOLLOWING IS A LISTING OF LOCAL SITES OF CULTURAL AND HISTORIC SIGNIFICANCE:

1. Duff House (Christ Church) (circa 1820-1839)

This two story log house located on Duff Road. This site is located on the Christ Church property. This has not changed since 1999 Comprehensive Plan.

2. Duff House on Highpoint Road (circa 1820-1839)

This structure is a two story brick house on Highpoint Road. This structure is a typical house built during the time period. This has not changed since 1999 Comprehensive Plan.

3. Thompson House (circa 1853)

Located on Roosevelt Road, this house is part of a former farmstead that was one of the first in the township. This has not changed since 1999 Comprehensive Plan.

4. O'Neil House (circa 1829-1839)

This house is located on Roosevelt Road near the Ohio Township Volunteer Fire Department. This has not changed since 1999 Comprehensive Plan.

5. O'Neil House (circa 1820-1839)

This house was built and added onto in the early 19th century. It is located on Hohman Lane off of Roosevelt Road, on a former farm. This has not changed since 1999 Comprehensive Plan.

6. Gilleland House (1860-1879)

Located on Gilleland Lane, this house is another former farmhouse that is still standing and in use. This has not changed since 1999 Comprehensive Plan.

7. Gilleland House (1850)

Located on Harmony Road, this house is another former farmhouse that is still in use. This has not changed since 1999 Comprehensive Plan.

8. McCrea House (circa 1860-1979)

This has not changed since 1999 Comprehensive Plan.

9. Log House on Arndt Road (pre 1850)

This small log house is well preserved and is still occupied as a dwelling unit. The house is located on the western side of Arndt Road above the Bear Run Village Apartment Complex. This has not changed since 1999 Comprehensive Plan. This house is currently being remodeled in 2007.

10. Eden Christian Academy (1860-1879) Formerly Allegheny Baptist Temple

This has not changed since 1999 Comprehensive Plan.

11. Avonworth Community Park Buildings (1906-1920)

Located on Camp Horne Road, these buildings were built as recreational facilities and quarters for the Joseph Horne Company employees. Employees were given two weeks of vacation per year at the park. Activities were year round and included ice skating, swimming, and other outdoor programs. These buildings have been being restored over the past ten years. Unfortunately, several buildings were lost due to lack of maintenance and revenue through the years.

12. Mount Nebo United Presbyterian Church (1838)

This structure is still in use as a worship space today. It is a brick structure located on Roosevelt Road Extension near the intersections with Nicholson Road and Mount Nebo Road. This has not changes since 1999 Comprehensive Plan.

13. Mount Nebo United Presbyterian Church Cemetery (1840)

Though still a cemetery, there are many old and notable headstones in the cemetery. The cemetery hosts the resting place for several Civil War veterans and is well preserved. This has not changed since 1999 Comprehensive Plan.

14. PENN DOT Culvert (1990)

This structure is of significance because it is the largest culvert east of the Mississippi River. The infrastructure was built as a means of channeling storm water from the Interstate 279 interchange. This has not changes since 1999 Comprehensive Plan.

15. ACORD Park Sycamore Trees (150 years old or older)

These two trees have been certified by an arborologist to be in excess of 210 years old. They are unique in that they are the last of the pristine vegetation found in the area. One of the trees is located on the parking lot near the bridge. The other is located near the horseshoe pit at the end of the parking lot. This has not changed since 1999 Comprehensive Plan.

16. Toms Run Valley Biodiversity Area

These woods are now owned by the Western Pennsylvania Conservancy. The land is adjacent to the former Dixmont State Hospital. The woodlands need to be protected from the effects of suburban sprawl.

RESOURCES

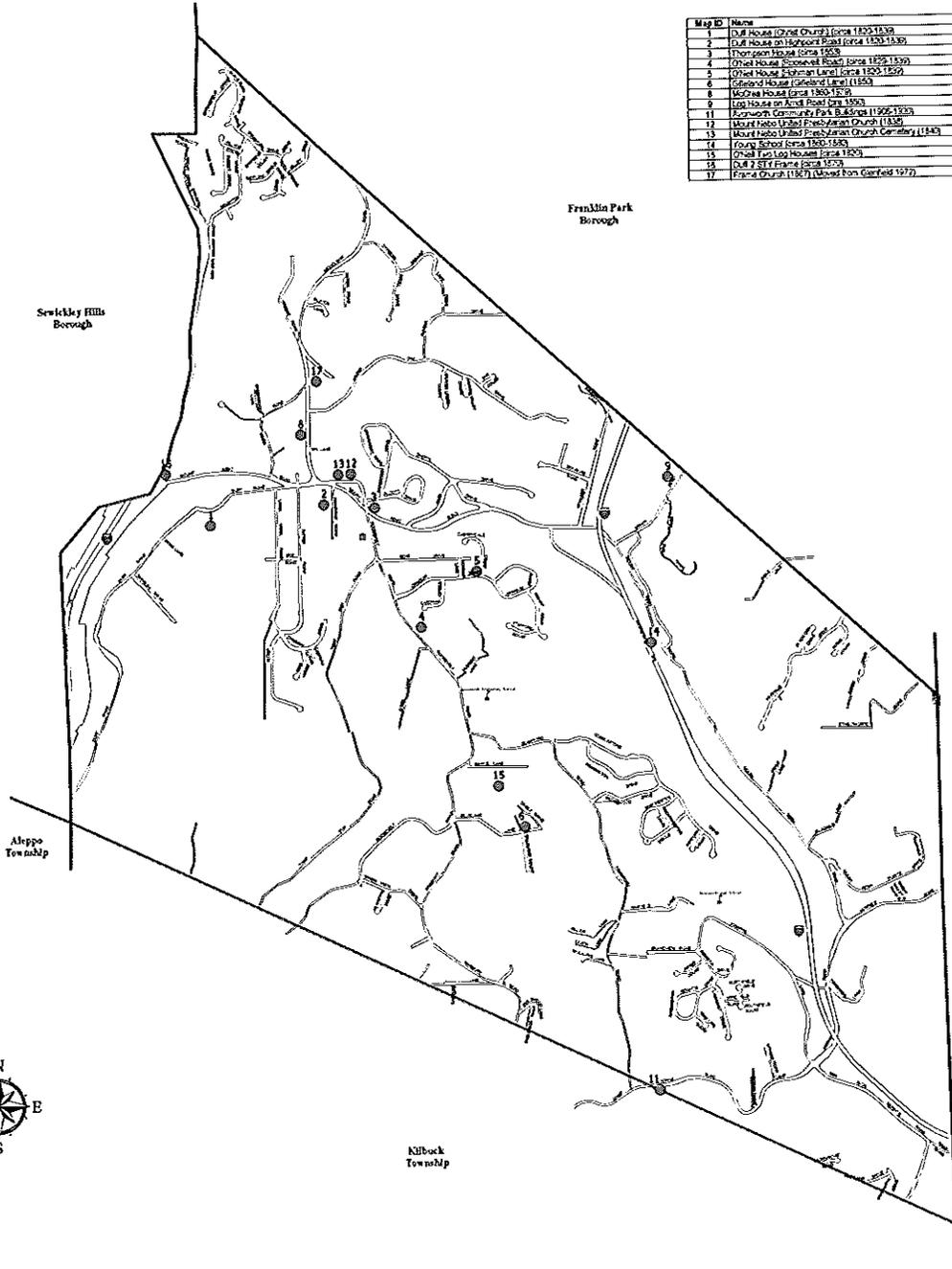
- *Survey of Historic Sites in Allegheny County*. Pittsburgh History and Landmarks Foundation. 1992.
- *Ohio Township Comprehensive Plan*, 1999

Historical and Cultural Resources Map

Ohio Township

Allegheny County, Pennsylvania

Map ID	Name
1	Duff House (Duff Church) (c. 1825-1830)
2	Duff House on Highport Road (c. 1850-1870)
3	Thompson House (c. 1850)
4	Ohio House (Sloped Road) (c. 1850-1870)
5	Ohio House (Station Lane) (c. 1825-1850)
6	Garfield House (Garfield Lane) (c. 1850)
8	McNeal House (c. 1850-1870)
9	Lutz House on Acad Road (c. 1850)
11	Kenneth Community Park Building (1900-1920)
12	Mount Fobes United Presbyterian Church (1838)
13	Mount Fobes United Presbyterian Church Cemetery (1845)
14	Fourth School (c. 1850-1870)
15	Ohio Log House (c. 1825)
16	Duff 2 Story Frame (c. 1870)
17	Evangelical Church (1870) (Moved from Garfield 1970)



Legend

- Municipal Boundary
- Right-of-Way
- Historic Preservation Site
- ⌈ Schools
- Municipal Building



This Map is to be used for Representation only.
 Location not verified.
 Building numbers and other details provided
 by the Allegheny County Office of
 Computer Services, Office of GIS
 All positions are based on the following:
 - NAD 83 datum (horizontal datum)
 - PA State Plane Coordinate System



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Chapter 3 Environment

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INTRODUCTION

Ohio Township is a municipality of varied and special environmental features. The township is particularly special in that much of the area is within the Tom’s Run Valley Biodiversity Area. This area is one of the highest-ranked conservation areas (Exceptional—the highest potential ranking) in the county and is noted for its woodlands, wildlife, and active farms. In addition, there are dramatic changes in elevation, active agricultural uses, and pristine lands that should be considered for preservation.

Goal 1: Protect the environmental quality of the township

Objective A: Protect wetlands, steep slopes, riparian buffers/streams, flora, fauna, and woodlands in the township

The township’s rich natural assets contribute to the quality of life, economic development, and property values and should therefore be protected.

Strategy	Facilitators	Resources
Review and strengthen existing subdivision and land development and zoning ordinances governing and protecting: <ul style="list-style-type: none"> • Land disturbance • Logging • Riparian buffers • Streams • Vegetation • Wetlands 	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer • Township Engineer 	<ul style="list-style-type: none"> • PA DCED LUPTAP • Smart Growth Initiative of Westmoreland County • Sustainable Pittsburgh • Allegheny County Local Government Academy
Update land development ordinances to require environmental assessments and environmental impact statements.	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	<ul style="list-style-type: none"> • Pennsylvania Department of Community and Economic Development Land Use Planning and Technical Assistance Program

Strategy	Facilitators	Resources
Use Smart Growth techniques to develop and enact natural resource protection ordinances for farmlands, wetlands, woodlands, steep slopes, flood plains, watercourses, riparian buffers, and open space.	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer • Township Engineer 	n.a.

Objective B: Provide green buffers

Buffers can be used to limit the visual impact, light pollution, odors, and noise of development and to provide wildlife corridors and walking trails.

Strategy	Facilitators	Resources
Develop ordinances to require green buffers for the protection of farmlands, wetlands, woodlands, steep slopes, flood plains, watercourses, riparian buffers, and open space.	<ul style="list-style-type: none"> • Planning Commission 	n.a.

Objective C: Protect existing trees and vegetation within the township

Existing trees and woodlands provide wildlife habitats, serve as natural buffers, and help to maintain the township's rural atmosphere.

Strategy	Facilitators	Resources
Review existing ordinances to require development plans to include a tree and vegetation protection plan	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.

Objective D: Encourage enhanced landscaping as part of all future developments

Landscaping can mitigate the environmentally negative effects of development by providing wildlife habitats, reducing heat-island effects (warming, killing of animal and plant habitats), reducing light and noise pollution, filtering and reducing water run-off, and enhancing the value of and marketability of land under development.

Strategy	Facilitators	Resources
Develop a township tree-replacement formula ordinance requiring developers to replace trees lost during development	<ul style="list-style-type: none"> • Planning Commission 	n.a.
Review all township ordinances related to landscaping within developments	<ul style="list-style-type: none"> • Planning Commission 	n.a.

Objective E: Secure additional open space in the township and acquiring additional open space

Protection of existing open space is fundamental to protecting environmental quality, maintaining the rural character of the township, and providing for township residents with recreational opportunities.

Strategy	Facilitators	Resources
Consider a fee for new developments to be used for funding open space acquisition for future open spaces	• Planning Commission	n.a.
Develop an open space plan and begin to acquire additional open space	• Planning Commission •	• Hollow Oak Land Trust • Western Pennsylvania Conservancy
Encourage green space conservation easements and restrictions.	• Planning Commission	n.a.

Objective F: Protect the Toms Run Valley Biodiversity Area

This area contains rich plant life and provides a diverse animal habitat. Steep, slide-prone slopes, wetlands, and flood-prone areas characterize it.

Strategy	Facilitators	Resources
Create a Rural Resource district in the Toms Run Valley Biodiversity Area to encourage best management practices and restrict inappropriate land uses	• Planning Commission • Building Inspector/ Zoning Officer	n.a.

Goal 2: Ensure environmental ordinances are implemented throughout the land development process

Objective A: Involve the Planning Commission throughout the land development process when environmental impact statements are required.

Members of the planning commission are intimately familiar with local environmental issues. Their input is important to the planning commission as it evaluates proposed developments are evaluated.

Strategy	Facilitators	Resources
Define the role of the Planning Commission in the lands development review process	• Planning Commission	n.a.
Require the Planning Commission to provide a review letter for all new developments	• Planning Commission	

Goal 3: Enhance environmental awareness within the township**Objective A: Expand the Nature Center at the Ohio Township Park**

The center is currently used to demonstrate the connection between the township's agricultural and industrial past as well as the impacts the local environment has had on the economy, history, and development of the township.

Strategy	Facilitators	Resources
Work with community environmental organizations to identify common goals and participate in joint efforts	<ul style="list-style-type: none"> • Planning Commission 	<ul style="list-style-type: none"> • Western Pennsylvania Conservancy • Allegheny Land Trust • Hollow Oak Land Trust • Three Rivers Wet Weather Demonstration Project (Northern Basin Group) • Pennsylvania Fish and Boat Commission • Ducks Unlimited • Penns Southwest Chapter of Trout Unlimited • California University of PA Biology Department Biological and Environmental Sciences • Duquesne University Bayer School of Natural and Environmental Sciences
Expand involvement in existing Avonworth School District science curriculum.	<ul style="list-style-type: none"> • Planning Commission 	<ul style="list-style-type: none"> • Avonworth School District

ENVIRONMENTAL FEATURES

Environmental features such as soil types, slope, wetlands, and natural features determine the intensity of development that the land can support. The following is a summary of the physical features of the township.

Geology

The underlying rock formations of the township have provided the basis for both past and current development patterns.

Throughout its geological history, Ohio Township has undergone a series of lifting and subsidence. These lands were formed through siltation and petrification of organic material, sand, lime, clay, and other materials so that resulting strata accumulated a thickness totaling several thousand feet. Coal beds were formed when marshes predominated.

This land transformation enabled the early development of Ohio where oil and gas wells formed a strong local economy in the late 1800s through the 1930s.

The uppermost formation remaining in the township is the Conemaugh Formation—a residual strata from the Appalachian plateau. It has a thickness of 500 to 750 feet and consists of a sequence of sandstone, shale, clay-shale, and limestone. The limestone and coal seams within the Conemaugh Formation are generally erratic and thin.

The base of the Conemaugh Formation is the Upper Freeport Coal Seam, a seam generally having a width of four feet more or less and occurring at an altitude above sea level of between 700 and 900 feet. Beneath the Conemaugh Formation and the Upper Freeport Coal Seam are the Lower Freeport, Upper Kittanning, Lower Kittanning, Clarion, and Brookville Coal beds. These have no real economic value.

Soils

Local soil conditions influence the ability of the land to support development. Ohio Township's soils vary only slightly from location to location. (See the Soils Map.) The following soils predominate in the township.

Gilpen-Upshar-Atkins Association

Moderately deep and deep, well-drained soils underlain by red and gray shale on uplands and deep, poorly drained soils on flood plains. These soils are found primarily on steep hillsides and in valleys. These soils are heavily treed and not much use for anything other than permanent open space because they are characteristically prone to landslides and floods.

Gilpen-Wharton-Upshar Association

Moderately deep and deep, well-drained and moderately well-drained soils underlain by red and gray shale on uplands. The soils are on lands characterized by low hills and uplands with small cross-streams that serve as drainage swales. This is the dominant soils association in Allegheny County—making up about 32 percent of the county. The soils are found primarily in the northern area of the county. This is the predominant type of soil association found in the township. These soils are found in the central portion of Ohio Township. This soil association is the most commonly developed.

The Soil Survey of Allegheny County identified all soil associations listed above, for the United States Department of Agriculture Soil Conservation Service.

Ohio Township's soil characteristics have not changed since 1999.

Landslide-Prone Areas

Safety problems occur where clay beds underlay upper rock strata. Under heavy weight or disturbed surface conditions caused by natural or manmade impacts, slipping of the subsurface soils and strata may occur. Occasionally, water can accumulate and cause landslides.

Landslide hazards are not only associated with certain natural soils but also with the underlying geology and with ground water. Since water functions as a lubricant to the soil and geologic materials, landslides are more likely when either the toe or top of slopes is modified by grading or by alterations of the natural ground water conditions or courses.

Since landslides and erosion can be so destructive and costly, all developments and logging applications proposed on or near sites with landslide or erosion potential should be reviewed by professional engineers and professional geologists to ensure safety.

Topography

Slopes in Ohio Township range from 0 percent in streambeds to over 40 percent throughout the township. Elevation changes in the township range from a low point of 900 feet near Lowries Run Road to a high point of roughly 1,200 feet on Nicholson Road. Slope categories for Ohio Township are specified in the township Zoning Ordinance and direct the amount and type of development the land can support. It is important to consider slope, in conjunction with underlying geology and soil conditions, before allowing development to occur.

Watersheds, Streams, and Wetlands

There are several watersheds, streams, and wetlands located in the township. (See Watersheds, Streams, and Wetlands Map.) The streams range in size from Lowries Run, which is permanently running, larger, deeper, aquatic-bearing streams, to small, shallow, dormant, and sometimes intermittent streams.

Bear Run

This watershed and stream is located in the southern section of the township. It encompasses parts of Ohio Township and Ross Township. Small intermittent tributaries that feed into Bear Run characterize the watershed. Wildlife is abundant in this area of the township. Development in this watershed needs to be cognizant of the water quality and wildlife impacts.

Kilbuck Run

Located in the northwest section of the township, this watershed with its small stream takes in a large section of western near the border with Sewickley Hills. The watershed was once dormant. However, in the 1990's the Quaker Valley School District's "Up the Creek Gang" introduced fish to the stream as well as performing an environmental stewardship. The stream is one of the cleanest in the area.

Lowries Run

This watershed is located in the southeastern section of Ohio Township. Its watershed encompasses parts of Emsworth Borough, Kilbuck Township, Ohio Township, McCandless, and Ross Township. The watershed is very heavily developed and has had public utility extensions that have degenerated the quality of the watershed. There is limited wildlife and a sanitary sewerage system running in the middle of Lowries Run. In addition, there have been numerous documented bypasses of raw and untreated sewage during wet weather events, reducing the stream's ability to support both plant and animal life.

There are several other wetlands in the township. Many of these are former farm ponds and others are detention ponds that are man-made and have become retention ponds. The loss of wetlands is something the township must address. Wetlands provide wildlife habitat and serve as filters for watercourses.

Wildlife

There is abundant wildlife in Ohio Township. The variety ranges from commonly found amphibians, reptiles, mammals, and invertebrates found in western Pennsylvania. These species include frogs, various snakes, deer, raccoon, opossum, skunk, and fox as well as numerous species of birds such as woodpeckers, cardinals, blue jays, orioles, sparrows, wrens, finches, ducks, geese, turkeys, pheasants, owls, and hawks.

Toms Run Bio Diversity Area (BDA)

Located at the end of Tom's Run Road (off of Roosevelt Road), this area is ranked as exceptional (the highest ranking in the county according to the Pennsylvania Natural Diversity Inventory). The Toms Run Valley Biodiversity Area (BDA) is located in the western half of the township. It is found in the Emsworth quadrangle of the USGS maps. (See Watersheds, Streams, and Wetlands Map.) This BDA is listed as having exceptional significance. It is rather large having 318 acres. A unique feature is that it has a Landscape Conservation Area (LCA) within its boundaries. The Toms Run Valley Biodiversity Area (BDA) is listed as an area of Exceptional Significance in the Allegheny County Natural Heritage Inventory.



MANAGED LANDS

Managed lands are defined as owned or leased properties that are important areas of ecological concerns. There are two types of managed lands: public properties established and managed largely to protect their natural resources and those lands that have the potential to be public lands such as parks or game lands. The majority of the potential managed lands in the township are owned by public or quasi-public agencies.

Toms Run Landscape Conservation Area (LCA)

Owned by the Western Pennsylvania Conservancy, this LCA is located within the geographic center of the Tom's Run Bio Diversity Area. The LCA is heavily forested and is home to unique plant and wildlife species. The LCA has been negatively impacted by ATV users and logging since 1999.

Parks

Several Ohio Township Parks and Open Spaces have significant acreage and special environmental characteristics. These parks are located throughout the township and range in size from less than one acre to over 250 acres. Each has unique environmental characteristics such as watercourses, wetlands, topographic conditions, local historic significance, historic farmhouses, educational amenities, year-round opportunities for combined environmental/recreational activities, and wildlife sanctuaries. It is important to recognize these township amenities as part of its environmental vitality.

ACORD Park

ACORD Park has a large land area (117 acres) and is readily accessible. The park is located on Camp Horne Road at the intersection with Crawford Road in the basin of the Lowries Run Watershed. This park has unique environmental features such as large mature stands of trees, a significant variety of wildlife, wetlands/watercourses, and unspoiled year-round environmental observation availability. There have been many improvements made to the park since 1999, these improvements include upgrades at the following park facilities:

- Banquet Facilities
- Baseball Fields (3)
- Basketball Courts
- Creative Playground
- Pool
- Tennis Courts
- Tot Lot
- Trail

Ohio Township Park

Located on Nicholson Road, the Ohio Township Park is an 80 acre multi-use park and recreational facility. The park was purchased in the late 1990s and has been developing in a phased process each year since 2000. The following facilities have been developed at the park since 1999:

- Nature Center
- Playground
- Soccer Fields
- Trails
- Open-air pavilion
- Picnic Shelter

Nicholson Road Park

Located on Nicholson Road, this small township-owned park is primarily used as a baseball/softball field. The field has seen many improvements since the 1999 Ohio Township Comprehensive Plan. These improvements include:

- Drainage facilities
- Dugouts
- Concession stand
- Lights
- Scoreboard
- New fencing

RESOURCES

- Allegheny County Local Government Academy
- Allegheny County Soil Survey
- Allegheny Land Trust
- California University of PA Biology Department Biological and Environmental Sciences
- Ducks Unlimited
- Duquesne University Bayer School of Natural and Environmental Sciences
- Hollow Oak Land Trust
- Penn's Southwest Chapter of Trout Unlimited
- Pennsylvania Department of Community and Economic Development Land Use Planning and Technical Assistance Program
- Pennsylvania Fish and Boat Commission
- Pennsylvania State Game Commission
- Smart Growth Initiative of Westmoreland County
- Sustainable Pittsburgh
- Three Rivers Wet Weather Demonstration Project (Northern Basin Group)
- Western Pennsylvania Conservancy

Chapter 4 Population

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INTRODUCTION

The analysis of population trends and the forecasting of future population growth provide the basis for making sound planning decisions. If the population of a community grows rapidly, the need for expanded facilities and sound growth management are critical. If the population is declining, the problems of reutilizing existing facilities for which there may be a lessening demand or the need to stimulate growth and stabilize the property tax base must be confronted. To a great extent, municipalities can influence population trends through planning efforts and land use decisions.

This chapter will review population trends and population projections for the future of Ohio Township. State and regional demographic and economic trends will be reviewed to gain an understanding of Ohio Township’s growth in relation to neighboring communities and the county. These regional trends influence a community’s potential for new growth and development. It is also important to understand the age composition of the population. Changes in the composition of a municipality’s residents may indicate the need for new types of public facilities and programs. For example, projected growth in the school-age population may suggest a need for expanded classroom facilities and youth-oriented recreational programs. Lastly, the projected population figures for the years 2005, 2010, 2020, and 2030 are included for consideration, as shown in Table 4.4.

POPULATION CHANGES

According to the 2000 US Census, Ohio Township is a community with a population of 3,086. This figure is now outdated. The township’s population has increased steadily since 1960. Table 4.1 shows population growth between 1980 and 2000. The population growth between 1960 and 2000 showed a significant increase.

Since 1960, the township's population has nearly tripled. This increase in residents totaled 1,382 persons over the four decades listed in Table 4.1. The township's growth rate accelerated between 1990 and 2000, and has continued the pace until 2006. The Avonworth School District, in its *Demographics and Enrollment Study* (April 4, 2006) estimated the township's 2004 population at 3,549. With another 505 housing units approved, but waiting to be built, the population is estimated to increase by another 1,500 persons. This would raise the township's population to 5,000 by 2010.

Table 4.1: Ohio Township Population

	1960	1970	1980	1990	2000
Population	1784	2028	2072	2349	3086
Population increase	-	244	-8	277	737
Percentage increase	-	13.67%	-3.94%	13.36%	31.37%

Source: 1960, 1970, 1980, and 2000 US Census

Table 4.2 shows the township's population growth in relation to the state and county. It should be noted that over the past decade, population growth rates in the township have increased, while those of the county and the commonwealth have decreased.

Table 4.2: Ohio Township, Allegheny County, and Pennsylvania Population Changes by Percent

	1980	1990	2000
Ohio Township	-3.9%	13.36%	31.37%
Allegheny County	-10%	-9%	-33%
Pennsylvania	0%	0%	0%

Source: US Census 2000

Total Population Change from 1990 to 2000

Table 4.3 reflects the total population change of the township and its adjacent municipalities between 1990 and 2000. While the township continued to develop well above the regional average, it should be noted that only half of the residents had access to public sanitary sewer service until recent years. The continued development and increased population will have two major effects on the township: 1) increased demand for public services, and 2) increased tax base to provide funding for these demands.

Table 4.3: Total Population Changes in North Hills Municipalities

Municipality	1990	2000	Population Growth/Loss	Percent Change
Ohio	2,459	3,086	627	25.5%
Pittsburgh	369,879	334,563	-35,316	-9.5%
Allegheny County	1,336,449	1,281,666	-54,783	-4.0%

Source: 2000 US Census

Population Projections for Ohio Township

The Southwestern Pennsylvania Regional Planning Commission (SPRPC) has developed population projections for the counties and municipalities in southwestern Pennsylvania. The original SPC population forecast for the township is shown in Table 4.4.

The Southwest Pennsylvania Commission is the region's Metropolitan Planning Organization (MPO). The region's MPOs are required to conduct population trends and predictions. This information is then used to apply for various federal funds such as transportation improvements.

Based on building permits issued in recent years, the Ohio Township projections listed in Table 4.4 may be overestimated for 2005 and underestimated for 2010, 2020 and 2030.

Table 4.4: Population Projections

Municipality	2005	2010	2020	2030
Ohio	4,385	4,272	4,180	4,248
Pittsburgh	277,683	272,006	275,300	279,912
Allegheny County	1,276,775	1,245,436	1,264,756	1,291,585

Source: SPRPC Cycle VII baseline forecasts of population by municipality

POPULATION DENSITY

Ohio Township saw its population increase by 627 persons between 1990 and 2000. Development patterns during that decade have raised the total population density of persons per square mile from 328 persons per square mile in 1990 to 411 persons per square mile in 2000.

Table 4.5: Population Density

Municipality	Land area (square miles)	1990 Population	2000 Population	1990 Density	2000 Density
Ohio	7.5	2,459	3,086	328	411
Pittsburgh	55.6	369,879	334,563	6,653	6,017
Allegheny County	730	1,336,449	1,281,666	1,831	1,755
Pennsylvania	46,058	11,881,643	12,281,054	258	267

Source: 2000 US Census

Population by Age for 2000

Table 4.7: 2000 Population by Age

Municipality	Under 5 years	5 to 19 Years	20 to 54 Years	55 to 84 Years	85 Years and over
Ohio	194	666	1,796	409	21
Pittsburgh	17,607	63,792	171,382	74,593	7,189
Allegheny County	71,081	243,794	620,585	318,063	28,143

Source: 2000 US Census

Median Age

Table 4.8 illustrates the median age change for Ohio Township. Ohio Township saw the median age of its residents increase from 34.8 years to 39.4 years. The median age for Allegheny County (39.6 years) is only two months older than that of the township.

Table 4.8: Median Age

Municipality	1990	2000
Ohio	34.8	39.4
Pittsburgh	34.6	35.5
Allegheny County	n.a.	39.6

Source: 1990 and 2000 US Census

POPULATION DIVERSITY

Table 4.9 demonstrates the racial census of Ohio Township was 97 percent white at the last census count. Table 4.9: Population Percentage Diversity by Municipality

Municipality	White	Black or African-American	American Indian and Alaska Native	Other
Ohio	97.0	.8	.1	2.1
Pittsburgh	67.6	27.1	.2	5.1
Allegheny County	84.3	12.4	.1	3.2

Source: 2000 US Census

INCOME

Median Household and Per Capita Income

As shown in Table 4.10, Ohio Township had higher household income levels than that of the county and the City of Pittsburgh.

Table 4.10: Median Household and Per Capita Income in 1999

Municipality	Median Household Income	Per Capita Income
Ohio	\$62,578	\$32,446
Pittsburgh	\$28,588	\$18,816
Allegheny County	\$38,329	\$22,491

Source: US Census 2000

Family Income

A large percentage of families in Ohio Township (33 percent) have incomes exceeding \$100,000. This was the second highest percentage income average for the region. The second highest percentage of family income in 2000 was in the \$50,000 to \$99,999 range. Thirty percent of Ohio Township's families earned between \$10,000 and \$49,999. Only one percent of the township's families earned less than \$10,000.

Table 4.11: Family Income in 2000

Municipality	Under \$10,000	\$10,000 to \$49,999	\$50,000 to \$99,999	\$100,000 or more
Ohio	1%	30%	36%	33%
Pittsburgh	11%	52%	27%	10%
Allegheny County	6%	45%	35%	14%

Source: 2000 US Census

Per Capita Income

Ohio Township had a marked increase in per capita income between 1990 and 1999. This increase was nearly double than that of the City of Pittsburgh and the county.

