

# APPENDICES

**APPENDIX A:  
PUBLIC INPUT AND  
ENGAGEMENT RESULTS**

**APPENDIX A1:  
ONLINE COMMUNITY SURVEY  
RESULTS**



# Results of the Community Survey

for

The Franklin Park Borough/Ohio  
Township Joint Comprehensive Plan

FRANKLIN PARK BOROUGH-OHIO TOWNSHIP JOINT  
COMPREHENSIVE LAND USE PLAN

How can I get involved?

**1** TAKE THE COMMUNITY SURVEY

Online using the QR code or <https://www.surveymonkey.com/r/FranklinParkBoroughOhioTownshipPlan> by MAY 31.

On paper  
Pick up a paper copy at the Township building  
Return your completed survey to the Township building by MAY 31.



ATTEND THE OPEN HOUSE

Wednesday, June 15, 2022  
Ohio Township  
Nicholson Park

Franklin Park Borough-Ohio Township Joint Comprehensive Land Use Plan  
Community Survey

\* 2. What best describes you?

- I live in Ohio Township
- I live in Franklin Park Borough.
- I do not live in either Franklin Park Borough or Ohio Township.

\* 3. How long have you lived in Franklin Park?

- Less than 5 years
- 5-9 years
- 10-15 years
- More than 15 years

\* 4. In what age range do you fall?

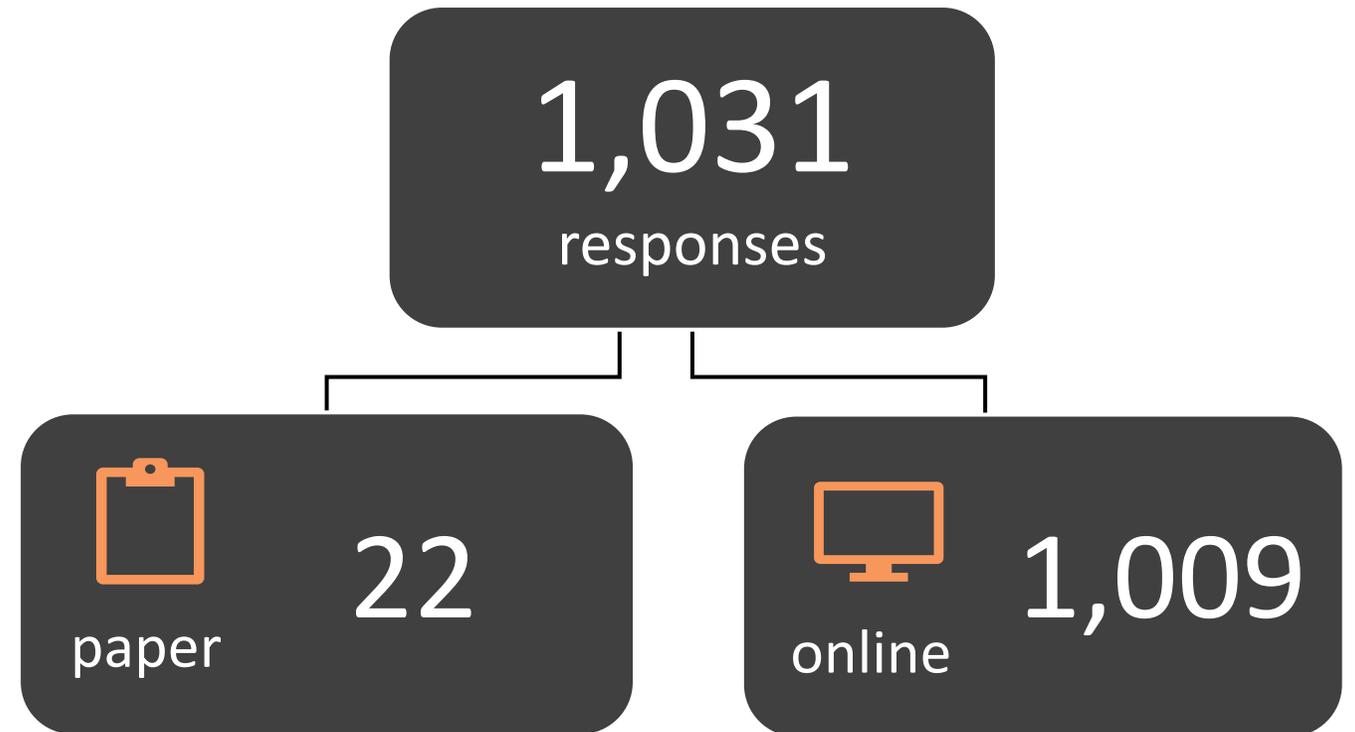
- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

The Community Survey was conducted from March 14 through May 31, 2022.

Community members could take the survey online, using either a smart phone or a computer, or submit a hard paper copy at the municipal offices.

Who took  
the  
survey?

How people took the survey



1

Potential Areas of Collaboration for the Borough and Township

*Greenways & Conservation*

*Trail Development*

*Traffic Calming/  
Streetscape  
Enhancements*

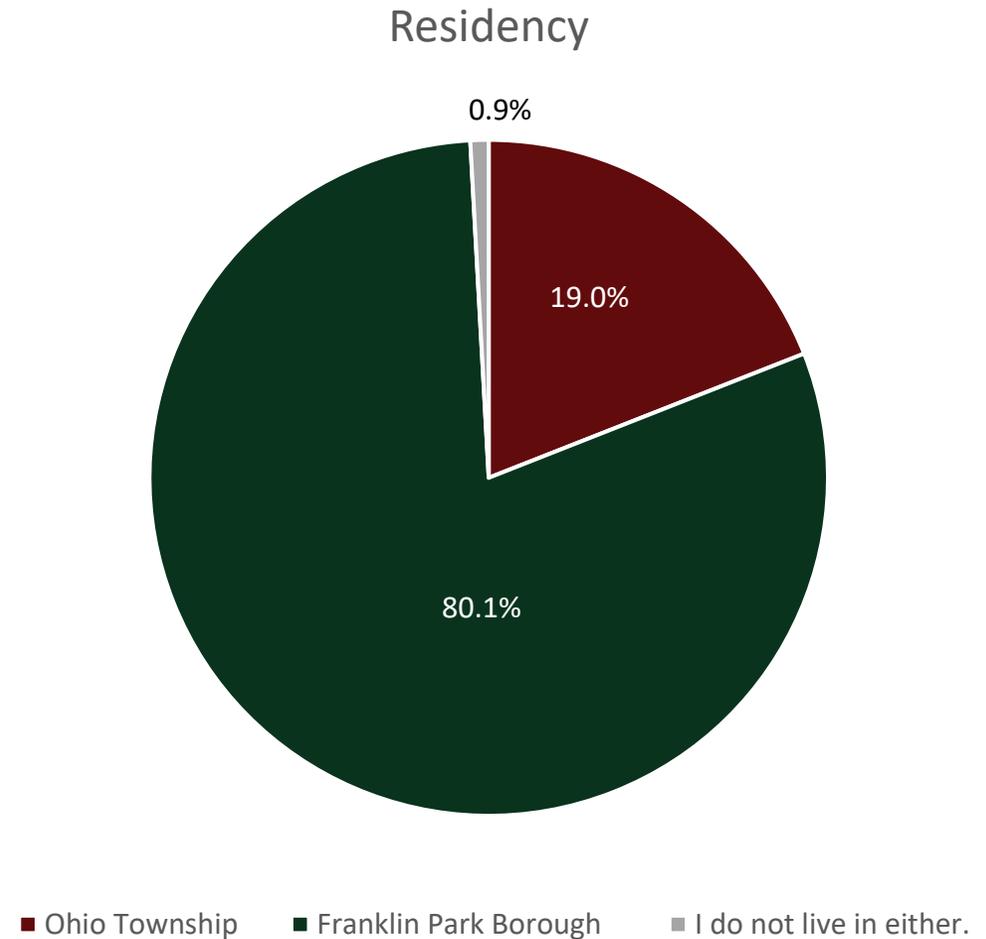
Issues to Explore for Potential Collaboration	# of Responses	% of Responses
Greenways and Conservation	590	57.3%
Trail Development	564	54.7%
Traffic Calming/Streetscape Enhancements	508	49.3%
Stormwater Management/Flooding Controls	480	46.6%
Increased Pedestrian/Bicycle Connectivity	471	45.7%
Zoning/Land Use – Established Growth Areas	456	44.2%
Parks and Recreation – Programming/Events	428	41.5%
Preservation	405	39.3%
Emergency Management	287	27.8%
Wireless/Broadband Connectivity	276	26.8%
Other	117	11.4%

2

# Who took the survey?

*80% of respondents live in Franklin Park*

*19% of respondents live in Ohio Township*

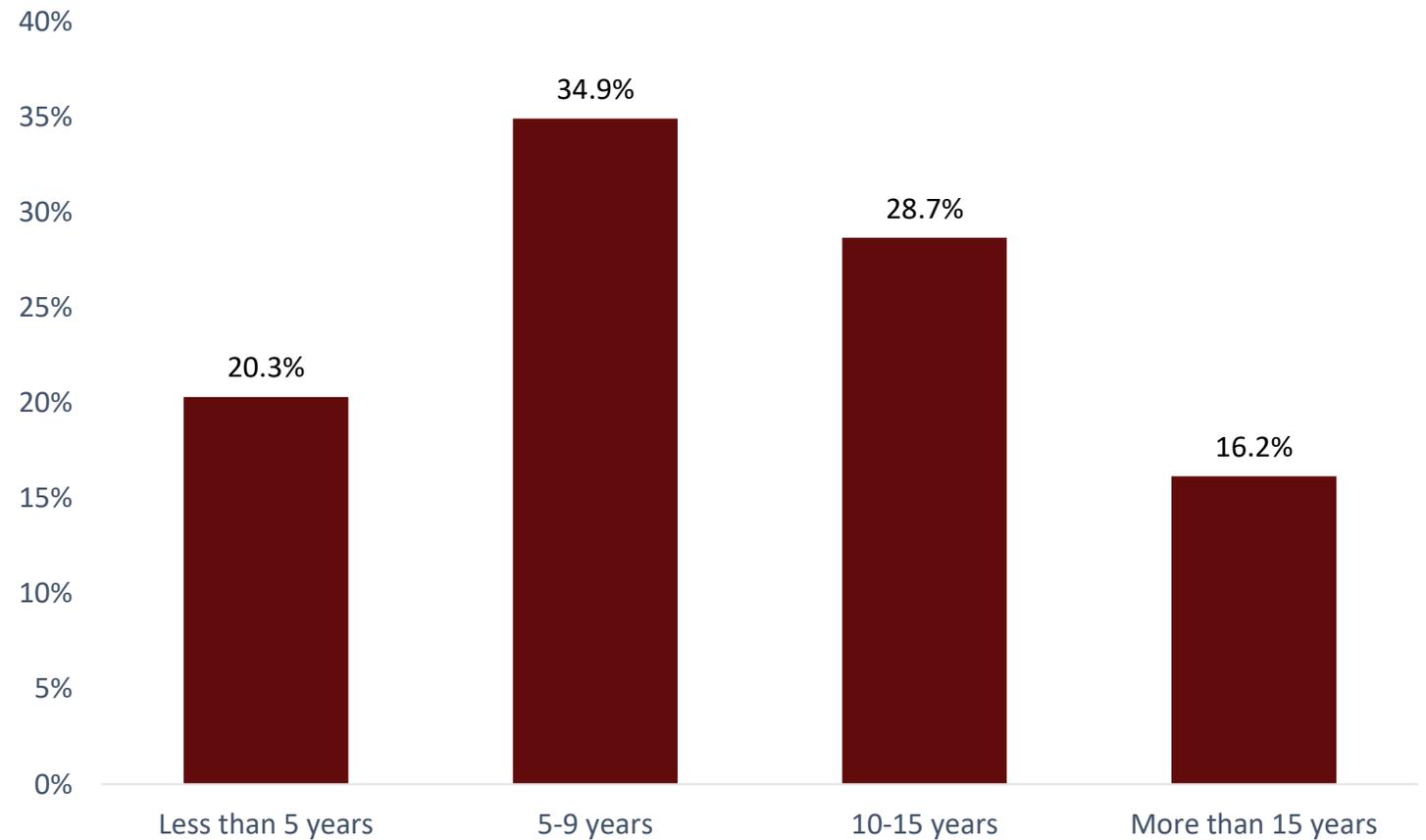


3

# Who took the survey?

*Most respondents have lived in Ohio Township for between 5 and 15 years*

How long have you lived in Ohio Township?

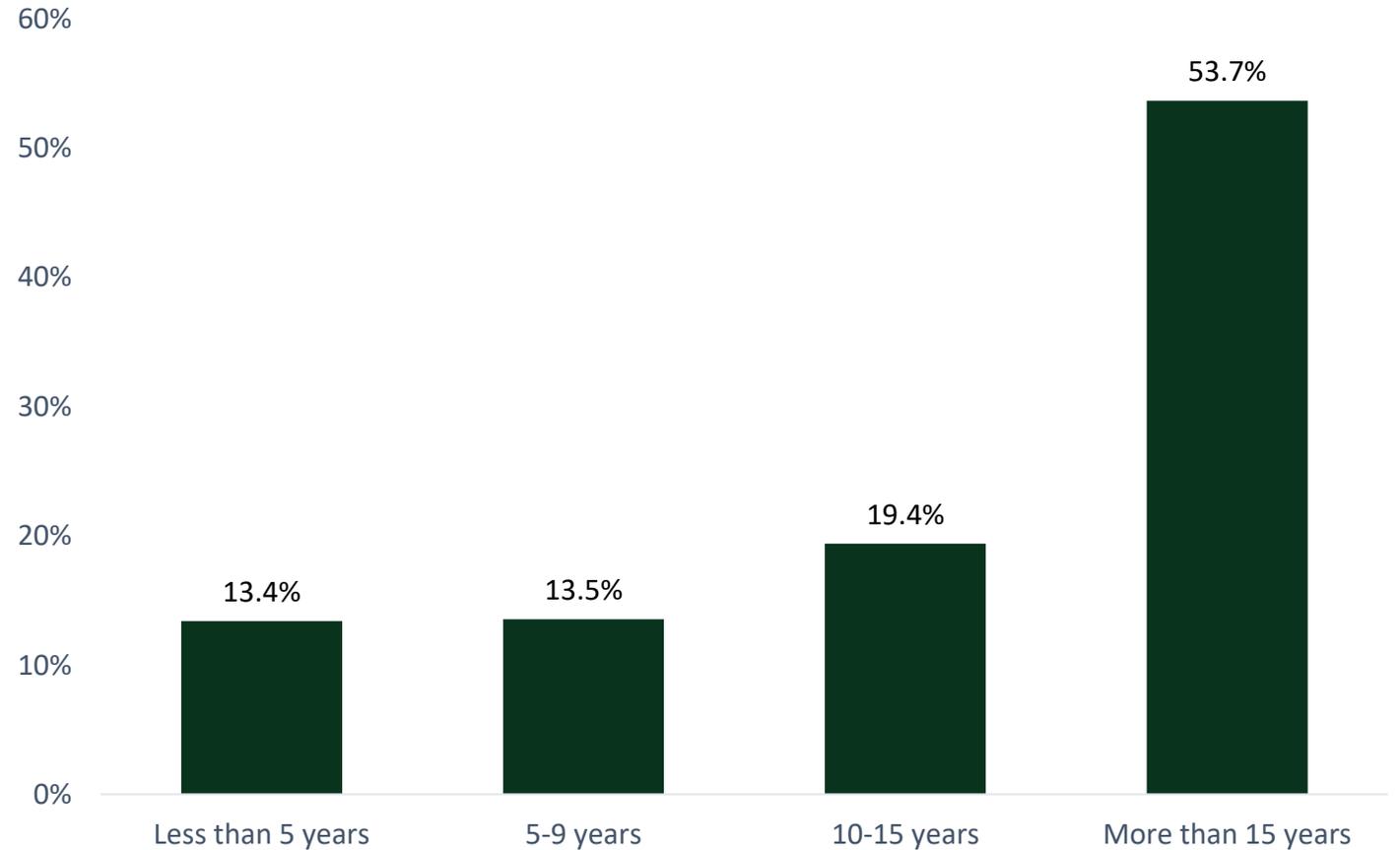


26

# Who took the survey?

*Most respondents have lived in Franklin Park for more than 15 years*

How long have you lived in Franklin Park?

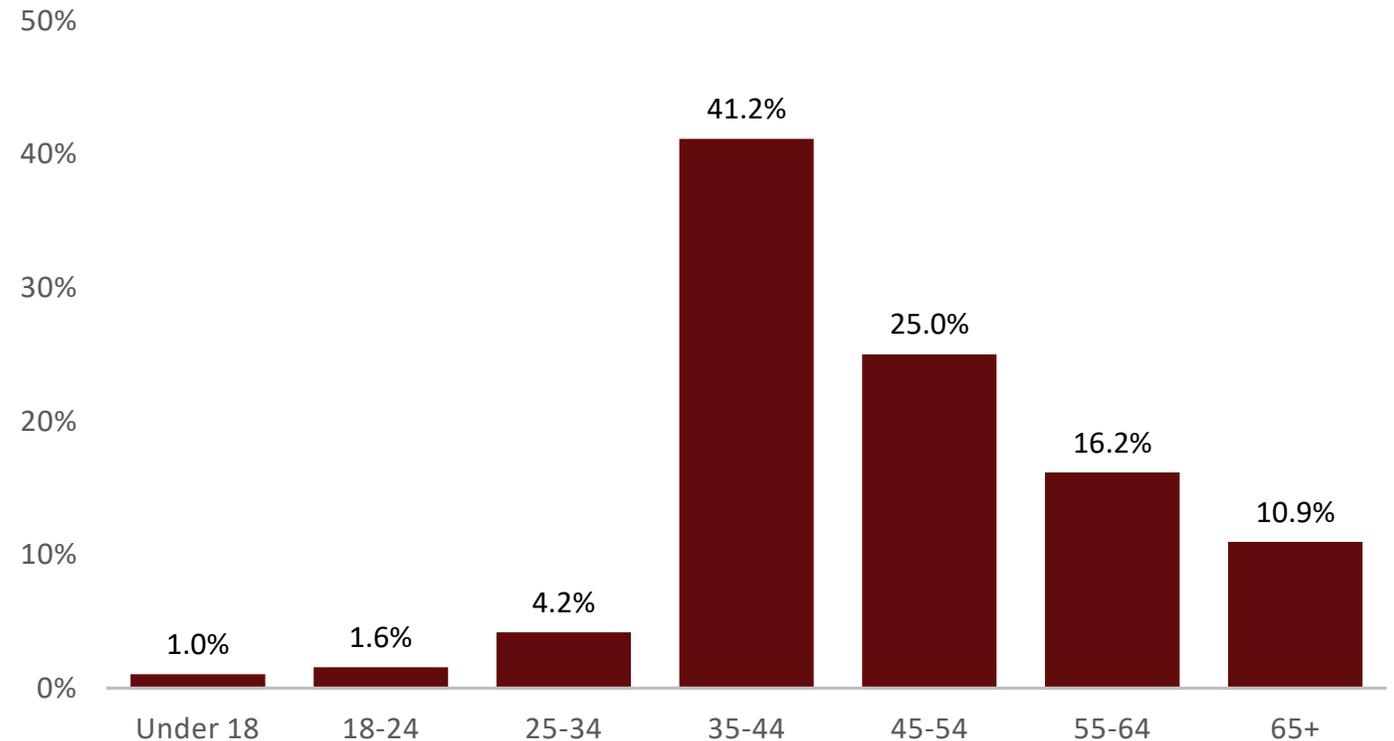


4

# Who took the survey?

*Ages 35-49 were best represented among Ohio Township residents; Youth were under-represented*

### Age of Ohio Township Survey Respondents

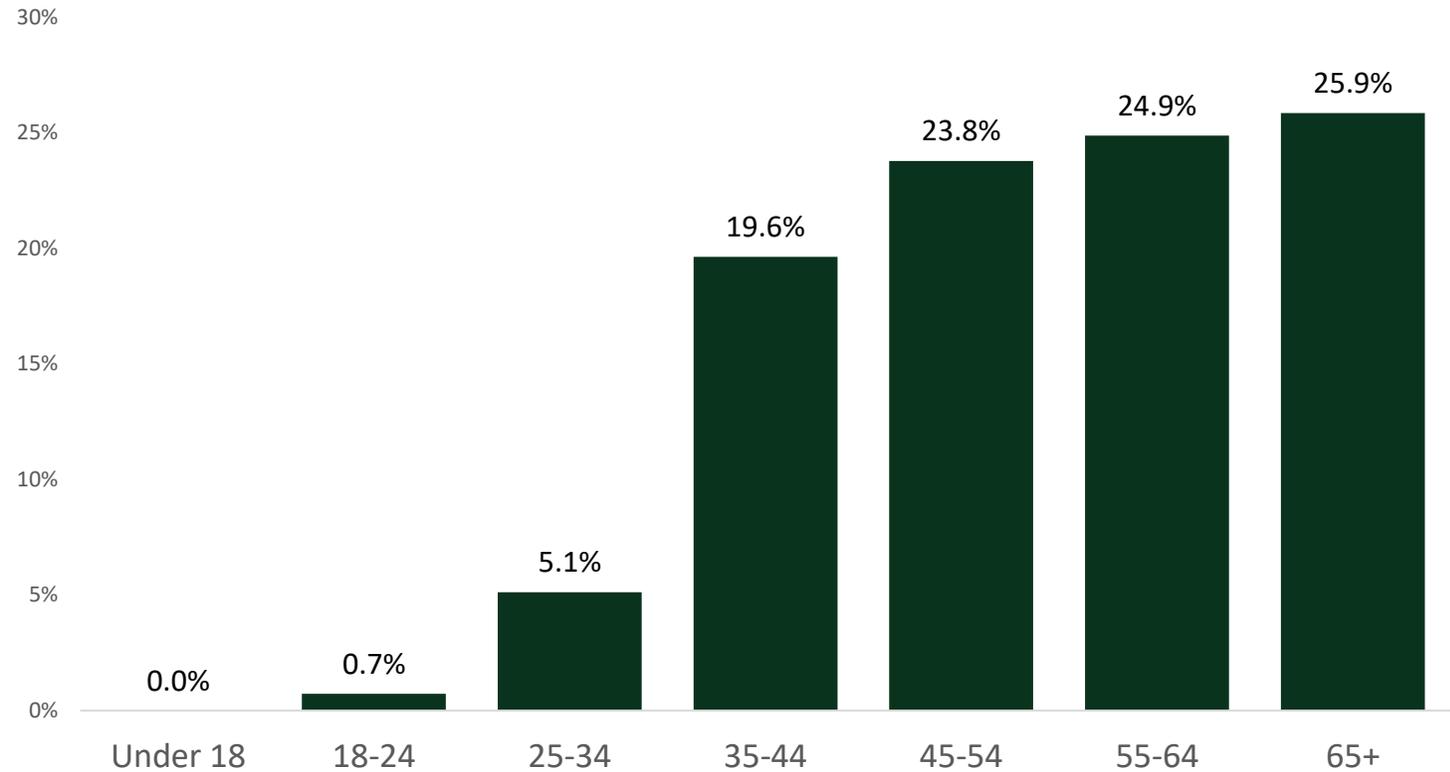


27

# Who took the survey?

*The 55-64 and 65+ age groups were well represented among Franklin Park respondents; Youth were under-represented*