Table 4.12: Per Capita Income 1990 and 1999

Municipality	1990 per capita income	1999 per capita income	Percent change
Ohio	\$16,521	\$32,446	+96%
Pittsburgh	\$12,580	\$18,816	+50%
Allegheny County	\$15,115	\$22,491	+49%

Source: 1990 and 2000 US Census

Percent of Population Considered to be Poverty Status

Ohio Township and its adjacent municipalities have a low percentage of families living below the poverty level. Single female head of households had the highest percentage of those living below the poverty level. Ohio Township had a moderate percentage of seniors living below the poverty level.

Table 4.13: Percent of Population Considered to be Poverty Status in 1999

Municipality	Families	Single female heads of household with no husband present	Individuals 65 years and older
Ohio	2.0%	13.0%	4.0%
Pittsburgh	15.0%	33.8%	13.5%
Allegheny County	7.9%	25.3%	9.0%

Source: US Census 2000

EMPLOYMENT

Ohio Township enjoys having a high percentage of employed residents. Most residents were employed in the civilian labor force category. This table does not include individuals not seeking employment, such as the retired, disabled, etc.

Table 4.14: Employment Status 2000

Municipality	Percent employed	Percent unemployed
Ohio	64.0	2.1
Pittsburgh	52.6	5.9
Allegheny County	57.3	3.7

Source: US Census 2000

Occupations

The most represented occupation category is that of managerial and professional, with nearly half of the workforce in the category. Ohio Township showed a significant increase in the managerial category between 1990 and 2000. Sales also saw a slight decrease, while farming dropped to less than 1 percent.

Table 4.15: Occupation Percentages in 1990

Municipality	Managerial	Service	Sales/Support	Craft/Repair	Labor	Farming
Ohio	37.6	9.8	28.9	12.5	9.1	2.0
Pittsburgh	28.2	18.5	35.1	7.4	10.3	0.5
Allegheny County	30.3	14.1	35.7	9.1	10.3	0.6

Source: 2000 US Census

Table 4.16: Occupational Percentages in 2000

Municipality	Management Professional	Service	Sales/Office	Construction/Extraction/Maintenance	Production/Transportation	Farming/Fishing/Forestry
Ohio	52.4	8.0	25.3	7.6	6.4	0.3
Pittsburgh	36.9	19.9	27.5	6.2	9.4	0.1
Allegheny County	37.8	15.8	28.7	7.5	10.1	0.1

SOURCE: 2000 US CENSUS EDUCATION

Ohio Township has a low percentage of persons age 25 and older that are not high school graduates. Ohio Township has a high percentage of person's age 25 and older with a bachelor's degree or higher.

Table 4.17: Education Attainment of Persons Age 25 and Older, 2000

Municipality	Percent not high school graduates	Percent high school graduate or higher	Percent Bachelor's Degree or Higher
Ohio	10.1	44.5	45.4
Pittsburgh	18.7	55.1	26.2
Allegheny County	13.7	58.0	28.3

Source: 2000 US Census

TRANSPORTATION

The majority of Ohio Township residents drive alone to their place of employment. Nine percent of Ohio Township's work force carpooled. This percentage is similar to the county and City of Pittsburgh. Few people used public transportation. Four percent of Ohio Township's residents worked at home. This percentage may increase in the future as technology advances.

Table 4.18: Type of Transportation Used to Commute to Work in 2000

Municipality	Drive Alone	Carpool	Use Public Transportation	Walk	Other Means	Work at Home
Ohio	83%	9%	2%	1%	<1%	4%
Pittsburgh	55%	11%	21%	10%	1%	2%
Allegheny County	72%	10%	11%	4%	1%	2%

Source: 2000 US Census

Chapter 5 Housing

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INTRODUCTION

The availability of affordable and structurally sound housing is a goal sought by families, individuals, and governments at all levels. To a large extent, the economic vitality of the national economy depends upon the relative strength of the housing market. For most people, purchasing a house remains the largest single financial investment that they will ever make. Decisions to purchase a house and live in a particular area are made on the bases of quality of local school districts, proximity to shopping and work areas, return on investment, nearness to other family members, and, of course, affordability.

Oftentimes for local governments, housing and households represent both the largest single source of tax revenues and the basis for many of its disbursements (infrastructure maintenance and repair, police and fire protection, etc.) Ohio Township, like all local governments, regulates the location, type, amount, and physical condition of housing through its zoning ordinances, subdivision regulations, and building codes. It is this regulatory function that determines such factors as density, housing types, and to a large extent whether or not a community will accommodate a heterogeneous income population.

For this analysis, housing data of the municipalities surrounding Ohio Township were examined in order to compare Ohio Township with certain US census-defined housing factors such as contract rents, median housing values, and population densities. The zoning and land use patterns of the township were examined, as well as minimum lot sizes for all zoning districts. The results are listed in the tables that follow. Finally, techniques are presented that have been tried in other municipalities that have increased the supply of affordable housing and that the Township may want to consider implementing.

GOALS, OBJECTIVES, AND STRATEGIES

Goal 1: Maintain a sense of neighborhood in major subdivisions

Objective A: Provide buffers between housing of different types

Buffers provide a method of maintaining a sense of neighborhood as well as maintaining property values. If the buffers are vegetative, they also serve as air quality recharge areas. This is an environmentally friendly way to develop.

Strategy	Facilitators	Resources
Review and revise existing ordinances for buffer requirements	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/Zoning Officer 	n.a.

Goal 2: Provide for the development of new housing for existing and future residents at all income levels

Objective A: Ensure new housing complements existing architecture and neighborhoods within the township

New development should be compatible with the traditional architectural styles of the township and maintain rural character.

Strategy	Facilitators	Resources
Develop design standards for high-density residential developments	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/Zoning Officer • Township Engineer 	n.a.

Objective B: Ensure there are diverse housing opportunities

Singles, couples, families, and extended families require different housing types. The township should provide opportunities for various types of housing to meet these diverse needs and growing demand.

Strategy	Facilitators	Resources
Review zoning ordinance to ensure opportunities exist for different housing types at various densities	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/Zoning Office 	n.a.

Objective C: Provide more opportunities for elderly and retirement housing

Many older residents cannot maintain or do not want all the responsibilities of large-home ownership. These older residents, however, may wish to remain in the township. The alternative senior housing such as 55+ communities, campus types settings with a mix of housing types, and retirement communities are an identified need in the township.

Strategy	Facilitators	Resources
Include senior communities in appropriate zoning districts	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/Zoning Officer 	n.a.

HOUSING ANALYSIS

In order to understand the current housing conditions and trends in the Township, a complete housing analysis has been undertaken. In addition, changes in census data between decades have been provided in order to understand the existing conditions and trends.

- There have been no zoning map changes over the past decade; however, there have been shifts in land use patterns. Table 5.1 does not give an accurate reflection on the housing in regards to where it has occurred. The 2008 Comprehensive Plan Update Existing Land Use Map depicts the existing generalized land uses on a parcel-by-parcel basis. It also illustrates the types of housing and their location within the township. This is done in a color-coded manner with the color intensifying as densities increase. Several distinct changes appear when 1999 Comprehensive Plan Existing Land Use Map and the 2008 Comprehensive Plan Future Land Use Map are compared.

Occupancy and Tenure

Ohio Township is the classic bedroom community. In 2000, Ohio Township had 1,177 total housing units; an increase of 327 percent over the 1990 US Census figure of 850. In 2000, of the total housing units, 1,106 or 94% were occupied. A vast majority of units (944 or 85.4 % of the total occupied units) were owner-occupied. There were 162 renter occupied units in 2000 or 14.6 percent. This was a significant increase over the 62 or 7.5 % reported in 1990. This significant increase can be attributed to the development of the Village at Sewickley Hills, Legacy Village, Bear Run Village and the Joseph Lane Townhouses. Table 5.2 shows the trends in occupancy and tenure in Ohio Township between the last two census counts.

Table 5.1: Occupancy and Tenure

Category	1990 Total	1990 Percent	2000 Total	2000 Percent
Total Housing Units	823	100%	1,177	100%
Owner-occupied units	761	92.5%	944	85.4%
Renter-occupied units	62	7.5%	162	14.6%
Vacant	27	3.3%	71	6.0%
Seasonal, Recreational or occasional use	1	.12%	9	.8%
Occupied Housing Units			1,106	100%
Average household size of owner-occupied units	2.89	-	2.81	-
Average household size of renter-occupied units	2.58	-	2.08	-

Source: PA DATA Center 2000

Units in Structure

Single-family detached housing units dominate the housing market in Ohio Township. In 1990, 819 units were reported as one unit detached structures and 11 were one-unit attached structures. This changed to 981 or 65 units in 2000. In addition, building permits between 2000 and 2005 indicate that there were 811 permits issued for new single-family dwellings.

The number of multi-unit dwellings increased exponentially between 1990 and 2000. This was due in part to the planned residential developments that were established in that decade. These developments were primarily townhouses and a few garden apartments.

There were 10 mobile homes or trailers reported in Ohio Township in 1990. This number remained unchanged in the 2000 census. These units are located in a cluster on Roosevelt Road, just below Mary Lane.

There are no reported units lacking complete plumbing or kitchen facilities.

Table 5.2: Units in Structure

Category	1990 Total	2000 Total
1-unit detached	819	981
1-unit attached	11	65
2 units	5	14
3 or 4 units	5	5
5 to 9 units	0	21
10 to 19 units	0	15
20 or more units	0	66
Mobile Home	10	10
Boat, RV, Van, etc.	0	0
Total Housing Units	840	1,177

PA Data Center 2000

There has been a significant increase in development of one-unit single-family detached and attached dwelling units in Ohio Township over the past thirty years. In particular, from 1990 to the present, Ohio Township has seen an unprecedented growth and development of housing units.

In addition, due to the number of Planned Residential Developments (PRDs) Ohio Township has experienced, there are attached dwelling units of various types in the community. These attached dwellings include duplexes, townhouses, carriage homes, and garden apartments.

The largest and most notable increase came in the form of 1-unit attached dwelling units. These types of dwelling units are often in the form of duplex units (side to side) and split level dwellings with one residence on each story.

Year Structure Built/Year Householder Moved into Unit

Table 5.3 reflects the years that structures were built in Ohio Township. The census classifications have changed with the 2000 census; however, compatible data has been acquired and used in Table 5.4. The three columns of the left were part of the 1999 Comprehensive Plan.

The numbers on the right are reflective of the left columns, as the census was updated in 2000.

Table 5.3: Year Structure Built

Years	2008 Total	2008 Percent
Totals	268	100
2008	31	11.56
2005	43	16.04
2004	50	18.65
2003	37	13.80
2002	48	17.91
2001	37	13.80
2000	22	8.20

Source: PA Date Center

Basic derivatives from Table 5.4 include:

- A significant amount of the township's housing stock is 70 years and older
- Roughly a quarter of the township's housing was built between 1940 and 1960, this housing often does not meet current International Building Code and Uniform Construction Code standards. These dwellings may be more desirable for demolition and reconstruction on the lot (reuse of land).
- There has been a significant amount of building activity as the Township saw 268 housing units constructed between 2000 and 2008.
- The decade the 1990's saw a 30 percent increase in the construction of new housing.
- Due to the relative age of Ohio Township's housing stock, housing units tend to have higher values than that of older units in other Allegheny County municipalities.

Table 5.4 shows the number and percent of householders by the year they moved into their unit according to 1990 US Census data. The relatively new housing stock (53.4 percent of housing units in Ohio Township were occupied since 1990) of the township is an indication that its housing units are relatively new and in good condition. The slow but steady residential development of the northern section of the township has continued into the year 2008. It is estimated that another 125 housing units were constructed and occupied between 2000 and 2008.

Table 5.4: Year Householder Moved Into Unit

Years	2000 Total	2000 Percent
1999 to March 2000	146	13.2
1995 to 1998	270	24.4
1990 to 1994	184	16.6
1980 to 1989	226	20.4
1970 to 1979	117	10.6
1960 or earlier	163	14.7

SOURCE: PA Data Center

INCOME AND HOUSING AFFORDABILITY

The affordability of housing is an increasing concern to public officials. In 2000, the median value of a single-family home in Ohio Township was \$144,600. This figure ranks Ohio Township as one of the ten highest housing value communities in Allegheny County. The median value of a house in Allegheny County was \$57,100. Only 3 percent of total township housing units were less than \$60,000. The average cost of a house in Ohio Township far exceeds the average cost of a house in Allegheny County.

In comparison to the county as a whole, Ohio Township has one of the highest median rents. In the 2000 census, the median rent was \$821 up from \$409 in 1990—a 100 plus percent increase. This may be attributed to upscale apartment and townhouse complexes such as the Village at Sewickley Hills and Legacy Village. Allegheny County's median rent is \$516 up from \$315 in 1990, a 61 percent increase.

Table 5.5 illustrates the positive economic affect that the Township has experienced since the 1999 Comprehensive Plan. The table can only compare relative data because of formatting changes by the US Census Bureau. The Table demonstrates a clear pattern of higher end housing being built in the township.

Table 5.5: Value of Owner-Occupied Units

Value	1990 Units	1990 Percent	2000 Units	2000 Percent
Less than \$50,000	64	9.3%	14	1.6%
\$50,000 to \$99,999	399	58.1%	171	19.7%
\$100,000 to \$149,999	158	23.0%	278	32.0%
\$150,000 to \$199,999	56	8.1%	152	17.5%
\$200,000 to \$299,999	9	1.3%	132	15.2%
\$300,000 to \$499,999	0	-	94	10.8%
\$500,000 to \$999,999	0	-	27	3.1%
\$1,000,000 or more	0	-	-	-
Median Value	\$84,300	-	\$144,600	-

Source: 1992 Comprehensive Plan and 2000 Census

Increases in Housing Value

Housing values have increased in Ohio Township between the 1990 and 2000 census. This is an indication of higher end housing development. In addition, the township housing value medians have increased from \$ 84,300 in 1990 to \$ 144,600 in 2000. This 71.5% increase far exceeded that of the county during the same decade.

Table 5.6 shows that the township's housing units have increased in value much more than the County's.

Table 5.6: Median Housing Value Owner-Occupied Units

Year	Ohio Township	Allegheny County
1990	\$84,300	\$57,100
2000	\$144,600	\$84,200
Percent Increase 1990 to 2000	71.5%	47.5%

Source: PA Data Center

Increases in Contract Rent

Table 5.7 reflects the gross rent of specified renter-occupied units. The gross rent in Ohio Township is significantly higher than that of the county. This is reflected in previous tables as well. Overall, the higher rents indicate that the rental units have higher values than those of the county. Units without cash rent were not included.

Table 5.7: Median Contract Rent, 1990 to 2000

Year	Ohio Township	Allegheny County
1990	\$409	\$315
2000	\$821	\$516
Percent Increase 1990 to 2000	71.5%	61%

Source: US 2000 Census

COMPARISON

Renter-Occupied Units

There were 62 reported units in 1990 and 162 in 2000. However, the percentage of renter-occupied units to total units increased in Ohio Township. This can be directly attributed to developments such as Bear Run Village.

Table 5.8 depicts the change in total units and renter-occupied units within Ohio Township, its adjacent municipalities (region), and Allegheny County. Ross Township has the highest number and percentage of renter-occupied dwellings in the immediate region. This is a continuation of the 1980 to 1990 trends. This may be due to its large collector road network as well as its proximity to the City of Pittsburgh.

This trend also continued as it had during the previous decade. Ohio Township's growth in renter-occupied units primarily comes from the Bear Run Village. Ohio Township has seen a very small increase in the number of renter-occupied during the decade of 1990 to 2000.

Table 5.8: Percentage of Renter-Occupied Units

Municipality	1990 Total units	1990 Renter- occupied units	1990 Percent of units renter- occupied	2000 Total units	2000 Renter- occupied units	2000 Percent of units renter- occupied	1990 to 2000 Percent change in renter- occupied units
Ohio Township	823	62	7.5%	1,177	162	14.6%	7.1%
Allegheny County	570,970	183,260	32%	583,646	177,114	30.3%	-3.5%

US Census 2000

Owner-Occupied Units

Table 5.9 reflects the percentage of owner-occupied units in the region and county. This may be attributed to a strong economy and building boom during the later part of the 1990s. Relatively low interest rates created home ownership opportunities for households that previously could not afford to own their housing units. Ohio Township saw a slight decline in its overall percentage of owner-occupied housing units. This may in part be due to several planned residential developments with a mix of housing stock that have been built over the past decade. Often the stock includes duplexes, townhouses, and apartments that are renter-occupied.

Table 5.9: Percentage of Owner-Occupied Housing Units to Total Units

Municipality	1990 Total units	1990 Owner- occupied units	1990 Percent of units owner- occupied	2000 Total units	2000 Owner- occupied units	2000 Percent of units owner- occupied	Percent change 1990 to 2000
Ohio Township	823	761	92.5%	1,177	944	85.4%	-7.1%
Allegheny County	580,738	397,545	68%	583,646	360,036	92%	-10.4

PA Data Center: 2005

Analysis of Table 5.10 illustrates that Ohio Township has the highest median rental costs in the region and county. The median rent in Ohio Township reflects the upscale apartments, townhouses, and houses that are available.

Table 5.10: 2000 Population and Median Rents

Municipality	Population	Land Area (Square Miles)	Median Rent
Ohio	3,086	7.46	\$821
Allegheny County	1,281,666	730.9	\$516

Source: US 2000 Census

CONCLUSION

Municipalities can and should make a conscientious effort to increase the supply of affordable housing for a variety of income groups. The information presented in the previous sections suggests various ways in which this might be accomplished. One way is to increase the supply of multi-family units on smaller lots by rezoning more land for such purposes. The spread of multi-family uses in the upper Nicholson Road area needs to be developed in a more orderly and environmentally-sensitive manner. While multi-family units are providing alternative and innovative housing, they consume vast amounts of land defoliate areas. Incentives for non-conventional development should be encouraged in the future.

Correspondingly, the township should make every effort to increase the supply of houses specifically for individuals and families who have incomes at or near the median income level for the County. Doing so would make Ohio Township an inclusionary community with a more heterogeneous mixture of housing types and income levels.

RESOURCES

- Robert Olshansky, Island Paradise, *American Planning Association Monthly Magazine*, October 2005
- Pennsylvania Department of Community and Economic Development, *Reducing Land Barriers to Affordable Housing*, February 1999.
- The Brookings Institution Center on Urban and Metropolitan Policy, *Back to Prosperity: A competitive agenda for renewing Pennsylvania*, 2003
- Thomas Hylton, *Save Our Lands, Save Our Towns, A Plan for Pennsylvania*, 1995
- Michael Carliner, *Regulatory Costs of Affordable Housing*, *Housing Economics*, May 1989
- Allegheny County Department of Development, Housing Division, *The Allegheny County Comprehensive Housing Affordability Strategy*, page 42, Pittsburgh, PA 15219
- Robert E. Coughlin, et al, *Guiding Growth, (Building Better Communities and Protecting Our Countryside)* page 7-25 & A-33. Pennsylvania Environmental Council, Inc. 1211 Chestnut St., Suite 900 Philadelphia, PA 19107, 1991,
- Lane Kendig et al., *Performance Zoning*, page 69-74, Planners Press, American Planning Association, Washington, D. C. Chicago, Illinois, 1980.

Chapter 6 Community Facilities and Services

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INTRODUCTION

The provision of adequate community facilities is a critical element in promoting the health, safety, and general welfare of a community. Community facilities and services are an important aspect of what residents view as quality of life issues and make the township an attractive community to live. Planning for future community facilities and services should correspond with the needs of the township’s residents, as well as the available revenue.

The need for community facilities depends on many factors, including available land, population, density, expected growth patterns, income, and capacity of existing facilities.

GOALS, OBJECTIVES, AND STRATEGIES

Goal 1: Maintain high-quality emergency response services
Protection of township residents’ health, safety, and property and enforcement of laws is essential to maintaining the quality of life in the township.

Objective A: Maintain a high-quality police department that is responsive to township residents

Strategy	Facilitators	Resources
Hire additional personnel to make consistent with national standards	<ul style="list-style-type: none"> • Township Board of Supervisors 	n.a.
Continue to participate in the 911 Program	<ul style="list-style-type: none"> • Township Board of Supervisors 	n.a.
Continue community service programs such as crime prevention, bicycle safety and equipment checks, and DARE, aimed at grass-roots crime prevention	<ul style="list-style-type: none"> • Township Board of Supervisors • Police Chief 	n.a.
Update fleet and equipment on a regular basis	<ul style="list-style-type: none"> • Township Board of Supervisors 	<ul style="list-style-type: none"> • Township Board of Supervisors • Community Revitalization Grants
Require all new officers to have Act 120 Certification	<ul style="list-style-type: none"> • Township Board of Supervisors 	<ul style="list-style-type: none"> • Township Board of Supervisors • Community Revitalization Grants
Participate in regional police forces such as DUI and drug task forces	<ul style="list-style-type: none"> • Township Board of Supervisors • Police Chief 	<ul style="list-style-type: none"> • Township Board of Supervisors • Community Revitalization Grants
Share specialized equipment with neighboring police departments	<ul style="list-style-type: none"> • Township Board of Supervisors • Police Department 	<ul style="list-style-type: none"> • Township general fund • Community Revitalization Grants
Provide continuing education and training for police officers	<ul style="list-style-type: none"> • Township Board of Supervisors • Police Department 	<ul style="list-style-type: none"> • Township general fund
Participate in Council of Government joint purchasing program for ammunition, vests, and other supplies	<ul style="list-style-type: none"> • Township Board of Supervisors • North Hills Council of Governments 	<ul style="list-style-type: none"> • Township general fund

Objective B: Support a high-quality volunteer fire company that is responsive to township residents

Strategy	Facilitators	Resources
Comply with National Fire Insurance Standards	<ul style="list-style-type: none"> • Ohio Township Volunteer Fire Company • Code Officer 	<ul style="list-style-type: none"> • Fund Raisers • Township general fund
Comply with National Fire Protection Association Standards	<ul style="list-style-type: none"> • Ohio Township Volunteer Fire Company • Code Officer 	<ul style="list-style-type: none"> • Fund Raisers • Township general fund
Comply with ANSI response time standards	<ul style="list-style-type: none"> • Ohio Township Volunteer Fire Company 	<ul style="list-style-type: none"> • Fund Raisers • Township general fund
Comply with NFPA Publication 1600 (Standard for Emergency Management and Business Community Programs 2004 Edition)	<ul style="list-style-type: none"> • Ohio Township Volunteer Fire Company 	n.a.
Develop a recruiting program to increase membership	<ul style="list-style-type: none"> • Ohio Township Volunteer Fire Company 	n.a.

Strategy	Facilitators	Resources
Work with adjacent communities to develop shared services, joint purchases, specialty services, and other financially/functionally responsible programs	<ul style="list-style-type: none"> Ohio Township Volunteer Fire Company Adjacent fire departments 	n.a.
Implement process for fire department to comment on any residential development of four or more lots and any commercial or light industrial developments that the planning commission is considering	<ul style="list-style-type: none"> Ohio Township Volunteer Fire Company Planning Commission Fire Department Chief Building Inspector/Zoning Officer 	n.a.

Objective C: Ensure an effective Emergency Management Plan exists for the Township

Strategy	Facilitators	Resources
Review and update the emergency management plan to ensure a coordinated communication plan exists between the township, county, state, and federal responders	<ul style="list-style-type: none"> Emergency Management Coordinator 	n.a.

Goal 2: Maintain and expand the recreational facilities and programs available to township residents

Objective A: Establish policies for the Park and Recreation Department to provide working parameters

Strategy	Facilitators	Resources
Develop a formal policy manual	<ul style="list-style-type: none"> Township Manager Park and Recreation Director 	
Create personnel policies for the Park and Recreation Department	<ul style="list-style-type: none"> Township Manager Park and Recreation Director 	n.a.
Develop safety policies and a risk management plan	<ul style="list-style-type: none"> Township Manager Park and Recreation Director 	n.a.

Objective B: Keep parks and recreation facilities and programs up-to-date with latest trends

Strategy	Facilitators	Resources
Attend conferences, seminars, and workshops and participate in continuing education opportunities.	<ul style="list-style-type: none"> Township Manager Park and Recreation Director 	n.a.

Strategy	Facilitators	Resources
Participate in professional associations which provide publications with current information on programs	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Director 	n.a.
Add a youth and senior representative to the Planning Commission, Park and Recreation Board, and township Council to participate in discussions regarding parks and recreation activities.	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Director 	n.a.

Objective C: Educate and inform township residents about Parks and Recreation Programs and facilities

Strategy	Facilitators	Resources
Develop a parks and recreation flyer for specific program seasons	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Director 	n.a.

Objective D: Develop recreation facilities to meet the diverse needs of the ever changing needs of the township

Strategy	Facilitators	Resources
Preserve natural areas for the enjoyment of township residents	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Director • Marketing Consultant 	<ul style="list-style-type: none"> • Pennsylvania Department of Conservation and Natural Resources • Pennsylvania Department of Community and Economic Development • Charitable Foundations
Identify the resources (natural, scenic, cultural, and historical) in the township that could be of benefit to future parks, recreation, and open space development	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Director 	n.a.
Develop greenways to connect various parks and recreation facilities in the township and region	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Director 	<ul style="list-style-type: none"> • Surrounding municipalities • Allegheny County • Pennsylvania Department of Conservation and Natural Resources • TEA21
Correct any safety deficiencies currently existing in parks and recreation facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Director 	Pennsylvania Department of Conservation and Natural Resources

Objective E: Ensure that township parks and open spaces will be accessible to township residents

Strategy	Facilitators	Resources
Ensure that all facilities are compliant with the Americans with Disabilities Act (ADA)	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Director 	Pennsylvania Department of Conservation and Natural Resources
Amend the township's Subdivision and Land Development Ordinance to give Township Supervisors control over mandatory dedication of land	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Director • Planning Commission 	Pennsylvania Department of Community and Economic Development
Develop additional parklets/open space in the immediate vicinity of populated areas	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Director 	Pennsylvania Department of Conservation and Natural Resources
Review ordinances to encourage neighborhood parks in subdivisions of 50 lots or more	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/Zoning Officer • Park and Recreation Director 	n.a.

Objective F: Ensure that township parks and recreation facilities are managed to the highest standard achievable by the township

Strategy	Facilitators	Resources
Implement a formal playground inspection program	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Director 	n.a.
Identify the feasibility of outsourcing maintenance tasks	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Director • Planning Commission 	n.a.
Develop a facilities and ground maintenance plan	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Director 	n.a.
Establish a replacement schedule for parks maintenance equipment	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Director 	<ul style="list-style-type: none"> • Pennsylvania Department of Conservation and Natural Resources • Donations
Acquire new equipment to improve the efficiency/safety of the Park and Recreation Department	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Director 	n.a.
Ensure all infrastructure improvements are in place before pursuing further development	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Director 	<ul style="list-style-type: none"> • Pennsylvania Department of Conservation and Natural Resources • Pennsylvania Department of Community and Economic Development • Developers • PENNVEST

Objective G: Maintain existing and develop new recreation programs to meet the diverse needs of township residents

Strategy	Facilitators	Resources
Provide specific recreation programs for each age group and ability.	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Director 	User fees
Continue to foster existing relationships with nonprofit groups	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Director • Planning Commission 	n.a.
Create an evaluation tool for existing programs and identify the need for additional programs	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Director 	n.a.

Objective H: Ensure the financial stability of the Park and Recreation Department

Strategy	Facilitators	Resources
Identify alternative sources of funding for Parks and Recreation Programs	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Director 	n.a.
Develop self-supporting recreation programs	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Director 	n.a.
Deposit recreation fees paid by developers in lieu of open space into a separate account	<ul style="list-style-type: none"> • Township Manager 	n.a.

MUNICIPAL BUILDING



Source: RKA/2008

Governing the township is a three-member Township Board of Supervisors. The Board of Supervisors appoints volunteers to the various boards that aid in the overall operations of the township. The Township Manager, a paid employee of the township appointed by the Board of Supervisors, oversees the township's staff and operations.

The offices of Ohio Township are located in the municipal building at 1719 Roosevelt Road. This structure is a former hundred year old barn with roughly 3,200 square feet of floor area. The building houses the township administration, police department, and road department.

The building also includes a conference room, which is used for Board of Supervisors, Planning Commission, and other public meetings.

POLICE DEPARTMENT



Source: RKA 2008

The Ohio Township Police Department consists of 9 full-time and 12 part-time employees. There is a full-time Police Chief, a full-time sergeant, a full-time corporal, four full-time patrol officers, a canine unit, and a full-time police secretary. The number of full-time officers has increased from five while the number of part-time officers declined from thirteen since the 1999 Comprehensive Plan. The police department provides full coverage, 24 hours a day, seven days a week. Dispatch comes from Allegheny County. The average response time for a police call in Ohio Township is generally between one and three minutes. The Allegheny County 911 Center is located at 408 Lexington Street, Pittsburgh, PA 15208-2521. Currently, Allegheny County is implementing its enhanced 911 program. Registration of residential and commercial addresses is done through the local phone company.

The department's budget has increased from \$ 411,351 in 1998 to \$ 789,000 in fiscal 2008. This increase is attributed to several factors. These factors include:

- The police chief acquiring numerous grants for innovative police technologies
- Increasing the number of municipalities the department provides contracted police protection
- A need to maintain proper equipment and fleet in order to provide efficient services

The Ohio Township Police Department is housed in the municipal building. The Police Department has the following police vehicles: two four-wheel drive Explorers, one unmarked explorer, four marked police cruisers (sedans), and one unmarked sedan.

The police department gives and receives assistance from the county and state on various arrests and investigations. In the future, the police department will be faced with the need for additional equipment, work force, space, and more vehicles. A continual concern is that as the population continues to grow, the number of police calls will increase as well.

Ohio Township also provides contracted police service to Aleppo Township, Emsworth Borough, Neville Township and Sewickley Hills Borough.

OHIO TOWNSHIP VOLUNTEER FIRE COMPANY



Source: RKA 2008

Fire protection is provided by the Ohio Township Volunteer Fire Company. The company is an independent volunteer fire company consisting of approximately 60 members. This number is relatively the same as when the 1999 Comprehensive Plan was completed. The members serve as fire officers, fire fighters, fire police, and general members. These fire-fighters receive no compensation for their efforts. The fire fighters are state-certified.

The main Ohio Township Fire Station is located at 1520 Roosevelt Road. The Ohio Township Fire Department averaged 97.25 calls per year between 1998 and 2005.

The Fire Company owns several pieces of equipment that have been purchased over the years by the Fire Company. At present, the Fire Company owns seven fire trucks. The oldest of which is a 1953 Dodge Power Wagon Brush Truck with a 200 gallon tank. Two other trucks are 1979 models. It is for this reason alone that the fire company has annual fund-raisers.

Department fundraisers such as the annual carnival, golf outing, and fire hall rentals. Real estate tax provides the majority of revenue.

According to the Pennsylvania Budget and Finance Committee report on *The Feasibility of Regionalization of Pennsylvania's Volunteer Fire Companies* [June 2005]) Allegheny County has the most volunteer fire companies in the Commonwealth. The summary notes that the next 36 months (to June 2008) are critical for the survival of many of these companies. The biggest factors in this are evidenced by the continued decline of volunteers and the expenses related to updated equipment and facilities.

Equipment purchases can be made through the Volunteer Loan Assistance Program of the Pennsylvania Emergency Management Agency. In the past, the Fire Company received a two percent low-interest loan for the purchase of a new fire truck through this funding source.

Emergency Management Services

The Ross West View EMS provides local Emergency Medical Services. Presently, 2008, there is no cost to the township for their service. Residents are billed when services are rendered. Ross West View EMS is located at 5325 Perry Highway, Pittsburgh, PA 15229.

The Ross West View EMS averaged 229 calls per year over the past decade. Equipment owned by the Ross West View EMS includes:

- 5 ALS Ambulances
- 1 Heavy Rescue
- 2 Wheelchair Vans
- 2 ALS Response Units
- 1 Mass Casualty Trailers
- 1 Special Event ATV

The 2005 Ross / West View EMS Personnel roster includes:

- 1 Executive Director
- 4 Operational Supervisors
- 1 Office Manager
- 2 Billing Clerks
- 1 Secretary
- 20 EMT's
- 27 Paramedics

EMERGENCY MANAGEMENT COORDINATOR

Under the Emergency Management Services Act of 1978, each municipality in Pennsylvania is required to prepare for potential disasters by designating an emergency operations center, appointing an emergency management coordinator, and developing an emergency operations plan. The act is intended to prepare the commonwealth's communities for disasters beyond the scope of normal emergency operations. Such emergencies in Ohio Township might include toxic chemical spills on roadways, which would require the evacuation of residents from their neighborhoods. An emergency operations plan is in place and should be reviewed to assess and encourage communications between local, state, and federal responders.

ROAD DEPARTMENT

The functions of the Road Department include snow removal, highway maintenance and repair, storm water basin cleaning and repair, the cleaning of 51 miles of roads and rights-of-way, paving 35 miles of township roads, weed control, recreation area and open space management, guide rail maintenance, special emergency services, and fleet maintenance. Their services also include street repaving and reconstruction.

The Public Works and Highway Department is also responsible for the maintenance and repair of the municipal building and other municipally owned structures, such as the salt shed, the municipal garage, the equipment and fleet storage building, and the facilities at the Ohio Township Park. The public works staff includes:

- 1 Road Foreman
- 4 laborers
- 2 mechanics

The operating costs include personnel, equipment rental, equipment purchase, insurance, uniforms, materials, and administration. These costs have risen from \$484,620 in 1998 to \$631,290 in 2008. The increase correlates with the township's growth and need for expanded public works services.

Ohio Township is unique in that it is one of the few municipalities in southwestern Pennsylvania that paves its own roads. The township owns two paving machines and two rollers. The Ohio Township Road Department is very progressive and participates in continuing education programs offered by the Pennsylvania Department of Community and Economic Development and the Pennsylvania Association of Township Supervisors.

PARKS AND RECREATION

Ohio Township owns a municipal community park totaling 80 acres along Nicholson Road.

Recreation Programming

Ohio Township also provides a variety of recreation programs to its residents. These programs provide a wide range of sports, games, and other recreational activities for pre-school, and grade school children, teens, adults and seniors.

Parks and Recreational Facilities

There have been many improvements at all of the township's parks and recreation facilities since the 1999 Comprehensive Plan. The majority of these improvements occurred at the Ohio Township Park on Nicholson Road because it is the largest recreation complex owned solely by the Ohio Township (ACORD is owned by five municipalities). A master plan was done for this park in 2000. The improvements at the park include the development of the nature center, the soccer fields, lighting, signage, new parking and drainage facilities, the development of the trails, acquisition of playground equipment that meets ADA and national playground standards.

Ohio Township Park



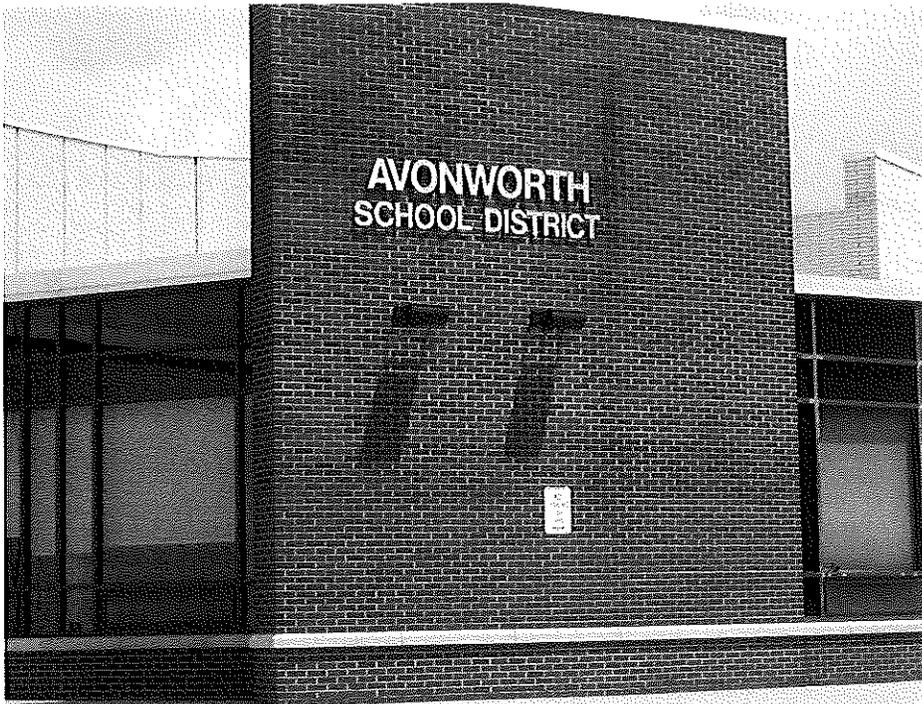
Source: RKA 2008

- Softball field
- Parking facilities
- Nature Center
- Picnic shelter
- Open air amphitheater
- Multi-purpose athletic field
- Handicapped trail
- Hiking trail
- Walking track
- Bike track



Source: RKA 2008

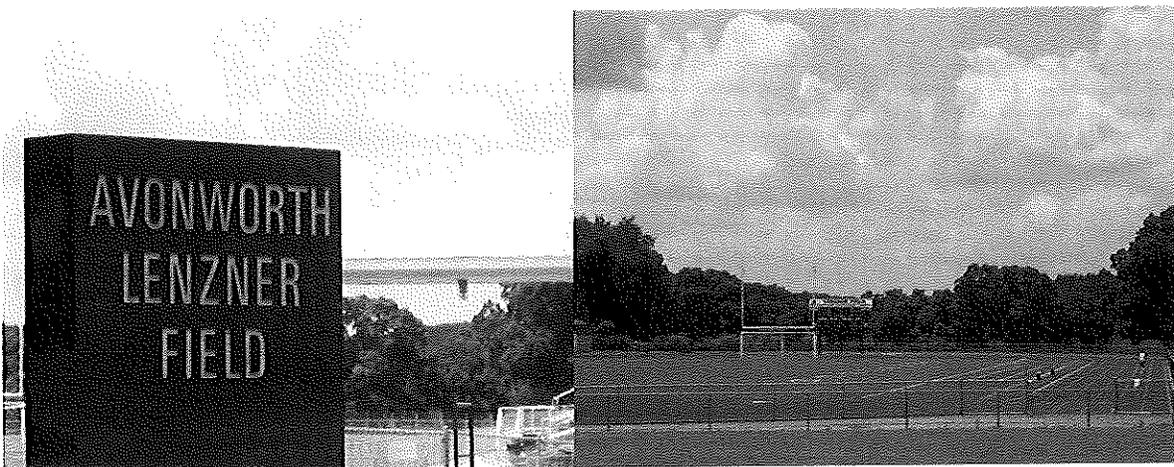
AVONWORTH SCHOOL DISTRICT



Source: RKA 2008

Ohio Township is part of the Avonworth School District. The Avonworth School District encompasses five municipalities: Ben Avon Borough, Ben Avon Heights Borough, Emsworth Borough, Kilbuck Township, and Ohio Township.

The district maintains one elementary school, one middle school, and one high school. Ohio Township school-age residents attend elementary school at Ohio Township Elementary on Roosevelt Road, near the intersection with Crawford Road through 5th grade. Middle (6-8th grades) and High School (9-12th grades) students attend classes at Avonworth Middle and Senior High School on Joseph's Lane.



OTHER MUNICIPAL SERVICES AND APPOINTED OFFICIALS

The following township services and appointed officials are not addressed in this plan:

- Administration
- Planning Commission
- Real Estate Tax Collections
- Zoning Hearing Board

RESOURCES

- Pennsylvania Budget and Finance Committee report, *The Feasibility of Regionalization of Pennsylvania's Volunteer Fire Companies*, June 2005
- Pennsylvania Department of Community and Economic Development, *Public Works Manual*, 2003
- Pennsylvania Department of Community Affairs, *Fleet Management Guide*, 1994
- Roger A. Lancaster, ed., *Recreation, Park and Open Space Standards and Guidelines*, National Recreation and Park Association, 1983
- National Fire Protection Association, *An overview of NFPA*, April 21, 2004

Chapter 7 Transportation

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INTRODUCTION

The movement of goods and people necessitates a system of highways, local streets, parking facilities, mass transit (where applicable), sidewalks, and non-traditional transportation networks such as bikeways, greenways, and trail systems. Ohio Township has many of these modes of transportation in place.

GOALS, OBJECTIVES, AND STRATEGIES

Goal 1: Provide efficient transportation in the township

Objective A: Maintain a safe and efficient road system within the township
Safe and well-maintained state-, county-, and township-owned roads are necessary for the movement of people from their homes to employment and activity centers.

Strategy	Facilitators	Resources
Ensure adequate funding is available to maintain roads within the township	<ul style="list-style-type: none"> • Township Manager 	n.a.
Review all traffic studies and police traffic/accident reports to determine opportunities for traffic, road, or pedestrian safety improvements	<ul style="list-style-type: none"> • Planning Commission • Township Police Department • Township Engineer • Township Transportation Engineer • Ohio Township Volunteer Department 	n.a.

Objective B: Coordinate land development and transportation improvements

All future land development should complement existing transportation systems and include an efficient system for vehicular and pedestrian circulation and linkages. This will require strong coordination and communication between township, county, and commonwealth transportation agencies. No future land development should degrade the existing transportation system in the township.

The Municipalities Planning Code now requires state government agencies to consider comprehensive plans, local land-use, and zoning ordinances when making certain permit and funding decisions.

Strategy	Facilitators	Resources
Update township ordinances to require concurrency between development and transportation improvements	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.
Require traffic studies as appropriate to determine effects of planned development	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.
Share land development plans and traffic studies with adjacent municipalities	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.
Request land development plans and traffic studies from adjacent municipalities	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.
Revise township ordinances to discourage areas of multiple curb cuts on Mount Nebo Road	<ul style="list-style-type: none"> • Planning Commission • Township Engineer 	n.a.
Revise township ordinances to require that any community facility included in a proposed development be centrally located within the proposed development	<ul style="list-style-type: none"> • Planning Commission 	n.a.

Strategy	Facilitators	Resources
Require township officials to complete and submit a Land Use Questionnaire for each Highway Occupancy Permit requested by a developer on a state-owned road	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer • Township Engineer 	n.a.
Conduct an annual meeting with Pennsylvania Department of Transportation District 11-0 officials to share information	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer • Township Engineer • Township Manager 	Pennsylvania Department of Transportation District 11-0

Goal 2: Reduce dependence on automobiles

Objective A: Create pedestrian and bicycle linkages within and between neighborhoods

Traditional sidewalks along streets do not always provide the most direct or efficient links between neighborhoods, streets, community facilities, and parks. Providing nontraditional walking trails, paths, and bikeways can provide efficient non-vehicular transportation within and between neighborhoods.

Strategy	Facilitators	Resources
Revise township ordinances to require pedestrian connecting trails between neighborhoods	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.
Identify, enhance, and encourage the existing informal bikeways within the Northwest Allegheny County region	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	<ul style="list-style-type: none"> • Bike Pittsburgh • Western Pennsylvania Wheelmen

Objective B: Encourage the use of public transportation

Few township residents currently use public transportation. Providing a convenient method for residents to access existing bus routes may increase the use of public transportation. Promoting and expanding the Mount Nebo Road Park and Ride should be investigated with the Port Authority of Pittsburgh.

Strategy	Facilitators	Resources
Investigate the possibility of a Port Authority Transit Park 'n Ride Lot in the Office/ Commercial District	<ul style="list-style-type: none"> • Planning Commission • Township Manager 	<ul style="list-style-type: none"> • Port Authority of Allegheny County • Federal Highway Administration • Transportation Enhancement Program, Southwest Planning Commission

Strategy	Facilitators	Resources
Investigate the possibility of expanding the Port Authority Transit Mount Nebo Road Park 'n Ride Lot.	<ul style="list-style-type: none"> • Planning Commission • Township Manager 	<ul style="list-style-type: none"> • Port Authority of Allegheny County • Federal Highway Administration • Transportation Enhancement Program, Southwest Planning Commission

Goal 3: Increase public safety in higher-intensity land use areas

Objective A: Implement traffic-calming techniques to improve public safety

Higher-density land use areas typically experience higher traffic volumes and pedestrian use than lower-density residential areas. Cross walks, raised cross walks, designated bicycle lanes, narrower cartways, raised speed humps, and bulb-outs can help improve drive, cyclist, and pedestrian safety.

Strategy	Facilitators	Resources
Revise township ordinances to require traffic-calming techniques in densely populated land developments	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer • Township Engineer 	n.a.

ROADS

Ohio Township is served by a network of Local, Minor Collector, and Major Collector roads owned by private individuals, the township, Allegheny County, and the Pennsylvania Department of Transportation. The township has access to Interstate 79 via the Mount Nebo Road interchange and Interstate 279 through the Camp Horne Road interchange.

The township maintains over 35 miles of roads, which are repaired as needed and maintained according to a planned-maintenance schedule. Ohio Township has added 14 miles of roadway since the 1999 comprehensive plan.

Roads and intersections

Interstate 279 and Lowries Run Road interchange area

This intersection is experiencing heavy morning and afternoon peak-hour traffic because of commercial and big-box retail development in the immediate area. Commercial development is expected to continue and increase traffic at this intersection. The Pennsylvania Department of Transportation and township will require additional traffic studies for potential improvements to the roads in the interchange area.

Interstate 79 and Mount Nebo Road interchange area

This intersection is experiences heavy morning and afternoon peak-hour traffic; however, it is currently (2008) not experiencing major congestion.

Continued residential development is expected to continue and increase AM and PM peak hour traffic at this intersection. As is the case with the Interstate 279 and Loweries Run Road Interchange, the Pennsylvania Department of Transportation and township will require additional traffic studies to develop improvements to the roads in this interchange area.

Arndt and Mount Nebo Roads intersection

This intersection is a severe acute angle. Additional striping, safety islands, and alignment enhancements should be considered. A traffic signal was installed in 2001 when the Bear Run Village Planned Residential Development was completed. This mitigation was needed to address the high number of accidents at the intersection (average six accidents a year during the 1990's).

Gary Drive and Mount Nebo Road intersection

The intersection was improved recently by the addition of regarding, realignment and better sight triangles. These improvements were made in 2001. The intersection will always have sight distance issues due to the natural grade of the lands and horizontal and vertical curve of Mount Nebo Road.

Roosevelt Road and Mount Nebo Road intersection

The intersection was improved recently by the addition of a traffic signal in 2005. The intersection will always have sight distance issues due to the horizontal and vertical curve of Mount Nebo Road.

Nicholson Road and Mount Nebo Road intersection

The intersection was improved in 2004. The intersection will always have sight distance issues due to the natural grade of the lands and horizontal and vertical curve of Mount Nebo Road. Future improvements may be necessary.

Duff Road, Linda Vista Road, and Ritter Road

This intersection has severe sight triangle issues. The intersection also has a need for alignment enhancements. AM and PM peak hours as well as Sunday AM traffic create problems (due to the development of Christ Church at Grove Farm) and may need future improvements.

McAleer Road and Mount Nebo Road

This intersection is characterized by a poor sight triangle. The intersection is seeing a dramatic increase in AM and PM due to residents of both Ohio Township and Franklin Park using it as a connection to Mount Nebo Road and the Interstate 279 and Camp Horne Road interchange. The predominate turning movement is to make a left from McAleer Road onto Mount Nebo Road. This crossing of the northbound lane of Mount Nebo Road causes the potential for accidents. Future signalization of the intersection may need to be considered.

Mount Nebo Road

Mount Nebo Road serves as a link between the Interstate 79 and Interstate 279 interchanges. The Average Daily Traffic (ADT) on Mount Nebo Road has increased from 12,360 in 1998 to roughly 15,000 in 2005. This is directly attributed to the continued residential development in Ohio Township and neighboring Franklin Park Borough. The roadway is characterized by having poor sight distances and substandard vertical and horizontal curves.

Nicholson Road

Morning and afternoon peak-hour traffic has increased significantly at this intersection since 1999. Nicholson Road itself has experienced a significant increase in daily traffic since 1999. This increase is attributed to the continued and rapid residential development in the township's northern neighbor, Franklin Park. The two-lane road is in generally good condition and does not appear to have any deficiencies at this time.

Duff Road

Duff Road is characterized by poor sight distances and vertical curves. This creates a future concern due to the potential for development of the commercial development in Kilbuck Township, Ohio Township's neighbor to the south. The concern is that people from Ohio Township's northern and western neighbors will use the road as a cut-thorough to the development.

Crawford Road

Crawford Road is a short (2 mi.) road that is characterized by poor sight distances and vertical curves. The road has a geological constraint as it is built over "Pittsburgh Red Clay Beds". These soils are prone to slides during wet weather events and periods of prolonged rain. Drainage improvements are needed, as are alignment enhancements. The developer of the Cobblestone Planned Residential Development is going to upgrade the road between Roosevelt Road and Grandview Road during phase III of the project.

Southwest Pennsylvania Commission

The Southwestern Pennsylvania Commission (SPC) is the region's forum for collaboration, planning, and public decision-making. As the official Metropolitan Planning Organization (MPO) for the ten-county region including the City of Pittsburgh and the counties of Allegheny, Armstrong, Beaver, Butler, Fayette, Greene, Indiana, Lawrence, Washington, and Westmoreland, the SPC is responsible for planning and prioritizing the use of all state and federal transportation funds allocated to the region. The Commission has the authority and responsibility to make decisions affecting the ten-county region.

The 2005 to 2008 Transportation Improvement Program (TIP) identifies the highway and transit improvements recommended for advancement during the four-year period covering Federal Fiscal Years 2005, 2006, 2007, and 2008. The 2005-2008 TIP became effective on October 1, 2004.

The SPC has several projects proposed in the 2005-2008 TIP. These projects are major road reconstruction projects that will have immediate impacts. In particular, there will be traffic congestion due to standard highway construction practices and other roads may see increases in traffic volume as motorists try to find alternative transportation routes.

BIKEWAYS

Bikeways are designated routes of transit for bicyclists. A traditional, environmentally friendly, and healthy form of transportation in other countries, bicycling is becoming more popular as both a mode of transportation to work and for health and recreational purposes. This mode of transit should not be confused with mountain bike trails. Mountain biking trails are for a more intense recreational activity. There is a dedicated bike trail in the Ohio Township Park on Nicholson Road. Additionally, mountain biking trails are available at ACORD Park.

Traditional bikeways usually parallel a road and are designated by markings. In Ohio Township, several roadways are currently being used as unofficial bikeways. These roads are primarily in the western section of the township. These roads are:

- Roosevelt Road
- Nicholson Road
- Red Mud Hollow Road

Many bicyclists use Mount Nebo Road as a bikeway to get from one side of Interstate 79 to the Audubon Greenway in Sewickley Hills. The Fern Hollow Greenway and Audubon Greenway in adjacent municipalities could easily be made accessible via potential bikeways along Mount Nebo Road.

PEDESTRIAN WALKWAYS AND TRAILS

Traditional Pedestrian Circulation

Five-foot-wide concrete sidewalks are required by the Americans with Disabilities Act (ADA). Concrete sidewalks are essential on Major Collector Roads and in the Commercial and Office Commercial Districts.

In areas where concrete sidewalks may not be practical, asphalt sidewalks may be used to link community facilities, parks, and neighborhoods.

Non-traditional Pedestrian Circulation

In areas where concrete sidewalks may not be practical, other methods of pedestrian circulation may be used to link community facilities, parks, and neighborhoods. These methods include crushed limestone trails, asphalt walkways and bike routes, and wood chip paths. Non-traditional pedestrian circulation plans are often required as a method of connecting subdivisions that abut one another.

Crushed Limestone (ADA Compliant)

In more rural areas, crushed limestone provides a cost effective path. Linkages between neighborhoods, villages, and subdivisions can be made to accommodate public safety needs in an affordable, low-maintenance, and natural-appearing way.

Although inexpensive to construct, crushed limestone paths can wash out during heavy rain-falls or flooding. There is a long-term maintenance cost associated with this type of path.

Asphalt Combined Walkways and Bike Routes

Some municipalities use a wider, asphalt sidewalk with a designated bike path and a two-foot green space separating it from the road. These routes are set in the front of the homes and parallel the streets. Deeper setbacks provide additional space between the homes and the combined walkway and bike route.

There is a periodic maintenance cost associated with this type of combined route. Asphalt systems usually last about ten years due to the climate and use of deicing salt.

Wood chip paths

Wood chip paths provide a natural-appearing trail and can be used to connect neighborhoods and community facilities in lower-density, rural areas; in steep areas; or in areas where equipment access is difficult.

These paths are very inexpensive to construct but do require periodic and ongoing maintenance.

PUBLIC TRANSPORTATION

Recognizing that public transportation is an effective and efficient mode of providing lower-cost transportation, use of the Port Authority of Allegheny County's Bus System should be mentioned. The Port Authority of Allegheny County is the main public transit provider in the region. Table 7.1: Type of Transportation Used to Commute to Work illustrates the overwhelming majority of Ohio Township residents drive to work alone. Very few township residents use public transportation. It is doubtful that this will change in the next decade.

Table 7.1: Southwest Pennsylvania Commission Transit to Work Places

Municipality	Drive Alone	Carpool	Public Transportation	Walk	Other Means	Work at Home
Ohio Township	82.8%	9%	1.7%	1.6%	0.4%	4.5%

Source: 2000 US Census

RESOURCES

- American Association of State and Highway Transportation Officials (ASHTO)
- America's Byways Resource Center (ABRC)
- Bike Pittsburgh
- Pennsylvania Department of Transportation

- Southwest Pennsylvania Commission
- *Rural by Design*, Randall Arendt
- Growing Greener Tool Kit
- Pennsylvania Department of Environmental Protection
- Pennsylvania Department of Conservation and Natural Resources
- Allegheny County Department of Public Works
- International City/County Manager Associations
- International Transportation Engineers (ITE)
- US Environmental Protection Agency
- Land Trust Alliance
- National Association of Homebuilders
- National League of Cities
- National Transportation Enhancements Clearinghouse
- Port Authority of Allegheny County
- Rails-to-Trails Conservancy
- Scenic America
- Smart Growth America
- Surface Transportation Policy Project
- Sustainable Pittsburgh
- Trust for Public Land
- Urban Land Institute

Road Classifications

The Institute of Transportation Engineers (ITE) has developed the Standard Highway Functional Classification System Plan which defines five types of roads. Each classification indicates a function, traffic volume, and type of roadway. Roads with lower classifications collect traffic and carry it to roads of higher classification. Roads with the highest classification have the highest traffic volumes and connect major activity centers.

Limited-Access Highway

The highest level of the functional classification system is the interstate highway. Interstate highways are designed as limited-access roadways intended to carry large volumes of traffic at high speeds over great distances. The limited-access highways serving the township are Interstates 79 and 279. Interstate 79 has a single point of access in the township. Interstate 279 does as well at Camp Horne Road.

Major Arterials

The major arterial system is intended for high-volume traffic use and long-distance trips at high speed between major centers. In addition, the principal arterial system serves in many instances to complement the interstate system. There are currently no Major Arterial roads in the township.

Major Collector

Major collector streets link larger communities and neighborhoods to one another. These streets are usually one mile or greater in length and are intended to link Minor Collectors to Major Arterials. These roads usually have two, twelve-foot lanes; an eight- to ten-foot shoulder; line striping; drainage facilities; and speed limits of 35 miles per hour or above. These roadways typically have no pedestrian access. An example of a Major Collector roads in Ohio Township is Mount Nebo Road.

Minor Collector

Minor collector streets are those that connect Major Collector and Major Arterials. In addition, these roads link residential areas to small-scale commercial land uses. These roads usually have two, twelve-foot lanes; a four- to eight-foot shoulder; limited drainage facilities; line striping; and speed limits of 35 miles per hour or less. These roadways typically have little, if any pedestrian access. Examples of Minor Collector roads in Ohio Township are Roosevelt Road and Nicholson Road.

Local Roads (Minor Residential Streets)

Local roads generally provide direct access to adjacent properties. These roads usually have speed limits of 25 miles per hour or less. Roads found in subdivisions are typical Local Roads.

Levels of Service

Intersections are categorized by their Level of Service (LOS). A LOS is a description of traffic operational conditions along a given roadway or at a particular intersection. LOS's rate an intersection's efficiency and effectiveness.

LOS's range on a scale from A (the optimal, free flow of traffic with minimum delay) to F (forced flow of traffic with jammed conditions and long delays.) Variables such as speed, travel time, freedom to maneuver, pass-through time, traffic interruptions, and delays are taken into consideration when rating an intersection's LOS.

Factors that affect the movement of vehicles through an intersection include:

- Grade
- Vertical and horizontal curves
- Pavement and sign markings
- Sight triangles

In 2000, LOS Grades are defined as:

- A: Operate with very low delays, less than 5.0 seconds per vehicle.
- B: Operate with delays between 5.1 and 15.0 seconds per vehicle.
- C: Operate with delays between 15.1 and 25.0 seconds per vehicle.
- D: Operate with delays between 25.1 and 40.0 seconds per vehicle.
- E: Operate with delays between 40.1 and 60.0 seconds per vehicle.
- F: Operate with very long delays in excess of 60.0 seconds per vehicle.