Age of Franklin Park Borough Respondents

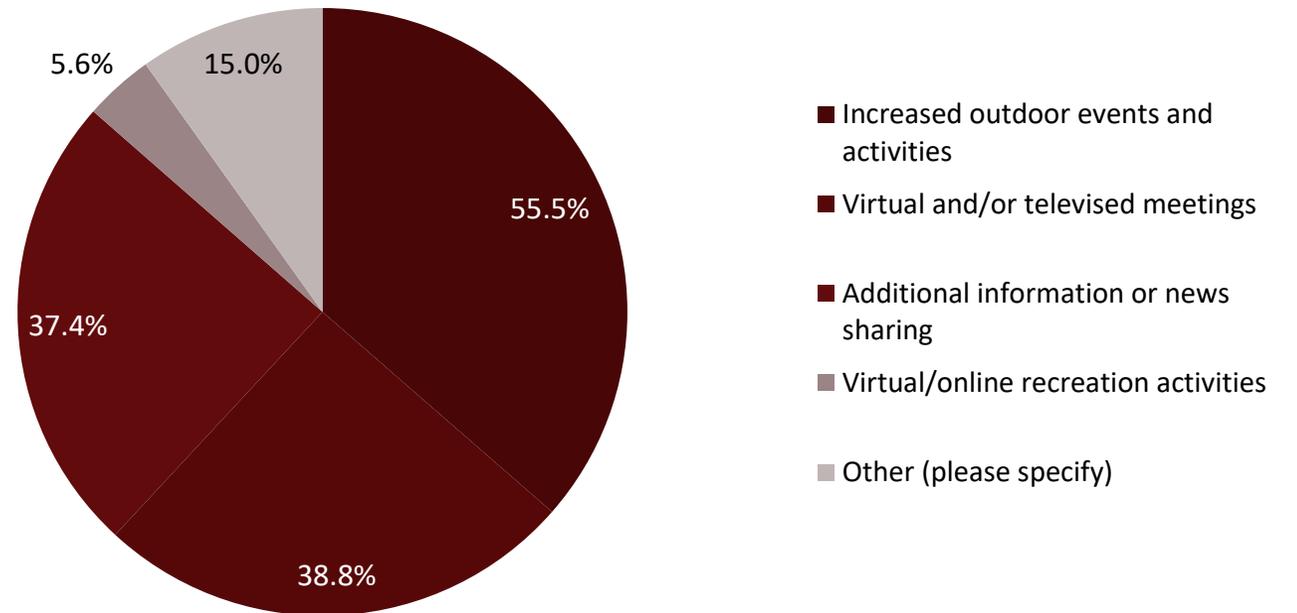


5

# Impact of COVID-19

*Ohio Township respondents would like to see increased outdoor events and activities and virtual meetings continue*

### COVID-19 Changes that Should Continue



5

# Impact of COVID-19

*Other responses included...*

## COVID-19 Changes that Should Continue

Better appreciation of the outdoors and our environment

Resume Blueberry Hill Senior Program

More Transparency

Less Truck Traffic

Expanded Online Access to Borough Meetings

More Walkers

Flexibility for Restaurants to Make Use of Outside Space

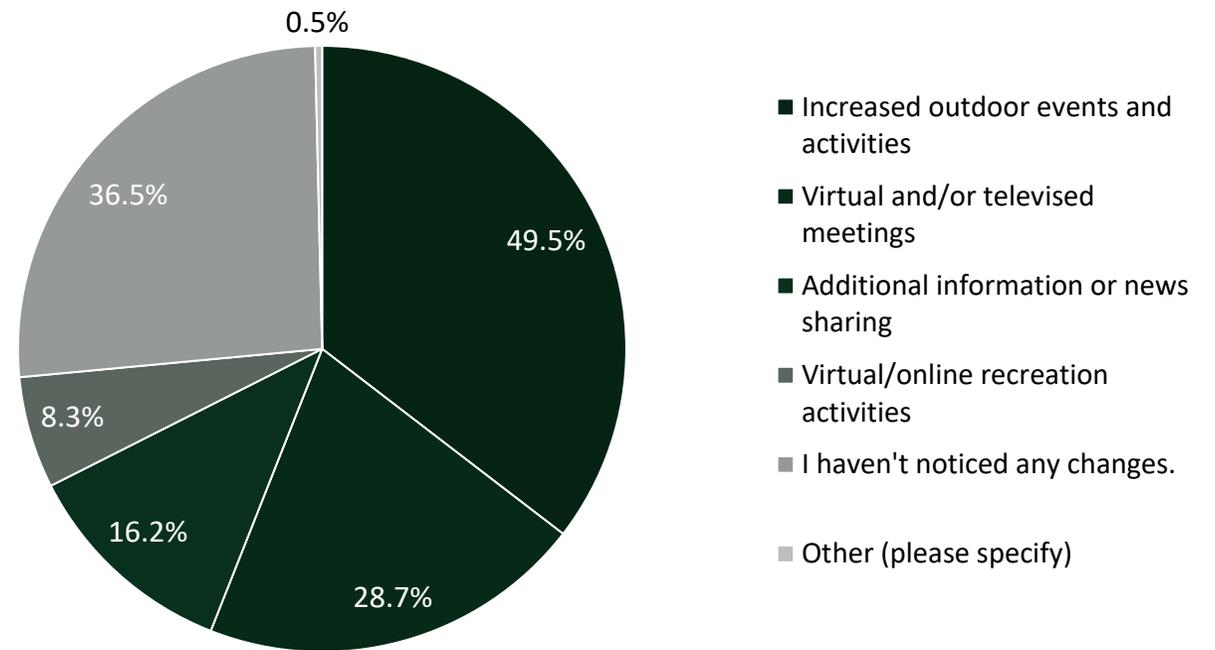
Infection Prevention and Disaster Planning

28

# Impact of COVID-19

*Franklin Park respondents would like to see increased outdoor events and activities and virtual meetings continue*

## COVID-19 Changes that Should Continue



28

# Impact of COVID-19

*Other responses included...*

## COVID-19 Changes that Should Continue

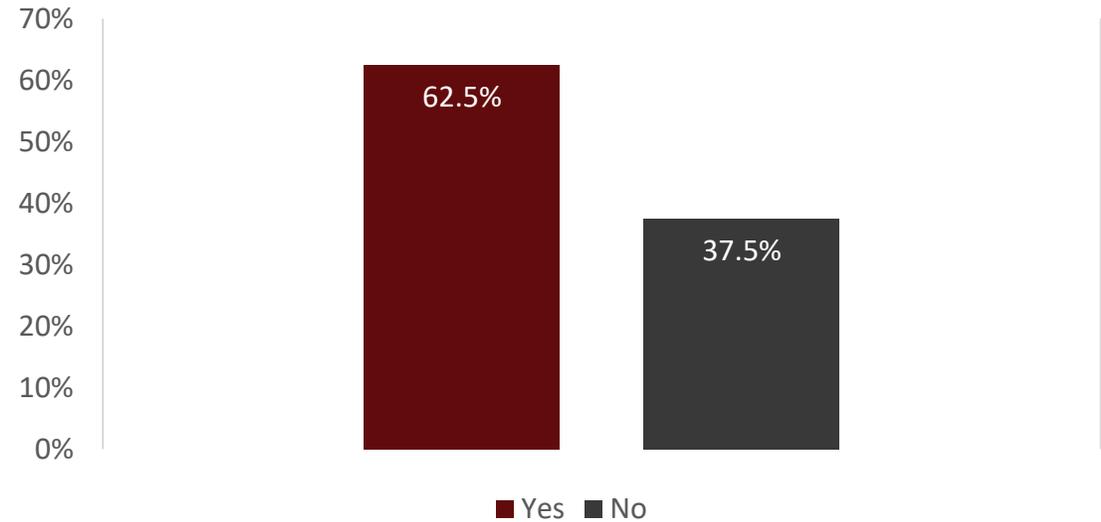


6 & 29

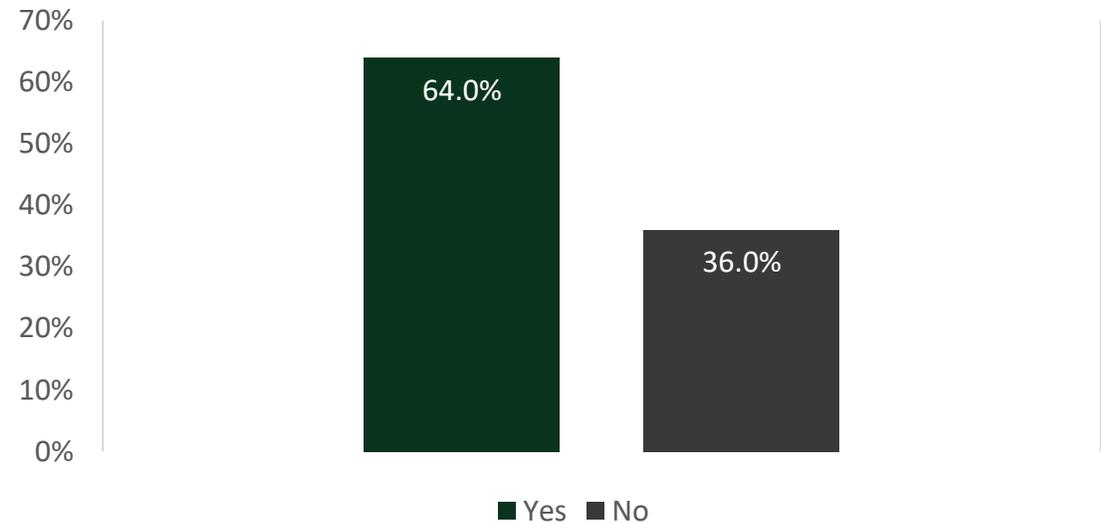
# Resident Communication

*Most respondents  
from both the  
Township and  
Borough are aware of  
projects and events  
going on*

Ohio Township Respondents-Awareness of Events and Projects



Franklin Park Respondents-Awareness of Events and Projects

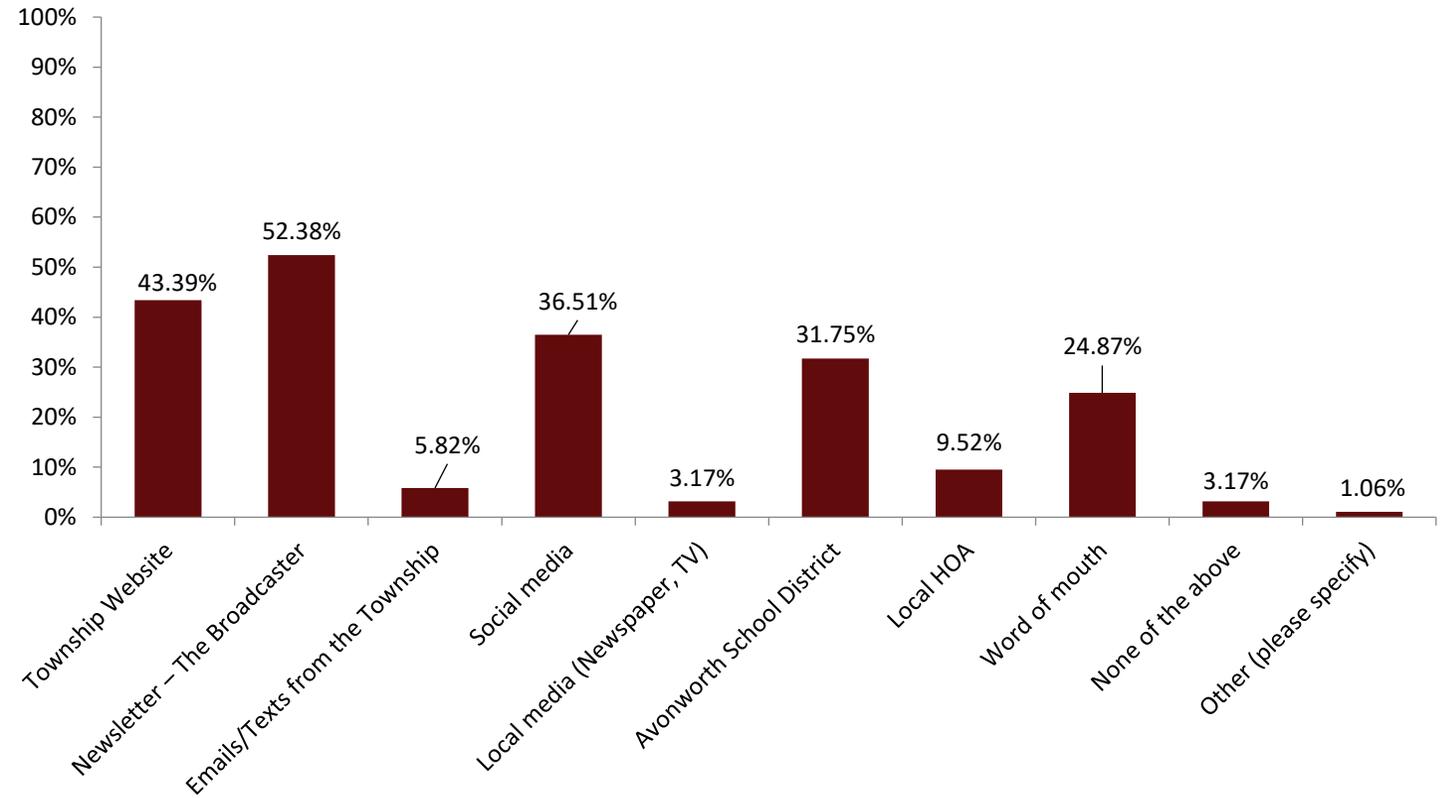


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# Resident Communication

*Ohio Township residents receive information mostly from the Township Newsletter and Website, Social Media, the School, and/or Word of Mouth*

### Ohio Township Respondents-Public Information Sources

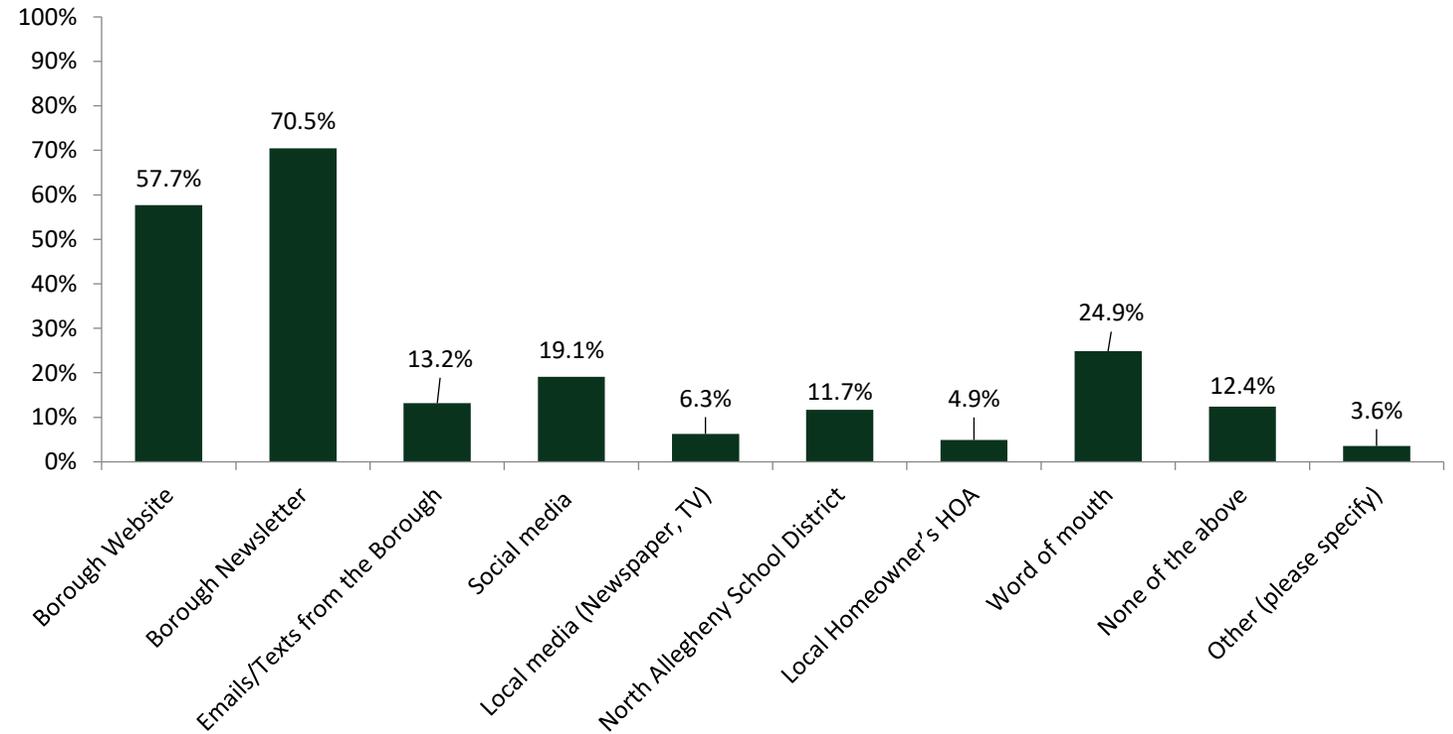


30

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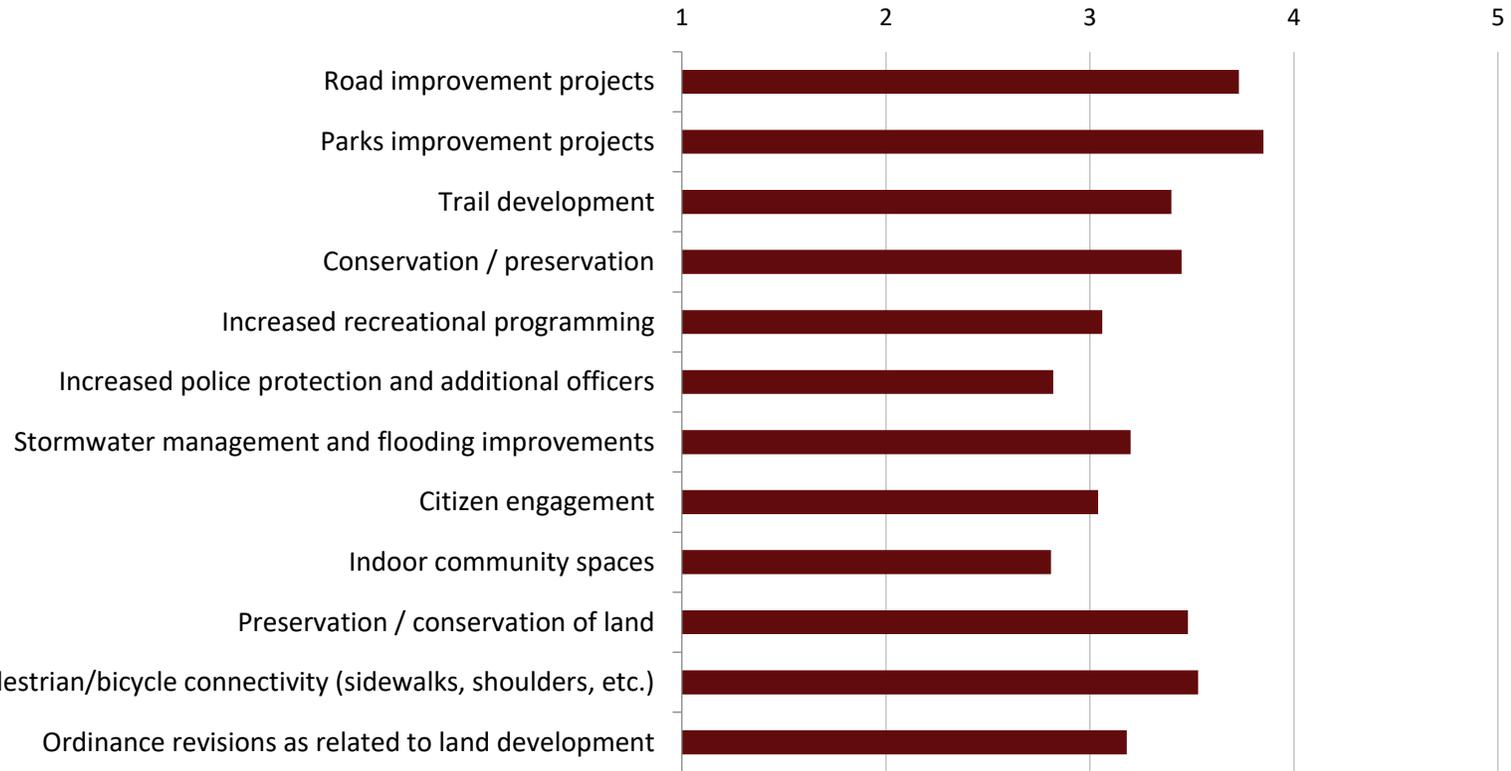


8

## Most Important Issues for Ohio Township

*Parks and road improvement projects, on average, rated most important.*

What issues do you think should be most important to Township government, officials, and staff?\*