TOWNSHIP ROADWAYS

Road Name	Length (feet)	Surface Type	Public/Private
Alaqua Drive	2110	Asphalt	Public
Alcott Drive	2141	Asphalt	Public
Anderson Road	680	Gravel	Private
Arndt Road	1900	Asphalt	Public
Ascot Drive	1338	Asphalt	Private
Avonworth Heights Drive	2000	Asphalt	Public
Bear Run Drive	2000	Asphalt	Private
Beaver Creek Ct.	760	Asphalt	Public
Ben Avon Heights Road	4200	Asphalt	Public
Bishop Drive	1000	Asphalt	Public
Black Oak Drive	550	Not Constructed	Public
Blackburn Heights Drive	1523	Asphalt	Public
Bradshaw Drive	1282	Asphalt	Public
Broadbent Drive	1625	Asphalt	Public
Buckskin Court	219	Asphalt	Public
Camp Horne Road	7134	Asphalt	Public
Cardinal Circle	550	Asphalt	Public
Castone Road	1320	Gravel	Private
Cherrydale Court	750	Asphalt	Public
Chateau Court	190	Asphalt	Public
Cheryl Drive	1419	Asphalt	Public
Clarette Drive	460	Asphalt	Public

Road Name	Length (feet)	Surface Type	Public/Private
Cool Springs Drive	233	Asphalt	Public
Costa Lane	550	Gravel	Private
Cotton Lane	750	Gravel	Private
Courtney Mill Road	200	Tar & Chip	Public
Crawford Road	8270	Asphalt	Public
Creekside Lane	440	Gravel	Private
Creese Road	840	Gravel	Public
Crescent Drive	1291	Asphalt	Public
Crimson Drive	4000	Asphalt	Public
Cypress Knoll Drive	960	Asphalt	Public
Deer Valley Drive	1805	Asphalt	Public
Dively Drive	N/A	Gravel	Private
Dogwood Lane	N/A	Gravel	Private
Douglas Road	870	Asphalt	Public
Duff Road	8499	Asphalt	Public
Duff Road Extension	450	Asphalt	Public
Ethelthorpe Road	663	Asphalt	Public
Fan Court	325	Asphalt	Public
Forestwood Lane	450	Asphalt	Private
Frances Road	N/A	Asphalt	Private
Gary Drive	2021	Asphalt	Public
Gass Road	1100	Asphalt	Public
Gene Drive	1450	Asphalt	Public
Gilleland Lane	1775	Gravel	Private
Gilleland Court	600	Gravel	Private
Glenfield Road	5600	Asphalt	Public
Grandview Road	2430	Asphalt	Public
Greenwood Drive	715	Gravel	Private
Green Vista Drive	1281	Asphalt	Public
Harmony Road	4852	Asphalt	Public
Harveys Lane	203	Gravel	Private
Heritage Drive	2615	Asphalt	Public
Hidden Valley Court	380	Asphalt	Public
Highland Drive	1018	Asphalt	Public
Highpoint Road	968	Asphalt	Public
Hohman Lane	800	Asphalt / Gravel	Private
Inglewood Lane	322	Asphalt	Private
Iris Road	572	Asphalt	Public
Josephs Lane	4283	Asphalt	Public
Karen Drive	1395	Asphalt	Public
Laurel Oak Drive	4750	Asphalt	Public

Road Name	Length (feet)	Surface Type	Public/Private
Legacy Drive	1780	Asphalt	Public
Lenzner Court	1606	Asphalt	Private
Linda Vista Road	2712	Asphalt	Public
Louise Road	1775	Asphalt	Public
Lowries Run Road	2359	Asphalt	Public
Lynhurst Drive	1064	Asphalt	Public
Maines Drive	N/A	Gravel	Private
Martin Lane	N/A	Gravel	Private
Marys Lane	1116	Gravel	Private
McAdams Lane	N/A	Gravel	Private
McAleer Road	1150	Asphalt	Public
McAuliffe Lane	500	Gravel	Private
McCrea Road	911	Asphalt	Public
Miller Road	1100	Gravel	Private
Mt. Nebo Road	17296	Asphalt	Public
Mulvaney Lane	N/A	Gravel	Private
Nicholson Road	6562	Asphalt	Public
Nock Drive	1200	Gravel	Private
Northfield Drive	197	Asphalt	Public
O'Neil Lane	2100	Gravel	Private
Overlea Drive	800	Gravel	Private
Pine Ridge Road	475	Asphalt	Private
Player Lane	500	Asphalt	Public
Prescott Place	200	Asphalt	Private
Rebecca Drive	1532	Asphalt	Public
Red Mud Hollow Road	5000	Asphalt	Public
Reis Run Road	3464	Asphalt	Public
Renee Court	610	Asphalt	Public
Ridge Road	2121	Asphalt	Public
Rippling Brook Drive	985	Asphalt	Public
Ritter Road	3926	Asphalt	Public
Robin Court	753	Asphalt	Public
Roosevelt Road	10585	Asphalt	Public
Ross Lane	600	Gravel	Private
Ruehl Road	N/A	Asphalt / Gravel	Private
Sebago Lake Drive	2760	Asphalt	Public
Sebald Lane	600	Gravel	Private
Scheffel Road	N/A	Gravel	Private
Schell Lane	309	Gravel	Private
Shannopin Drive	864	Asphalt	Public
Sonie Drive	1286	Asphalt	Private
Southfield Court	197	Asphalt	Public

Road Name	Length (feet)	Surface Type	Public/Private
Springfield Drive	839	Asphalt	Public
Stafford Court	595	Asphalt	Public
Staghorn Drive	633	Asphalt	Public
Stoner Road	500	Gravel	Private
Star Court	600	Asphalt	Public
Summit Drive	1057	Asphalt	Public
Syl Road	375	Gravel	Private
Thornridge Road	575	Asphalt	Public
Tree Line Court	300	Asphalt	Public
Toms Run Road	8000	Asphalt / Gravel	Public
Village Court	485	Not Constructed	Public
Wible Drive	2000	Asphalt / Gravel	Private
Windgap Road	395	Asphalt	Public
Young Lane	N/A	Gravel	Private

Chapter 8 Infrastructure

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INTRODUCTION

Public infrastructure is essential to protecting the environment, promoting public health, and creating various classifications of the intensity of land development. Without potable water systems and filtration plants, sanitary sewerage systems and treatment facilities, and storm water management devices and structures, land and watercourses can become polluted and rendered lifeless. The introduction of public infrastructure allows for more intense land use patterns and commercial and office park developments. This section of the plan will examine current utility services and existing and future needs.

GOALS, OBJECTIVES, AND STRATEGIES

Goal 1: Protect the local environment and the public’s health, safety, and welfare

Objective A: Ensure basic utilities are available throughout the township

Electricity, refuse collection, recycling service, telephone service, and water for fire protection are vital services for all township residents.

Strategy	Facilitators	Resources
Require all developers to demonstrate concurrency of development with refuse collection, electrical and recycling service, and water for fire protection	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	<ul style="list-style-type: none"> • Rural Utility Service • Allegheny County Department of Economic Development • Pennsylvania Department of Environmental Protection • Pennsylvania Department of Community and Economic Development • Pennsylvania Infrastructure Investment Authority
Update the township fire protection plan to ensure adequate water supplies are identified and available to supply adequate fire protection to all township residents	<ul style="list-style-type: none"> • Planning Commission • Ohio Township Volunteer Fire Company 	n.a.

Objective B: Ensure all major public utilities are available and well-maintained in medium- and high-density areas of the township

Public water, sewerage, natural gas, high-speed/broadband internet, and storm water management are important services in medium- and high-density areas. These services promote public health, reduce environmental impacts, enhance fire protection, and are necessary for many modern conveniences. Their timely construction and proper maintenance are necessary.

Strategy	Facilitators	Resources
Require all developers to demonstrate concurrency of development with storm water management and public water, sewerage, natural gas, and high-speed/broadband internet availability	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	<ul style="list-style-type: none"> • Rural Utility Service • Allegheny County Department of Economic Development • Pennsylvania Department of Environmental Protection • Pennsylvania Department of Community and Economic Development • Pennsylvania Infrastructure Investment Authority
Investigate the need for and availability of high-speed/broadband internet access throughout the township	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.
Maintain existing sanitary sewers as needed to prevent pollution from infiltration and inflow (I&I) and sewer overflows/bypasses	<ul style="list-style-type: none"> • Ohio Township Sanitary Authority • Township Manager 	n.a.
Require OTSA to conduct annual I&I removal projects in the township	<ul style="list-style-type: none"> • Public Works Department • Township Manager 	n.a.

Objective C: Ensure all major subdivisions with lot sizes averaging less than one acre provide public water and sanitary sewer service

Higher-density developments create a corresponding increase in demand for safe and adequate supplies of potable water and collection and treatment of wastewater. Public sanitary service will limit pollution of groundwater, watercourses, and existing potable water wells.

Strategy	Facilitators	Resources
Revise township ordinances to require developers to provide all developments with lot sizes averaging less than one acre to provide public water and sanitary sewer service	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	<ul style="list-style-type: none"> • West View Water Authority • Ohio Township Sanitary Authority

Objective D: Ensure new on-lot sewage disposal systems (OLDS) are approved by Allegheny County Health Department Sewage Officials or the local Sewage Enforcement Officer (SEO)

Proper installation and maintenance of OLDS is necessary for public health and protection of the local environment. These systems include septic tanks, Wisconsin Mound systems, and Small Flow Treatment Facilities (SFTFs.)

Strategy	Facilitators	Resources
Amend township ordinances to require OLDS permits be issued prior to building permits being issued	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.

Goal 2 Reduce the volume of recyclable and hazardous waste going to landfills

Objective A: Encourage recycling of all recyclable materials

Recycling service is included in the township's waste collection contract. Each household is provided with a recycling container. This recycling service does not include all types of household waste that are recyclable.

Strategy	Facilitators	Resources
Consider joint drop-off centers at convenient location for the collection of recyclables not included in the township's waste collection contract	<ul style="list-style-type: none"> • Environmental Advisory Council • Township Manager 	<ul style="list-style-type: none"> • Pennsylvania Department of Environmental Protection • North Hills Council of Governments

Objective B: Encourage the safe disposal of household-generated hazardous waste

Typical household activities can generate hazardous waste as defined by the Environmental Protection Agency and Pennsylvania Department of Environmental Protection. Disposal of this waste, including cans of old paint, aerosol cans, and pest-control products, is difficult.

Strategy	Facilitators	Resources
Consider scheduling periodic joint household hazardous waste disposal drop-off sites	• Township Manager	<ul style="list-style-type: none"> • Pennsylvania Department of Environmental Protection • North Hills Council of Governments • North Allegheny School District
Create a household-generated hazardous waste awareness program for township residents	Environmental Advisory Council	<ul style="list-style-type: none"> • North Allegheny School District • Northern Area Environmental Council

Goal 3 Reduce flooding and stream pollution caused by storm water

Pennsylvania Act 167 requires municipalities to have storm water management plans. The purpose of these plans is to eliminate flooding, health hazards, and protect environmental resources. The issue of water pollution from older sanitary sewerage systems overflowing during wet weather events (rainfall/snowmelt) are so serious in Allegheny County that a special program called the Three Rivers Wet Weather Demonstration Program has been created. Ohio Township is a part of the program.

The Environmental Protection Agency (EPA) has mandated that Allegheny County and its municipalities comply with new Federal regulations. These regulations are being applied through the Three Rivers Wet Weather Program

Objective A: Prepare Act 167 Stormwater Management Plans for each watershed in Ohio Township

In order to maintain the best stormwater management practices, periodic evaluation of watershed management should be conducted. Practices such as limiting the use of certain pesticides and gardening chemicals is an example of this type of practice. Another aspect of this is managing watersheds by periodic sampling of streams and identification of point and non-point source pollution within a watershed.

SANITARY SEWERS

Sanitary sewer or wastewater management is needed to promote the public's health, safety, and welfare as well as protect the environment. Management of sewage is generally done on a watershed basis. This makes the most sense as the flow of water follows watersheds and their drainage systems.

There are four watersheds in Ohio Township.

- Bear Run
- Kilbuck Run
- Lowries Run
- Toms Run

Ohio Township Sanitary Authority (OTSA) provides sanitary sewer service in the community. The authority owns and operates two sewage treatment plants. The largest, the Kilbuck Run Sewage Treatment Plant, can handle 290,000 gallons per day. This facility is located on Red Mud Hollow Road below the Village at Sewickley Hills. Currently, the plant is averaging 47,000 gallons per day. This plant serves the growing western side of the township.

The authority also owns and operates the Windy Knoll Sewage Treatment Plant. This facility is located on Tom's Run Road. Currently, the plant, designed for 100,000 gallons per day is treating 40,000 gallons per day. This facility services the southwest area of Ohio Township.

INTERCEPTOR SEWERS

Bear Run Interceptor

The Bear Run interceptor serving serves a large portion of the central section of the township. The Bear Run Interceptor is 121,000 linear feet and flows in a north to south direction in the central area of the township. This interceptor sewer was at 27 percent capacity when the last comprehensive plan was complete. The sewer is now near 40 percent capacity. Continued commercial growth in the Bear Run Watershed and the slow and steady residential development in the Franklin Park Borough section are attributed to this increase.

Lowries Run Interceptor

The Lowries Run Interceptor is 78,000 linear feet and located in the southeast section of the township. No information was provided for this sewerage infrastructure in the 1999 Comprehensive Plan.

Three Rivers Wet Weather Demonstration Program

The majority of municipalities in Allegheny County, including Ohio Township, are required to address the issue of infiltration and inflow of water during storm events and snowmelts. The infiltration of water causes sanitary sewerage systems to overflow into stream and rivers. This in turn causes excess use of facilities and increased cost to customers to treat storm water.

Ohio Township has been aggressively working toward completing its requirements for the program. The township is part of the Northern Basin area of the program. As of 2006, the township has complied with its requirements of the Three Rivers Wet Weather Program. Digital Mapping of the township's sanitary sewer system is required to be complete by 12.31.2008. This requires all manholes, pipes and overflows, if any to be on a GIS based map.

Ohio Township has complied with the requirements of the Municipal Separate Storm Sewer Systems (MS4) program. It has successfully achieved the goals it set as part of the Northern Basin Group. Municipal Separate Storm Sewer Systems (MS4)—A system designed to carry storm water only. MS4 systems will be regulated by the Storm Water Phase II regulations.

POTABLE WATER

Public Water

Public potable water is supplied by the West View Water Authority. The facility is a full-service maintenance shed. The West View Water Authority has over 51,078 customers in Allegheny and Butler Counties, with 3,847 customers located in Ohio Township. The authority's main water intake plant is located on the Ohio River at Neville Island in Allegheny County.

There are no current plans for any significant water line extensions in Ohio Township. Those that will occur will more than likely be done by developers.

The 2005 customer breakdown for Ohio Township was:

Residential:	1,097
Commercial:	84
Municipal:	6

Well Water

In areas that lack public potable water, wells are often used as the primary source of drinking water. Wells need to be monitored for contaminants and may run dry during periods of drought.

STORM WATER MANAGEMENT

Storm water management is critical to the environmental protection of streams, rivers, wildlife, and watersheds. Pennsylvania's Act 167 governs storm water management in municipalities. In general, when development occurs, post-development storm water runoff should not exceed the pre-development runoff.

Issues such as flooding, erosion, landslides, and siltation of streams are the effects of unmanaged storm water runoff. The Ohio Township's Grading and Subdivision and Land Development Ordinance has standards that relate to the management of storm water runoff. These standards include construction management and infrastructure requirements.

The Allegheny County Soil Conservation Service reviews all land developments in excess of 5,000 square feet. This agency reviews development plans and issues permits for grading and earth movement. The Soil Conservation Service can issue fines and stop-work orders if necessary.

RECYCLING AND SOLID WASTE MANAGEMENT

In 1990, Ohio Township began a full-scale curbside collection program. The program followed Act 101 requirements. Annual tonnage reports are required by the Pennsylvania Department of Environmental Protection for all municipalities in the Commonwealth.

Table 8.1: Residential Waste Generation, 2000 to 2005

Year	Estimated residential population	Residential waste generation (tons/year)
2000	3,086	138.43
2005	4,385	185.22

Source: Allegheny County Municipal Solid Waste Management Plan, 1990 and Ohio Township

Table 8.2: Recycling Generation, 2000 to 2005

Year	Commercial generation (tons/year)
2000	329.50
2005	416.82

Source: Allegheny County Municipal Solid Waste Management Plan, 1990 and Ohio Township

RESOURCES

- Allegheny County Sanitary Authority (ALCOSAN)
- Allegheny County Soil Conservation Service
- Authority for Improvements in Municipalities (AIM)
- Growing Greener Tool Kit
- International City/County Manager Associations (ICMA)
- Land Trust Alliance
- Ohio Township Sanitary Authority (OTSA)
- National Association of Homebuilders
- Pennsylvania Department of Environmental Protection (PA DEP)
- Pennsylvania Municipalities Association (PMAA)
- Smart Growth America
- Southwest Pennsylvania Commission (SPC)
- US Environmental Protection Agency (US EPA)
- Urban Land Institute (ULI)

Chapter 9

Economic Development

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INTRODUCTION

Economic development is a relative term when developing a comprehensive plan, because each municipality has different economic needs. Some communities need to rejuvenate business districts, some are redeveloping older brownfields, and some, like Ohio Township, are experiencing economic gains through new regional retail commercial development.

Ohio Township has enjoyed a period of slow but steady tax revenue increases through the creation of new regional retail centers and upscale housing developments. The resulting increase in both property and wage taxes has enabled the township to continue to provide its residents with a full range of up-to-date municipal community facilities and services. This is expected to continue as a result of this plan.

GOALS, OBJECTIVES, AND STRATEGIES

Goal 1: Provide for the development of limited, quality, commercial and office activities to service the needs of the growing community

Objective A: Focus future commercial and office park development in the Interstate 279 Camp Horne interchange area

The Interstate 279 Camp Horne interchange area has become the *de facto* commercial center of Ohio Township. This area should serve as the hub of quality commercial and light industrial development in the township.

Strategy	Facilitators	Resources
Update ordinances to provide a cohesive area for commercial, and office park	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/Zoning Officer 	<ul style="list-style-type: none"> • Pennsylvania Department of Community and Economic Development Land Use Technical Assistance Program • Community Revitalization grants

Objective B: Preserve existing farms and agricultural businesses

Ohio Township has historically been an agricultural community. Preserving farms and agricultural business is essential to maintaining community character.

Strategy	Facilitators	Resources
Review all township ordinances to ensure farms and agricultural businesses are not unduly or inappropriately regulated	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/Zoning Officer 	n.a.

Goal 2: Ensure that future commercial and office park development is non-polluting, well-planned, and high quality

Objective A: Encourage a coordinated development approach in areas zoned for commercial and office park uses along Mount Nebo and Camp Horne Roads

Facilitating compatible development between and among new and existing businesses along Mount Nebo and Camp Horne Roads will preserve the character of the township.

Strategy	Facilitators	Resources
Investigate the use of township - guided development such as the use of an official map	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/Zoning Officer • Planning Consultant • Township Engineer 	
Develop and implement design standards for all future commercial and light industrial development such as facades, light fixtures, landscaping and parking lot requirements	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/Zoning Officer • Consultants 	

Goal 3: Continue to provide employment opportunities within the township

Objective A: Maintain existing employment opportunities within the township

Residents should have opportunities to work within the township .

Strategy	Facilitators	Resources
Support the commercial businesses within the township	Township Manager	n.a.

ECONOMIC PROFILE

Occupations

The 1990 US Census reports that in 1989 about **75** percent of the working age population in Ohio Township held occupations in the executive, administrative, professional, sales, or administrative support fields. In comparison, **61** percent of the working age of Ohio Township held occupations in these fields at the 2000 census.

Table 9.1: Executive positions*

Occupation	1990	2000	Percent change
Administration and Executive	%	-	n.a.
Management, professional and related occupations	-	52.4%	n.a.
Professional	%		n.a.
Service Occupations	%-	8%	%
Sales and office occupations	%	25.3%	%
Administrative Support	%	-	n.a.
Farming, fishing and forestry	%-	0.3%	.3%
Construction, excavation and maintenance occupations	%-	7.6%	%
Product, transportation, and material moving	%-	6.4%	%

Source: SPC and US 2000 Census

*The 2000 US Census no longer reports this information in the way it did previously. For example, the latest census combines the categories of Administrative, and Executive. Column totals will not match due to categorical changes.

Table 9.2 demonstrates the shift in occupational changes between 1990 and 2000. Due to the US Census changing its categories there is some margin of error when conducting a comparison. However, it is apparent that the vast majority of Ohio Township's work force is in the management and professional category.

Table 9.2: Occupations from 1990 to 2000

Occupation	1990	Percent of total	2000	Percent of total
Executive, Administration	213	%		
Management, professional, and related occupations			788	52.4%
Service occupations	100	%	120	8%
Sales and office occupations			381	25.3%
Construction, extraction, and maintenance occupations			115	4.3%
Production, transportation, and material moving occupations			97	4.7%
Professional Specialty	216	%		
Technicians and related support	30	%		
Sales	128	%		
Administrative support	172	%		
Private household	0	%		
Protective service occupations	12	%		
Farming, fishing and forestry	23	%	4	0.3%
Precision production, craft & repair	142	%		
Machine operators, assemblers	21	%		
Transportation and material moving	58	%		
Handlers, equipment cleaners, helpers, laborers	25	%		
Employed persons 16 years and over	1,140	%	1,505	100.00%

Source: US 1990 and 2000 Census STF-DP 3, Table 2

Labor Force Status

In Ohio Township in 1989 there were **7,365** persons age 16 and over in the total work force. This figure increased to **1,505** in the 2000. This was an increase of **10.9** percent between counts. The increase is a positive sign for the township's economic conditions. Of these persons, only **1.2** percent were unemployed. This drop is three times less than the **4.7** percent of unemployed persons in 1990. Again, the township has seen significant positive effects regarding its economic development between census counts. Of this number, **67.2** percent or **4,952** were employed and **231** persons, or **4.7** percent of the total work force, were unemployed.

Poverty Status

According to the year 2000 US Census, there were **77** families in Ohio Township living at or below the poverty level established by the US Department of Housing and Urban Development (HUD). This is a decrease of **12** individuals and families according to the 1990 census. Reducing the number of people living in poverty is always a goal for economic development strategies. The highest percentage of families living below the poverty level was those that are/were headed by females with no male present. This group totaled **42** or **22.7** percent of the total. Efforts to assist single-female-headed households can be done by township, school district, and county agencies working together in a collaborative effort.

Income

Ohio Township had higher income levels than those reported for the County in 1989. The median household income for Ohio Township, according to the 1990 US Census, was **\$66,836**. In 1999, this increased to **\$87,627**.

Table 9.3 demonstrates that the average household income in Ohio Township well exceeds that of the county in the US Census income-level categories. Household income often reflects the economic vitality of a municipality. The higher the home values, the higher the household incomes tend to be.

Table 9.3: Household Income in 1989

Income level	Ohio Township households	Ohio Township percent of total	Allegheny County households	Allegheny County percent of total
Less than \$5,000		%	33,142	6.13%
\$5,000 to \$9,999		%	60,071	11.11%
\$1,000 to \$14,999		%	50,926	9.42%
\$15,000 to \$24,000		%	97,228	17.98%
\$25,000 to \$34,999		%	86,452	15.99%
\$35,000 to \$49,000		%	93,362	17.26%
\$50,000 to \$74,000		%	73,567	13.60%
\$75,000 to \$99,999		%	23,987	4.44%
\$100,000 to \$149,999		%	13,277	2.46%
\$150,000 or more		%	8,764	1.62%
Totals		100%	540,776	100.00%

Source: US 1990 Census STF 3, Table 3

Table 9.4 demonstrates the Household income levels of Ohio Township and Allegheny County. As stated in the analysis of Table 9.3, higher housing values directly correlate with household income levels. There are a few exceptions to this rule due to seniors living in homes with higher assessed values.

Table 9.4: Household Income in 1999

Income Levels	Ohio Township households	Ohio Township percent of total	Allegheny County households	Allegheny County percent of total
Less than \$10,000		%	57,641	10.7%
\$10,000 to \$14,999		%	39,913	7.4%
\$15,000 to \$24,999		%	79,179	14.7%
\$25,000 to \$34,999		%	69,879	13.0%
\$35,000 to \$49,999		%	87,433	16.3%
\$50,000 to \$74,000		%	97,907	18.2%
\$75,000 to \$99,999		%	48,950	9.1%
\$100,000 to \$149,999		%	34,349	6.4%
\$150,000 to \$199,999		%	9,662	1.8%
\$200,000 or more		%	12,492	2.3%
Totals		100%	537,405	100%
Median household income	\$	-	\$38,329	-

Source: US 1990 Census STF 3, Table 3

ECONOMIC OUTLOOK

Between 1980 and 2000, the economic base of the Pittsburgh region began to shift from heavy industries to services. Firms specializing in the provision of services, or those associated with the development or use of high technologies, became more prevalent in the region as steel and steel related industries closed down or moved away. The number of “white collar” jobs created demonstrates this fact as well as “blue collar” jobs that were lost between 1980 and 2000. Allegheny County, saw large gains in job growth between 1980 and 2000 in the service industry. Those services that had the largest job growth included hospitals, personnel services, colleges, universities, eating and drinking establishments, nursing/personal care facilities, grocery stores, and individual and family services. It is expected that most future job growth in the region will be in white-collar occupations. *The US Census 2000 indicates that the biggest gain of occupations in Ohio Township were in the management, professional, and their related occupations. This shows a local shift away from lower-paying service jobs to higher end jobs.*

Creation of Jobs

It is critical for municipalities and regions to create jobs in order to foster economic development. When jobs are abundant, unemployment is usually low, existing housing stock receives reinvestment, and the tax base(s) increases through wage and property taxes.

Retention of Jobs

Job retention is often the major part of the local and regional economic development strategies. When companies downsize, merge, or close, they often have local and regional impacts. These effects can be seen currently with the changes at US Airways, Marconi, and the closing of the last steel-related industry within the City of Pittsburgh—the USX Hazelwood Works. Retention of jobs will aid in keeping tax base level, keeping unemployment at low levels, and population stable.

It is difficult to keep long-term records for individual businesses. This Comprehensive Plan Update has attempted to provide the reader with an understanding that there have been economic development changes in the township and these changes, overall, have been positive.

Since 1999, the following large scale and higher impact businesses have opened in Ohio Township:

There is one light industrial facility in the township. The only area presently zoned for light industrial uses is located along Douglass Road. There are no public utilities in the immediate area. Additionally, the road network in this section of the township will not support the gross vehicle weight of vehicles used in manufacturing or industrial purposes.

CONCLUSION

Ohio Township has many assets that should be capitalized upon to attract new economic activity. The fact that the township is less than a 20-minute drive from downtown Pittsburgh and less than 20-minute drive from Pittsburgh International Airport is an asset. Pittsburgh has been long known for its many institutions of higher education such as Carnegie Mellon University, the University of Pittsburgh, and Duquesne University. The township's direct access to two interstate highways (I-79 and I-279) gives it a location second to none in terms of commuter access. This has spurred an increase on both commercial/office and residential development in the township since 2000. The trend is expected to continue at a slow, but steady pace for the future.

RESOURCES

References

- Commonwealth of Pennsylvania, Department of Labor & Industry, Bureau of Research & Statistics, *Annual Planning Information Report for the Pittsburgh PMSA and Beaver County PMSA* (Pittsburgh, PA, 1991) pages 1 to 7.
- Ralph L. Bangs & Thomas Soltis, *The Job Growth Centers of Allegheny County*, Interim Commonwealth of Pennsylvania, Department of Labor and Industry, *Information-Resource Guide for Prospective Employers: Pittsburgh Primary Metropolitan Statistical Area* (Pittsburgh, PA), page 17.

Community Development Organizations

Governments can and have been taking active roles in encouraging economic development. Traditionally, this involvement meant ensuring the adequate provision of infrastructure as a way of supporting a climate conducive to business development. Economic development can best be achieved by forming public and private partnerships with funding agencies, property owners, developers, and local economic development groups. The region has a large number of organizations and agencies that may provide funding and technical assistance to the township in its economic development efforts. Regardless of how the organization with its ensuing responsibilities is delineated, the township should take advantage of the assistance offered by the myriad state, federal and local programs, agencies, and other corporations in the area to achieve its goals.

Allegheny County Bureau of Employment and Training Centers

This agency serves as a clearinghouse for prospective employees and employers. The Bureau also provides training for displaced workers. This economic development agency's main focus is working towards providing local businesses with skilled and semi-skilled labor.

Allegheny County Economic Development

The Allegheny County, the Department of Economic Development was created out of the Allegheny County Department of Development in the late 1990s. This agency is the lead economic development agency in the County. When the agency was formed it brought together several of the County's economic development agencies in order to reduce the duplication and competition of efforts, and have all agencies in a central location. This agency is the parent organization of the spin off economic development agencies noted below.

Allegheny County Industrial Development Authority

The Allegheny County Industrial Development Authority (ACIDA) was established on August 23, 1967 under and pursuant to the provisions of the Economic Development Financing Law of the Commonwealth of Pennsylvania, the Act of August 23, 1967, P.L. 251, as amended (the IDA Act). The ACIDA was approved by the Allegheny County Board of Commissioners on November 20, 1969, while its Articles of Incorporation were approved by the Commonwealth on December 9, 1969. This Authority is included under the umbrella organization "Finance and Development Commission." Obligations are issued by the ACIDA to provide for the construction, improvement, rehabilitation, revitalization and financing of industrial, specialized, commercial, manufacturing and research and development enterprises, for the public purpose of creating and maintaining employment opportunities, eliminating and preventing blight, eliminating and reducing air and water pollution, and creating and developing business opportunities within Allegheny County. The rate and term of financing is negotiated. The interest income from the bonds may be exempt from federal and Commonwealth income taxes which results in a reduced interest rate to the borrower. An interest in the project must be obtained by the ACIDA and may rest with the Authority until the debt is fully retired; equitable interest may remain with the developer. All proposals are evaluated on the basis of their compliance with local, Commonwealth and federal grants.

Allegheny Regional Asset District

The creation of the Allegheny Regional Asset District provided a countywide vehicle for county-city cooperation and ended attempts to shift asset-funding responsibilities from one level of government to another. One-half of the tax proceeds go directly to Allegheny County and municipal governments for continuing tax reform and to fund services. The Board allocates one half of the county sales tax to assets working in the area of libraries, regional parks, civic, recreational, sports and cultural facilities and programs. The voting board consists of seven members, four appointed by the County Chief Executive, two by the Mayor; the appointed members elect the seventh member from a list of nominees submitted by regional economic and community development organizations. The appointed members serve for the same terms as the elected official that appoints them while the seventh member serves a two-year term. The Governor of Pennsylvania may also appoint a non-voting member to the Board.

Authority for Improvements in Municipalities

Founded in 1968, this Authority provides low interest loans to municipal governments and authorities to help them finance various municipal and inter-municipal improvement projects. These projects include: infrastructure replacement and expansion, construction and rehabilitation of buildings and capital equipment purchases.

Duquesne University Small Business Development Center

The center provides services to small business, such as business plan development, management assistance, counseling, and training. Now sponsored by the Chrysler Corporation, the SBDC has expanded its role since the 1992 Comprehensive Plan. The following is a listing of their services: Business planning, Marketing strategy and market research, Advertising and sales promotion, Financial planning and cash-flow analysis, Accounting and basic record keeping, Strategic direction and planning, Business taxes, Business registration and licensing, Personnel recruitment, benefits, and policies, Business organization structuring, General business management.

Pennsylvania Capital Loan Fund

This program makes low-interest loans to businesses for capital projects that result in long-term employment opportunities. Loans can be used for the purchase of buildings, land, machinery and equipment and working capital.

Pennsylvania Department of Commerce

This state agency administers a variety of programs to assist businesses. Programs include the Business Infrastructure Development Program, Community Economic Recovery Program, the Community Facility Program, Customized Job Training Program, Enterprise Development Program, Industrial Development Assistance Funds, Pennsylvania Capital Loan Fund, Site Development Program, Small Business Incubator Program, the Tourist Promotion Matching Fund Program, the new Ports Initiative and the Sunny Day Fund.

Pennsylvania Industrial Development Authority

The Authority provides funding for new plant locations, and the expansion of industrial facilities to alleviate unemployment. Community non-profit industrial development corporations in partnership with private companies are eligible to apply for financing under this program.

Pittsburgh Regional Alliance

The Pittsburgh Regional Alliance is an economic development agency that focuses on broad based business and manufacturing issues. The Pittsburgh Regional Alliance's Business Resource Center provides connection to information used by companies looking to locate in the Pittsburgh area with information related to the following: Business incentives, Cost of living, Demographics, Educational institutions, Funding resources, International business alliances, Quality of life, Real estate options, Transportation network, Utilities infrastructure, and Workforce education and training programs. This economic development agency is also involved in assisting large and small businesses with international trade, market research and analysis, and real estate location. Penn's Southwest Association is a non-profit regional economic development organization.

Its goal is to attract business and industry into the nine-county region of southwestern Pennsylvania. It provides assistance with site and building locations, financial assistance, marketing, and market research.

Redevelopment Authority of Allegheny County

Created on February 1, 1950, this agency was formed by the Allegheny County Commissioners to address creation and retention of jobs, stimulate economic development, and eliminate blight. The Authority has the right of eminent domain in order to achieve the elimination of blight, encourage the adaptive reuse of vacant buildings and grounds, and promote economic development. The Authority has four primary programs: 1) Economic Development Fund, 2) Redevelopment Projects, 3) Tax Incremental Financing, and 4) Housing Redevelopment.

Regional Industrial Development Corporation (RIDC)

The Regional Industrial Development Corporation of Southwestern Pennsylvania (RIDC) is a private, non-profit economic development corporation established in 1955 by the business, corporate, governmental and labor leaders of that time. The RIDC's mission is to provide diversified economic development services to business and industry of southwestern Pennsylvania in a responsive and well-coordinated manner. RIDC has a wide range of services all designed to aid and assist new, small and growing business enterprises. The RIDC effectively and efficiently will work with public and private sectors to coordinate a development project from conceptual design through completion and occupancy. RIDC also offer property management. Our extent of involvement in any given project can be as much or as little as needed.

Small Business Administration (SBA)

The Small Business Administration (SBA) provides technical assistance and financing to small businesses. The SBA 504 program provides long-term fixed rate second mortgage loans through certified development corporations for growing small businesses. The goal of the program is to create new jobs. The certified SBA 504 development corporation serving Allegheny County is the Pittsburgh Countywide Corporation. The SBA Section 7 Loan Guarantee Program guarantees regular business loans, through conventional lending institutions, to small business for the purchase of buildings, equipment or materials, working capital and the construction, expansion, or conversion of facilities.

Southwestern Pennsylvania Economic Development District (SPEDD)

This nonprofit corporation offers a wide-range of direct business development services to start-up businesses as well as expanding small companies. This corporation provides capital financing, management counseling, business incubator management, and federal grants-in-aid. SPEDD also is able to create Local Development Districts. These districts are precursors to office and technology parks, mixed uses employment and residential centers, and regional business/industrial parks. SPEDD is administered through the Southwestern Pennsylvania Commission.

The Southwestern Pennsylvania Commission (SPC)

The Southwestern Pennsylvania Commission (SPC) is the region's forum for collaboration, planning, and public decision-making. As the official Metropolitan Planning Organization (MPO) for the ten-county region including the City of Pittsburgh and the counties of Allegheny, Armstrong, Beaver, Butler, Fayette, Greene, Indiana, Lawrence, Washington, and Westmoreland, the Commission is responsible for planning and prioritizing the use of all state and federal transportation funds allocated to the region. The Commission has the authority and responsibility to make decisions affecting the 10-county region. The SPC has many economic development programs such as the Small Business Financing program, Business Renewal and Turnaround Assistance program, and small business low-interest loan program.

University of Pittsburgh Small Business Development Center

Since its inception in 1979, this agency has provided guidance to over 853 clients in and around the Pittsburgh region. The center's mission is to develop and strengthen the businesses of Southwestern Pennsylvania by conveying timely knowledge and expertise through professional consulting, education and training programs. The SBDC has several outreach centers in the region.

Chapter 10 Land Use

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Definitions of Smart Growth TermsAppendix

INTRODUCTION

Over the past seven years, the township has recognized the importance of protecting its local environment while allowing for commercial and residential growth. This practice is known as growth management. Growth management is a technique that allows for development while preserving certain local and regional environmental features. The most common approach to growth management is using performance based zoning. Performance based zoning uses overlays of environmental features, utility locations, and transportation networks in order to determine how a site may support development. Zoning ordinances and subdivision and land development ordinances are the “teeth” that make growth management a reality. The term “Smart Growth” is often used in lieu of growth management. Smart Growth simply means incorporating growth management with various newer land use techniques such as conservation subdivisions, performance zoning, incentive zoning, and promotion of well-designed Planned Residential Developments.

GOALS, OBJECTIVES AND STRATEGIES

Goal 1: Inform the Ohio Township Board of Supervisors and Planning Commission of development status, development trends, regulatory opportunities, and regulatory deficiencies

Objective A: Monitor growth and development in the township
Township boards, committees, and staff must be aware of all development activity in the township to document and manage growth effectively, ensure compliance with township ordinances, and discern development trends.

Strategy	Facilitators	Resources
Produce an annual report according to the requirements of the Pennsylvania MPC Article II Section 207	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.
Require developers to provide digital as-built drawings to the Building Inspector/Zoning Officer, Township Engineer, and the Allegheny County Planning Department	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.
Continuously update the township land use map with new uses and open space dedications	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.
Continuously review, evaluate, and document development compliance issues with township ordinances and regulations	<ul style="list-style-type: none"> • Building Inspector/ Zoning Officer • Planning Commission 	n.a.

Objective B: Review and critique new development within the township
Reviewing and critiquing new development within the township provides an excellent opportunity to identify regulatory loopholes and deficiencies. It also leads to the discovery of new development practices that can be incorporated into township ordinances to continuously improve the township's growth management techniques and design standards.

Strategy	Facilitators	Resources
Produce an annual report recommending additions and changes to township land use and development ordinances	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.
Revise the land development application and review process to require alternative sketch plats at the conceptual stage and provide a clear distinction between the requirements for preliminary and final applications	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.

Goal 2: Preserve and enhance the environmental resources of the township

Objective A: Protect the Toms Run Biodiversity Area (BDA) and Landscape Conservation Area (LCA)

The Toms Run Biodiversity Area (BDA) and Toms Run Landscape Conservation Area (LCA) contains rich plant life and provides a diverse animal habitat. It is characterized by steep, slide-prone slopes, wetlands, and flood-prone areas.

Strategy	Facilitators	Resources
Create a conservation district in the BDA and LCA to restrict inappropriate land uses	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.

Objective B: Protect environmentally sensitive areas of the township

The township contains many types of woodlands, wetlands, streams, steep slopes, and other environmentally sensitive areas. Future development should not unduly impact these areas. Environmental protection can be achieved through development and enforcement of land use regulations.

Strategy	Facilitators	Resources
Review and update existing Zoning Ordinance and Zoning Map to incorporate the following Smart Growth land use planning techniques: Density bonuses, Clustering bonuses, Overlay zoning, and Performance zoning	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.
Review and update existing Subdivision and Land Development Ordinance to incorporate the following Smart Growth land use planning techniques: Alternate sketch plans, Cluster subdivisions, Conservation subdivisions, and Density bonuses	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.
Review development ordinances to require environmental assessment statements and environmental impact statements	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.

Objective C: Acquire and promote the preservation of open spaces in the township

The township's woodland, wetlands, streams, steep slopes, and environmentally sensitive areas are disappearing each year as large-scale development continues. These large tracts of open space in the western side of the township should be preserved due to their unique environmental characteristics. Additional open space can be acquired through dedications, purchases, and endowments.

Strategy	Facilitators	Resources
Work with open space preservation and watershed protection groups to acquire and protect open spaces in the township	<ul style="list-style-type: none"> • Planning Commission 	<ul style="list-style-type: none"> • Western Pennsylvania Conservancy • Allegheny Land Trust • Hollow Oak Land Trust

Goal 3: Protect the rural character of the township

Objective A: Encourage the preservation of historic and agricultural land uses within the township

The township's rural character is an asset that must be maintained. Future land use and development should acknowledge and protect this asset. Land use districts that encourage preservation should be created.

Strategy	Facilitators	Resources
Create a Rural Resource area	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.
Ensure agricultural land uses are included in Zoning Ordinances, and Subdivision and Land Development Ordinance revisions and updates	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.

Objective B: Require open space and buffers in all land-use districts
Open space and buffers can be used to limit the visual impact, light pollution, odors, and noise of development and provide environmental recharge areas, wild-life corridors, and walking trails.

Strategy	Facilitators	Resources
Review and update ordinances to require the preservation and creation of visual buffers along roads and between and within developments in all land-use districts	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.

Objective C: Maximize the use of natural topography and existing vegetation to maintain and enhance a rural character throughout the township
Slopes, existing vegetation, and streams provide logical and a free or low-cost way to guide and steer development. These environmental features can be used to define township zoning districts and site-specific development.

Strategy	Facilitators	Resources
Use natural topography, water-courses, and vegetation to help define land uses and zoning districts	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.
Use natural topography, water-courses, and vegetation to help guide site-specific development and reduce infrastructure costs	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.
Update ordinances to require flag-pole lots along roadways to maintain	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ 	n.a.

Strategy	Facilitators	Resources
and enhance rural character	Zoning Officer	
Update ordinances to require reverse frontage lots along roadways to maintain and enhance rural character	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.

Objective D: Secure additional open space in the township

Open space is currently secured by happenstance or by the undevelopable nature of the land. Due to the positive environmental and quality-of-life effects of open space, a proactive approach to its acquisition should be pursued.

Strategy	Facilitators	Resources
Develop an open space plan and begin to acquire additional open space	<ul style="list-style-type: none"> • Planning Commission • Parks and Recreation Committee 	<ul style="list-style-type: none"> • Hollow Oak Land Trust • Western Pennsylvania Conservancy

Goal 4: Provide areas for higher-density, commercial, light industrial, and other intensive land uses in a cohesive land-use district

Objective A: Focus Commercial and Office development adjacent to the Interstate 279 Camp Horne Road interchange

The area surrounding the Interstate 279 Camp Horne Road interchange is the *de facto* town center of the township. It is served by a network of arterial and collector roads and all utilities. To take advantage of the existing roads and utilities availability and to limit the spread of high-intensity uses and the resulting traffic into inappropriate areas of the township, additional high-intensity uses should be focused in the Mount Nebo Road and Camp Horne Road area.

Strategy	Facilitators	Resources
Create an area for higher-density, mixed-use development in Interstate 279 Camp Horne Road interchange area	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.
Allow market forces to determine the best use of land within the interchange area district subject to appropriate minimum lot sizes, frontage, buffers, and landscaping	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.

Objective B: Create areas for small-scale, community-focused businesses and planned-unit development

Smaller businesses, businesses serving the local community, and small planned-unit developments may not be able to locate profitably within the Interstate 79 Mount Nebo Road interchange area.

Strategy	Facilitators	Resources
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Strategy	Facilitators	Resources
Create a community commercial zoning district area of the Interstate 79 and Mount Nebo Road Inter-change	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.

EXISTING LAND USE PATTERNS AND MAP

In order to understand the existing land use patterns and the changes that have occurred, a windshield survey of each parcel located within the township has been conducted. To make the survey understandable, a listing of existing land use categories has been created as well as an existing land use map that uses color codes for each category has been developed. (See Existing Land Uses Map.)

Agricultural

Farming activities, nurseries, orchards, kennels, and stables.

Commercial

Small offices (less than 5,000 square feet), restaurants, small- and large -scale business services.

High-density Residential

Single dwelling units, duplex units, townhouses and multi-family units of a density greater than one unit per 10,000 square feet.

Institutional

Publicly owned lands, municipal buildings, churches, fire halls, and cemeteries.

Low-density Residential

Single dwelling units on one acre or more.

Medium-density Residential

Single dwelling units and duplex units on lots ranging from ¼ acre to one acre in size.

Office Park

Large office and professional buildings sometimes located on the same parcel or in clusters.

Parks and Open Space

Land designated not to be developed and owned by a public or private agency.

Vacant

Undeveloped lands.

Table 10.1: Existing Township Land-Use Categories (Acreage on the Allegheny Places 2006 Map is nowhere near the actual totals or categories)

Category	Color	Acreage
Low Density Residential	Yellow	Not listed on Future Land Use map by HRG
Tom's Run Conservation Area	Green	Not listed on Future Land Use map by HRG
Residential Conservation	White	Not listed on Future Land Use map by HRG
Reis Run Residential	Brown	Not listed on Future Land Use map by HRG
Young School Light Industrial	Orange	Not listed on Future Land Use map by HRG
Creekside Commercial District	Purple	Not listed on Future Land Use map by HRG
Mount Nebo Business District	Red	Not listed on Future Land Use map by HRG
Innovative Business District	Hashed White	Not listed on Future Land Use map by HRG

LAND USE TRENDS FROM 1990 TO 2008

When the Existing Land Use Map from the 1999 Comprehensive Plan is compared to the 2006 Existing Land Use map, it gives a clear picture of how the land use patterns have changed over the past seven years.

Residential development has been on the rise in the township since 2000. Many of the areas that were formerly farms are now subdivisions and residential neighborhoods. The majority of these subdivisions have occurred on Nicholson Road, Red Mud Hollow Road and Roosevelt Road. In addition, there has been a marked increase in multi-family residential units on the upper portion of Red Mud Hollow Road between 2000 and 2008. These units include apartment, duplexes, and townhouses.

There has been an increase in scale offices and office parks along the Interstate 79 and Interstate 279 interchanges.

The township has managed to retain a distinct rural character through the course of development over the past seven years. This can be attributed to limited public utility service and environmental constraints.

Table 10.2 reflects the approved developments by type and with their number of lots since 1990. The township has approved 280 residential lots since the last comprehensive plan was completed and 552 since 1990. With the majority of these being single-family dwellings, the population of the township has grown as reflected in Chapter 4. The 48 commercial lots approved include the Mount Nebo Pointe and the western Mount Nebo Road developments.

Table 10.2: Development Plans Approved

Year	Residential	Commercial
1990	13	
1991	10	
1992	8	
1993	32	
1994	58	
1995	48	
1996	41	
1997	24	
1998	16	
1999	22	3
2000	22	3
2001	37	
		8
2002	48	10
2003	37	7
2004	50	17
2005	43	0
2006	43	2
2007	10	
Total	562	50

FUTURE LAND USE CATEGORIES AND MAP

In order to develop a sound land-use plan that will guide the township in its future development, several land use categories need to be created. The basis for the proposed land uses in the Future Land Uses Plan recommends the best use of lands through a combination layover system. These land use categories reflect the environmental characteristics, utility availability, and road network. Issues such as environmental features, transportation, public utility service, farmland preservation, and economic development are addressed in a cohesive pattern in the Future Land Uses Plan.

Low-Density Residential

This land use classification is designed to provide areas that preserve the existing characteristics of single-family detached dwelling units. Lot size in these areas is typically one or more acres in size.

Medium-Density Residential

This land use classification is designed to provide areas that preserve the existing characteristics of single-family detached dwelling units. Public utility service is a prerequisite for development within this land use district. These areas should have direct access to collector roads. Lot size in these areas is typically between one-half acre and one acre in size.

High-Density Residential

High-density residential land uses include apartments, carriage homes, duplexes, and townhouses. High-density residential uses require public utility service, should have open space requirements based on the size and scale of the development, and need to be on or near collector roads. Institutional land uses such as churches, cemeteries, municipal structures, fire halls and their substations, utility company locations and substations, schools, and other civic uses will be recommended in these areas due to the number of residents per square mile they service.

Community Commercial

These land uses are encouraged to be clustered together for traffic, pedestrian circulation, and signage, lighting, landscaping and aesthetic reasons. Land uses in this category include small-scale retail and service establishments. These uses are suggested for the Mount Nebo Road corridor, west of the Mount Nebo Pointe development.

Office Commercial Flex Area

This land use area is a contiguous area that is at the nexus of the Interstate 279 interchange with Camp Horne Road. The area has emerged as a center of commerce over the past ten years. The influx of office developments, large-scale retail, and commercial activities is expected to continue. The area now serves a regional population due to its convenience location and highway access.

Parks and Open Space

These land uses include township parks and golf courses. In addition, many Planned Residential Developments have open spaces as required by the township's land use controls. Parks can found throughout the township. The largest parks are ACORD and Ohio Township Park. ACORD and Ohio Township Park have significant portions of their land being used for passive recreational activities. Other open spaces include the Tom's Run Conservation Area owned by the Western Pennsylvania Conservancy off Roosevelt Road, is another open space of the township.

Light Industrial

This land use classification provides for areas that allow commercial, greenways, and light manufacturing activities. Odor, noise, dust, point and non-point source pollution, and lighting are limited and/or prohibited in these areas. The district encourages buildings to be built on "green" commons with activities geared toward daily services and those directly associated with the primary use of the structure.

Table 10.4: Future Township Land-Use Map Codes

Category	Color	Acreage
Low-Density Residential	White	2,240.5
Medium-Density Residential	Yellow	1,059.7
High-Density Residential	Orange	122.8
Parks and Open Space	Green	401.7
Community Commercial	Red	349.7
Office Commercial Flex	Grey	275.2
Light Industrial	Purple	39.5
Interstate Rights-of-Ways	Dark Grey	285.3
Total		4,774.4

The Ohio Township Future Land Use Map depicts the future land-use categories in the areas that are suggested. All categories listed above are illustrated on the Future Land Use Map. The future land-use map attempts to create cohesive land use patterns that complement each other, rather than place two or more conflicting land uses adjacent to one another.

Low-density residential is the largest future land use category followed very closely by medium-density residential. Primarily, the low-density residential area lacks public utilities that would bring sprawling development to the township. The next largest future land use category is the medium-density areas. These areas are characterized by public infrastructure which allows for a higher density of housing. High-density residential is proposed near the Interstate 79 and the Kilbuck Run Sewage Treatment Plant. This will create a walkable village and provide an area for higher-density housing. The map identifies areas to be permanently reserved as parks or open space. An office flex commercial area is provided for at the Interstate 279 and Camp Horne Road Interchange. This area cannot be completely built-out due to environmental conditions. There is an area for light industrial development as well as parks and open space.

EXISTING LAND USE CONTROLS

Local land use controls in Ohio Township, as with all municipalities, have guided its past and current development patterns. The Pennsylvania Municipalities Planning Code [PA MPC] (Act 67/68 of 2000) grants local land use controls. Article VI of the PA MPC provides the framework for zoning regulations. Local subdivision and land development requirements are addressed in Article VI of the PA MPC.

The township has two primary land use control tools: its Zoning Ordinance and the Subdivision and Land Development Ordinance. These land use controls determine what can be built on land, at what density, and how the land will be developed. The ordinances were last comprehensively updated on June 23, 2003.

Many of this plan's goals and objectives can be implemented through subdivision and land development regulations. The PA MPC allows municipalities to amend their ordinances by chapter as well as overall updates. Provisions recommended in the Future Land Use section of this chapter will need to be incorporated to achieve the goals and objectives of this chapter.

PENNSYLVANIA MUNICIPALITIES PLANNING CODE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OVERVIEW

A subdivision and land development ordinance directs how land will be developed. It determines how property lines are set, if public improvements are required to service the subdivision, and the posting of financial resources to guarantee the improvements are carried out. The local zoning officer, planning commission, and/or Township Board of Supervisors are responsible for the review and approval of subdivisions and land developments. In Ohio Township, plans are first reviewed by the zoning officer, municipal engineer, and environmental advisory Board of Supervisors who provide comment letters which note any deviations or special concerns with the development application. The planning commission then receives the plans and review letters for their approval at a publicly advertised meeting. If the plans are approved, they are forwarded to Township Board of Supervisors for their approval. The Township Board of Supervisors has the ultimate decision and is allowed to reject planning commission recommendations.

As per Article V, Section 503 of the Pennsylvania Municipalities Planning Code, the local subdivision and land development ordinances may include at least the following minimum requirements:

- Plan submission and processing requirements (including pre-application conferences, alternative sketch plans and required meetings before deeming plans complete).
- Required submission information and completion certification.
- Required seals and signatures of plans by licensed professionals registered in the Commonwealth.
- Lot and site layout requirements.
- Standards for lot sizes in areas lacking public infrastructure (Sanitary sewer, water, storm sewer).
- Design specifications (including those for facades, scale, etc.).
- Standards for streets, bike, pedestrian, equestrian, and alternative transportation methods.
- Public improvement standards such as curbing, sidewalks, utility extensions both on and off-site.
- Phasing of developments and the timelines associated with them.
- Provisions for encouraging innovative design techniques such as conservation subdivisions, mixed use developments, and smart growth.
- Standards for open space within developments.
- Modification provisions (to be used by the planning commission and township Board of Supervisors at their discretion when literal interpretation is either impossible or unreasonable and suitable alternatives are proposed).
- Encouragement of renewable energy sources, energy conservation, and green design.
- Required public land dedications (open spaces, parks, greenways and trail networks).
- Provisions for the exclusions of certain types of developments that are defined as land developments (small residential conversions into not more than 3 residential units and used as a condominium, additions to accessory buildings for farm outbuildings, and addition and conversion of rides within existing amusement parks). These exclusions shall be referenced in the ordinances objectives.
- Standards and formula requirements for recreation and transportation impact fees.

PENNSYLVANIA MUNICIPALITIES PLANNING CODE ZONING ORDINANCE OVERVIEW

The Pennsylvania Municipalities Planning Code [PA MPC] (Act 67/68 of 2000) Article VI of the PA MPC provides the framework for zoning regulations. As previously stated, a zoning ordinance dictates what can be built on land (structures) and at what intensity (density). Zoning is the most heavily used tool by municipalities to protect the health, safety, and welfare of its residents. This is done through setbacks, distance between buildings, buffers between different types of land uses to provide adequate light and air, saving agricultural lands, encouraging green design, protecting forests, open spaces, watercourses, wetlands, aquifers, and floodplains, and control of glare, noise, and odor.

A zoning ordinance is composed of two-parts: the map and the ordinance.

Zoning Map

A zoning map is necessary to differentiate and illustrate zoning district boundaries as well as the classification for each lot within the municipality. The Pennsylvania Municipalities Planning Code, Article VI, Section 605 requires that no part of municipality may be left unzoned. The zoning map is tied to the text by the district regulations and types. A color-coded map that depicts district and lot boundaries is the easiest for the public to understand.

Zoning Ordinance

The Pennsylvania Municipalities Planning Code (Article VI) states that municipalities may include at least the following minimum requirements in their zoning ordinances:

- A statement of policy goals and community objectives (mandatory requirement and must be consistent with those of the comprehensive plan).
 - Use of land, watercourses, and bodies of water.
 - Size, height, bulk, location, erection, construction, repair, maintenance, alteration, razing, removal, and use of structures.
 - Areas and dimensions of land and bodies of water to be occupied by uses and structures, as well as areas, courts, yards, and other open spaces and distances to be left unoccupied by uses and structures.
 - Density of population and intensity of use.
 - Protection and preservation of natural and historic resources and prime agricultural land and activities.

In addition to the minimum requirements listed above, zoning ordinances may contain the following:

- Provisions for special exceptions and variances administered by the zoning hearing board, which provisions shall be in accordance with this act.
- Provisions for conditional uses to be allowed or denied by the governing body pursuant to public notice and hearing and recommendations by the planning agency and pursuant to express standards and criteria set forth in the zoning ordinances. In allowing a conditional use, the governing body may attach such reasonable conditions and safeguards, other than those related to offsite transportation or road improvement, in addition to those expressed

- in the ordinance, as it may deem necessary to implement the purposes of this act and the zoning ordinance.
- Provisions for regulating transferable development rights, on a voluntary basis, including provisions for the protection of persons acquiring the same, in accordance with express standards and criteria set forth in the ordinance and section 619.1.
 - Provisions for the administration and enforcement of such ordinances.
 - Such other provisions as may be necessary to implement the purposes of this act.
 - Provisions to encourage innovation and to promote flexibility, economy, and ingenuity in development, including subdivisions and land developments as defined in this act.
 - Provisions authorizing increases in the permissible density of population or intensity of a particular use based upon expressed standards and criteria set forth in the zoning ordinance.
 - Provisions to promote and preserve prime agricultural land, environmentally sensitive areas, and areas of historic significance.
 - Provisions regulating the siting, density, and design of residential, commercial, industrial, and other developments in order to assure the availability of reliable, safe, and adequate water supplies to support the intended land uses.
 - Zoning ordinances may not unduly restrict the display of religious symbols on property being used for religious purposes.
 - Zoning ordinances may not unreasonably restrict forestry activities. To encourage maintenance and management of forested or wooded open space and promote the conduct of forestry as a sound and economically viable use of forested land throughout this commonwealth, forestry activities, including, but not limited to, timber harvesting, shall be a permitted use by right in all zoning districts in every municipality.
 - Zoning ordinances shall protect prime agricultural land and may promote the establishment of agricultural security areas.
 - Zoning ordinances shall provide for protection of natural and historic features and resources.
 - Zoning ordinances shall encourage the continuity, development, and viability of agricultural operations. Zoning ordinances may not restrict agricultural operations, changes to, or expansions of agricultural operations in geographic areas where agriculture has traditionally been present, unless the agricultural operation will have a direct adverse effect on the public health and safety.
 - Zoning ordinances shall provide for the reasonable development of minerals in each municipality.
 -
 - Zoning ordinances adopted by municipalities shall be generally consistent with the municipal or multi-municipal comprehensive plan or, where none exists, with the municipal statement of community development objectives and the county comprehensive plan. If a municipality amends its zoning ordinance in a manner not generally consistent with its comprehensive plan, it shall concurrently amend its comprehensive plan in accordance with Article III.
 - A municipality may amend its comprehensive plan at any time, provided the comprehensive plan remains generally consistent with the county comprehensive plan and compatible with the comprehensive plans of abutting municipalities.

- Zoning ordinances shall permit no-impact home-based businesses in all residential zones of the municipality as a use permitted by right, except that such permission shall not supersede any deed restriction, covenant, or agreement restricting the use of land, nor any master deed, bylaw or other document applicable to a common interest ownership community.

Article VI Section 608.1 of the Pennsylvania Municipalities Planning Code addresses Municipal Authorities and Water Companies and their relationship with local zoning ordinances. This section of the Act requires that a municipal authority, water company, and/or other municipalities that plans expansions of water, sanitary or storm sewers via a new main extension to proposed developments that has not received preliminary approval within the municipality must notify by certified mail, return receipt requested, of its intent and shall give the municipality written comment on the extension and its consistency with local zoning regulations. This is a key issue when attempting to promote smart growth and combat sprawl.