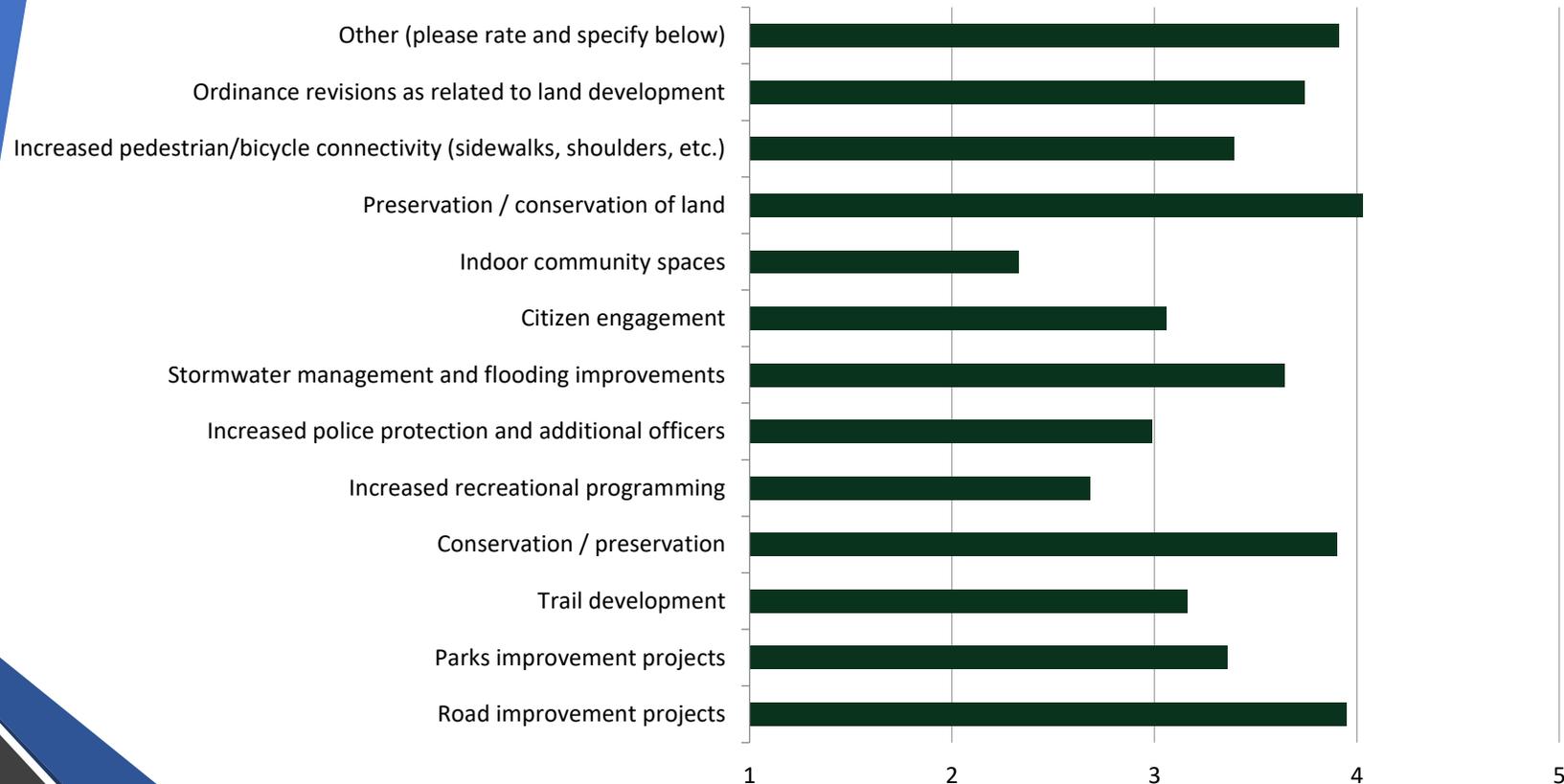


\*Weighted average rating for each category

# Most Important Issues for Franklin Park

*Preservation/conservation, on average, rated most important for Franklin Park.*

What issues do you think should be most important to Borough government, officials, and staff?\*



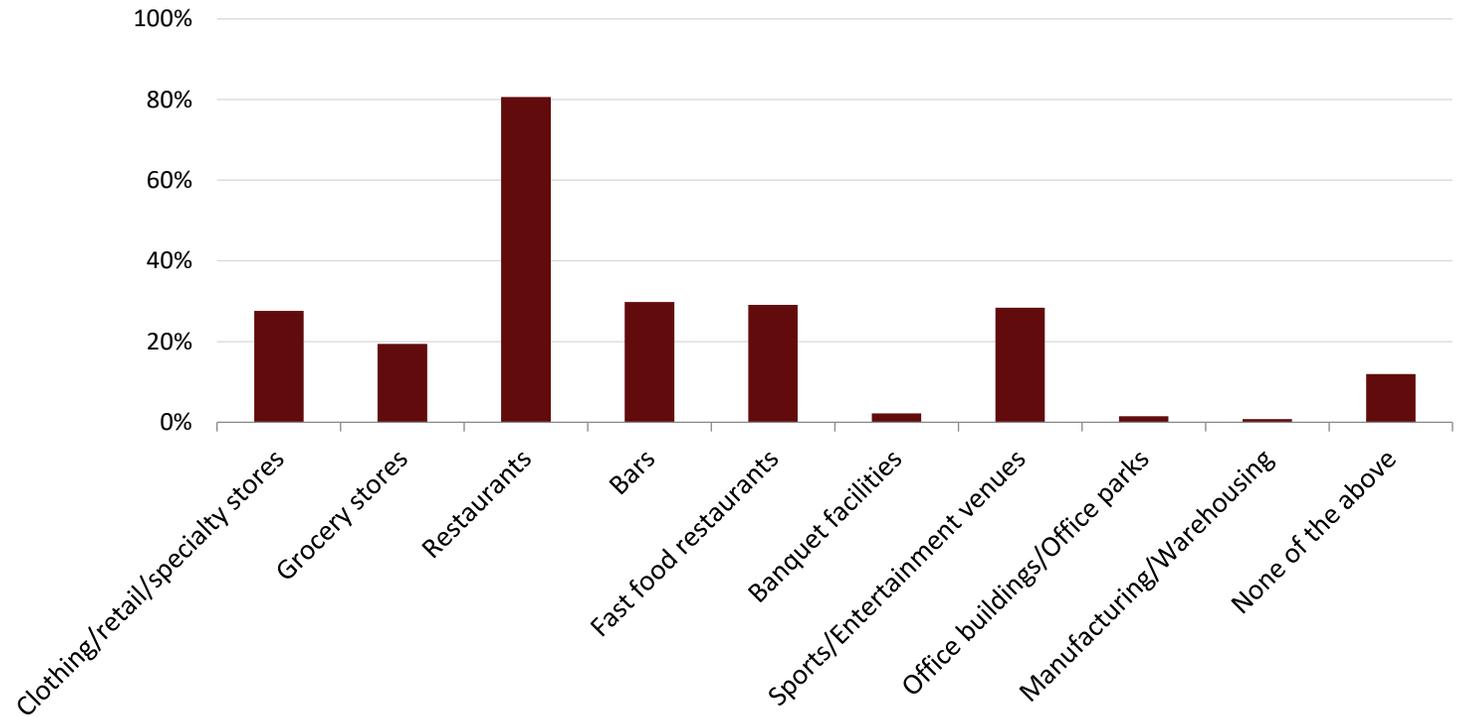
\*Weighted average rating for each category

9

## Most Requested Development Types

*Restaurants are the most requested development type residents would like to see more of in Ohio Township.*

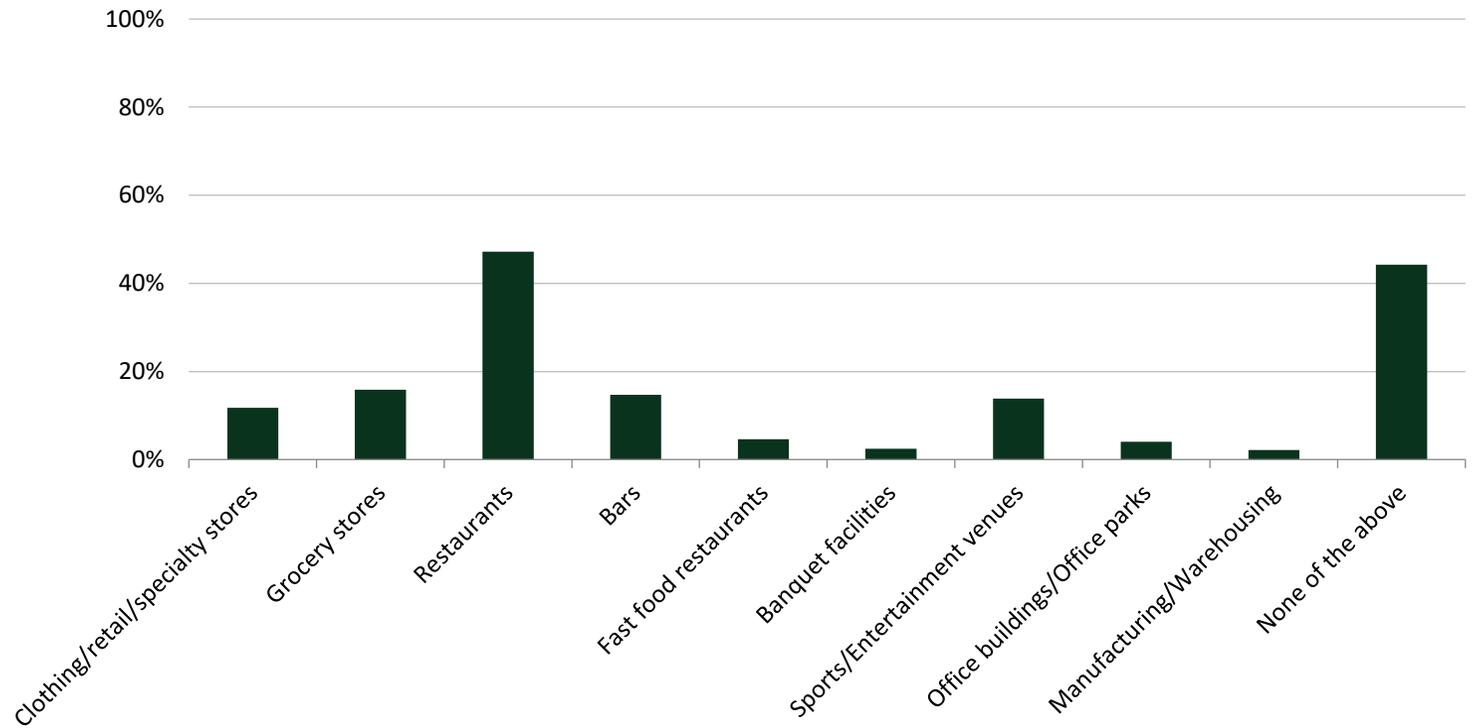
What type of developments would you like to see more of in the Township?\*



# Most Requested Development Types

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### What type of developments would you like to see more of in the Borough?

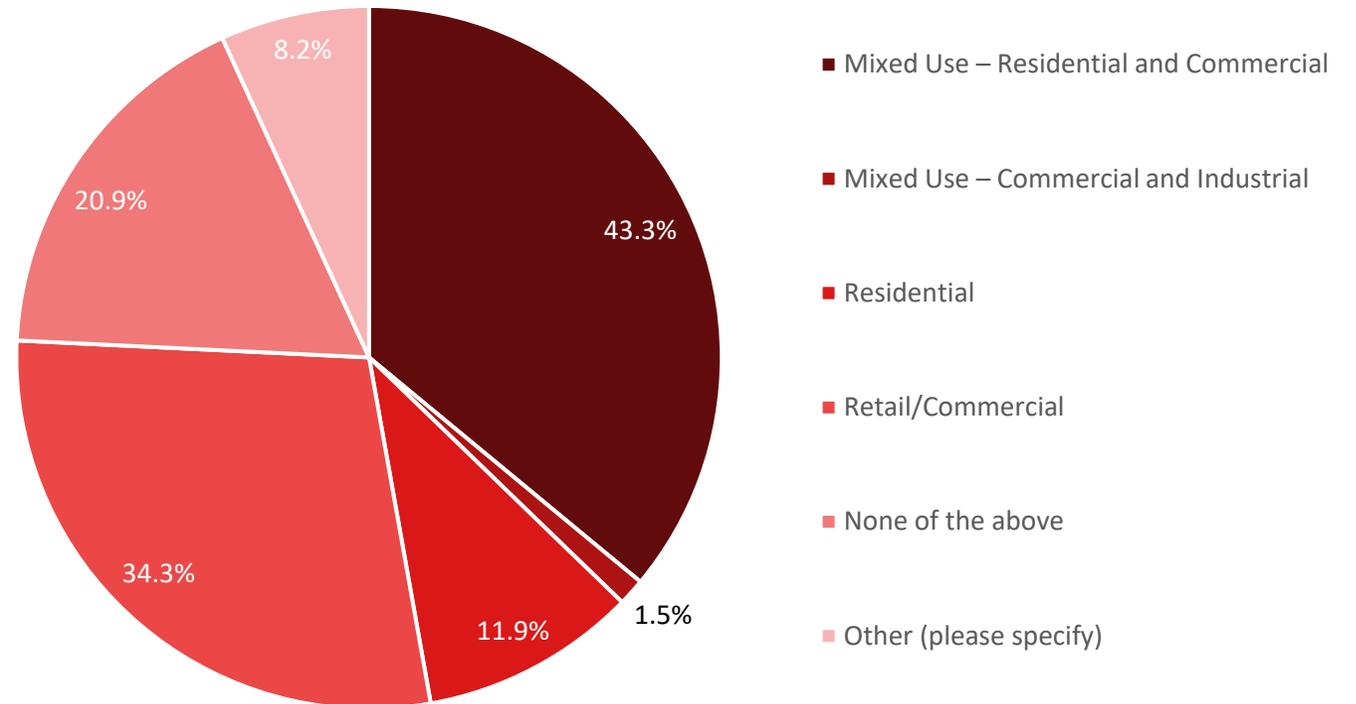


10

## Most Requested Development Types

Mixed Use – Residential/Commercial and Retail/Commercial received the most votes.

What type of land uses or development would you like to see in Ohio Township?

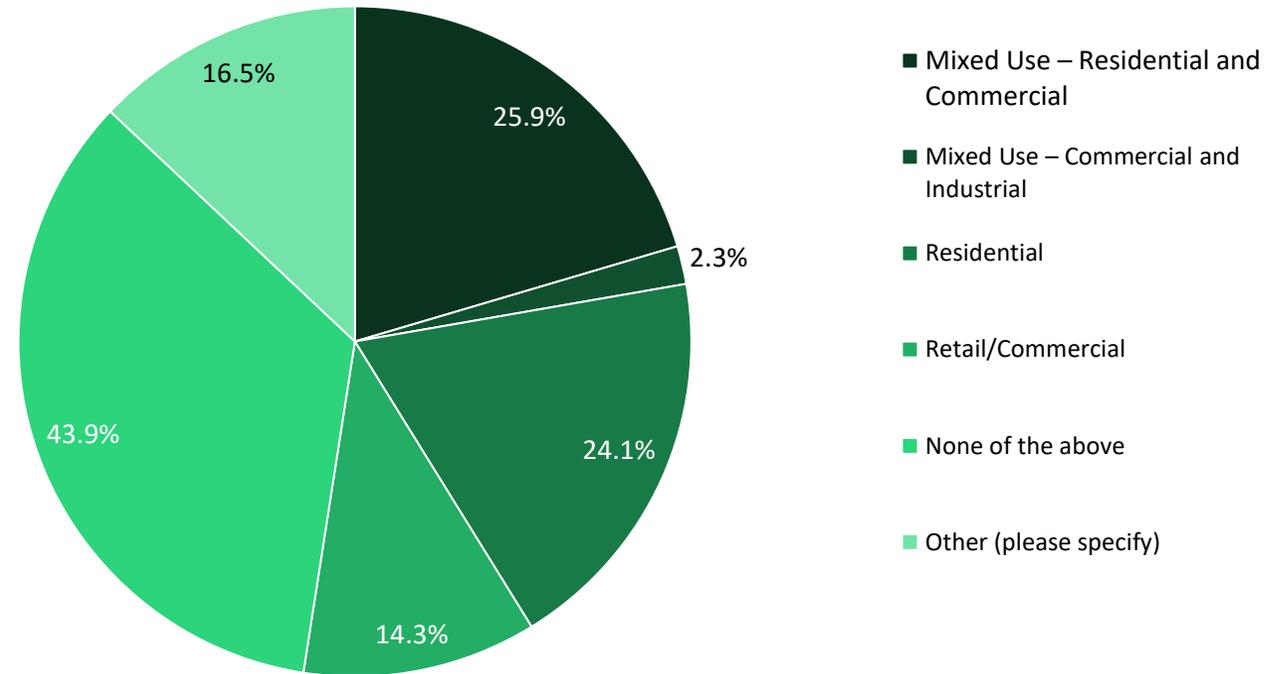


33

## Most Requested Development Types

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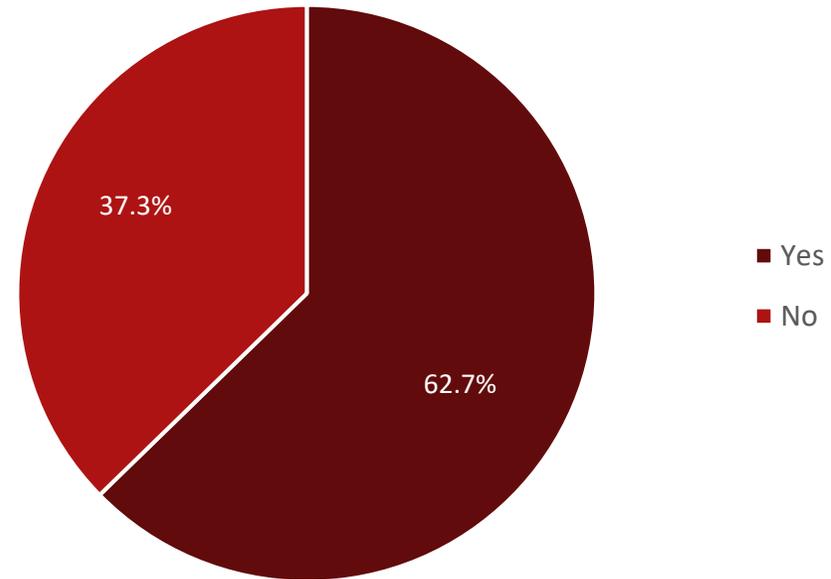


11

## Park Investments

*Most residents feel the Township is investing adequately in its parks.*

Do you feel like the Township is investing adequately and properly in its parks and recreation assets and resources?

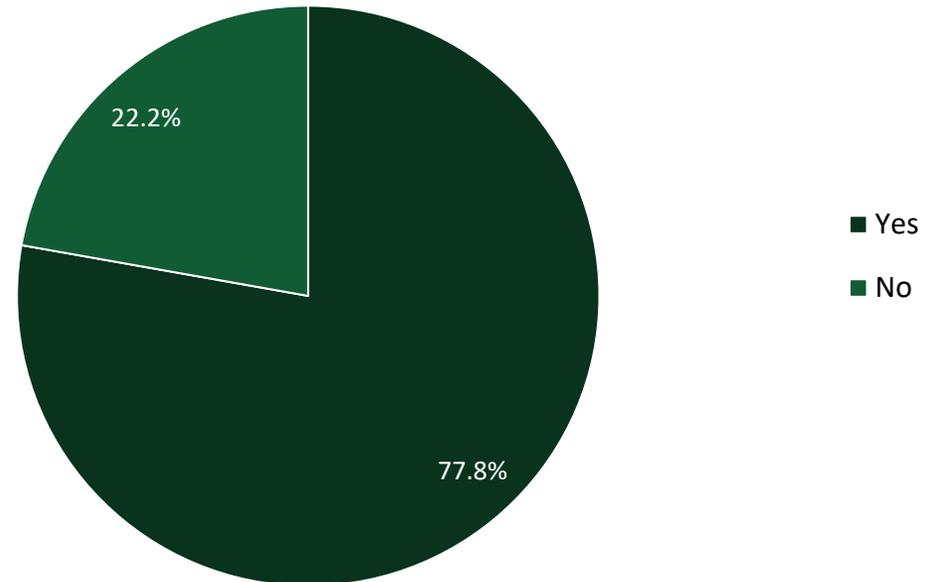


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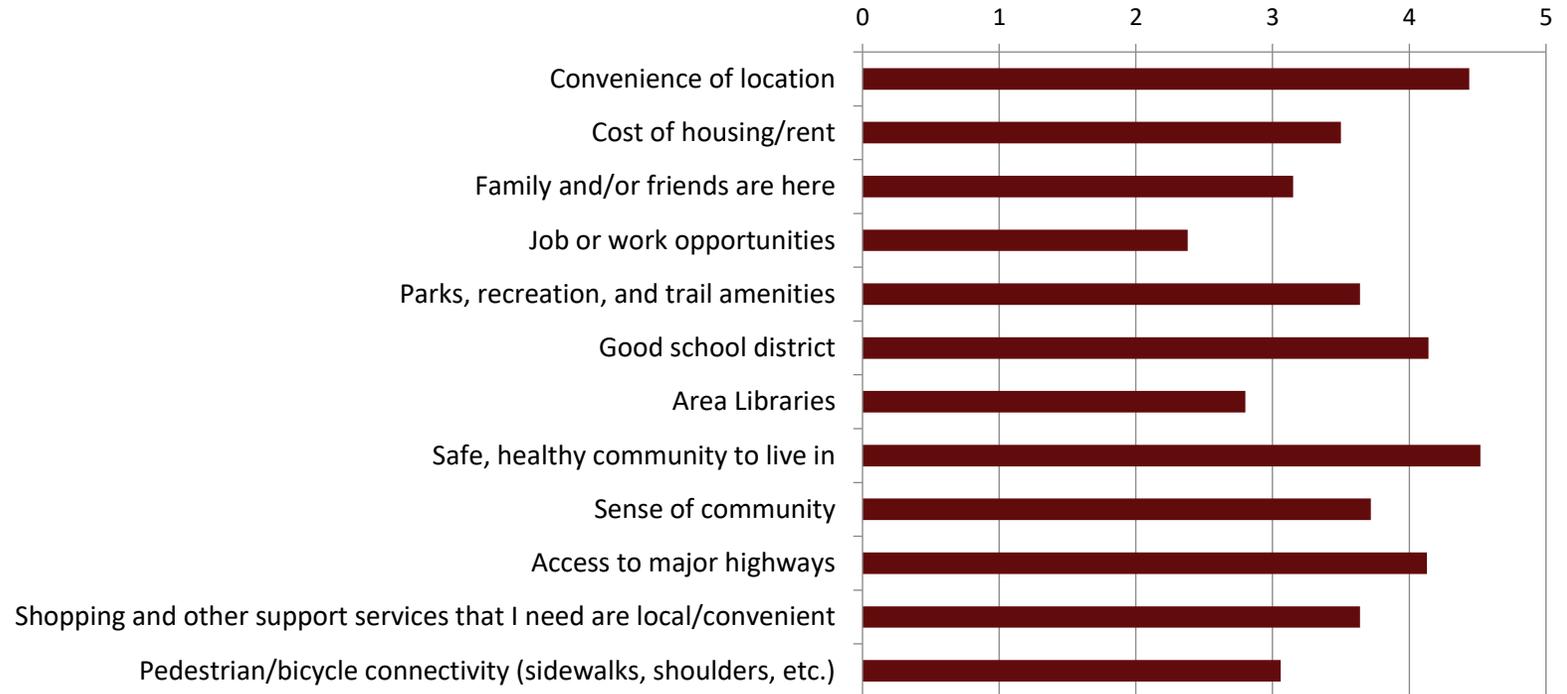