Table 10.5: Adjacent Municipality Zoning Review

Municipality	Permitted uses year of adoption	Zoning district	Permitted uses
Franklin Park Borough	1998	R-1	Single-family detached dwellings
Aleppo Township		R-1	Single-family Residential
Ross Township	2004	R-1	One-family residential
Kilbuck Township	2003	R-1	Single-family residential
Sewickley Hills Borough	1995	R-A	Agricultural Single-family dwellings
		R-B	Agricultural Single-family dwellings
		R-C	Agricultural PRDs Single-family dwellings
		R-D	Mobile Homes and Parks PRDs Public and private recreational facilities Single-family dwellings

RESOURCES

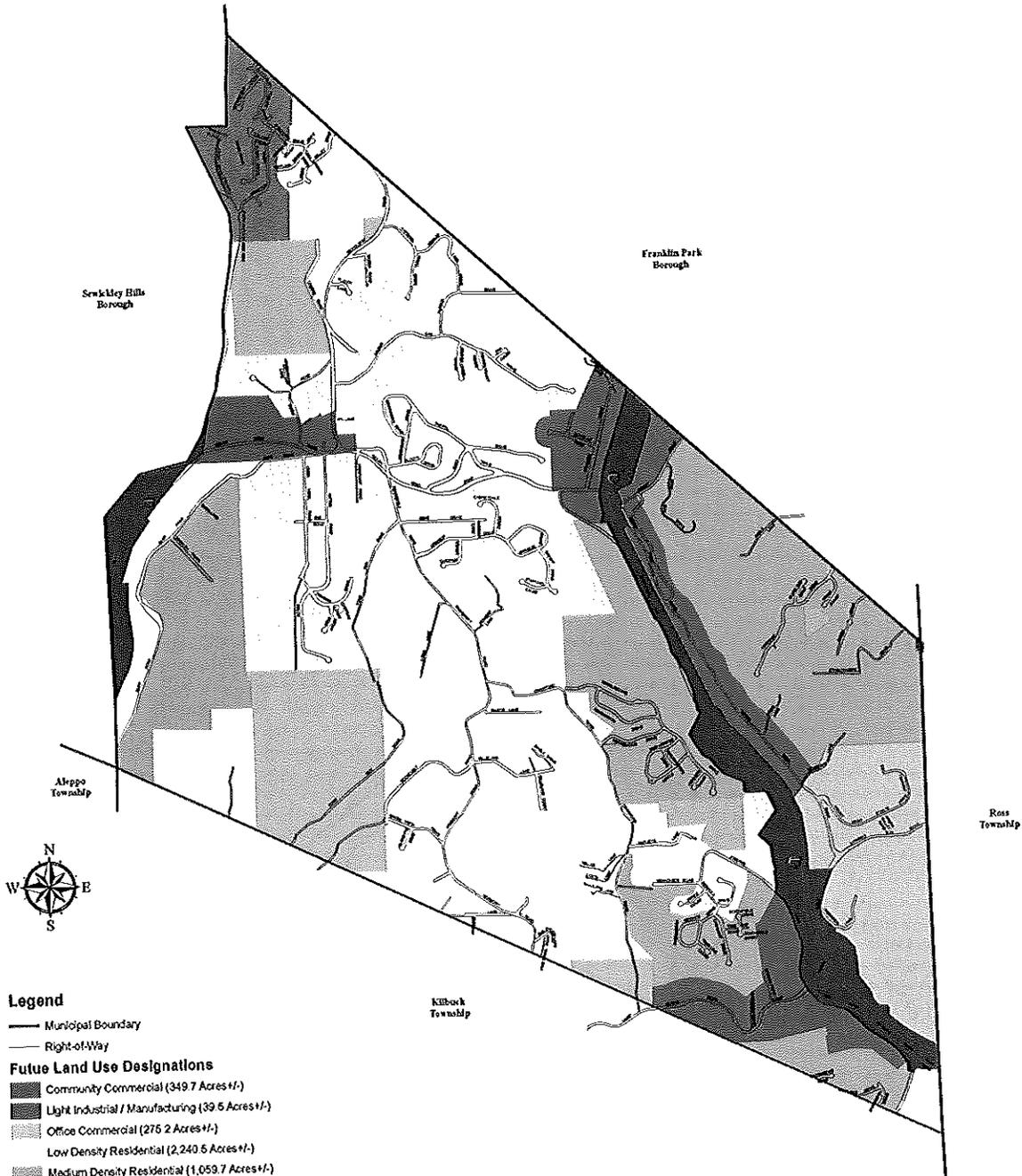
- American Farmland Trust
- American Institute of Architects
- American Planning Association
- *Design with Nature*, Ian McArg
- Growing Greener Tool Kit

- Heinz Endowments
- International City/Count Manager Associations
- Land Trust Alliance
- National Association of Homebuilders
- National League of Cities
- National Trust for Historic Preservation
- Pennsylvania Department of Community and Economic Development Land Use Planning and Technical Assistance program
- Pennsylvania Department of Conservation and Natural Resources
- Pennsylvania Department of Environmental Protection
- *Performance Zoning*, Lane Kendig
- Planning Commissioners Journal
- *Rural by Design*, Randall Arendt
- Scenic America
- Smart Growth America
- Smart Growth Network
- Smart Growth Partnership of Westmoreland County
- The Conservation Fund
- Trust for Public Land
- US Environmental Protection Agency
- Urban Land Institute
- Whitney Snyder Foundation
- William Penn Foundation

Future Land Use Map

Ohio Township

Allegheny County, Pennsylvania



Legend

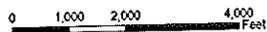
- Municipal Boundary
- Right-of-Way

Future Land Use Designations

- Community Commercial (349.7 Acres +/-)
- Light Industrial / Manufacturing (39.6 Acres +/-)
- Office Commercial (276.2 Acres +/-)
- Low Density Residential (2,240.5 Acres +/-)
- Medium Density Residential (1,059.7 Acres +/-)
- High Density Residential (122.8 Acres +/-)
- Parks & Open Space (401.7 Acres +/-)
- Right of Way (265.3 Acres +/-)

Note

Total area of Ohio Township, according to the official Allegheny County Community Profile website as of 01/01/2004, is 4,774.4 acres +/- or 7.46 square miles +/-
<http://www.co.allegheny.pa.us/arcmap/profile.aspx?arcid=33>



This Map is to be used for Reference only
 Location not Verified

Parcel dataset provided by the Allegheny County
 Division of Computer Services, Office of GIS
 Land Use data based on the Ohio Township map,
 provided by Dean Engineering & Associates,
 September 2004

All positions are based on the following:
 - NAD 83 feet horizontal datum
 - PA State Plane Coordinate System



Scale: 1"=100' Date 02/12/2008 Project # PA07T001 Sheet 13 of 14

Strategy	Chapter	Responsibility	Resources	Cost	Impact	Priority
Create a historic plaque program for qualifying structures in the township to foster an appreciation for the history of the structure	Historic Preservation	• Township Manager	Department of Economic and Community Development	Low	Medium	3

ENVIRONMENT

Strategy	Chapter	Responsibility	Resources	Cost	Impact	Priority
Review and strengthen existing ordinances governing and protecting: <ul style="list-style-type: none"> • Land disturbance • Logging • Riparian buffers • Streams • Vegetation • Wetlands 	Environment	• Planning Commission	<ul style="list-style-type: none"> • PA DCED LUPTAP • Smart Growth Initiative of Westmoreland County • Sustainable Pittsburgh • Allegheny County Local Government Academy 	Medium	High	1
Update land development ordinances to require environmental assessments and environmental impact statements.	Environment	• Planning Commission	Pennsylvania Department of Community and Economic Development Land Use Planning and Technical Assistance Program	Low	High	1
Use Smart Growth techniques to develop and enact natural resource protection ordinances for farmlands, wetlands, woodlands, steep slopes, flood plains, watercourses, riparian buffers, and open space.	Environment	• Planning Commission	n.a.	Medium	High	2
Develop ordinances to require green buffers for the protection of farmlands, wetlands, woodlands, steep slopes, flood plains, watercourses, riparian buffers, and open space.	Environment	• Planning Commission	n.a.	Medium	High	1

Review existing ordinances to require development plans to include a tree and vegetation protection plan	Environment	<ul style="list-style-type: none"> • Planning Commission 	n.a.	Low	High	1
Review all township ordinances related to landscaping within developments	Environment	<ul style="list-style-type: none"> • Planning Commission 	n.a.	Medium	High	1
Consider a fee for new developments to be used for funding open space acquisition for future open spaces	Environment	<ul style="list-style-type: none"> • Planning Commission • Parks and Recreation Committee 	n.a.	Low	High	2
Develop an open space plan and begin to acquire additional open space	Environment	<ul style="list-style-type: none"> • Planning Commission • Parks and Recreation Committee 	<ul style="list-style-type: none"> • Hollow Oak Land Trust • Western Pennsylvania Conservancy 	Medium	High	2
Encourage green space conservation easements and restrictions.	Environment	<ul style="list-style-type: none"> • Planning Commission 	n.a.	Low	High	1
Work with community environmental organizations to identify common goals and participate in joint efforts	Environment	<ul style="list-style-type: none"> • Planning Commission 	<ul style="list-style-type: none"> • Northern Area Environmental Council • Western Pennsylvania Conservancy • Allegheny Land Trust • Hollow Oak Land Trust • Pine Creek Watershed Association • Big Sewickley Creek Watershed Association • Three Rivers Wet Weather Demonstration Project (Northern Basin Group) • Pennsylvania Fish and Boat Commission • Pennsylvania State Game Commission • Ducks Unlimited • Penns Southwest 	Low	Medium	3

			Chapter of Trout Unlimited • California University of PA Biology Department Biological and Environmental Sciences • Duquesne University Bayer School of Natural and Environmental Sciences			
Expand involvement in existing Avonworth School District science curriculum.	Environment	• Planning Commission	Avonworth School District	Low	Medium	3

COMMUNITY FACILITIES

Strategy	Chapter	Responsibility	Resources	Cost	Impact	Priority
Hire additional personnel to comply with national standards	Community Facilities	• Township Supervisors	n.a.	High	High	1
Continue to participate in the 911 Program	Community Facilities	• Township Supervisors	n.a.	Medium	High	3
Continue community service programs such as van program, station tours, crime prevention, bicycle safety and equipment checks, and DARE, aimed at grass-roots crime prevention	Community Facilities	• Police Department	n.a.	Medium	High	2
Update fleet and equipment on a regular basis	Community Facilities	• Township Supervisors	• Township Fund • Community Revitalization Grants	High	High	1
Require all new officers to have Act 120 Certification	Community Facilities	• Township Supervisors	• Township Fund • Community Revitalization Grants	Low	Medium	3
Participate in regional police forces such as DUI and drug task forces	Community Facilities	• Township Supervisors • Police Department	• Township Fund • Community Revitalization Grants	Low	Low	3

Strategy	Chapter	Responsibility	Resources	Cost	Impact	Priority
Share specialized equipment with neighboring police departments	Community Facilities	<ul style="list-style-type: none"> • Township Supervisors • Police Department 	<ul style="list-style-type: none"> • Township Fund • Community Revitalization Grants 	Low	Medium	2
Provide continuing education and training for police officers	Community Facilities	<ul style="list-style-type: none"> • Township Supervisors • Police Department 	<ul style="list-style-type: none"> • Township Fund 	Medium	Medium/High	1
Participate in North Hills Council of Government joint purchasing program for ammunition, vests, and other supplies	Community Facilities	<ul style="list-style-type: none"> • Township Supervisors • Police Department • North Hills Council of Governments 	<ul style="list-style-type: none"> • Township Fund 	Low	High	1
Work with the county to develop accurate digital maps	Community Facilities	<ul style="list-style-type: none"> • Township Supervisors • Planning Commission • North Hills Council of Governments (if done on a regional basis) 	<ul style="list-style-type: none"> • Township Fund • Pennsylvania Department of Community and Economic Development Land Use Planning and Technical Assistance Program (LUPTAP) 	Low	Medium	3
Comply with National Fire Insurance Standards	Community Facilities	<ul style="list-style-type: none"> • Ohio Township-Volunteer Fire Company • Code Officer 	<ul style="list-style-type: none"> • Township Fund • Fund Raisers 	Low	High	1
Comply with National Fire Protection Association Standards	Community Facilities	<ul style="list-style-type: none"> • Ohio Township-Volunteer Fire Company • Code Officer 	<ul style="list-style-type: none"> • Township Fund • Fund Raisers 	High	High	1
Comply with ANSI response time standards	Community Facilities	Ohio Township Volunteer Fire Company	<ul style="list-style-type: none"> • Township Fund • Fund Raisers 	Low	High	1
Comply with NFPA Publication 1600 (Standard for Emergency Management and Business Community Programs (2004 Edition))	Community Facilities	Ohio Township Volunteer Fire Company	<ul style="list-style-type: none"> • Township Fund 	Low	High	1
Develop a recruiting program to increase membership	Community Facilities	Ohio Township Volunteer Fire Company	n.a	Medium	High	1

Strategy	Chapter	Responsibility	Resources	Cost	Impact	Priority
Work with adjacent communities to develop shared services, joint purchases, specialty services, and other financially/ functionally responsible programs	Community Facilities	<ul style="list-style-type: none"> Ohio Township-Volunteer Fire Company Adjacent fire departments 	n.a	Low	High	3
Work with the township to develop accurate digital maps	Community Facilities	Ohio Township-Volunteer Fire Company	n.a	Low	Medium	3
Implement process for fire department to comment on any residential development of four or more lots and any commercial or light industrial developments that the planning commission is considering	Community Facilities	<ul style="list-style-type: none"> Ohio Township-Volunteer Fire Company Planning Commission Fire Department Chief Building Inspector/Zoning Officer 	n.a.	Low	High	1
Identify additional staffing needs to allow the Park and Recreation Director to carry out policy	Community Facilities	<ul style="list-style-type: none"> Township Manager Park and Recreation Board Park and Recreation Director 	n.a.			3
Purchase a high-speed duplicator to create and produce documents in-house	Community Facilities	<ul style="list-style-type: none"> Township Manager Park and Recreation Board Park and Recreation Director 	n.a.			out
Develop a formal policy manual	Community Facilities	<ul style="list-style-type: none"> Township Manager Park and Recreation Board Park and Recreation Director 				3
Create personnel policies for the Park and Recreation Department	Community Facilities	<ul style="list-style-type: none"> Township Manager Park and Recreation Board Park and Recreation Director 	n.a.			3
Develop safety policies and a risk management plan	Community Facilities	<ul style="list-style-type: none"> Township Manager Park and Recreation Board Park and Recreation Director 	n.a.			2

Strategy	Chapter	Responsibility	Resources	Cost	Impact	Priority
Continue to create separate line items for expenditures and revenues for each of the Parks and Recreation Programs as needed	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	n.a.			2
Attend conferences, seminars, and workshops and participate in continuing education opportunities.	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	n.a.			2
Participate in professional associations which provide publications with current information on programs	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	n.a.			3
Add a youth and senior representative to the Planning Commission, Park and Recreation Board, and Township Supervisors to participate in discussions regarding parks and recreation activities.	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	n.a.			3
Develop a public relations/marketing plan	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	n.a.			3
Utilize local cable TV information channel and Web site to advertise events	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	Local cable company			3
Develop a parks and recreation flyer for specific program seasons	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	n.a.			2

Strategy	Chapter	Responsibility	Resources	Cost	Impact	Priority
Hire additional staff as the number of programs and facilities expands	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director • Marketing Consultant 	<ul style="list-style-type: none"> • North Hills Council of Governments • Pennsylvania Department of Conservation and Natural Resources 			Done
Increase volunteer support of all ages within Park and Recreation Department	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	n.a.			3
Implement alternative hiring practices including interns, federal work-study, Title 5 Senior Citizen Program, etc.	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	n.a.			3
Implement in-service training programs for all employees	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	n.a.			3
Preserve natural areas for the enjoyment of township residents	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director • Marketing Consultant 	<ul style="list-style-type: none"> • Pennsylvania Department of Conservation and Natural Resources • Pennsylvania Department of Community and Economic Development • Charitable Foundations 			1
Identify the resources (natural, scenic, cultural, and historical) in the township that could be of benefit to future parks, recreation, and open space development	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	n.a.			1
Develop greenways to connect parks and recreation facilities in the township and region	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	<ul style="list-style-type: none"> • Surrounding municipalities • Allegheny County • Pennsylvania Department of Conservation and Natural Resources • TEA21 			1

Strategy	Chapter	Responsibility	Resources	Cost	Impact	Priority
Complete a master site plan for each township park to ensure that the parks complement each other and avoid duplication of services to residents	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director • Park and Recreation Consultant 	Pennsylvania Department of Conservation and Natural Resources			3
Correct any safety deficiencies currently existing in parks and recreation facilities	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	Pennsylvania Department of Conservation and Natural Resources			1
Develop quality, uniform signage throughout township parks and recreational facilities	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	n.a.			3
Develop additional ballfields	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	<ul style="list-style-type: none"> • Sports and Athletic Associations • Private donations 			3
Ensure that all facilities are compliant with the Americans with Disabilities Act (ADA)	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	Pennsylvania Department of Conservation and Natural Resources			1
Develop additional parklets/open space in the immediate vicinity of populated areas	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	Pennsylvania Department of Conservation and Natural Resources			
Review ordinances to encourage neighborhood parks in subdivisions of 50 lots or more	Community Facilities	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/Zoning Officer • Park and Recreation Board • Park and Recreation Director 	n.a.			
Implement a formal playground inspection program	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	n.a.			

Strategy	Chapter	Responsibility	Resources	Cost	Impact	Priority
Develop a facilities and ground maintenance plan	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	n.a.			
Establish a replacement schedule for parks maintenance equipment	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	<ul style="list-style-type: none"> • Pennsylvania Department of Conservation and Natural Resources • Donations 			
Acquire new equipment to improve the efficiency/safety of the Park and Recreation Department	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	n.a.			
Ensure all infrastructure improvements are in place before pursuing further development	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	<ul style="list-style-type: none"> • Pennsylvania Department of Conservation and Natural Resources • Pennsylvania Department of Community and Economic Development • Developers • PENNVEST 			
Provide specific recreation programs for each age group and ability.	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	User fees			
Continue to foster existing relationships with non-profit groups	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director • Planning Commission 	n.a.			
Increase opportunities for multi-municipal programs	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	Surrounding municipalities			
Contract with outside resources, such as YMCA and CCAC, for additional programs not provided by the township	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	User fees			

Strategy	Chapter	Responsibility	Resources	Cost	Impact	Priority
Create an evaluation tool for existing programs and identify the need for additional programs	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	n.a.			
Identify alternative sources of funding for Parks and Recreation Programs	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	n.a.			
Develop self-supporting recreation programs	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	n.a.			
Develop fee-based programs consistent with the Park and Recreation Department's goal to provide programs for all township residents	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	n.a.			
Utilize user fee revenue for future Park and Recreation Department programs, activities, equipment, and staff	Community Facilities	<ul style="list-style-type: none"> • Township Manager • Park and Recreation Board • Park and Recreation Director 	n.a.			

TRANSPORTATION

Strategy	Chapter	Responsibility	Resources	Cost	Impact	Priority
Ensure adequate funding is available to maintain roads within the township	Transportation	<ul style="list-style-type: none"> • Township Manager 	n.a.	High	High	1
Review all traffic studies and police traffic/accident reports to determine opportunities for traffic, road, or pedestrian safety improvements	Transportation	<ul style="list-style-type: none"> • Planning Commission • Township Police Department 	n.a.	Low	High	3

Strategy	Chapter	Responsibility	Resources	Cost	Impact	Priority
Update township ordinances to require concurrency between development and transportation improvements	Transportation	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.	Medium	High	1
Require traffic studies as appropriate to determine effects of planned development	Transportation	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.	Low	High	1
Share land development plans and traffic studies with adjacent municipalities	Transportation	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.	Low	High	3
Request land development plans and traffic studies from adjacent municipalities	Transportation	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.	Low	High	2
Revise township ordinances to discourage areas of multiple curb cuts	Transportation	Planning Commission	n.a.	Low	Medium	2
Meet with Sewickley Hills Borough officials to consider creating a Transportation Development District in the Mt Nebo Road corridor	Transportation	<ul style="list-style-type: none"> • Township Manager • Township Supervisors • Planning Commission • Planning Consultant 	Ohio Township	Low	Low	3 or drop
Require township officials to complete and submit a Land Use Questionnaire for each Highway Occupancy Permit requested by a developer on a state-owned road	Transportation	<ul style="list-style-type: none"> • Township Manager • Township Supervisors • Planning Commission • Planning Consultant 	n.a.	Low	Medium	2
Conduct an annual meeting with Pennsylvania Department of Transportation District 11-0 officials to share information	Transportation	<ul style="list-style-type: none"> • Township Manager • Township Supervisors 	Pennsylvania Department of Transportation District 11-0	Low	High	3

Strategy	Chapter	Responsibility	Resources	Cost	Impact	Priority
Revise the township ordinances to require that landscaped sidewalks, trails, and paths be included throughout proposed developments	Transportation	• Planning Commission	n.a.	Medium	High	1
Revise township ordinances to require that centrally located community facilities be linked with their neighborhoods by nontraditional walking trails and paths	Transportation	• Planning Commission	n.a.	Low	Medium	1
Revise township ordinances to require pedestrian connecting trails between neighborhoods	Transportation	• Planning Commission	n.a.	Low	Medium	1
Revise township ordinances to require traffic-calming techniques in residential neighborhoods	Transportation	• Planning Commission	n.a.	Medium	Low	1

INFRASTRUCTURE

Strategy	Chapter	Responsibility	Resources	Cost	Impact	Priority
Require all developers to demonstrate concurrency of development with refuse collection, electrical and recycling service, and water for fire protection	Infrastructure	<ul style="list-style-type: none"> • Planning Commission 	<ul style="list-style-type: none"> • Rural Utility Service • Allegheny County Department of Economic Development • Pennsylvania Department of Environmental Protection • Pennsylvania Department of Community and Economic Development • Pennsylvania Infrastructure Investment Authority 	Low	High	1
Update the township fire protection plan to ensure adequate water supplies are identified and available to supply adequate fire protection to all township residents	Infrastructure	<ul style="list-style-type: none"> • Planning Commission • Ohio Township-Volunteer Fire Company 	n.a.	Medium	High	1
Require all developers to demonstrate concurrency of development with storm water management and public water, sewerage, natural gas, and high-speed/broadband internet availability	Infrastructure	<ul style="list-style-type: none"> • Planning Commission 	<ul style="list-style-type: none"> • Rural Utility Service • Allegheny County Department of Economic Development • Pennsylvania Department of Environmental Protection • Pennsylvania Department of Community and Economic Development • Pennsylvania Infrastructure Investment Authority 	Low	High	1

Strategy	Chapter	Responsibility	Resources	Cost	Impact	Priority
Investigate the need for and availability of high-speed/broadband internet access throughout the township	Infrastructure	• Planning Commission	n.a.	Low	Low	3
Maintain existing sanitary sewers as needed to prevent pollution from infiltration and inflow (I&I) and sewer overflows/bypasses	Infrastructure	• Lowery's Run Sanitary Authority • Ohio Township Sanitary Authority • Township Manager	n.a.	Low	Medium	2
Require OTSA to conduct annual I&I removal projects in the township	Infrastructure	• OTSA • Township Manager	n.a.	Low	Medium	1
Revise township ordinances to require developers to provide all developments with lot sizes averaging less than one acre to provide public water and sanitary sewer service	Infrastructure	• Planning Commission	• West View Water Authority • Ohio Township Sanitary Authority	Low	High	1
Consider joint drop-off centers at convenient location for the collection of recyclables not included in the township's/NHCOG waste collection contract	Infrastructure	• Township Manager	• Pennsylvania Department of Environmental Protection • North Hills Council of Governments • Avonworth School District	Low	Low	3
Consider scheduling periodic joint household hazardous waste disposal drop off sites	Infrastructure	• Township Manager	• Pennsylvania Department of Environmental Protection • North Hills Council of Governments • Avonworth School District	Low	Low	3

ECONOMIC DEVELOPMENT

Strategy	Chapter	Responsibility	Resources	Cost	Impact	Priority
Update ordinances to provide a cohesive area for commercial, light industrial, and higher-density development that complements one another	Economic Development	<ul style="list-style-type: none"> • Planning Commission • Zoning Officer 	<ul style="list-style-type: none"> • Pennsylvania Department of Community and Economic Development Land Use Technical Assistance Program • Community Revitalization grants 	High	High	1
Establish small neighborhood business districts that complement existing and future residential areas and serve the needs of nearby residents	Economic Development	<ul style="list-style-type: none"> • Planning Commission • Zoning Officer 	n.a.	Medium	Medium	3
Review ordinances to permit the conversion of historic and agricultural structures into small retail businesses	Economic Development	<ul style="list-style-type: none"> • Planning Commission • Zoning Officer 	n.a.	Medium	Medium	2
Include non-impact, home-based businesses in appropriate zoning districts	Economic Development	<ul style="list-style-type: none"> • Planning Commission • Zoning Officer 	n.a.	Low	Low	1
Review township land use ordinances to ensure farms and agricultural businesses are not unduly or inappropriately regulated	Economic Development	<ul style="list-style-type: none"> • Planning Commission • Zoning Officer 	n.a.	Low	Medium	2
Protect farms and agricultural businesses from adjacent, incompatible development	Economic Development	<ul style="list-style-type: none"> • Planning Commission • Zoning Officer 	n.a.	Low	High	1
Investigate the use of township guided development such as the use of an official map	Economic Development	<ul style="list-style-type: none"> • Planning Commission • Zoning Officer • Planning Consultant • Township Engineer 		Medium	Medium	3

Strategy	Chapter	Responsibility	Resources	Cost	Impact	Priority
Implement design standards for all future commercial and light industrial development	Economic Development	<ul style="list-style-type: none"> • Planning Commission • Zoning Officer • Architect 		Medium	High	1
Implement Performance Zoning techniques in all developments in commercial and light industrial districts	Economic Development	<ul style="list-style-type: none"> • Planning Commission • Zoning Officer 		High	High	1
Market the commercial and light industrial resources within the township	Economic Development	<ul style="list-style-type: none"> • Township Manager • Township Engineer 	Northern Area Chamber of Commerce			3

LAND USE

Strategy	Chapter	Responsibility	Resources	Cost	Impact	Priority
Update and expand Land Use/ Subdivision application process and review documentation to include a developer's checklist and tracking spreadsheet	Land Use	<ul style="list-style-type: none"> • Building Inspector • Zoning Officer • Planning Commission 	n.a.	Medium	High	1
Continue to produce an annual report according to the requirements of the Pennsylvania MPC Article II Section 207	Land Use	<ul style="list-style-type: none"> • Planning Commission • Building Inspector • Zoning Officer 	n.a.	Low	Low	3
Require developers to provide digital as-built drawings to the Building Inspector/Zoning Officer, Township Engineer, and the Allegheny County Department of Economic Development Planning Division	Land Use	<ul style="list-style-type: none"> • Building Inspector • Zoning Officer 	n.a.	Low	Medium	1

Strategy	Chapter	Responsibility	Resources	Cost	Impact	Priority
Continuously update the township-land use map with new uses and open space dedications	Land Use	<ul style="list-style-type: none"> • Building Inspector • Zoning Officer 	n.a.	Low	Low	2
Continuously review, evaluate, and document development compliance issues with township ordinances and regulations	Land Use	<ul style="list-style-type: none"> • Building Inspector • Zoning Officer • Planning Commission 	n.a.	Low	Medium	2
Review development annual report, updated land use map, and development compliance reports at least annually	Land Use	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.	Low	Medium	3
Revise the land development application and review process to require alternative sketch plats at the conceptual stage and provide a clear distinction between the requirements for preliminary and final applications	Land Use	<ul style="list-style-type: none"> • Planning Commission • Building Inspector • Zoning Officer 	n.a.	Low	High	1
Review and update existing Zoning Ordinance and Zoning Map to incorporate the following Smart Growth land use planning techniques: Density bonuses, Clustering bonuses, Overlay zoning, and Performance zoning	Land Use	<ul style="list-style-type: none"> • Planning Commission • Building Inspector • Zoning Officer 	n.a.	High	High	1

Strategy	Chapter	Responsibility	Resources	Cost	Impact	Priority
Review and update existing Subdivision and Land Development Ordinance to incorporate the following Smart Growth land use planning techniques: Alternate sketch plans, Cluster subdivisions, Conservation subdivisions, and Density bonuses	Land Use	<ul style="list-style-type: none"> • Planning Commission • Building Inspector • Zoning Officer 	n.a.	High	High	1
Review development ordinances to require environmental assessment statements and environmental impact statements	Land Use	<ul style="list-style-type: none"> • Planning Commission • Building Inspector • Zoning Officer 		Low	High	1
Work with open space preservation and watershed protection groups to acquire and protect open spaces in Ohio Township	Land Use	<ul style="list-style-type: none"> • Planning Commission 	<ul style="list-style-type: none"> • Northern Area Environmental Council • Western Pennsylvania Conservancy • Allegheny Land Trust 	Low	Medium	2
Ensure agricultural land uses are included in Zoning Ordinances and Subdivision and Land Development Ordinance revisions and updates	Land Use	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.	Medium	Medium	2
Review and update ordinances to require the preservation and creation of visual buffers along roads and between and within developments in all land-use districts	Land Use	<ul style="list-style-type: none"> • Planning Commission • Building Inspector • Zoning Officer 	n.a.	Medium	High	1
Use natural topography, water-courses, and vegetation to help define land uses and zoning districts	Land Use	<ul style="list-style-type: none"> • Planning Commission • Building Inspector/ Zoning Officer 	n.a.	Low	High	1

Strategy	Chapter	Responsibility	Resources	Cost	Impact	Priority
Use natural topography, water-courses, and vegetation to help guide site-specific development and reduce infrastructure costs	Land Use	<ul style="list-style-type: none"> • Planning Commission • Zoning Officer 	n.a.	Low	High	1
Develop an open space plan and begin to acquire additional open space	Land Use	<ul style="list-style-type: none"> • Planning Commission • Parks and Recreation Committee 	<ul style="list-style-type: none"> • Hollow Oak Land Trust • Western Pennsylvania Conservancy 	Medium	High	1
Create an area for higher-density, mixed-use development in I-79 Mount Nebo Road interchange area	Land Use	<ul style="list-style-type: none"> • Planning Commission • Zoning Officer 	n.a.	High	High	1
Consider Traditional Neighborhood Development ordinances for these areas	Land Use	<ul style="list-style-type: none"> • Planning Commission • Zoning Officer 	n.a.	Low	Medium	3

Chapter 12

Contiguous Municipalities Statement

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CONTIGUOUS MUNICIPALITIES STATEMENT

As per the Pennsylvania Municipalities Planning Code (Act 247 of 1968 as reenacted and Amended by Acts 67/68 of 2000, comprehensive plans are required to have a brief statement of the plan's components interrelationship. This is required under the Article related to comprehensive plans, Article III, Section 301(5) "A statement indicating the existing and proposed development is compatible with the existing and proposed development and plans in contiguous neighboring municipalities, or a statement indicating measures which have been taken to provide buffers or transitional devices between disparate uses, and a statement indicating that the existing and proposed development of the municipality is generally consistent with the objectives and the plans of the county comprehensive plan."

Municipality	Location	Impact
Aleppo Township	Western border	No impact
Sewickley Hills Borough	Western border	No impact
Franklin Park Borough	Northern border	No impact
Ross Township	Eastern border	Impact
Ben Avon Heights Borough	Eastern border	No Impact
Kilbuck Township	Southern border	No Impact

ALEPPO TOWNSHIP

Ohio Township's proposed future land use plan will not have an impact on Aleppo Township. Aleppo's future land use plan, as described, has two proposed low-density residential land uses on the border. This is primarily due to the lack of sanitary sewerage facilities in the area. This area can best be described as suburban residential and rural residential.

SEWICKLEY HILLS BOROUGH

Sewickley Hills currently has several different zoning districts and land uses on its border with Ohio Township. These include high-density residential in the upper Red Mud Hollow Road area near the Village at Sewickley Hills. There is a area of small-scale commercial on in the middle section of Red Mud Hollow Road. This area of commercial land use is separated from Ohio Township by Interstate 79. The remaining border (southern Red Mud Hollow Road) is agricultural and low-density residential land uses.

FRANKLIN PARK BOROUGH

Ohio Township's border with Franklin Park Borough has similar land uses and zoning. The boundary between the two municipalities is zoned for low-density residential development on the border of Nicholson Road and moderate density single-family residential in the area near Reiss Run Road. Ohio Township has similar zoning on its borders with Franklin Park.

ROSS TOWNSHIP

Ohio Township's border with Ross Township is primarily low-density residential. Ross Township's zoning is R-1 Single-family residential along the border with Ohio Township. There is an area of Ohio Township on the Lowries Run Road area that is zoned for larger-scale commercial land use. This could have an impact on Ross Township when the area is fully built-out. Build-out is not expected for another 20 years.

KILBUCK TOWNSHIP

Ohio Township's border with Kilbuck Township is low-density residential. Kilbuck Township's zoning is Conservation, R-1 Low-density single-family residential and parkland along its border with Ohio Township. There are no expected impacts on either municipality by the development of this plan.

BEN AVON HEIGHTS BOROUGH

Ben Avon Heights border with Ohio Township is zoned R-1 Low-density residential. The area is built out and will not have an impact on Ohio Township. Ohio Township's land use adjacent to Ben Avon Heights is office and regional retail commercial.

Chapter 13 Interrelationship Statement

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 Interrelationship Statement13.1

INTRODUCTION

Article III, Section 301. (Preparation of the Comprehensive Plan) Subsection (4.1) requires “A statement of the interrelationships among the various plan components, which may include an estimate of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality.” To that extent, this interrelationship statement is prepared.

INTERRELATIONSHIP STATEMENT

The synthesis of interrelated activities to resolve issues and problems is always the thrust of community planning. In this regard, there are linkages among the elements of the goals, objectives, strategies, and recommendations of the Ohio Township/Northwest Allegheny County Comprehensive Plan. All are related and should further the overall goal of maintaining the rural character of the community while promoting complementary, orderly development. This clearly underlies all future land use recommendations that attempt to protect environmental features, preserve agriculture, and encourage low-intensity economic development.

The land-use regulation recommendations are meant to implement these principals within a regulatory framework. Housing recommendations not only come to terms with demographic trends, rehabilitation needs, and existing housing conditions, but also further the goals of low-intensity and complementary residential development and the conservation of the existing way of life in the municipalities included in the Northwestern Allegheny County Comprehensive Plan. Transportation recommendations not only address safety issues and strengthen and improve the existing transportation system, they seek to enhance alternate routes for regional traffic.

The community facilities recommendations reflect the land-use recommendations related to preserving open space and agricultural areas. Finally, recreation recommendations are meant to improve the quality of life for all residents and provide linkages throughout the township, thereby increasing pedestrian circulation and promoting open space.

Ohio Township is in the path of growth in the Interstate 279 and Interstate 79 corridor. Only the main roads in that area of the township can support intense land development. These roads include Mount Nebo Road, Nicholson Road, Roosevelt Road, Camp Horne Road, Duff Road, and Red Mud Hollow Road. All of these are two-lane roadways and will provide access for larger commercial or light industrial development. In addition to this, the topography of the township limits itself to light industrial and commercial growth of any significant size in the Interstate Land Use District. Accordingly, the type of future growth and development will be primarily residential and, while probably not legally required to do so, this comprehensive plan attempts to provide a fair share of housing opportunities.

Appendix 1 Draft Comprehensive Plan Development Schedule

Date	Activity	Topic
February 27, 2006		
March 27, 2006		
April 24, 2006		
May 22, 2006		
June 26, 2006		
July 24, 2006		
August 26, 2006		
September 25, 2006		
October 30, 2006		
November 27, 2006		
December 25, 2006		
January 22, 2007		
February 26, 2007		
March 26, 2007		
April 23, 2007		
May 22, 2007		
June 25, 2007		
July 23, 2007		

Appendix 2

Ohio Township Comprehensive Plan Survey Results

1. Please rate your municipality in terms of the following:

CATEGORY	EXCELLENT	GOOD	FAIR	POOR	NOT SURE	TOTALS
A. Quality of schools	12	55	15	0	15	97
B. Place to raise children	43	45	7	0	4	99
C. Job opportunities	3	19	45	19	9	95
D. Scenic beauty	42	39	6	7	0	94
E. Environmental Quality (Water, air, etc.)	22	56	11	5	1	95
F. Natural area (watersheds, forests, farms, wetlands, etc.)	25	43	18	6	2	94
G. Social Activities	7	34	33	16	4	94
H. Recreational Opportunities	10	43	29	10	2	94
I. Cultural activities	4	18	38	27	9	96
J. Availability of places to shop	11	28	35	23	0	97
K. Suburban character and working landscape	21	49	14	6	6	96
L. Overall quality of life	30	57	10	1	0	98
M. Cost of living	4	62	29	3	0	98
TOTALS	204	548	290	123	52	1,217

2. How important to you are each of the following:

CATEGORY	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT VERY IMPORTANT	NOT SURE	TOTALS
A. Quality of schools	60	20	17	2	99
B. Place to raise children	62	15	20	2	99
C. Job opportunities	26	39	34	0	99
D. Scenic beauty	51	36	3	0	90
E. Environmental Quality (Water, air, etc.)	71	26	2	0	99
F. Natural area (watersheds, forests, farms, wetlands, etc.)	57	31	7	1	96
G. Social Activities	11	50	38	0	99
H. Recreational Opportunities	15	62	22	0	99
I. Cultural activities	12	40	46	1	99
J. Availability of places to shop	19	51	29	0	99
K. Suburban character and working landscape	44	39	10	5	98
L. Overall quality of life	83	12	3	0	98
TOTALS	511	521	231	114	1,274

Which three (3) are the most important to you?

CATEGORY	TOTALS
A. Quality of schools	44
B. Place to raise children	38
C. Job opportunities	14
D. Scenic beauty	37
E. Environmental Quality (Water, air, etc.)	30
F. Natural area (watersheds, forests, farms, wetlands, etc.)	26
G. Social Activities	3
H. Recreational Opportunities	5
I. Cultural activities	0
J. Availability of places to shop	9
K. Suburban character and working landscape	9
L. Overall quality of life	48
TOTALS	263

3. Which BEST describes how you think the Northwestern Allegheny County region has changed over the past ten (10) years:

CATEGORY	TOTALS
The area has become a <u>more desirable</u> place to live.	47
The area has become a <u>less desirable</u> place to live.	26
The area <u>has not changed</u> much as a place to live.	16
I have not lived here long enough to form an opinion	9
TOTALS	98

4. Which **BEST** describes how you think the Northwestern Allegheny County region will change in the next five (5) to ten (10) years:

CATEGORY	TOTALS
The area will become a <u>more desirable</u> place to live.	36
The area will become a <u>less desirable</u> place to live.	40
The area will <u>not change</u> much as a place to live.	15
Not sure.	7
TOTALS	98

5. Why do you choose to live in your municipality?

CATEGORY	TOTALS
Born and raised here	18
Close to work	38
Close to family and friends	43
Suburban lifestyle	60
Quality of schools	35
Low crime rate	61
Affordable housing	28
Low taxes	18
Environmental quality	36
Other	14
TOTALS	351

6. How compatible do you believe the following types of **NEW** residential development or commercial activity would be for your municipality?

CATEGORY	COMPATIBLE EVERYWHERE	COMPATIBLE SOME PLACES	NOT COMPATIBLE ANYWHERE	NOT SURE	TOTALS
A. Single-family homes on large lots	49	44	5	0	98
B. Single-family second homes	9	42	26	15	92
C. Mobile home parks	0	8	88	2	98
D. Townhouses / Apartments	5	57	34	2	98
E. Conservation subdivisions	12	50	17	14	93
F. Small stores in concentrated areas	8	31	13	4	86
G. Office Parks	5	46	31	4	86
H. Recreational opportunities	34	56	5	1	96
I. Large scale commercial development	6	28	60	4	96
J. Light manufacturing (tool, die, etc.)	2	44	48	5	98
K. Electronic / High tech developments	5	44	44	5	99
L. Heavy industry	0	45	86	4	99
M. Mining, Sawmills, Forestry	0	9	76	5	99
N. Agricultural uses	9	18	17	3	99

TOTALS	144	70	550	68	1,340
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7. Agricultural land, forestland, and other open land are critical to the region's landscape and quality of life.

CATEGORY	TOTALS
Strongly agree	65
Agree	29
Disagree	3
Strongly disagree	0
Not sure	1
TOTALS	98

8. Local governments encourage the preservation of rural character and the working landscaping by enacting rules and regulations to preserve agricultural, forest, and other open land:

CATEGORY	TOTALS
Local government <u>should</u> take steps to keep agricultural land and forest in production and preservation of open land.	85
Local government <u>should not</u> take steps to keep agricultural land and forest in production and preservation of open land.	8
Not sure	4
TOTALS	97

9. In order to manage the impact of land use on surrounding area limits property rights. The degree varies from community to community. If you were to write land use regulations for your area, where would you put the greater emphasis?

CATEGORY	TOTALS
Protecting private property rights (minimum development standards)	26
Managing development impacts (more standards to protect neighbors)	62
Not sure	10
TOTALS	98

10. Zoning is the key element to land development. Are you pleased with the overall land development patterns of your immediate neighborhood?

CATEGORY	TOTALS
Yes	64
No	23
Not sure	10
TOTALS	97

11. Families of all sizes and incomes reside in each municipality, and adequate and affordable housing is available to meet the needs of these residents.

CATEGORY	TOTALS
Strongly agree	15
Agree	63
Disagree	11
Strongly disagree	2
Not sure	9
TOTALS	100

If you disagree, please check the types of housing you believe are needed.

CATEGORY	TOTALS
Single-family	1
Two-family	1
Elderly housing	6
Cluster housing	3
Apartments	4
Condominiums	3
Middle-income housing	4
Other	0
TOTALS	22

12. Area residents on the eastern side of Interstate 79 primarily have public potable water. In anticipation of increased development on the western side of Interstate 79 do you believe that areas having potable water should be regulated for water conservation, wellhead protection, and preventing the contamination of wells and springs?

CATEGORY	TOTALS
Strongly agree	22
Agree	48
Disagree	7
Strongly disagree	1
Not sure	19
TOTALS	97

13. If you have a well or spring, have you had any of the following?

CATEGORY	TOTALS
Gone dry	0
Contamination-type	1
TOTALS	1

14. Please rate the quality of the following community and public services.

SERVICE	EXCELLENT	GOOD	FAIR	POOR	NOT SURE	TOTALS
Police protection	60	31	2	1	5	99
Fire and emergency protection	56	34	1	0	9	100
Ambulance service	26	33	7	31	0	97
Health care services	13	30	12	7	33	95
Borough / Township road maintenance	28	33	26	8	3	98
State road maintenance	6	30	36	4	6	82
Other local government services	15	47	14	14	8	98
Totals	204	238	98	65	64	669

15. Recreation facilities and programs available in your municipality are adequate.

CATEGORY	TOTALS
Strongly agree	13
Agree	58
Disagree	20
Strongly disagree	2
Not sure	7
TOTALS	100

If you disagree, please check the types you believe are needed.

CATEGORY	TOTALS
Baseball fields	2
Basketball courts	4
Bike routes	17
Football fields	0
Picnic areas	9
Community centers	8
Playgrounds	11
Pool	5
Soccer fields	2
Tennis courts	3
Trails	13
Youth programs	8
Adult programs	8
Skateboarding/skating	4
Other	1
TOTALS	95

16. How important to you are each of the following?

SERVICE	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT VERY IMPORTANT	NOT SURE	TOTALS
Ambulance service	66	31	3	0	100
Fire and emergency protection	93	7	0	0	100
Road and street maintenance	89	9	1	0	99
Police protection	80	20	0	0	100
Youth recreational facilities and services	24	59	21	2	109
Adult recreational facilities and services	14	51	33	0	98
Senior recreational facilities and services	13	46	40	0	99
Affordable housing	34	37	25	1	97
Senior housing	18	38	41	2	99
Availability of places to shop	24	52	24	0	100
Availability of medical facilities	37	44	18	0	99
TOTALS	495	457	206	5	1,163

Which three (3) are the most important to you?

CATEGORY	TOTALS
Ambulance service	33
Fire and emergency protection	81
Road and street maintenance	84
Police protection	53
Youth recreational facilities and services	7
Adult recreational facilities and services	1
Senior recreational facilities and services	1
Affordable housing	3
Senior housing	2
Availability of places to shop	6
Availability of medical facilities	8
TOTALS	279

17. Which of the following would you be willing to support with local tax revenues?

CATEGORY	TOTALS
Recreation facilities and programs	42
Road improvements	83
Improved fire protection	46
Improved municipal building	17
Increased police protection	1
Improved ambulance service	43
Agriculture/open space preservation	24
Zoning and land use	38
None	25

Other	0
TOTALS	319

18. How old are you?

AGES	TOTALS
18-24	0
25-44	29
45-64	38
65-74	18
75 and older	15
TOTALS	100

19. Which of the following best describes your employment status?

CATEGORY	TOTALS
Employed by other, full-time	38
Self-employed full-time	15
Homemaker	11
Student	1
Seeking work	0
Employed by other, part-time	7
Self-employed part time	1
Retired	21
Unable to work	0
TOTALS	100

20. If you are employed, which best describes your work?

CATEGORY	TOTALS
Home based business	9
Elsewhere in Allegheny County	31
Cranberry Township	1
Butler County	0
In your municipality	7
City of Pittsburgh	17
Beaver County	1
Washington County	1
TOTALS	67

21. Where is the last place you lived before moving to your current residence?

CATEGORY	TOTALS
Always lived in municipality	9
Elsewhere in PA	12
Elsewhere in US	10
Elsewhere in Allegheny County	54
City of Pittsburgh	14
Outside US	1
TOTALS	100

22. How long have you lived in your municipality?

CATEGORY	TOTALS
Less than 1 year	5
1 - 5 years	18
6 -10	2
11 -15 years	24
16 - 20 years	6
20 + years	45
TOTALS	100

23. If you own property in your home municipality, how large is the property?

CATEGORY	TOTALS
Less than 1 acre	62
More than 1 acre	17
2-5 acres	13
5-10 acres	1
10-50 acres	1
50-100 acres	1
More than 100 acres	0
TOTALS	95

Appendix 3 Resources

Chapter 2

- *Survey of Historic Sites in Allegheny County*. Pittsburgh History and Landmarks Foundation. 1992.
- *Ohio Township Comprehensive Plan*, 1999

Chapter 3

- Allegheny County Local Government Academy
- Allegheny County Soil Survey
- Allegheny Land Trust
- California University of PA Biology Department Biological and Environmental Sciences
- Ducks Unlimited
- Duquesne University Bayer School of Natural and Environmental Sciences
- Hollow Oak Land Trust
- Penn's Southwest Chapter of Trout Unlimited
- Pennsylvania Department of Community and Economic Development Land Use Planning and Technical Assistance Program
- Pennsylvania Fish and Boat Commission
- Pennsylvania State Game Commission
- Smart Growth Initiative of Westmoreland County
- Sustainable Pittsburgh
- Three Rivers Wet Weather Demonstration Project (Northern Basin Group)
- Western Pennsylvania Conservancy

Chapter 5

- Robert Olshansky, Island Paradise, *American Planning Association Monthly Magazine*, October 2005
- Pennsylvania Department of Community and Economic Development, *Reducing Land Barriers to Affordable Housing*, February 1999.
- The Brookings Institution Center on Urban and Metropolitan Policy, *Back to Prosperity: A competitive agenda for renewing Pennsylvania*, 2003
- Thomas Hylton, *Save Our Lands, Save Our Towns, A Plan for Pennsylvania*, 1995
- Michael Carliner, *Regulatory Costs of Affordable Housing*, Housing Economics, May 1989
- Allegheny County Department of Development, Housing Division, *The Allegheny County Comprehensive Housing Affordability Strategy*, page 42, Pittsburgh, PA 15219
- Robert E. Coughlin, et al, *Guiding Growth, (Building Better Communities and Protecting Our Countryside)* page 7-25 & A-33. Pennsylvania Environmental Council, Inc. 1211 Chestnut St., Suite 900 Philadelphia, PA 19107, 1991,
- Lane Kendig et al., *Performance Zoning*, page 69-74, Planners Press, American Planning Association, Washington, D. C. Chicago, Illinois, 1980.

Chapter 6

- Pennsylvania Budget and Finance Committee report, *The Feasibility of Regionalization of Pennsylvania's Volunteer Fire Companies*, June 2005
 - Pennsylvania Department of Community and Economic Development, *Public Works Manual*, 2003
 - Pennsylvania Department of Community Affairs, *Fleet Management Guide*, 1994
 - Roger A. Lancaster, ed., *Recreation, Park and Open Space Standards and Guidelines*, National Recreation and Park Association, 1983
- National Fire Protection Association, *An overview of NFPA*

Chapter 7

- American Association of State and Highway Transportation Officials (ASHTO)
- America's Byways Resource Center (ABRC)
- Bike Pittsburgh
- Pennsylvania Department of Transportation
- Southwest Pennsylvania Commission
- *Rural by Design*, Randall Arendt
- Growing Greener Tool Kit
- Pennsylvania Department of Environmental Protection
- Pennsylvania Department of Conservation and Natural Resources
- Allegheny County Department of Public Works
- International City/County Manager Associations
- International Transportation Engineers (ITE)
- US Environmental Protection Agency
- Land Trust Alliance
- National Association of Homebuilders
- National League of Cities
- National Transportation Enhancements Clearinghouse
- Port Authority of Allegheny County
- Rails-to-Trails Conservancy
- Scenic America
- Smart Growth America
- Surface Transportation Policy Project
- Sustainable Pittsburgh
- Trust for Public Land
- Urban Land Institute

Chapter 8

- Allegheny County Sanitary Authority (ALCOSAN)
- Allegheny County Soil Conservation Service
- Authority for Improvements in Municipalities (AIM)
- Growing Greener Tool Kit
- International City/County Manager Associations (ICMA)
- Land Trust Alliance
- Ohio Township Sanitary Authority (OTSA)
- National Association of Homebuilders

- Pennsylvania Department of Environmental Protection (PA DEP)
- Pennsylvania Municipalities Association (PMAA)
- Smart Growth America
- Southwest Pennsylvania Commission (SPC)
- US Environmental Protection Agency (US EPA)
- Urban Land Institute (ULI)

Chapter 9

- Commonwealth of Pennsylvania, Department of Labor & Industry, Bureau of Research & Statistics, *Annual Planning Information Report for the Pittsburgh PMSA and Beaver County PMSA* (Pittsburgh, PA, 1991) pages 1 to 7.
- Ralph L. Bangs & Thomas Soltis, *The Job Growth Centers of Allegheny County*, Interim Commonwealth of Pennsylvania, Department of Labor and Industry, *Information-Resource Guide for Prospective Employers: Pittsburgh Primary Metropolitan Statistical Area* (Pittsburgh, PA), page 17.

Chapter 10

- American Farmland Trust
- American Institute of Architects
- American Planning Association
- *Design with Nature*, Ian McArg
- Growing Greener Tool Kit
- Heinz Endowments
- International City/County Manager Associations
- Land Trust Alliance
- National Association of Homebuilders
- National League of Cities
- National Trust for Historic Preservation
- Pennsylvania Department of Community and Economic Development Land Use Planning and Technical Assistance program
- Pennsylvania Department of Conservation and Natural Resources
- Pennsylvania Department of Environmental Protection
- *Performance Zoning*, Lane Kendig
- Planning Commissioners Journal
- *Rural by Design*, Randall Arendt
- Scenic America
- Smart Growth America
- Smart Growth Network
- Smart Growth Partnership of Westmoreland County
- The Conservation Fund
- Trust for Public Land
- US Environmental Protection Agency
- Urban Land Institute
- Whitney Snyder Foundation
- William Penn Foundation

Aerial Map

Ohio Township

Allegheny County, Pennsylvania



Legend

- Municipal Boundary
- Right-of-Way



"This Map is to be used for Representation only.
Location not Verified"

Aerial Photography provided by PASDA (Pennsylvania
Spatial Data Access) 2000 Quarter 4 Imagery.
Roads data provided by the Allegheny County
Division of Computer Services, Office of GIS.

All positions are based on the following
- NAD 27 feet (horizontal datum)
- PA South State Plane Coordinate System

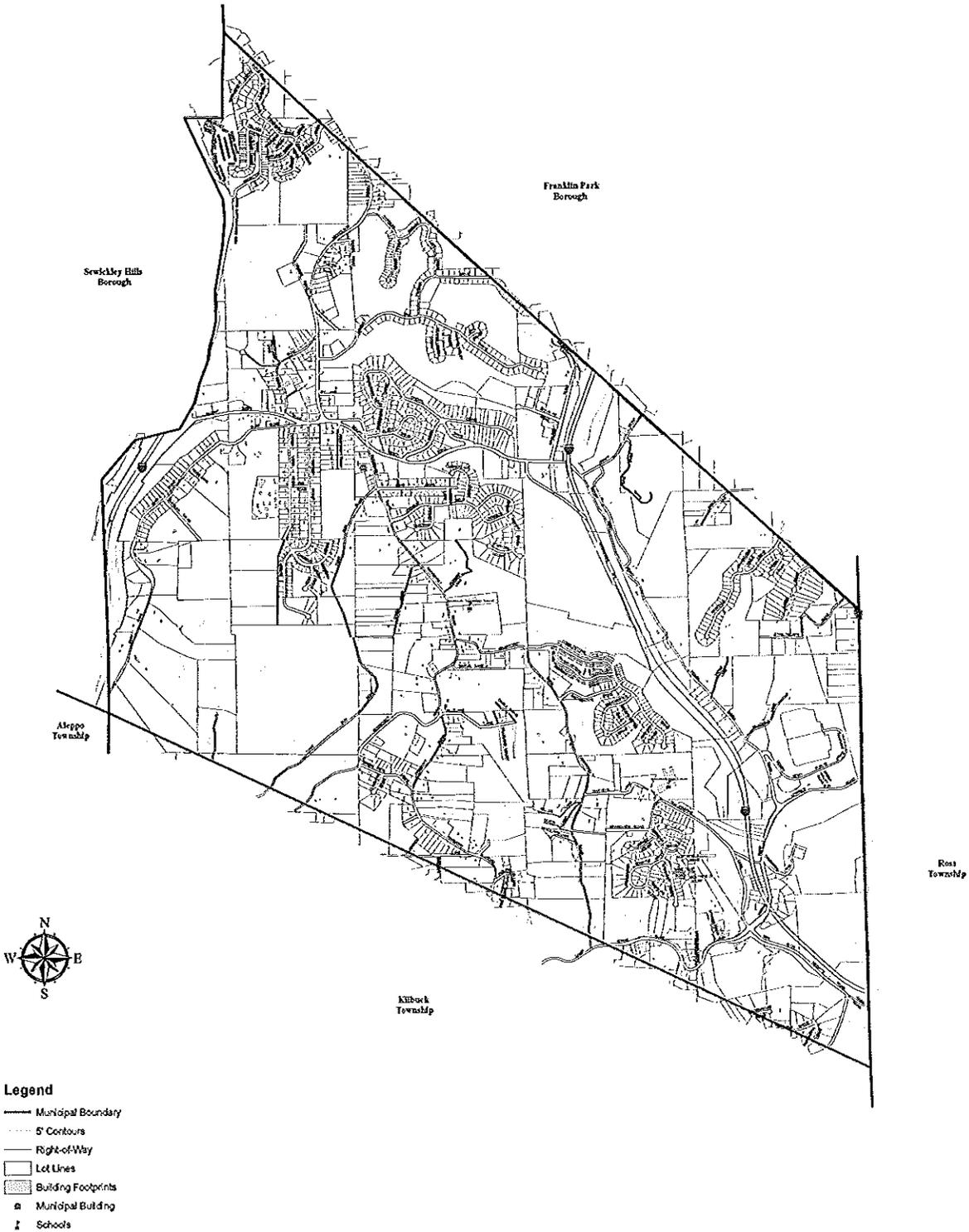
RV & B REMINGTON
VERNICK
& BEACH
ENGINEERS

Scale: 1"=100' Date: 02/12/2005 Project # PA01T001
Sheet 1 of 14

Base Map

Ohio Township

Allegheny County, Pennsylvania



"This Map is to be used for Representation only
Location not Verified"

Building, contours, and parcel datasets provided
by the Allegheny County Division of
Computer Services, Office of GIS

All problems are based on the following:
- NAD 22 feet Horizontal datum
- PA South State Plane Coordinate System

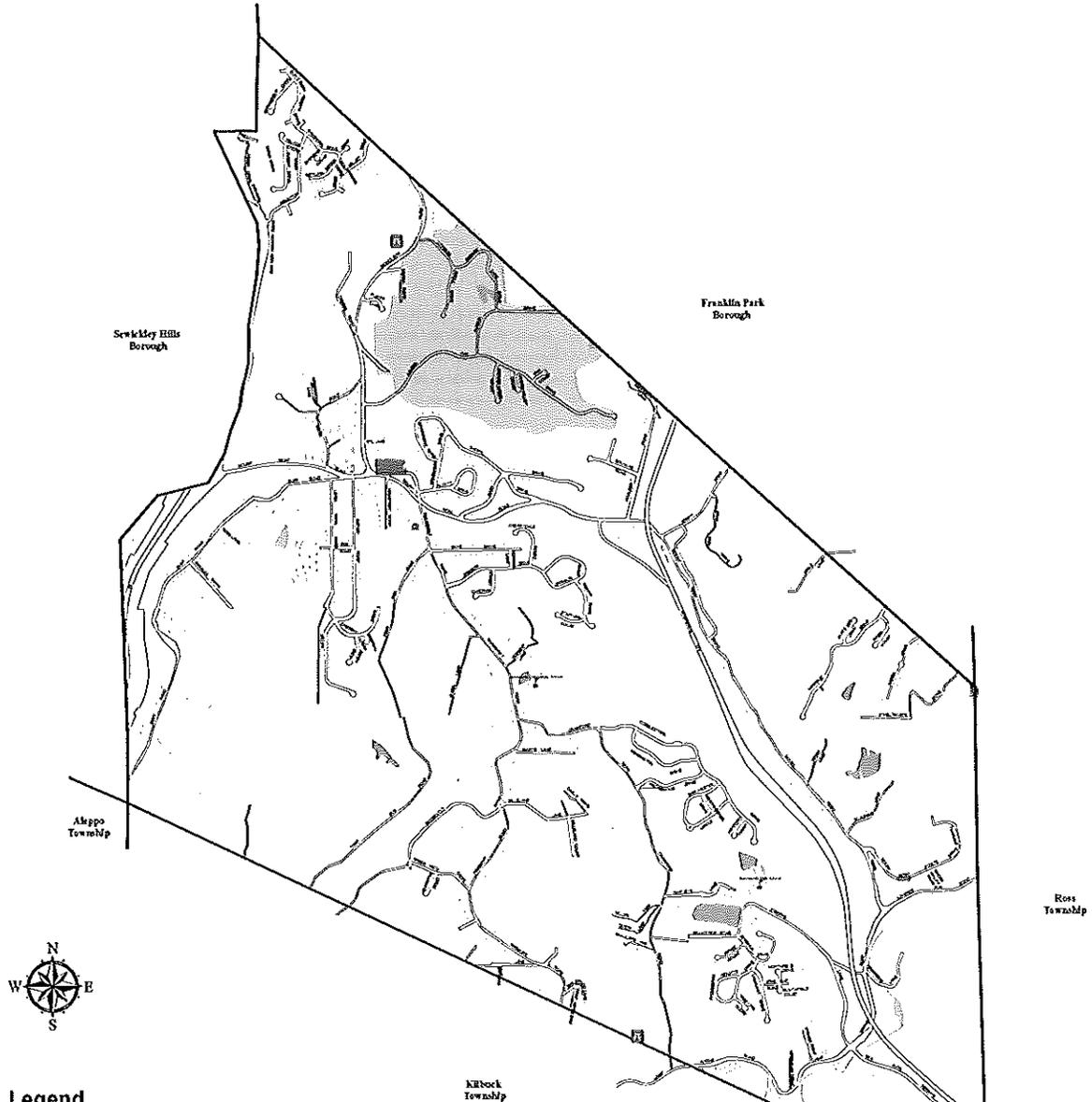
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& BEACH
ENGINEERS

Scale: 1"=1000' Date: 02/12/2008 Project # PA01T001
Sheet 2 of 14

Community Recreation Areas and other Facilities Map

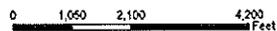
Ohio Township

Allegheny County, Pennsylvania



Legend

- Municipal Boundary
- Right-of-Way
- ▨ Building
- ▨ Hydrology
- ▨ Cemetery
- ▨ Golf Course
- ▨ Green Areas
- Ⓜ Existing Park/Recreation Area (Public/Semi Public)
- Ⓜ Municipal Building
- Ⓜ Schools



This Map is to be used for Representation only
Location not W-767

Municipal boundary, roads, green areas, building
cemetery, and course, and hydrology details
provided by the Allegheny County, Division of
Computer Services, Office of GIS

Building details based on Exhibit 1-1,
Prepared by Herbert, Rowland & O'Neil, Inc. for
the Township of Ohio 1998 Comprehensive Plan

All positions are based on the following:
- NAD 83 (North American Datum)
- NAD 83 State Plane Coordinate System

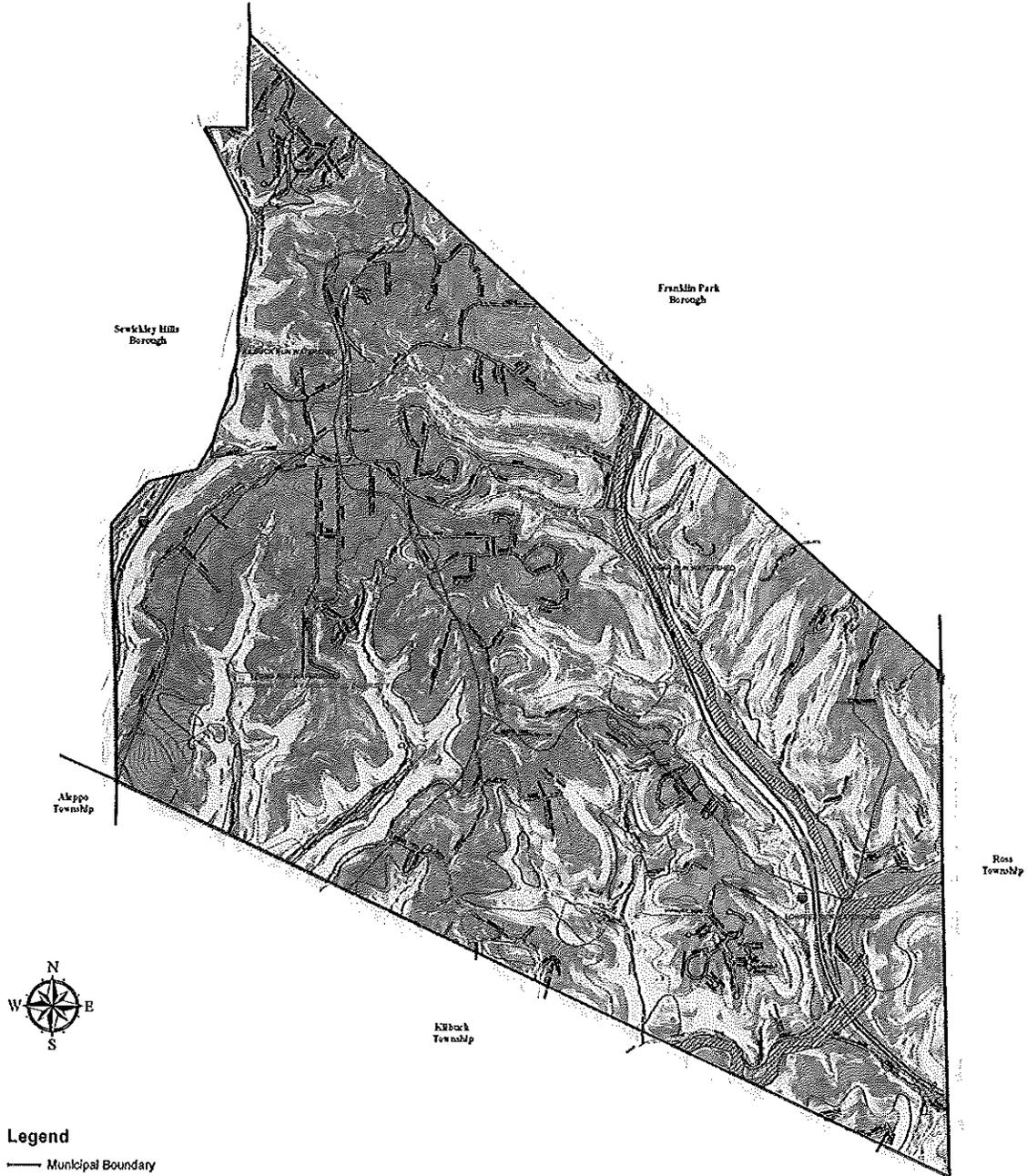
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VERNICK
& BEACH
ENGINEERS