12

## Township Assets

*Residents feel Ohio Township is conveniently located and a safe/healthy to live.*

How important are each of these aspects of your community to you today living in Ohio Township?\*



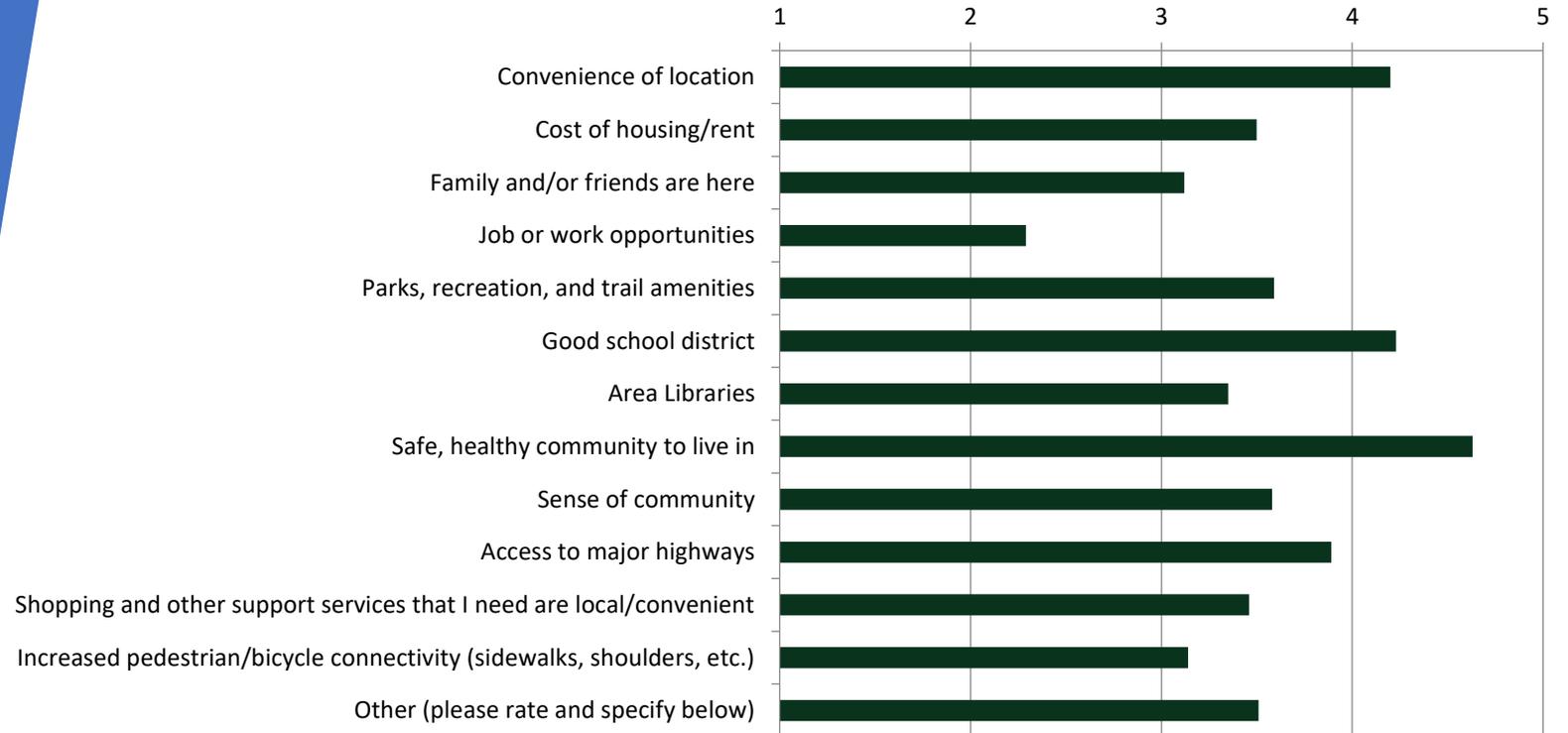
\*Weighted average rating for each category

35

## Borough Assets

*Residents feel Franklin Park is conveniently located, safe/healthy to live in, and has a good school district.*

How important are each of these aspects of your community to you today living in Franklin Park?\*



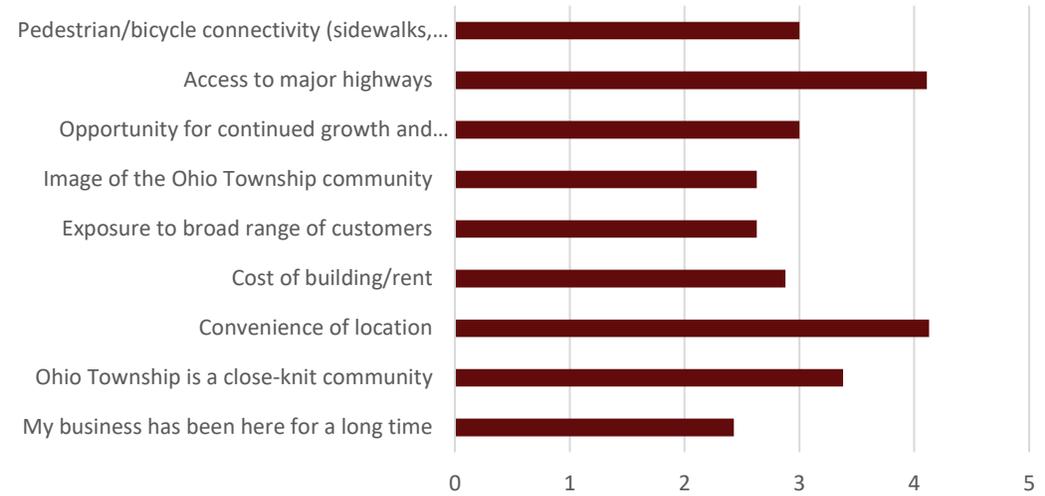
\*Weighted average rating for each category

13 & 36

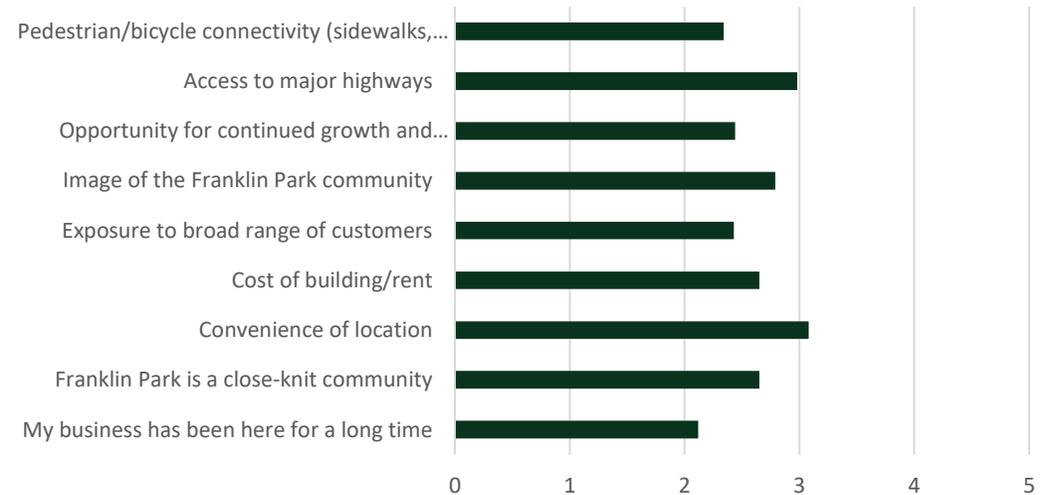
## Important Factors for Business Owners

*Business owners find location convenience and highway access to be important in both communities.*

If you own a business in Ohio Township, how important are each of these factors to you today?



If you own a business in Franklin Park, how important are each of these factors to you today?

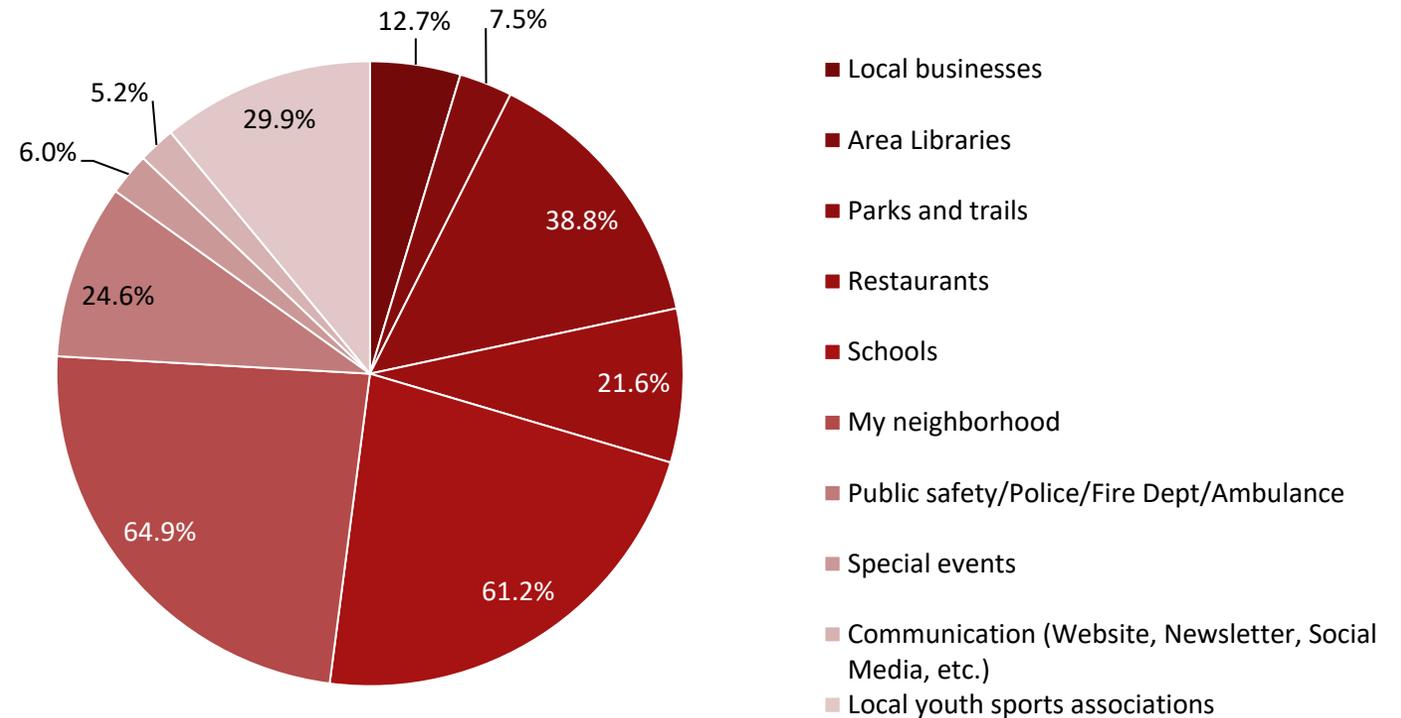


14

## Township Assets

*Schools and neighborhoods were particularly valued in Ohio Township.*

Please select up to three places or things that you particularly value in Ohio Township.

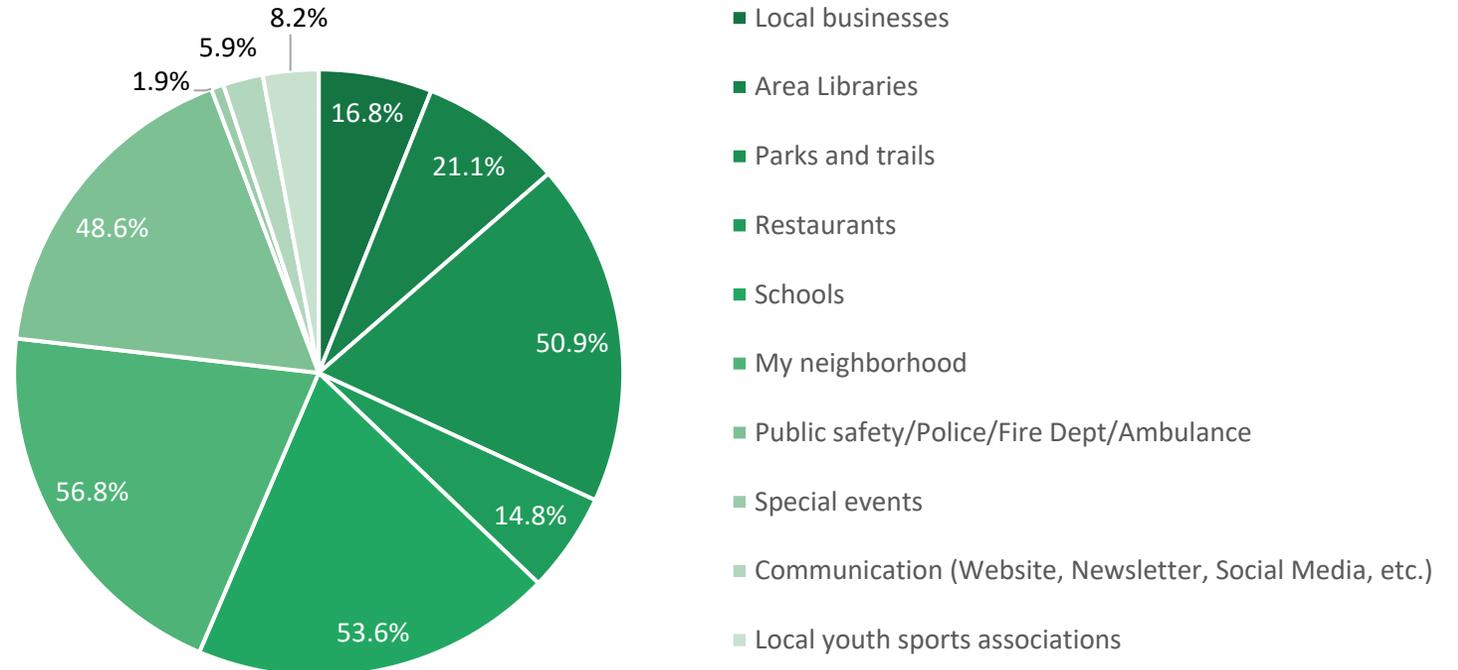


37

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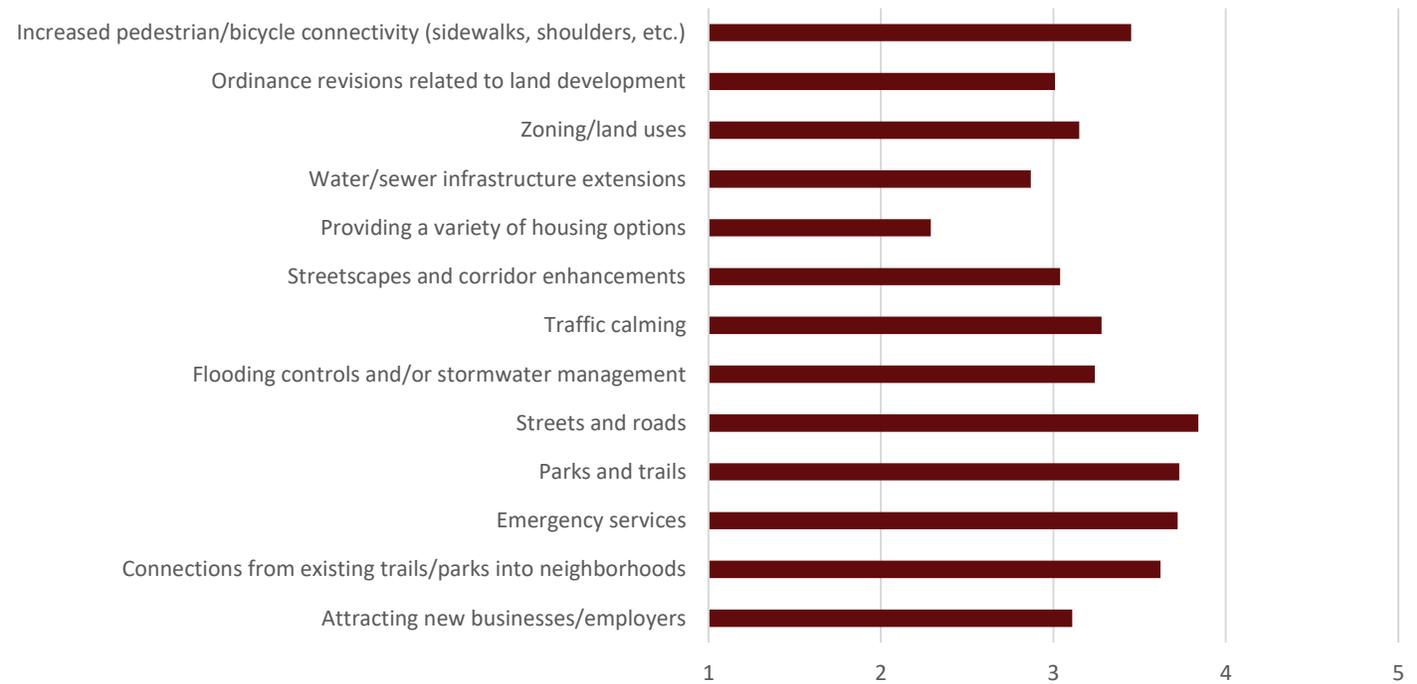


15

## Township Assets

*Streets/roads, parks/trails, and emergency services were scored highest.*

How important to you are improvements on the following issues as the Township moves forward?

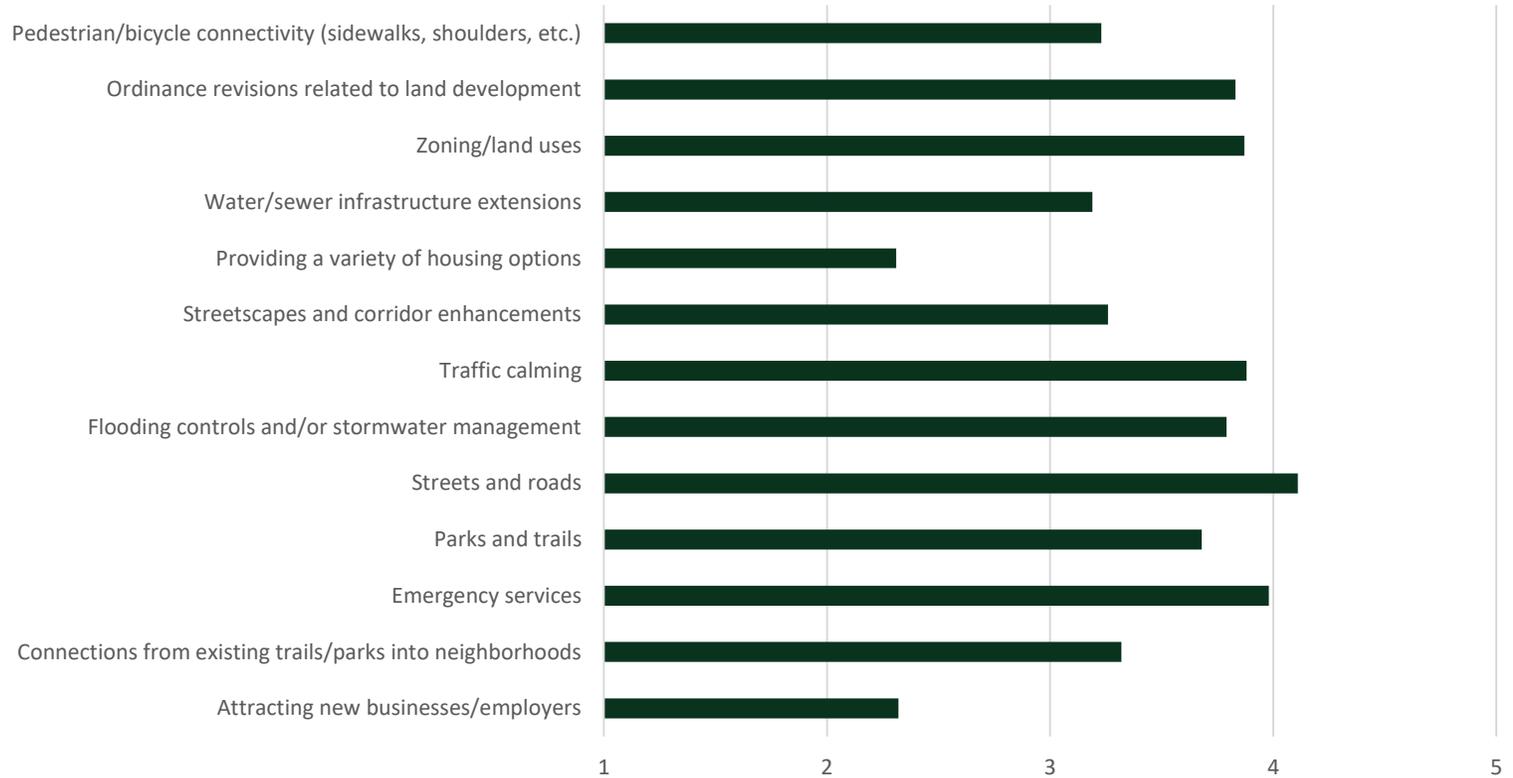


\*Weighted average rating for each category

# Borough Assets

*Streets/roads and emergency services were scored highest.*

How important to you are improvements on the following issues as the Borough moves forward?\*



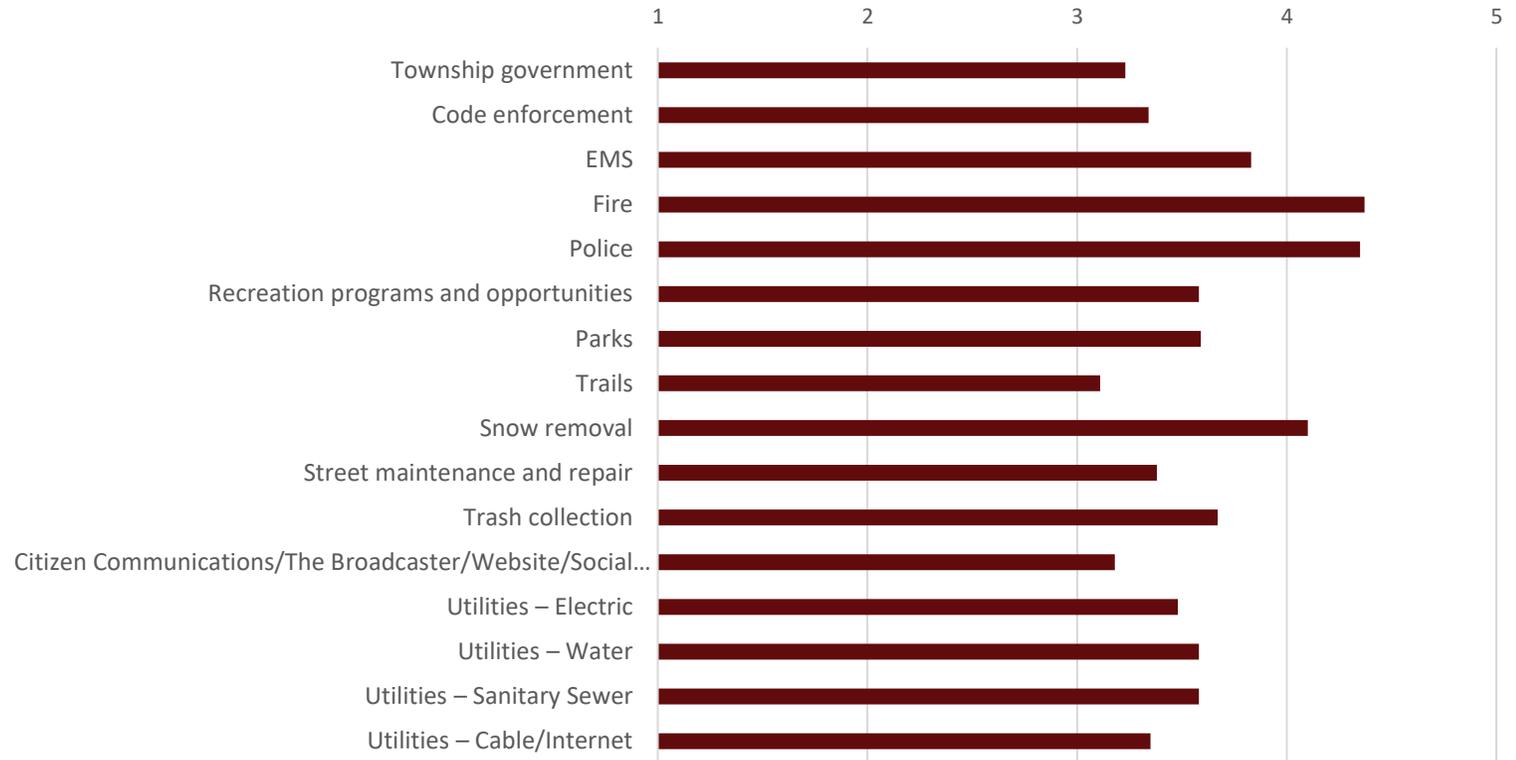
\*Weighted average rating for each category

16

## Township Assets

*Fire, police, and snow removal are the highest rated services in Ohio Township.*

What is your view on the quality of services in the Ohio Township community?\*

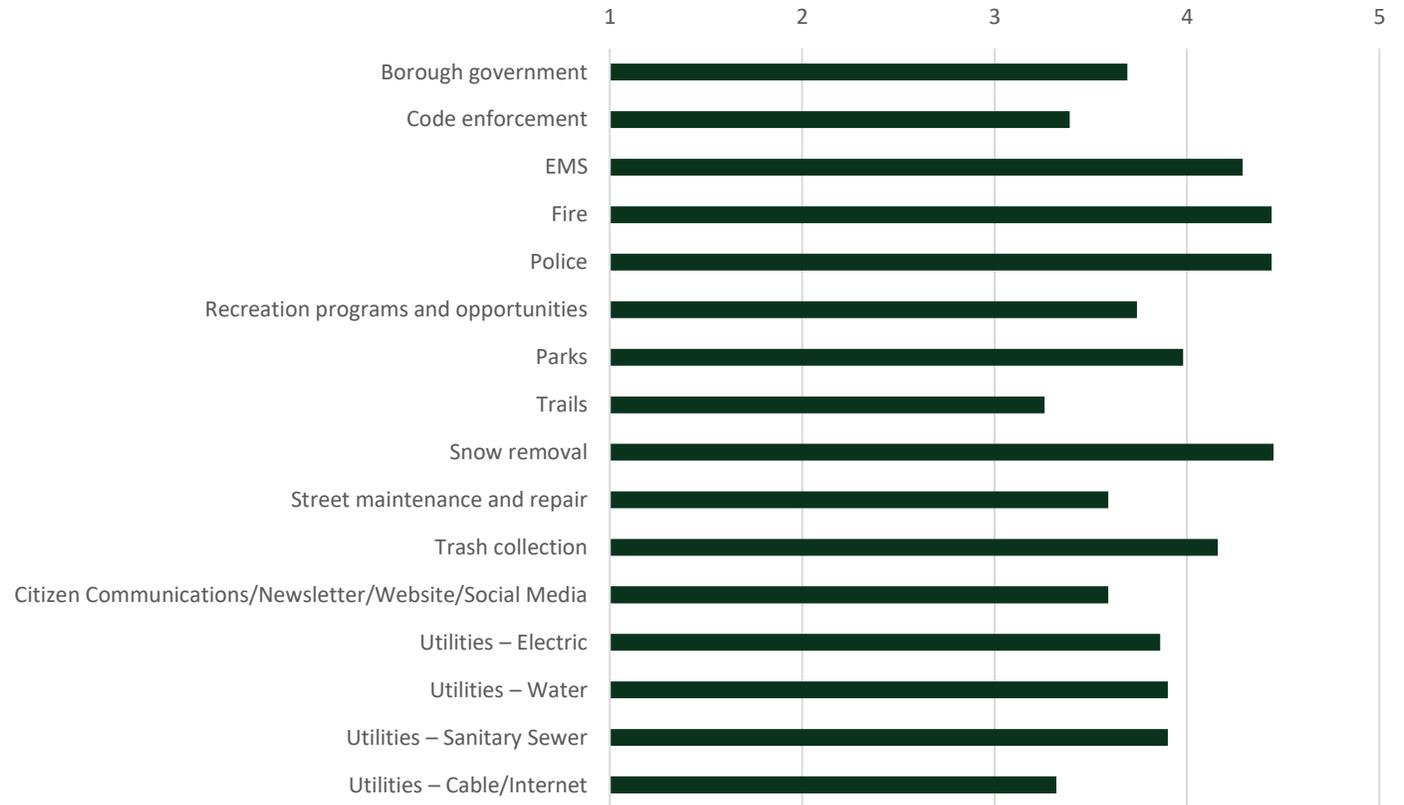


\*Weighted average rating for each category

## Borough Assets

*Fire, police, and snow removal are the highest rated services in Franklin Park.*

What is your view on the quality of services in the Franklin Park community?\*



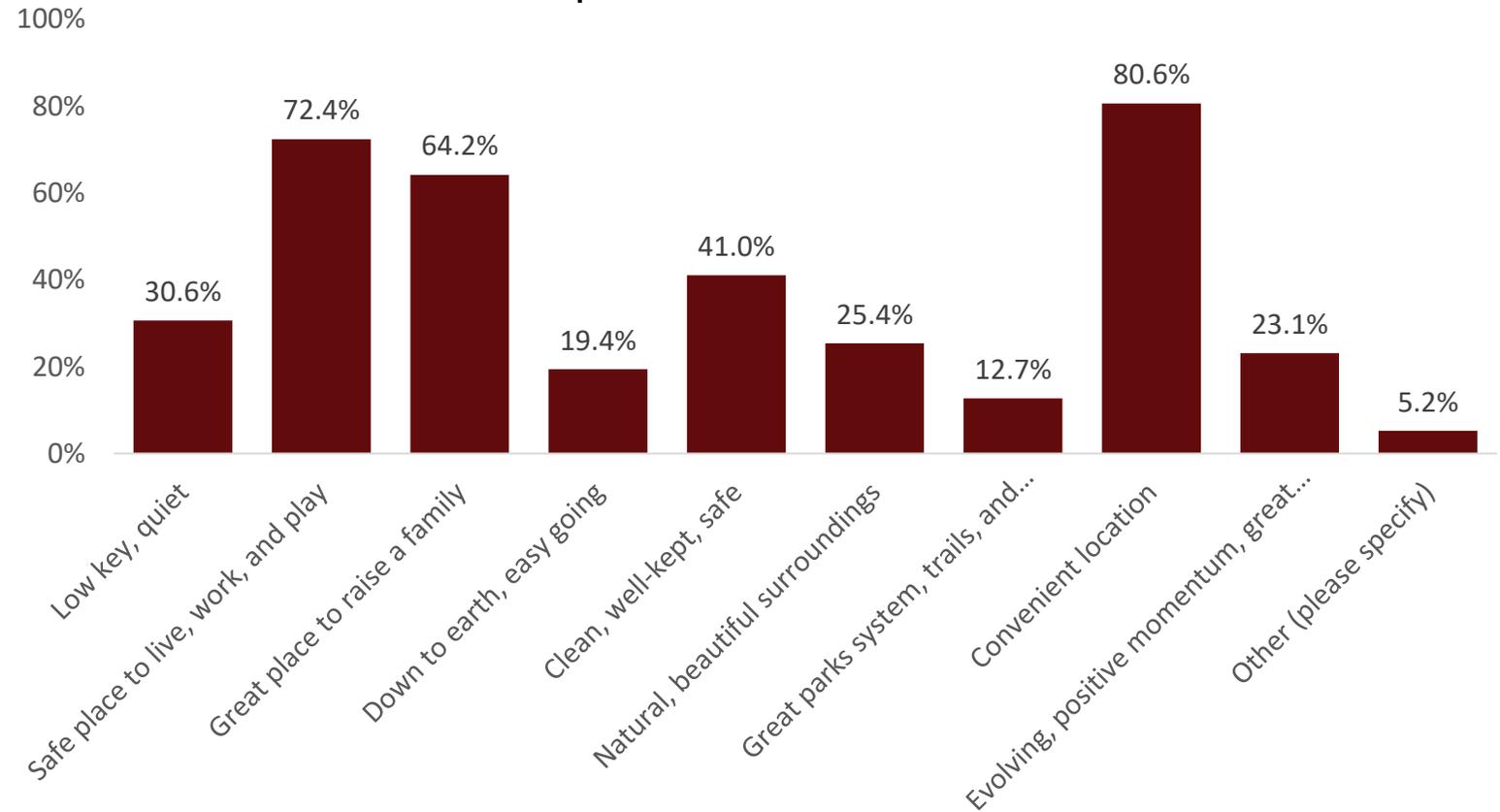
\*Weighted average rating for each category

17

## Township Assets

*Residents appreciate Ohio Township's convenient location and safety.*

If you were going to describe Ohio Township in a few words or a phrase, what comes to mind?

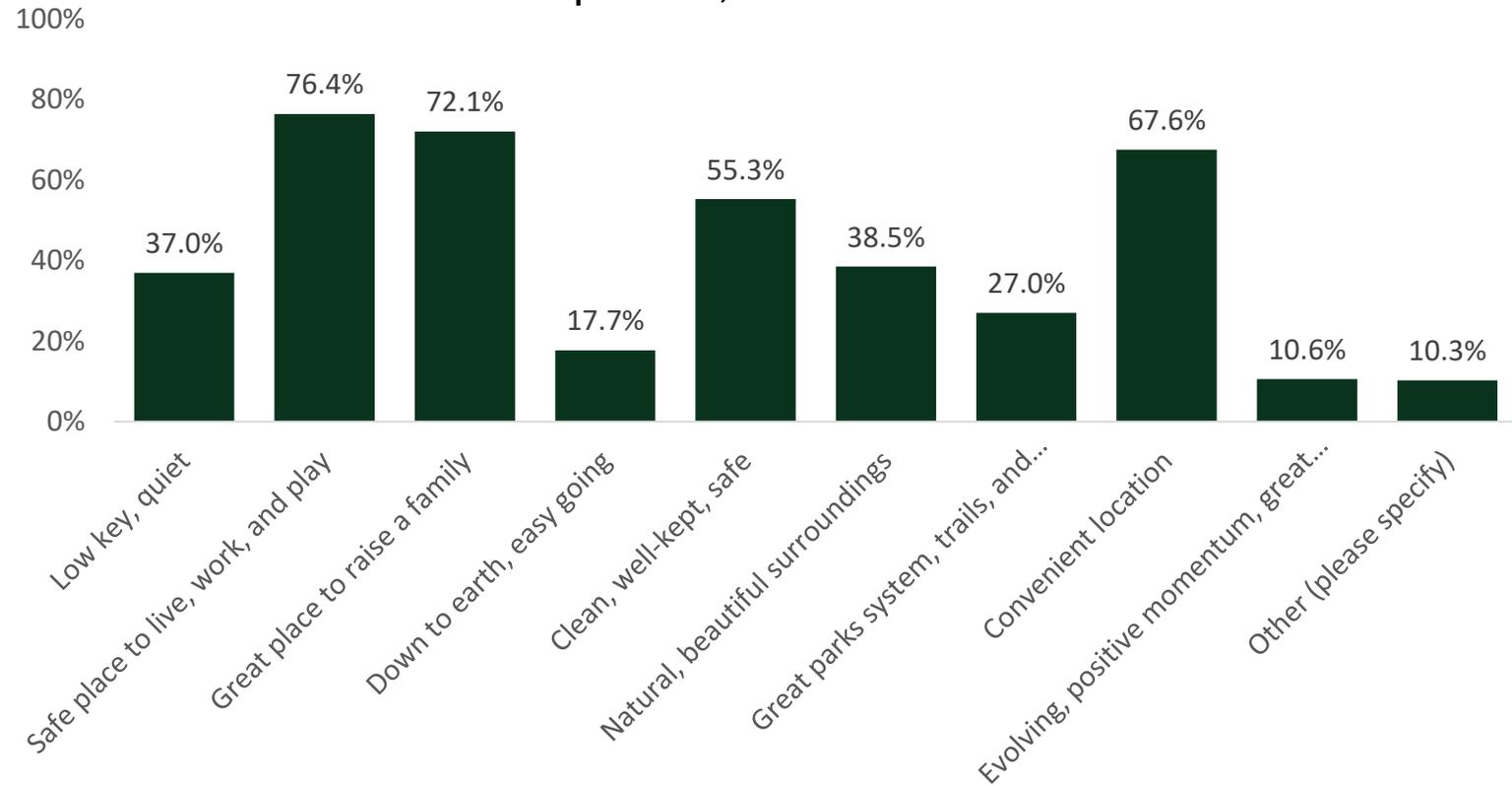


40

## Borough Assets

*Residents appreciate Franklin Park's safety and family-friendly nature.*

If you were going to describe Franklin Park in a few words or a phrase, what comes to mind?

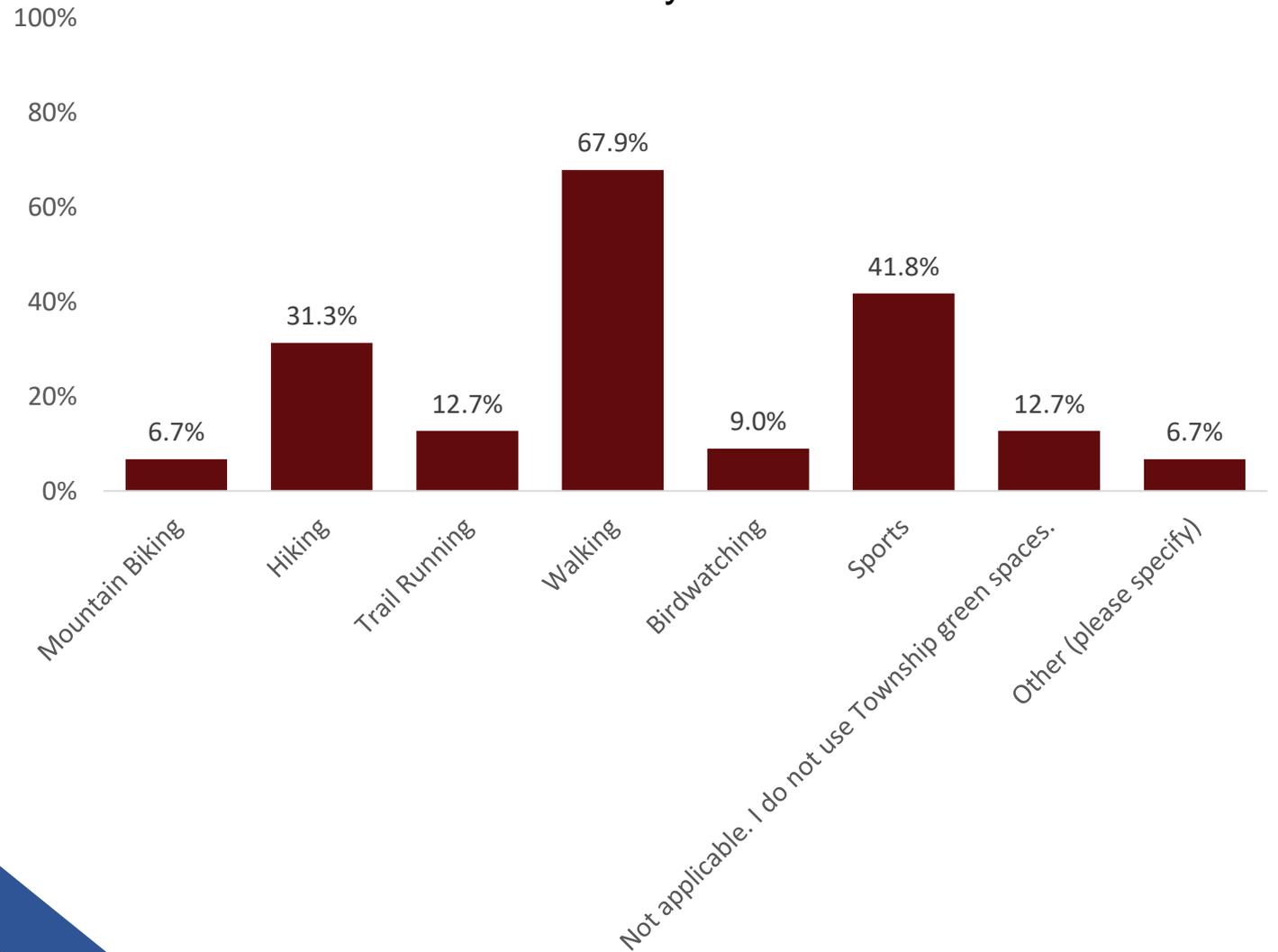


18

## Green Spaces and Sustainability

*Township residents primarily visit community green spaces for walking and sports.*

Do you use Community Green Spaces? If so, what activities do you do there?

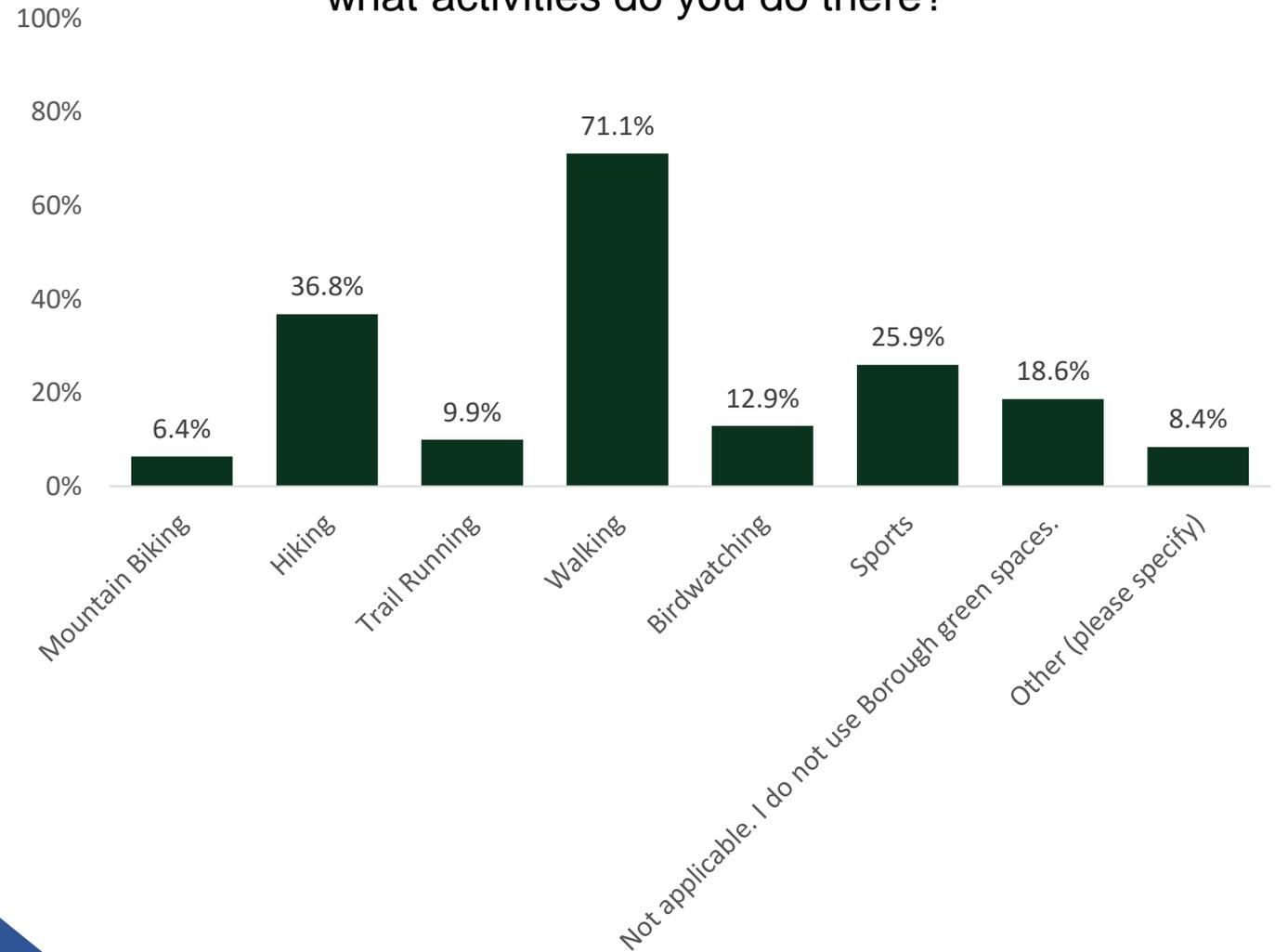


41

## Green Spaces and Sustainability

*Borough residents primarily visit community green spaces for walking and hiking.*

Do you use Community Green Spaces? If so, what activities do you do there?