Development Constraints Map

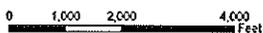
Ohio Township

Allegheny County, Pennsylvania



Legend

- Municipal Boundary
- Right-of-Way
- - - Streams
- - - 6' Contours
- Environmental Biodiversity Areas
- Watershed Delineations
- Landslide Limits
- ▨ Floodprone Areas
- ▨ Wetlands
- ▨ Agricultural Security Areas
- ▨ Steep Slopes (Greater Than 25%)



"This Map is to be used for Representation only
Location not Warranted"

Soil-Water-Air, Value-Net, Roads, Agriculture,
Landscape, Floodplain and Wetlands datasets provided
by the Allegheny County Division of Computer Services,
Office of GIS. Stream data provided by PA-USA
(Penn State Spatial Data Access)

All positions are based on the following:
- NAD 83 feet horizontal datum
- PA South State Plane Coordinate System

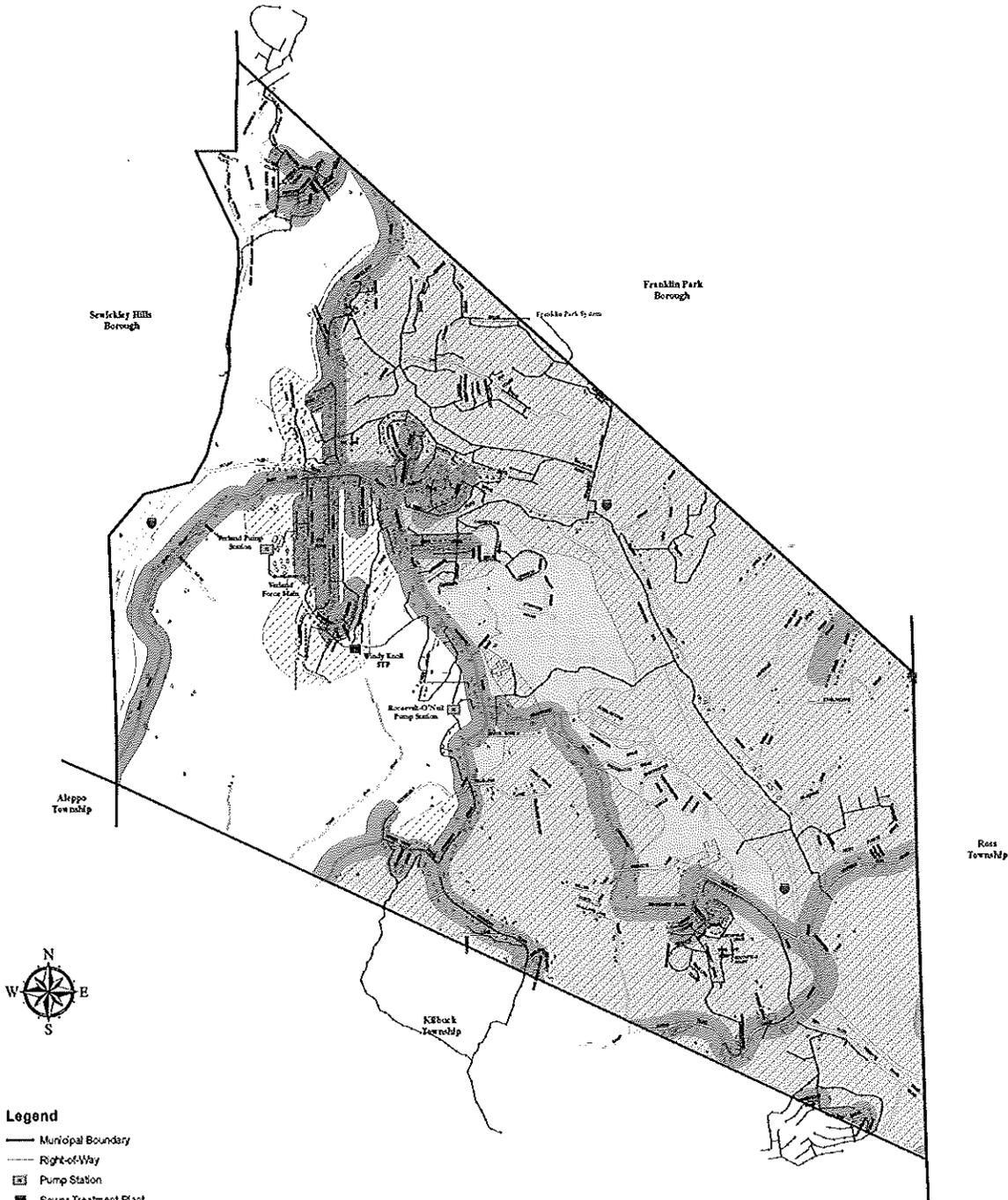


Scale: 1"=1000' Date: 02.12.2008 Project # PAOT1001
Sheet 4 of 14

Infrastructure Map

Ohio Township

Allegheny County, Pennsylvania



- Legend**
- Municipal Boundary
 - Right-of-Way
 - ☐ Pump Station
 - Sewer Treatment Plant
 - Force Main
 - Alconsan Sanitary Sewer System
 - Windy Knoll Sanitary Sewer System
 - Buildings
 - ▨ Sewer Service Area
 - ▨ Water Service Areas
 - ▨ Other Water Service Areas
 - ▨ West View Borough Municipal Authority

This Map is to be used for Representative only. Location not Verified.

Water, Sewer and road database provided by the Allegheny County Division of Computer Services, Office of GIS. Sanitary Sewer System Lines provided by Ohio Township Sanitary Sewer System Map.

All positions are based on the following:
 - NAD 83 Real Positional Accuracy
 - PA State Plane Coordinate System

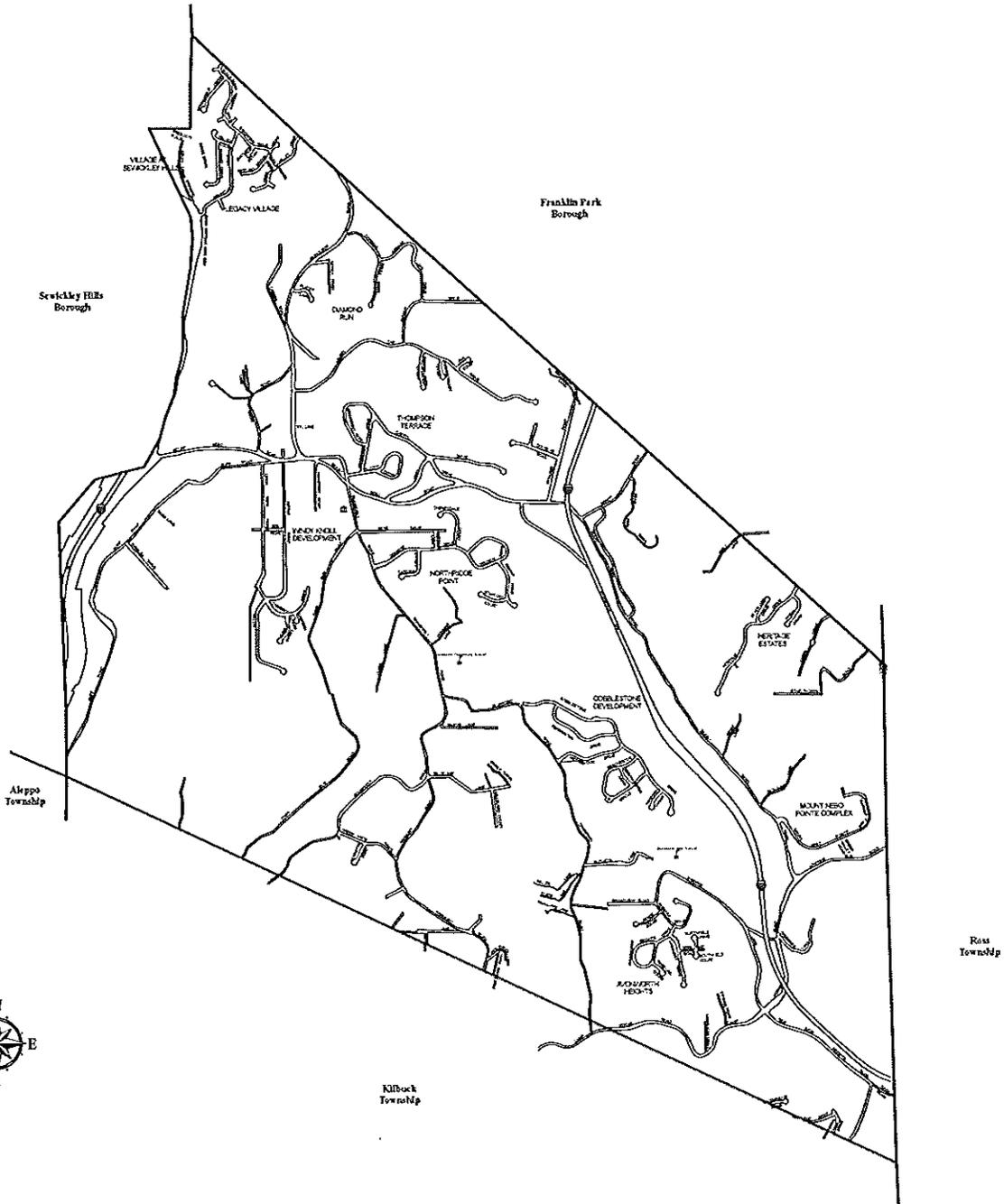
RV & B REMINGTON VERNICK & BEACH ENGINEERS

Scale: 1"=1000' Date: 02/12/2008 Project # PA01T001 Sheet 12 of 14

Road Map

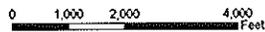
Ohio Township

Allegheny County, Pennsylvania



Legend

- Municipal Boundary
- Right-of-Way
- Municipal Building
- ⌈ Schools



This Map is to be used for Representation only.
Location not W-7627
Right-of-Way road database based on parcel data
provided by the Allegheny County Division of
Computer Services, Office of GIS
All projections are based on the following:
- NAD 83 Real Positional datum
- PA South State Plane Coordinate System

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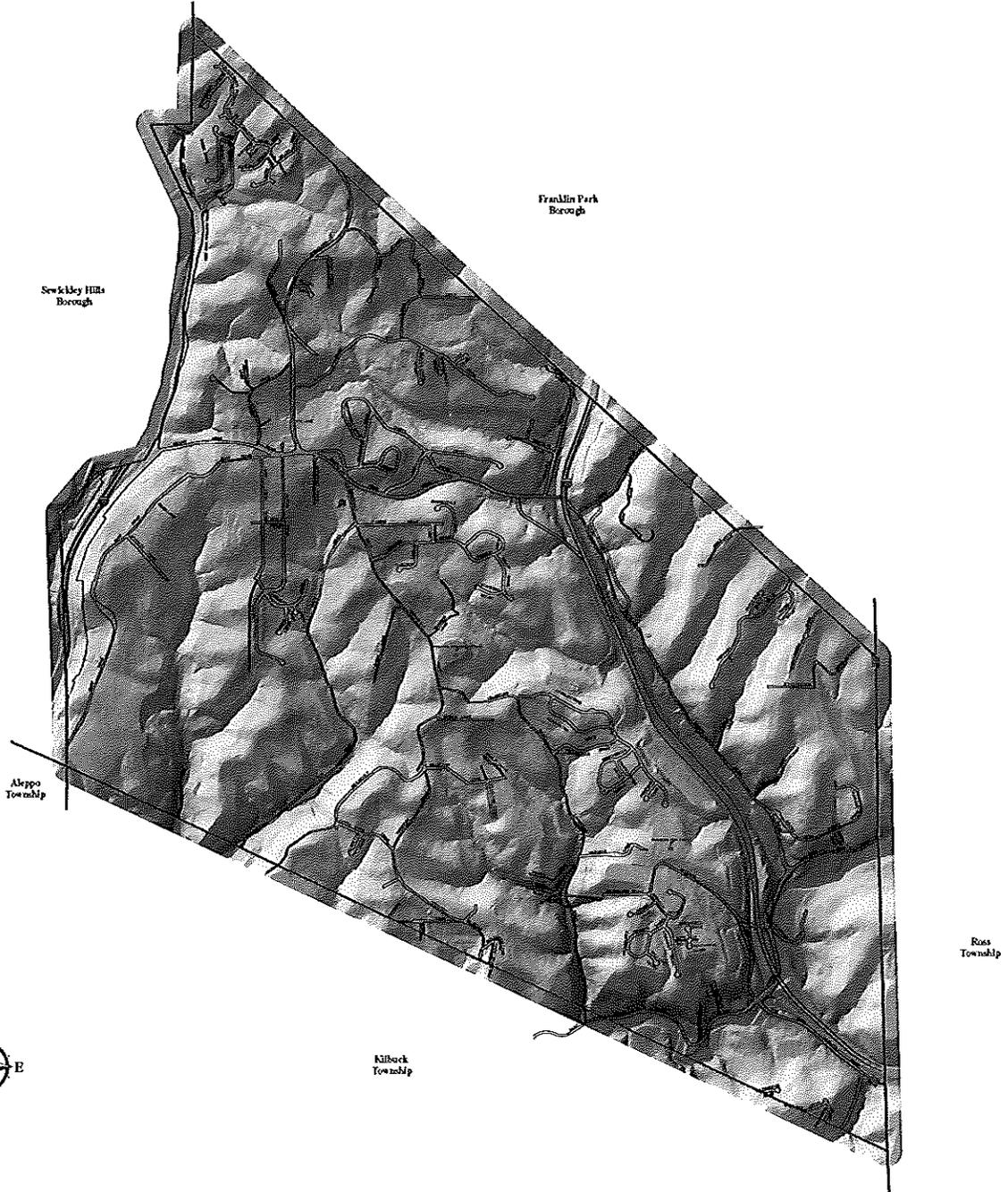


Scale: 1"=100' Date: 03.12.2008 Project # PAOT1001
Sheet 10 of 14

Shaded Relief Map

Ohio Township

Allegheny County, Pennsylvania



Legend

-  Schools
-  Municipal Building
-  Municipal Boundary

Elevation



This Map is to be used for Representation only
Location not Verified

Raw data based on parcel dataset as provided by
the Allegheny County Division of Computer Services,
Office of GIS, Initial data analysis created with ESRI's
3D Analyst module based on Elevation contour
vector data

All positions are based on the following:
- NAD 27 feet horizontal datum
- PA South State Plane Coordinate System

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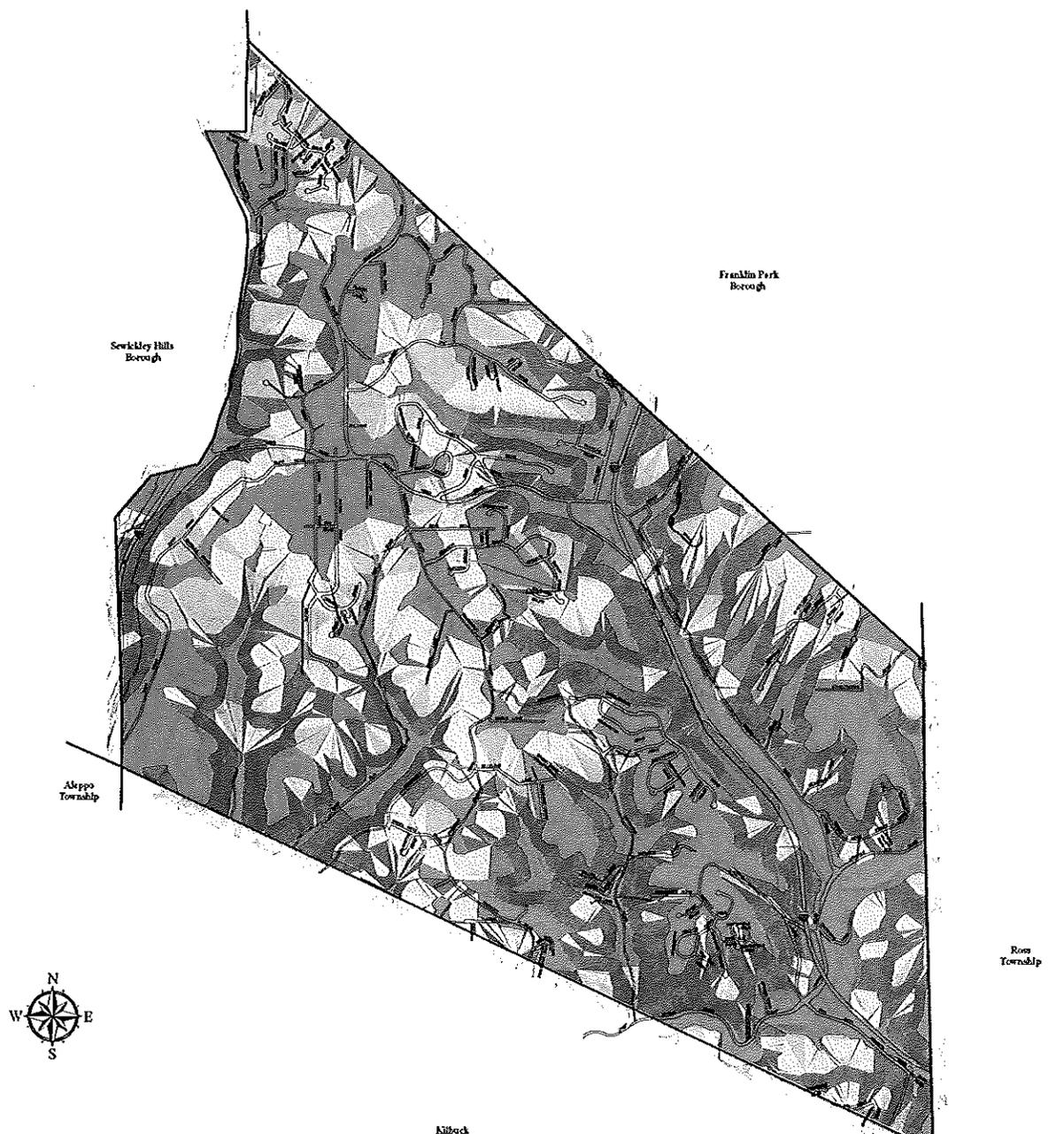


Scale: 1"=1000' Date: 02/12/2008 Project # PA01T001
Sheet 5 of 14

Slopes Map

Ohio Township

Allegheny County, Pennsylvania



Legend

- Municipal Boundary
- Right-of-Way
- Streams
- 5' Contours

Slopes

- Percent Slope
- 0-8%
 - >8-15%
 - >15-25%
 - >25-40%
 - >40%



This Map is to be used for
Planning Purposes Only. Location Not Verified!
Flow, Contour, and Slope data were provided by the
Allegheny County Division of Computer Services,
Office of GIS. Stream data provided by PA-SDA
(Penn State Spatial Data Access).
All positions are based on the following:
- NAD 83 feet horizontal datum
- PA State Plane Coordinate System

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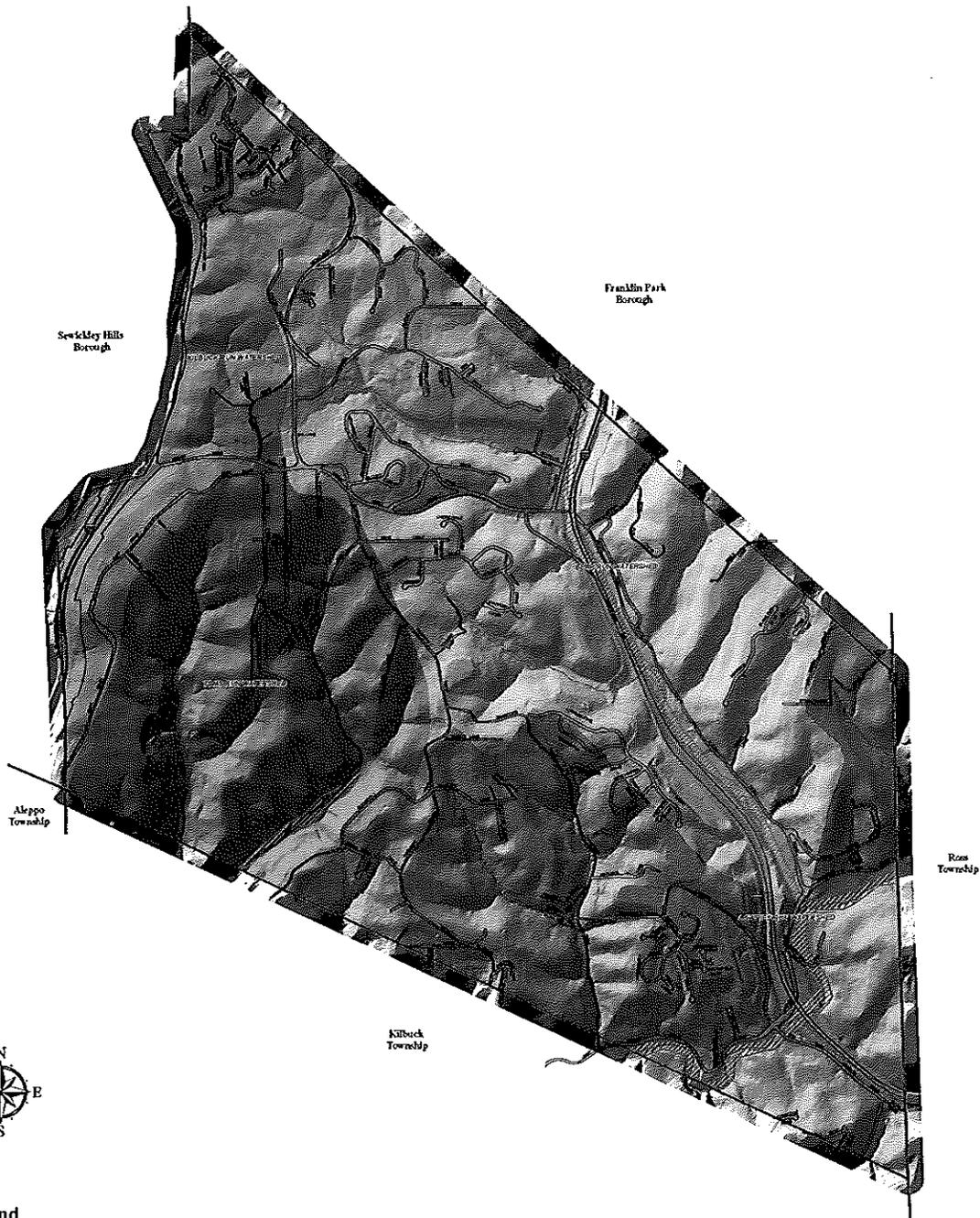


Scale: 1"=1000' Date: 02/12/2008 Project # PA01T001
Sheet 6 of 14

Watershed and Floodplain Map

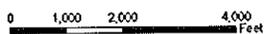
Ohio Township

Allegheny County, Pennsylvania



Legend

- Municipal Boundary
- Right-of-Way
- Streams
- Floodprone Areas
- Watershed Delineations**
- Bear Run Watershed
- Kibuck Run Watershed
- Lowries Run Watershed
- Toms Run Watershed



This Map is to be used for Representation only
Location not to scale

Both study Area, Watershed, Roads, and Floodplain
Boundaries provided by the Allegheny County Division
of Computer Services, Office of GIS, Stream data
provided by PAUCA Planning and Spatial Data Access
Hydrologic analysis created with ESRI's 3D Analyst
tools based on Elevation contour spatial data

All positions are based on the following:
- NAD 27 (North American Datum)
- PA State Plane Coordinate System

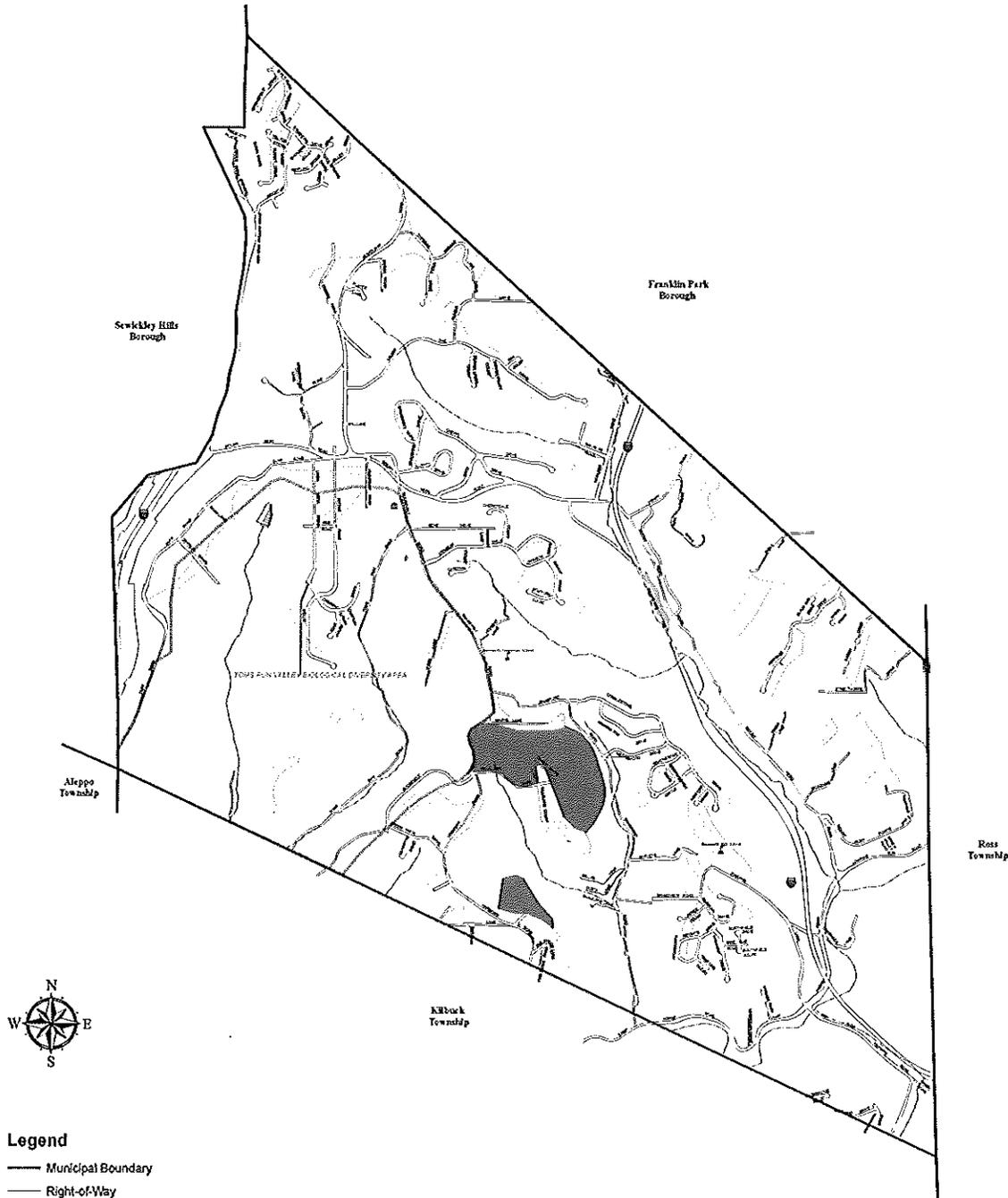
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Scale: 1"=100' Date: 02/12/2008 Project # PAOTT001
Sheet 8 of 14

Wetlands & Environmental Biodiversity

Ohio Township

Allegheny County, Pennsylvania



Legend

- Municipal Boundary
- Right-of-Way
- Streams
- Municipal Building
- ⌄ Schools
- Environmental Biodiversity Areas
- Wetlands**
- ▨ PFO1A
- ▩ PUBHh
- ▤ Prime Agricultural Soils
- Agricultural Security Areas



This Map is to be used for Representation only
Location not in Feet

Boroughs Area, Vinton, Ross, Agriculture,
Flooding and Wetland data provided by the
Allegheny County Division of Computer Services,
Office of GIS. Stream data provided by
PAUCA (Penn State Spatial Data Archive)

All positions are based on the following:
- NAD 83 Real Positional System
- PA State Plane Coordinate System



Scale: 1"=1000' Date: 02.12.2008 Project # FAOT001
Sheet 7 of 14

THE TOWNSHIP OF OHIO
RESOLUTION NO. 10-08

A RESOLUTION OF THE TOWNSHIP OF OHIO, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING THE OHIO TOWNSHIP 2008 COMPREHENSIVE PLAN.

WHEREAS, the Pennsylvania Municipalities Planning Code provides for the preparation and adoption of a Comprehensive Plan; and

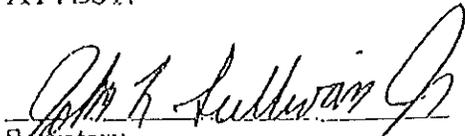
WHEREAS, the Township of Ohio has a current Comprehensive Plan, that has been amended in whole or in part, and it is the intention of the Township to adopt said amendments as the 2008 Ohio Township Comprehensive Plan.

NOW, THEREFORE, be it resolved by the Board of Supervisors of the Township of Ohio, County of Allegheny, and Commonwealth of Pennsylvania as follows:

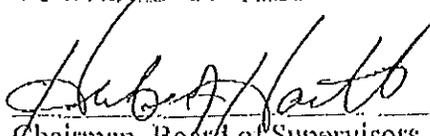
1. That following notice, hearing, and review, as required by the Pennsylvania Municipalities Planning Code, the Township of Ohio hereby adopts amendments to the current Comprehensive Plan known as the 2008 Ohio Township Comprehensive Plan

ADOPTED this 7th day of April, 2008.

ATTEST:


Secretary

TOWNSHIP OF OHIO


Chairman, Board of Supervisors