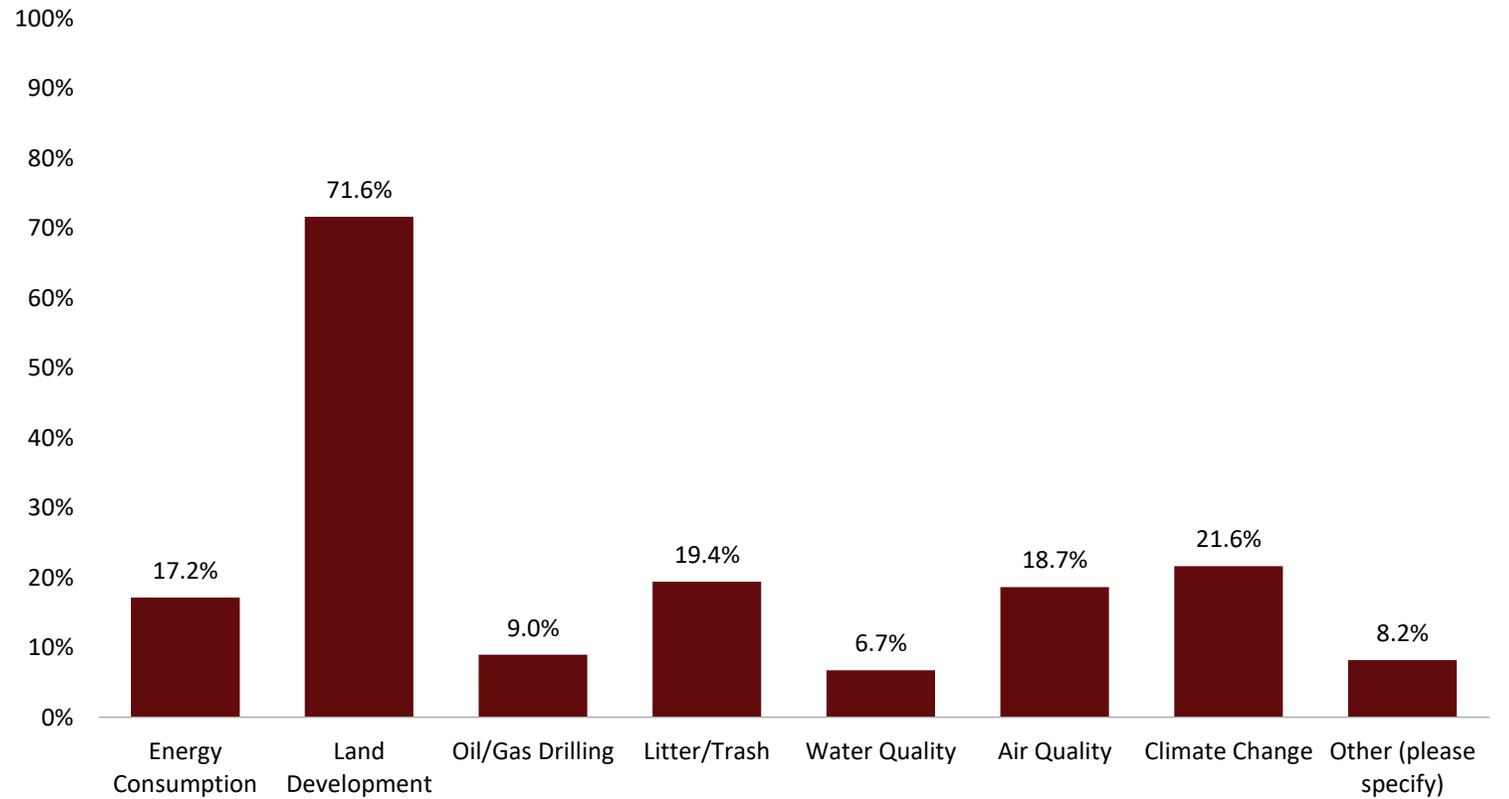


19

## Green Spaces and Sustainability

*Township residents are primarily concerned about land development*

What do you think are the biggest environmental issues in the Township?

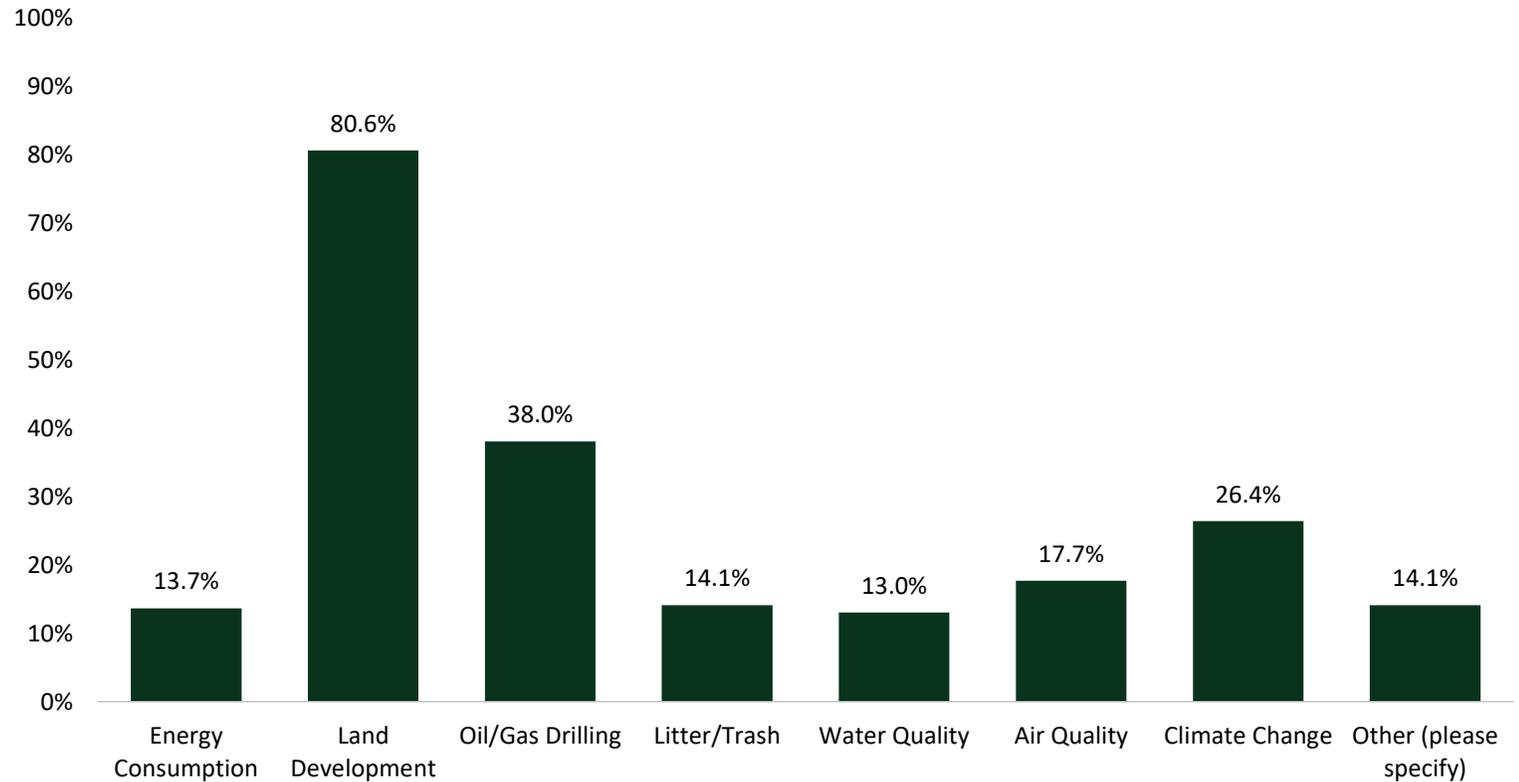


42

## Green Spaces and Sustainability

*Borough residents are primarily concerned about land development also, as well as oil and gas drilling*

What do you think are the biggest environmental issues in the Borough?

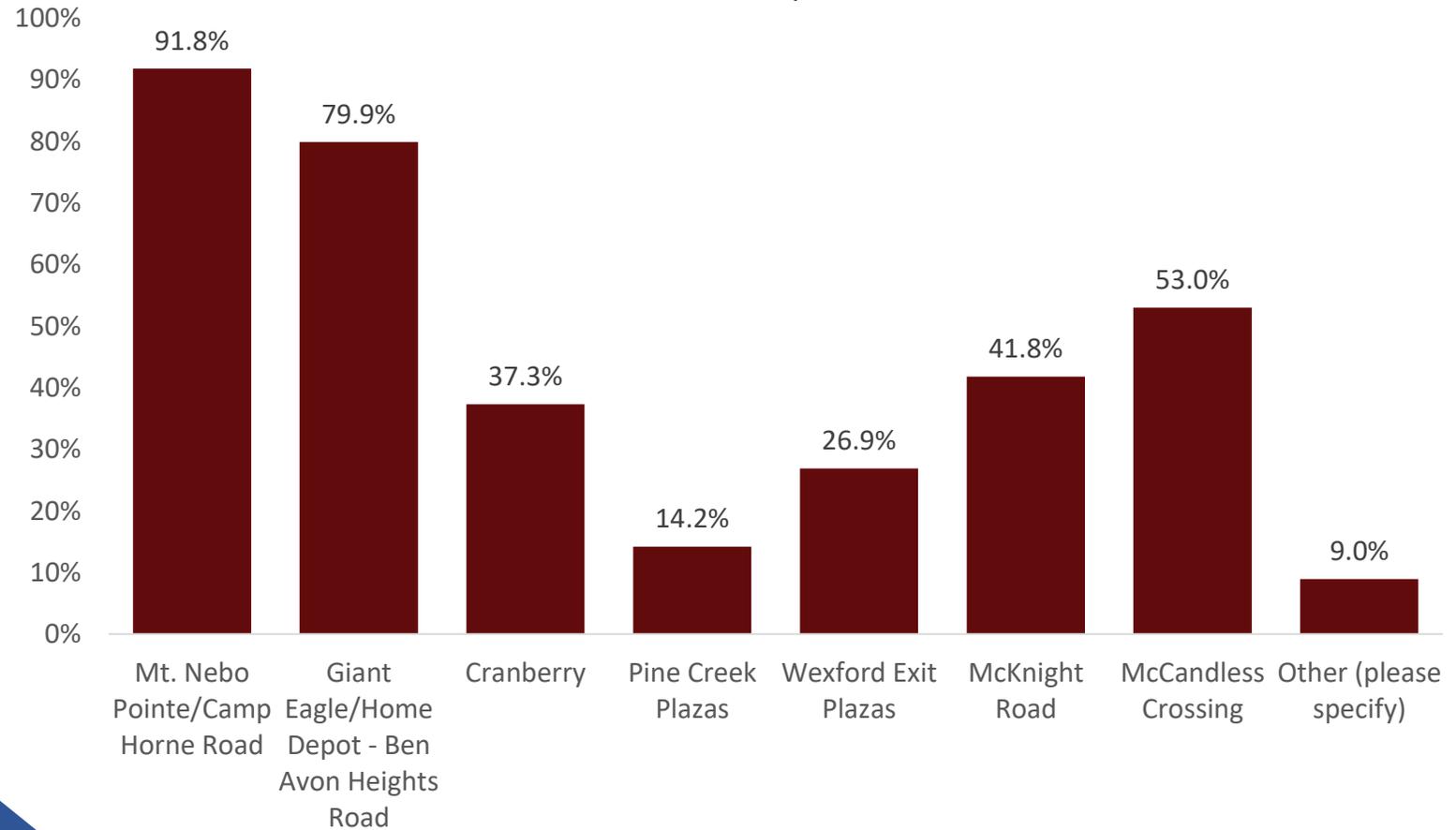


20

## Township Assets

*Mt. Nebo  
Pointe/Camp Horne  
Rd and Giant  
Eagle/Home  
Depot/Ben Avon  
Heights Rd are  
most frequented by  
Township residents  
for goods and  
services.*

Where do you go for your daily/weekly needs (goods and services)?

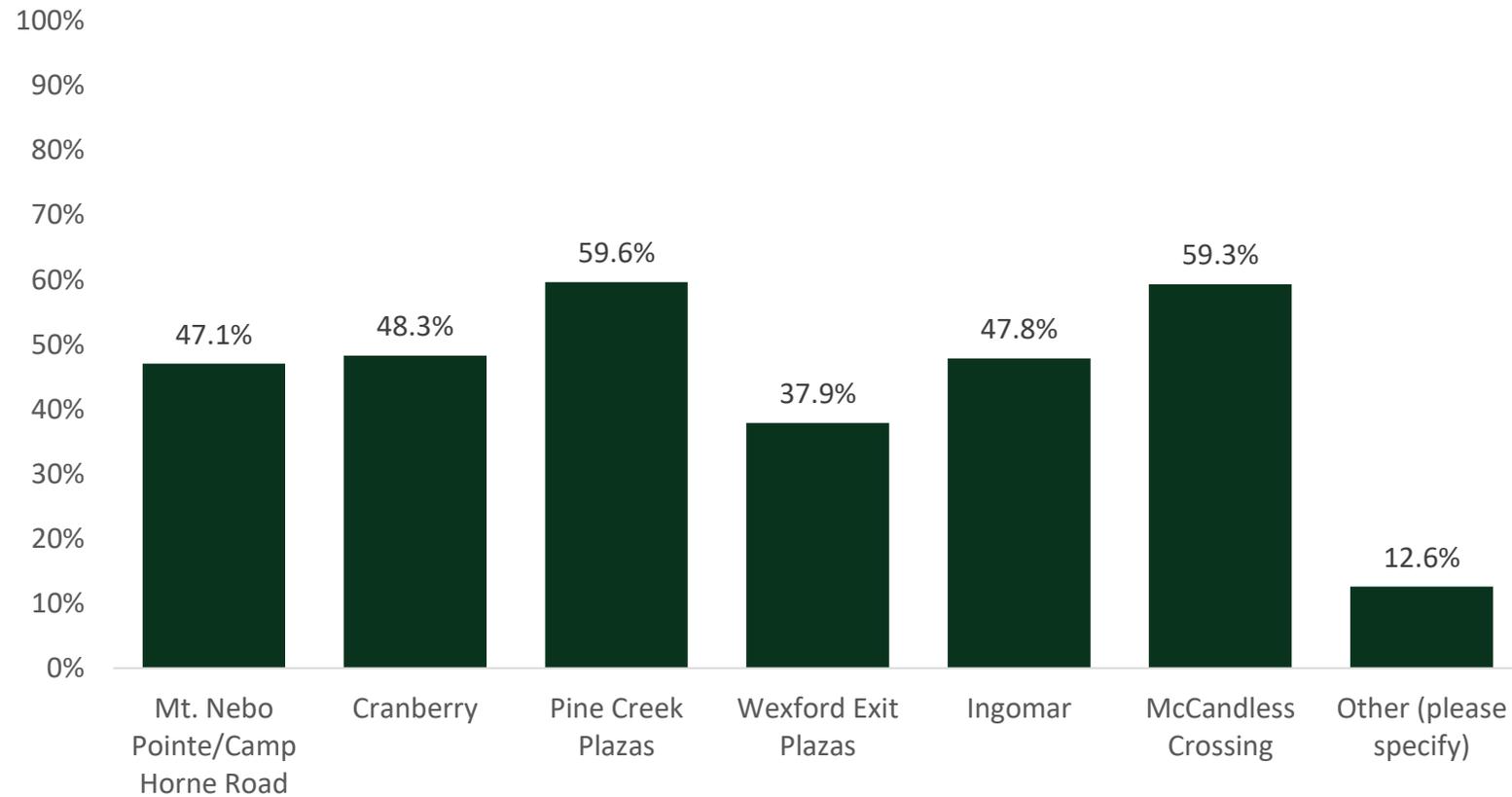


43

## Borough Assets

*Pine Creek Plazas and McCandless Crossing are most frequented by Borough residents for goods and services.*

Where do you go for your daily/weekly needs (goods and services)?



22 & 44

What do you like most about living in Ohio Township & Franklin Park Borough?



23

What do you think are the biggest needs or issues in the Township that the Comprehensive Plan should address?



45

What do you think are the biggest needs or issues in the Borough that the Comprehensive Plan should address?

Land Development  
Regulation (Enforced)

Preservation  
(of Green Space)

Stormwater  
Management/  
Drainage

Roadway  
Improvements

Traffic  
(910 & 79)

Expand Trails,  
Sidewalks, Bike  
Lanes

Allow  
Personal  
Solar Panels

Athletic  
Fields

24 & 46

If you are a business owner, what do you think are the biggest needs or issues for your business that you would like the Comprehensive Plan to address?

Commercial Development with a Mix of Uses (ex. McCandless Crossing)

Affordable Land/ Rent for Small Business

Zoning that allows for commercial business separate from residential uses.

Traffic Control/ Access

Lower Taxes

Marketing (the Township)

Better Cell Service

Reliable Highspeed Internet and Electricity

Infrastructure Improvements (Roads & Drainage)

Parking



# *THANK YOU*

to all who participated in the Survey. You are helping to preserve our roots and make the Borough and Township an even better place to

LIVE

LEARN

WORK

& PLAY !

**APPENDIX A2:  
KEY STAKEHOLDER  
INTERVIEW SUMMARIES**

## Key Stakeholder Interview Summary

Approximately 22 key stakeholders were interviewed as part of HRG's outreach efforts. Interviewees included representatives from the following organizations and businesses:

- Ohio Township Recreation Committee
- Avonworth School District
- Avonworth Historical Society
- Ohio Township Sanitary Authority
- Allegheny County Conservation District (ACCD)
- Avonworth Eagles
- Avonworth Athletic Association (youth baseball)
- Avonworth Girls Athletic Association (youth softball)
- Avonworth Soccer Association (youth soccer)
- Ingomar-Franklin Park Little League (youth baseball & softball)
- NAYLAX (youth boy's lacrosse)
- NA Tiger Pride (youth football and cheer)
- NASC (youth soccer)
- Allegheny Land Trust (ALT)
- McCandless Township Sanitary Authority (MTSA)
- McCandless-Franklin Park Ambulance Authority
- Big Sewickley Creek Watershed Association
- Penn State Extension Master Watershed Steward Program
- North Hills Walk, Bike, Run Alliance
- Allegheny County Conservation District
- Spectra Development Co.
- PVE, LLC
- HRG Staff attempted to reach North Allegheny School District, but was unable to reach a representative for an interview.

A summary of the comments received during the interviews is included below:

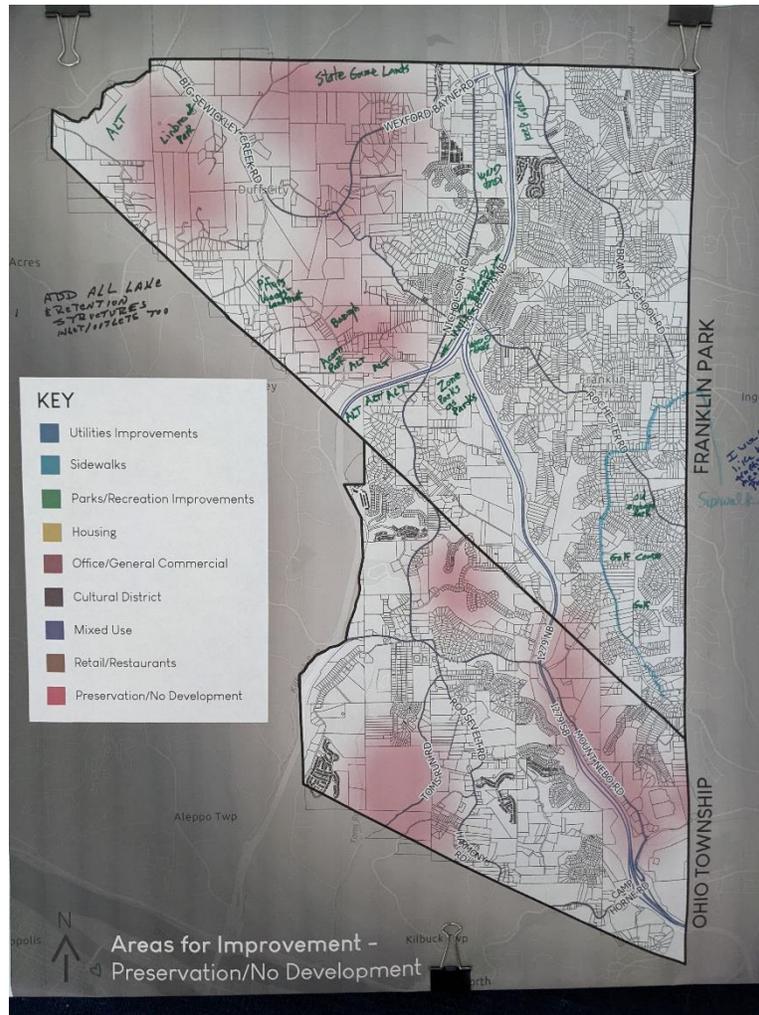
- There's a definite need for additional fields and facilities across all youth sports in both communities – soccer, baseball, softball, lacrosse, football. Indoor, outdoor, turf, grass.
- There is also a need within the Avonworth School District for more athletic facilities.
- Expansion at Avonworth Middle School/High School slated for 2023 start
- Re: Stormwater from current developments, the Borough and Township are not a huge complaint area for ACCD
  - Recent complaints are in the Borough and related to the Bliss development and Nicholson Road development
- Given OT's recent growth, is there a need for more parks and recreation facilities – is the existing park still adequate?
- Need to improve the quality of the fields at Ohio Township Park (drainage, lighting)
- Need to increase parking at Blueberry Hill Park (when all facilities are in use spots are inadequate)
- More restaurants, small businesses needed that are more focused on serving area residents (mostly OT folks said this)
- Connectivity and walkability are increasingly important – getting folks safely to the parks from nearby developments, and through certain developments
- Potential tax incentives to support commercial and other nonresidential development could be beneficial
- There is a need for better communication through social media, websites, other avenues to get the word out on projects, events, etc. in both communities
- Need for greenways and sidewalks
- Roadway improvements and traffic calming needed
  - Nicholson Road
  - Five Points Intersection

**APPENDIX A3:  
RESULTS FROM PUBLIC  
KICKOFF MEETINGS**

# Franklin Park Borough

## Public Meeting “Heat Map Data”

JUNE 7, 2022

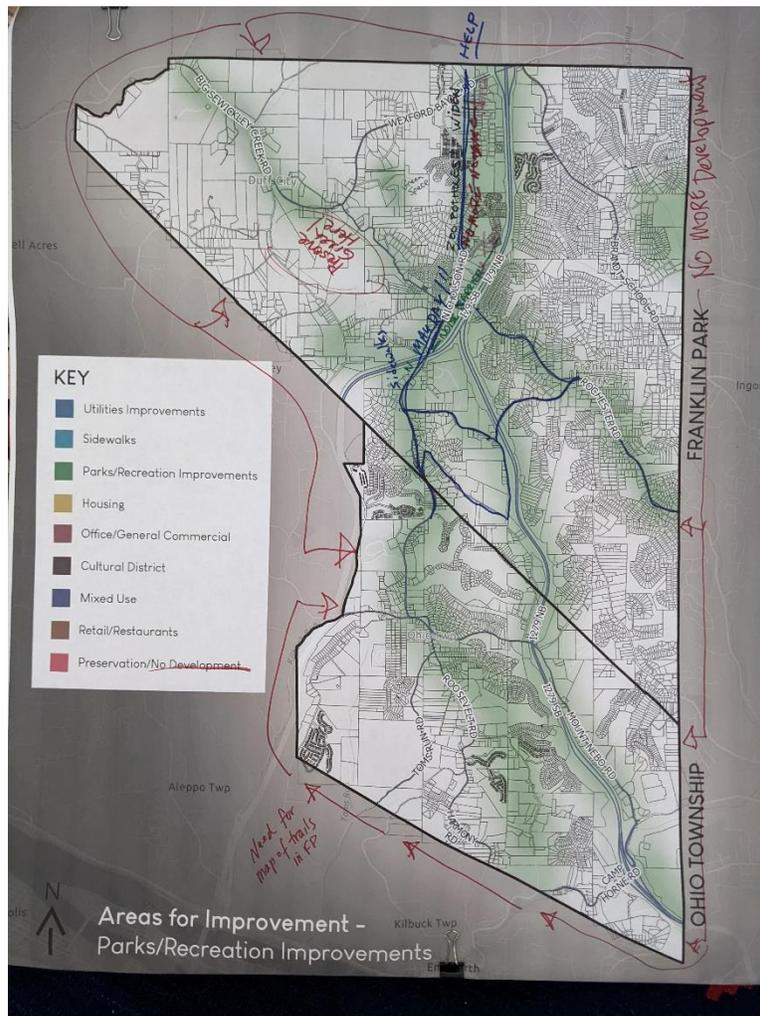


### CATEGORY 1: PRESERVATION/NO DEVELOPMENT

Overall Comments:

- Add all lake and retention structures inlet/outlets too
- No traffic measures put in place\*
- Zone all parks as parks
- Noise barriers along I-79
- Support Allegheny Land Trust properties
- Keep greenery
- More traffic-calming measures in place on busy roads
- Add sidewalks to Rochester Road

## Franklin Park Borough

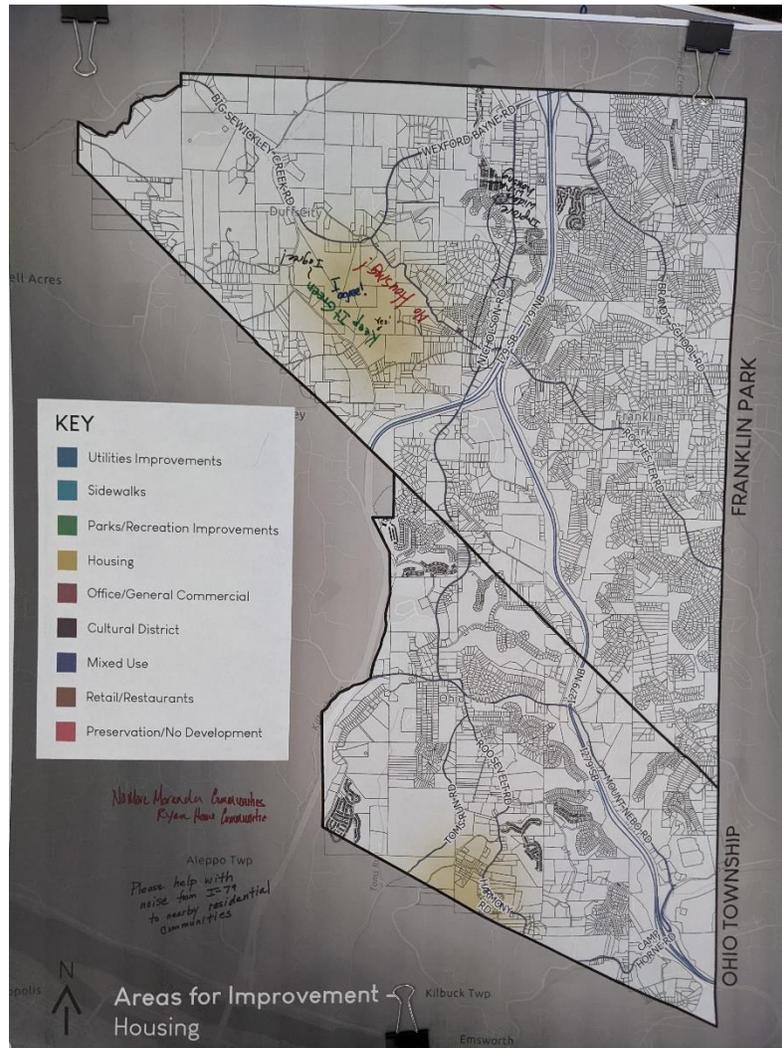


### CATEGORY 2: PARKS/RECREATION IMPROVEMENTS

Overall Improvements:

- Need a map for all FP trails
- No more developments along the I-79 corridor
- Add sidewalks along Nicholson Road
- Needed pothole control along Nicholson Road
- Preserve Rippling Run creek and greenspace between Rochester Road and Wexford Bayne Road

## Franklin Park Borough

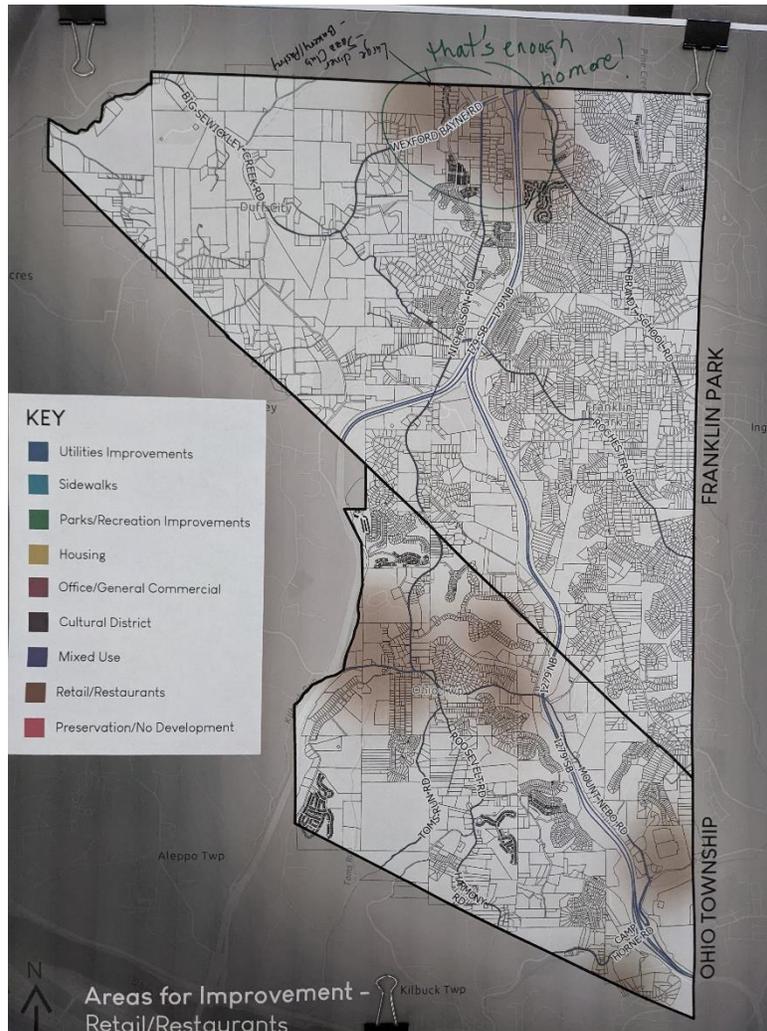


### CATEGORY 3: HOUSING

Overall Comments:

- No more Miranda or Ryan Home Communities
- Too noisy for residential communities near I-79
- Widen and improve Nicholson Road

## Franklin Park Borough

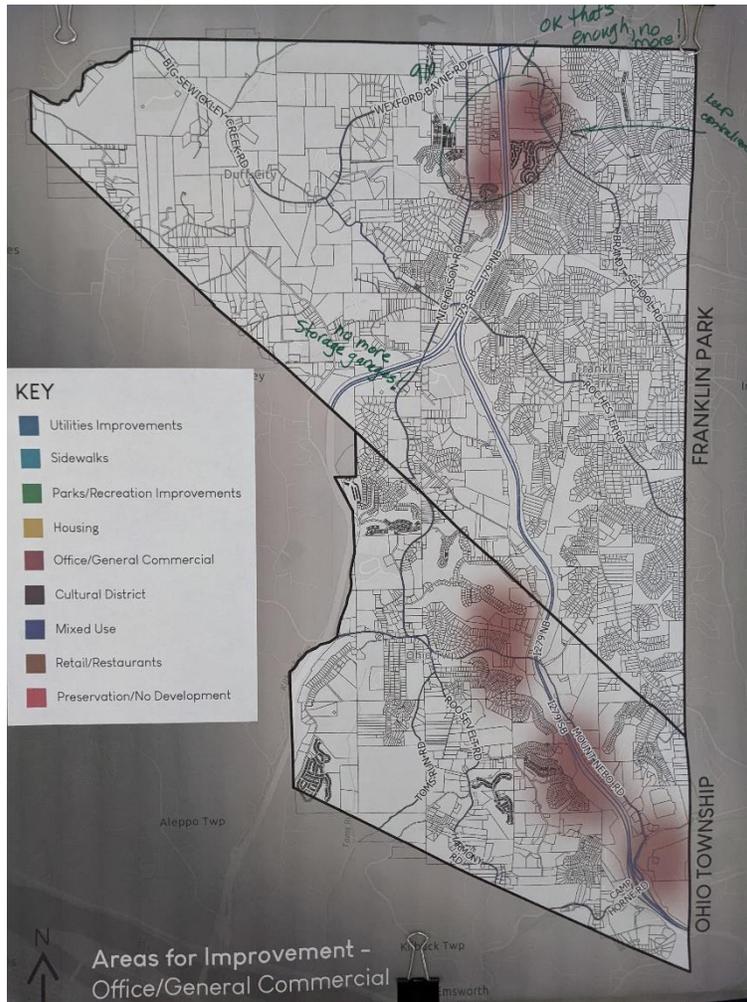


### CATEGORY 4: RETAIL/RESTAURANTS

Comments for Wexford Bayne Road Area:

- No more development, there is enough already
- Interest in seeing a large diner, jazz club, bakery/pastry shop in our area

# Franklin Park Borough



## CATEGORY 5: OFFICE/GENERAL COMMERCIAL

Overall Comments:

- No more storage garages
- Keep office and commercial space centralized
- No more development

Franklin Park Borough

**PUBLIC MEETING “Dream Box” Exercise**

**JUNE 7, 2022**

**Dreams**

<u>Common Themes</u>	<u>Frequency</u>	<u>Notes</u>
Green space/green activities	16	Composting, community gardens, plant more trees and stop logging, clean air and water
Hiking/biking trails	10	Sidewalks to connect communities, bike lanes, and walking and bike trails in nature
Development	8	Housing, concerns of too much development, high density housing
Road Infrastructure	16	SIDEWALKS, Noise (Warrey Drive), road widening, safety, Nicholson Road improvements, less traffic
Outdoor activity (excluding hiking/biking trails)	3	Pickleball, swimming pools
Ordinance changes	5	Ordinance on logging, building permits, ABNB+ VRBO, excavating
Township building and communication	8	Defined township center, better technology, better website, survey data displayed, borough council diversity

**What is your vision for the next 10 years?**

<u>Common Themes</u>	<u>Frequency</u>	<u>Notes</u>
Greenery	16	Beautiful place to live, lots of trees, more greenspace, clean air and water maintained, covered in parks, preservation efforts
Biking/walking trails	3	
Safe place to live	3	
Quiet and peaceful community	2	Less noise from traffic, “bedroom community”
Traffic	2	Less traffic, better roads

Franklin Park Borough

“My favorite place to play is \_\_\_\_\_ and it needs \_\_\_\_\_.”

<b>Favorite Place to Play is:</b>	<b>It Needs:</b>
My Backyard	Protection from overpopulation, to be left alone, less traffic noise, sidewalks and surrounding space, keeping creeks clean
Old Orchard Park	Connected to older communities, walking and bike trails, more trees, green space
Linbrook	Space and activity area, walking trails, sidewalks, biking trails
Blueberry Hill	Bocci court and team competitions, connector sidewalks, more greenspace, walking and hiking trails,
5 Point	Traffic circle safe for pedestrian crossings

### Character Preference Exercise

June 7, 2022

#### When asked about the commercial mixed-use character preference

- There was a total of 30 votes for this category.
- Twenty-four or 80% of the votes were for, ‘I would not like to see any of these.’
  - o These votes mainly represented opinions that commercial development should not occur at all in the Borough or should be extremely limited. More than one comment expressed that they did not want the Borough to have the very developed character of the surrounding municipalities (ex. Pine Township) and that commercial resources are available within a driving distance, so they are not needed in Franklin Park.
  - o Some comments expressed a desire to not have any additional commercial or residential development, while others expressed a desire to just control commercial development and maintain the residential character.
  - o At least one vote expressed an interest in all of the commercial development types.
  - o At least one vote expressed interest in having development that was, “small, no- chain restaurants.”
- One of the votes for the strip commercial development specifically expressed an interest in having an Aldi and a TJMaxx.

## Franklin Park Borough

### **When asked about corridor enhancements**

- The top two options voted for were the image third down on the left, a tree lined, two-lane street, and 'I would not like to see any of these.' Both received 13 votes or 20% of the total votes.

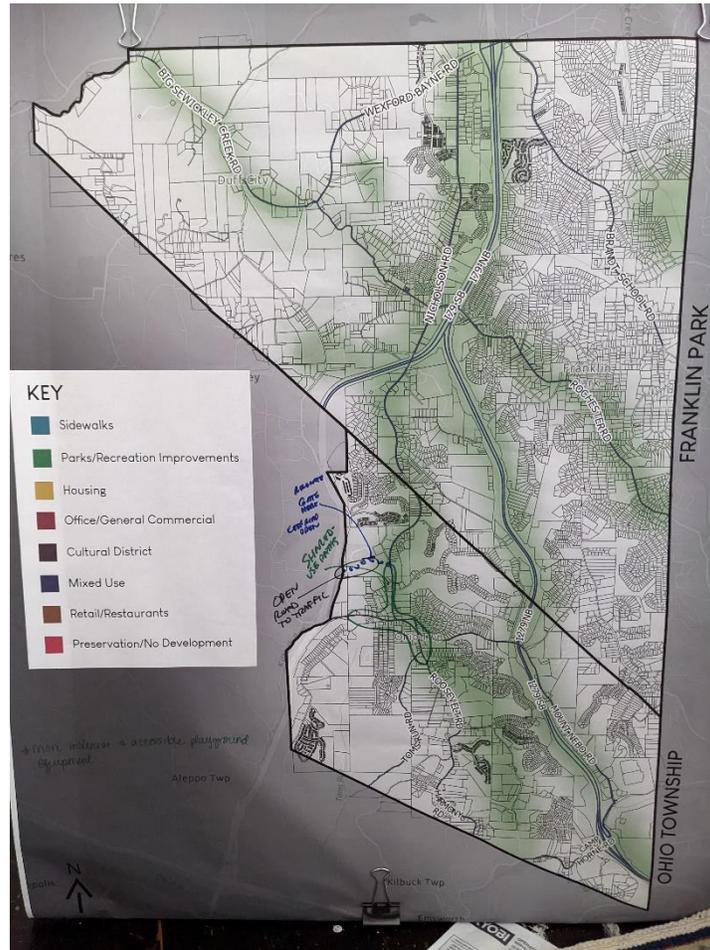
## Franklin Park Borough

- Of the votes for 'I would not like any of these,' some commented that they would like to see:
  - o rain gardens (2 votes)
  - o noise and visual buffers (5 votes)
  - o more trees (4 votes)
- One vote for the top left image expressed that they would like to see this type of corridor improvement, but without any cell towers like the one present in the image.
- One vote for the upper right image expressed interest in that style of improvement, but confusion about where that would be located/ fit in to the Borough.

**Ohio Township**  
**Public Meeting “Heat Map Data”**

**JUNE 15, 2022**

Ohio Township

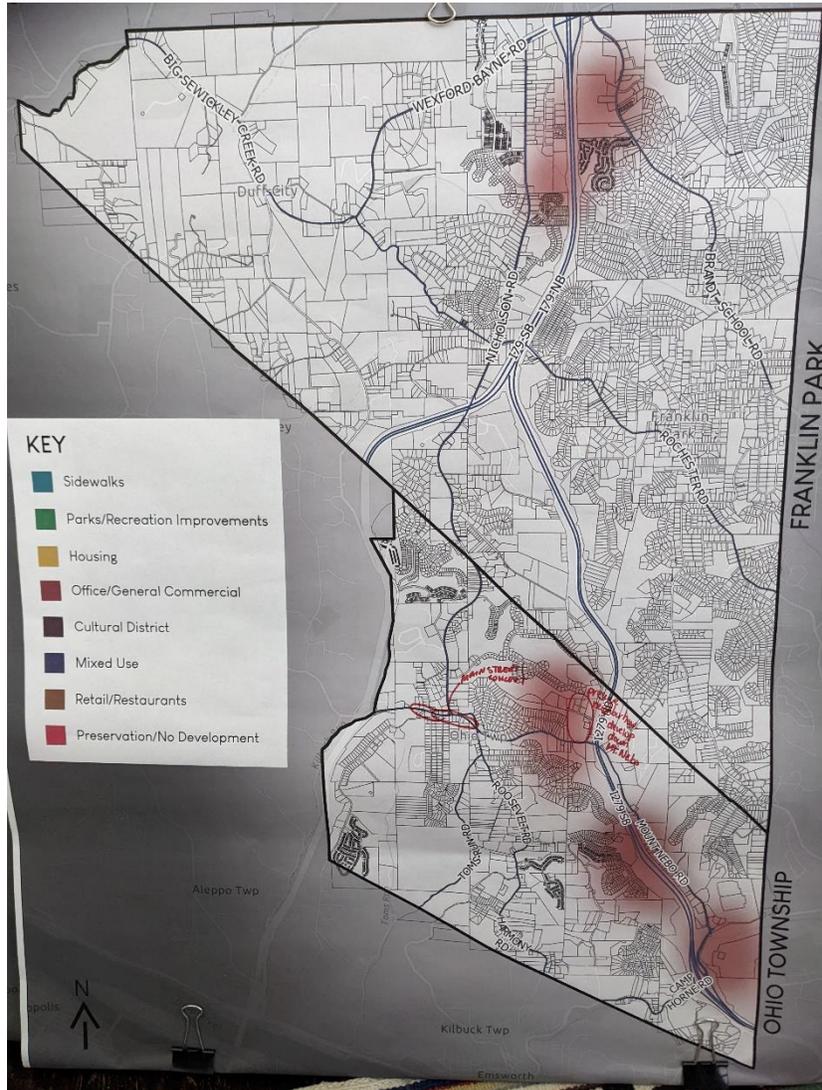


**CATEGORY 1: PARKS/RECREATIONAL IMPROVEMENTS**

**Community Park Improvements**

- Shared-use paths
- Open road to traffic
- Add a gate for the park
- Rear Road Open for access

# Ohio Township



## CATEGORY 2: OFFICE/GENERAL COMMERCIAL

- Main Street
- Preserve neighborhood, develop down Mt. Nebo

Ohio Township

**PUBLIC MEETING “Dream Box” Exercise**

**JUNE 15, 2022**

**Dreams**

<b>COMMON THEMES</b>	<b>FREQUENCY</b>	<b>NOTES</b>
Road work	9	Speed bumps and stop signs coming from the park, trail connectivity from Roosevelt - 65- Nicholson – Mt. Nebo, path from Ridge road to park, access road to Red Mud Hollow so Ridge Road isn’t used, main street on Mt. Nebo
Sustainability/preservation	6	No more development, ore green space, proper stormwater management, focus on preservation/sustainability in general, environmental advisory board
Recreation	5	Splash pad, restaurants, minigolf, trails, inclusive playground equipment
Municipality	2	New municipal complex, update ordinance
Inclusive and accessibility	1	Inclusive playground equipment with no mulch, accessible family restrooms with powered height adjustable adult sized changing tables

**What is your vision for the next 10 years?**

Development	Sustainable development, protecting areas in the township, more green space, leaving the trees we have, controlled development of single family homes with minimum ¼ acre, focus on maintaining what we have
Connectivity	Walking/biking paths to schools/parks and neighborhoods without being on the roads
Restaurants/social areas	Mini golf, more restaurants, more restaurant options along Mt. Nebo corridor

Ohio Township

“My favorite place to play is \_\_\_\_\_ and it needs \_\_\_\_\_.”

Parks	Accessible restrooms and inclusive playground equipment, Avonworth Community Park needs restroom open all year, OT community park needs walking access from Nicholson to Ridge Road and should be open to Red Mud Hollow, walkway from Ridge road to park, pickleball, expanded nature trail, Tom Run’s nature preserve needs walking access to Windy Knoll
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**Character Preference Exercise**

**June 15, 2022**

**When asked about the commercial mixed-use character preference**

- There were a total of eleven (11) votes for this category.
- The votes were divided similarly between traditional downtown commercial development represented by the picture of Sewickley’s downtown (4 votes, 36%), “I would not like to see any of these” (4 votes, 36%), and walkable, local development shown with Sophia’s (3 votes, 27%).
  - o Those who voted for “I would not like to see any of these,” generally did not want to see any additional commercial development or wanted very limited/controlled development with only local business/restaurants.

**When asked about corridor enhancements**

- The most voted for image was the bottom left image showing a path separated from the roadway, trees, street lighting as well as path lighting and other path facilities, with housing in the background (11 votes, 48%).
- A distant second most voted for image was the image second from the bottom on the right, showing a landscaped median, surrounded by a local street with parking and housing (5 votes, 22%).
- No one voted for the auto-oriented corridor with tall signage for a commercial area (second down on the left), or for the roadway with on-street parking (second down on the right)

**When asked about trail-connectivity**

- The most voted for trail type was shown in the image at the bottom left of the board, which depicts an unpaved, wooded trail (3 votes, 43%).
- The second most voted for was the second down on the left, showing a wide, paved trail through an open area being used by many citizens (2 votes, 29%).

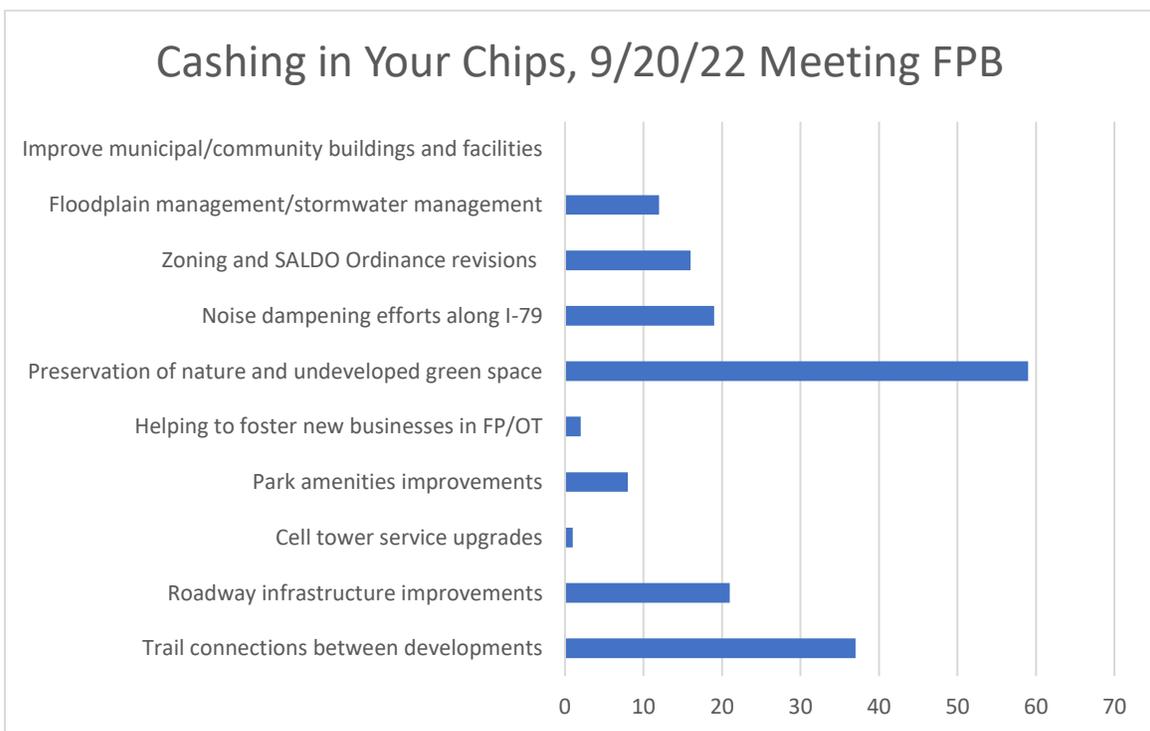
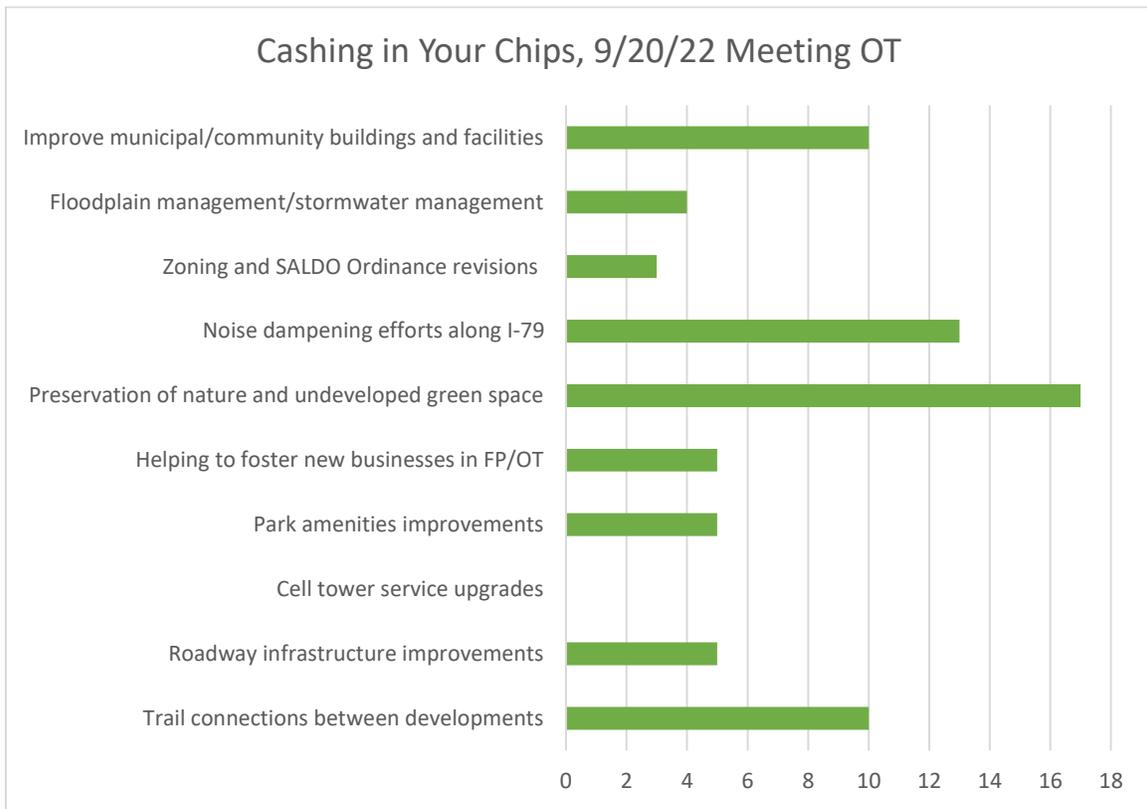
- The image depicting on-street bike lanes and the image showing mountain biking trails both received one vote each (14% each).

### **When asked about conservation- preservation**

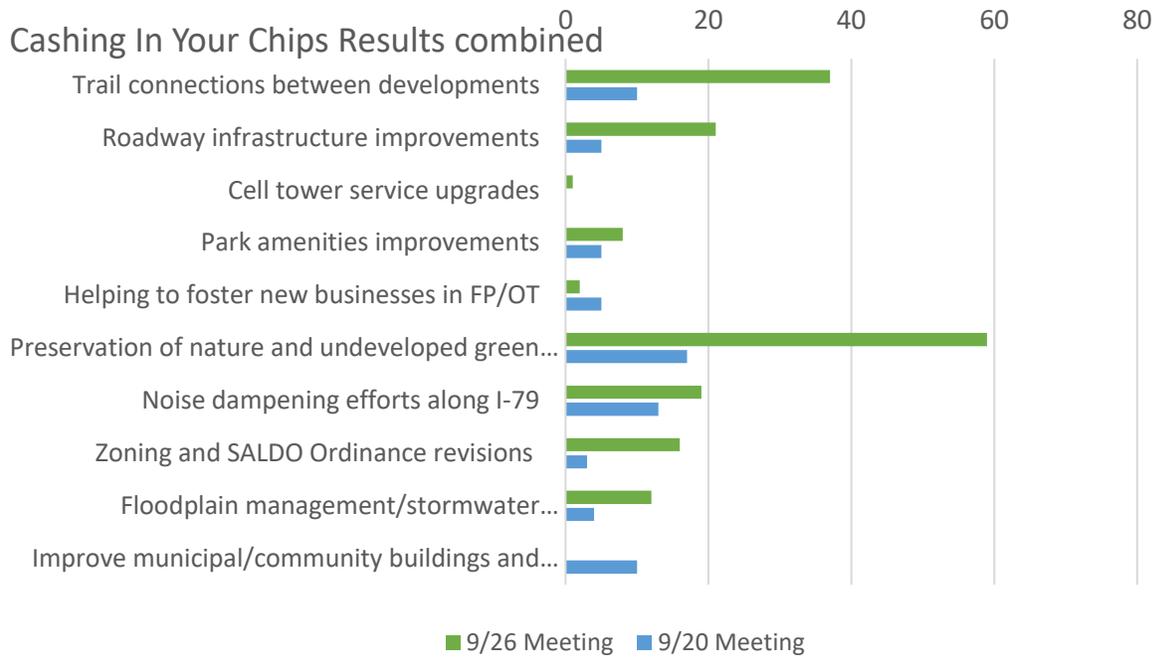
- Many of the options on the board were voted for, with 35 total votes. While there was a clear winner, several of the pictures received a similar number of votes.
  - o The most voted for image was the bottom center picture showing an unpaved, forested path (8 votes, 23%).
  - o The second most voted for image depicts a paved path through the forest, being used by a family, the fourth picture down on the right side (7 vote, 20%).
  - o The third most voted for was the image showing a wooded area with a pavilion and picnic tables, the second image down on the right (6 votes, 17%).

**APPENDIX A4:  
RESULTS OF PUBLIC OPEN  
HOUSE MEETINGS**

# Public Open House Meeting Results



### Cashing In Your Chips Results combined





Franklin Park Meeting



Franklin Park Meeting



Ohio Township Meeting

**APPENDIX A5:  
STEERING COMMITTEE  
MEETING NOTES**



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**MEETING MINUTES**  
**Franklin Park Borough & Ohio Township**  
**Joint Comprehensive Plan**  
**KICKOFF MEETING WITH STAFF & PLANNING COMMISSIONS**  
Location: Ohio Township Nature Center  
AUGUST 31, 2021

**Meeting Attendees:**

Name	Company	Email
Laura Ludwig	HRG	<a href="mailto:lludwig@hrg-inc.com">lludwig@hrg-inc.com</a>
Kirsten Primm (KP)	HRG	<a href="mailto:kprimm@hrg-inc.com">kprimm@hrg-inc.com</a>
Chris Sarson	HRG	<a href="mailto:csarson@hrg-inc.com">csarson@hrg-inc.com</a>
LuAnn Barna	Ohio Township	<a href="mailto:lbarna@ohiotwp.org">lbarna@ohiotwp.org</a>
Renaë Daniels-Simmons	Ohio Township PC	<a href="mailto:rldsdp@gmail.com">rldsdp@gmail.com</a>
Bob Huffmyer	Ohio Township PC	<a href="mailto:bhuffmyer@mckimereed.com">bhuffmyer@mckimereed.com</a>
Russ Huffmyer	Ohio Township PC	<a href="mailto:rhuffmyer@mckimcreed.com">rhuffmyer@mckimcreed.com</a>
Joe Jackson	Ohio Township	<a href="mailto:jjackson@ohiotwp.org">jjackson@ohiotwp.org</a>
Justin Klingenberg	Ohio Township	<a href="mailto:jklingenberg@ohiotwp.org">jklingenberg@ohiotwp.org</a>
Brian Krul	Ohio Township PC	<a href="mailto:bakrul@transystems.com">bakrul@transystems.com</a>
John Sullivan	Ohio Township	<a href="mailto:sully@ohiotwp.org">sully@ohiotwp.org</a>
Thomas Larkin	Ohio Township PC	
Laura Coombs	Franklin Park Borough PC	<a href="mailto:lacoombs62@gmail.com">lacoombs62@gmail.com</a>
Rege Ebner	Franklin Park Borough	<a href="mailto:rebner@franklinparkborough.us">rebner@franklinparkborough.us</a>
Jim Hoff	Franklin Park Borough	<a href="mailto:jhoff@franklinparkborough.us">jhoff@franklinparkborough.us</a>
Anna Jewart, Esq.	Franklin Park Borough	<a href="mailto:ajewart@babstcalland.com">ajewart@babstcalland.com</a>
Colin Lampark	Franklin Park Borough PC	<a href="mailto:colinlampark@gmail.com">colinlampark@gmail.com</a>
Blaine Lamperski	Franklin Park Borough PC	<a href="mailto:Blaine.lamperski@dentons.com">Blaine.lamperski@dentons.com</a>
Dennis O'Keefe	Franklin Park Borough	<a href="mailto:dokeefe@franklinparkborough.us">dokeefe@franklinparkborough.us</a>
Tim Phillips	Franklin Park Borough	<a href="mailto:tphillips@franklinparkborough.us">tphillips@franklinparkborough.us</a>
Stephen Winikoff	Franklin Park Borough PC	<a href="mailto:Swinikoff101@yahoo.com">Swinikoff101@yahoo.com</a>
Bob Briecht	Resident, Franklin Park	<a href="mailto:rbriecht@hotmail.com">rbriecht@hotmail.com</a>

## Introductions of Project Team & Staff / Planning Commission Members Present

Laura Ludwig, KP Primm, and Chris Sarson from HRG introduced themselves and then all Township and Borough staff members and Planning Commission members present introduced themselves as well. There was one member of the public present, Mr. Bob Breicht, from Franklin Park Borough.

## Review Role of Steering Committee

Laura Ludwig from HRG gave a brief overview of what a comprehensive plan is. She stated that the PA Municipalities Planning Code (MPC) recommends that municipal comprehensive plans be updated every 10 years. The Joint Comprehensive Plan will be a guide for policymaking and decision making and will include topics such as housing, economic development, parks and recreation, open space and trails, transportation, environmental, natural, and historical resources, infrastructure, housing, and community facilities. Franklin Park Borough and Ohio Township have agreed to do a Joint Comprehensive Plan among the two municipalities.

Laura from HRG briefly reviewed the expectation of Steering Committee members. The role of Steering Committee members is to attend meetings as needed. And to act as a sounding board to HRG staff by providing feedback on various deliverables and plan elements and components throughout the planning process. Steering Committee members will provide edits, revisions, ideas, thoughts, and other feedback on the Plan as it evolves.

Another big task of the Steering Committee members is to help spread the word on the Comprehensive Plan and to assist with public engagement – talk to neighbors, friends, etc. and let them know about meetings, online surveys, and other opportunities to chime in and participate in the planning process. HRG will work closely with the Steering Committee and municipal staff will really work together throughout the development of the Joint Comprehensive Plan.

## Review and Discuss Scope of Work

HRG staff reviewed the scope of work. The project is broken out into three phases. The first phase involves the Determination of Compatibility. The first phase is unique to the RFP and to this project. The second phase involves Visioning, Outreach, and Needs Assessment. The second phase is when we focus on public outreach and engagement, spread the word about the plan, and really drill down on key areas of focus, needs, issues, etc. The third and final phase involves Plan Development, Capacity Building, and Implementation. The third phase focuses on key projects and goals and implementation. We want the plan to be a useful document that gets used by Township and Borough staff regularly and we don't want it to sit on a shelf!

## Phase One Tasks and Deliverables

HRG staff reviewed the Phase One tasks, which include the following:

- **Preparation of MAP grant for funding** – HRG will submit the grant application, assist with support letters, and coordinate with DCED.
- **Review of Existing Plans and Studies** from both municipalities – The Plan review will include previous comprehensive plans, parks and rec plans, capital improvements plans, strategic plans, or any other relevant information the municipalities would like HRG to review.

- **Land Use and Zoning Review** – HRG will review both the Borough and Township Zoning Maps and analyze land use patterns to find similarities and differences and will review the Zoning Ordinances and SALDOs.
- **Update Existing Plan Information and Data (Trends Report)** – HRG will download and review updated, current data from the US Census, SPC, the PA State Data Center, and PennDOT to prepare a demographic analysis of the Borough and Township. It will include statistics on population, households, housing units, employment, transportation, etc.
- **Analysis of Progress Made** – HRG will look at what goals have been achieved since the last Comprehensive Plan and will also examine reasons why certain goals or projects were not achieved.
- **Recommendation to Proceed** – The recommendation to proceed will be in a memo format and will provide HRG's recommendation to proceed with the actual development of the joint comprehensive plan.

## Project Schedule

HRG staff stated they updated the project schedule from what was originally included in the proposal to reflect a September start date. HRG will begin working on the various Phase One deliverables immediately and we should wrap up with the Phase One work by the end of November. We would look to present the recommendations and Phase One results and deliverables to the Borough Council and Township Board of Supervisors sometime between November and December depending on meeting dates.

John Sullivan noted that the last comprehensive plan was funded as a joint plan that included Franklin Park Borough, Ohio Township, and Sewickley Hills. Joint municipal cooperation and coordination during the production of this plan was limited.

## Next Steps

HRG will begin working on the Phase One items, starting first with the MAP Grant Application, Plan Review, and Zoning Review. HRG staff will reach out to the Borough and Township as needed for information. Any plans or studies that you'd like us to review as part of Phase One, please send them our way either via electronic copy or hard copy.

## Q&A

- How many people should be on the Steering Committee? When do we need to choose the Steering Committee members?
  - Ideally, a good number is between 12-15 people on a project Steering Committee. If a plan involves more than one municipality, sometimes that number can go up to 15-20. It should be a representative group from each municipality, perhaps consisting of some staff members, Planning Commission members, Board/Council members, residents that maybe sit on other boards or commissions like Parks and Rec or an EAC, developers, business owners, etc.

- Assuming this group is HRG's main sounding board through most of Phase One, we'd need to appoint/confirm the official Steering Committee members prior to the start of Phase Two. So, by sometime in November.
- What issues will HRG look at as part of the Land Use and Zoning Review and Plan Review?
  - We'll look at the zoning maps and land uses within each municipality and look at how they could be more consistent moving forward. We'll look at the maybe streamlining how certain issues or key zoning topics are handled like accessory dwelling units, ghost kitchens, tiny homes, wireless communication facilities, outdoor dining, etc.
- What is the time frame for recommendation to proceed?
  - We should have Phase One items and deliverables completed by end of November and would anticipate presenting to Borough Council and the Township Board of Supervisors in mid-to late November or early December, depending on meeting dates.

### Key Issues/Potential Multi-Municipal Initiatives (First Ideas)

- Connectivity – Trails, Walkability, Bike-ability
  - Extensions – not just increasing length of trails but reaching other nearby or neighboring destinations or regional systems; Examples include links to potential trails along Rt. 65 and the Ohio River down in Emsworth or the Commodore Perry Trail in nearby Marshall Township.
  - Franklin Park Borough has been working with Allegheny Land Trust and the Land Trust has been buying property adjacent to the Borough's parks
  - Sidewalk extensions using multi-modal grants or greenways and trails funds
  - Allegheny Greenways program – Loralyn Fabian is contact.
- Stormwater
  - Updated standards for older developed areas / updating outdated infrastructure
  - Catching up with stormwater generated by newer developments
  - Lowries Run to Bear Run is the connection / shared waterways between the two municipalities
  - Look at joint MS4 projects and stream bank restoration projects that can benefit both municipalities
  - Failed and aging infrastructure that has not been maintained, not deeded over to the municipality, has no easements, open swales or ditches between homes, lack of buffer zones
- Zoning
  - New proposed uses that are not accounted for in existing ordinances, i.e. popup events like farmer's markets or community events
- Communications
  - Joint use of cell towers and covering some of the "dead zones"

- Parks and Recreation
  - Coordinating schedules and events
  - There is a regional recreation committee that promotes equipment sharing (movies in the park screen is an example)
  - Look at parks systems jointly – main parks are right down the street from one another
- Public Works/Emergency Services
  - Public Works departments already coordinate and help each other out when needed
  - There is good cooperation between emergency services on covering PennDOT roads, accidents in problems areas like the I-79/I-279 split.
- Transportation
  - I-79 Interchange compatibility
  - Working with the Port Authority – outreach during summer to assess community needs; will need to look at upcoming Port Authority plans for bus rapid transit
  - Port Authority Park and Ride in nearby Ross Township is popular to the point of overflowing
- Impact of Remote Work
  - Zoning/Home Occupations/Home-Based Businesses
- Historic Preservation
  - History of two municipalities is linked
  - Franklin Park Borough just purchased an 1830s log house along Big Sewickley Creek Road; hoping to refurbish to create a small events center; believe there is original log cabin behind the siding; need funds for this project
- Joint Mapping
  - Land Uses / Zoning analysis
  - Helpful to know the municipality boundaries better
- Future Development
  - Western part of Franklin Park is very undeveloped and rural while the eastern part is very built-out
  - Finding balance between growth/development and preservation
  - Types of uses desired that aren't as present currently in each municipality
  - Steep slopes/environmental protection areas/undevelopable areas should be noted and mapped

## Next Meeting

The Next Meeting is scheduled for **Tuesday, October 12<sup>th</sup> at 6:00pm** and will be held at the Franklin Park Activity Center at Blueberry Hill Park. HRG will present findings to date and a comparative SWOT analysis will be conducted at the October meeting.

Also, main contacts for HRG will be LuAnn Barna from Ohio Township and Tim Phillips from Franklin Park Borough.

Regular municipal meeting dates are as follows:

- Ohio Township – Board of Supervisors 1<sup>st</sup> Monday; PC is 3<sup>rd</sup> Monday.
- Franklin Park Borough – Borough Council is 3<sup>rd</sup> Wednesday; PC is 3<sup>rd</sup> Tuesday.

LL/KP

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# HRG

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Cranberry Township, PA 16066  
724.779.4777  
www.hrg-inc.com

**MEETING MINUTES**  
**Franklin Park Borough & Ohio Township**  
**Joint Comprehensive Plan**  
**Steering Committee Meeting – SWOT Analysis**  
Location: Blueberry Hill Park Activity Center  
OCTOBER 12, 2021

**Meeting Attendees:**

Name	Company	Email
Laura Ludwig	HRG	<a href="mailto:lludwig@hrg-inc.com">lludwig@hrg-inc.com</a>
Jim Feath	HRG	<a href="mailto:jfeath@hrg-inc.com">jfeath@hrg-inc.com</a>
LuAnn Barna	Ohio Township	<a href="mailto:lbarna@ohiotwp.org">lbarna@ohiotwp.org</a>
Renae Daniels-Simmons	Ohio Township PC	<a href="mailto:rldsdpn@yahoo.com">rldsdpn@yahoo.com</a>
Bob Huffmyer	Ohio Township Board of Supervisors	<a href="mailto:bhuffmyer@mckimcreed.com">bhuffmyer@mckimcreed.com</a>
Russ Huffmyer	Ohio Township PC	<a href="mailto:rhuffmyer@mckimcreed.com">rhuffmyer@mckimcreed.com</a>
Jason Hines	Ohio Township PC/ZHB	<a href="mailto:Jasonahines71@gmail.com">Jasonahines71@gmail.com</a>
Joe Jackson	Ohio Township	<a href="mailto:jjackson@ohiotwp.org">jjackson@ohiotwp.org</a>
Justin Klingenberg	Ohio Township	<a href="mailto:jklingenberg@ohiotwp.org">jklingenberg@ohiotwp.org</a>
John Sullivan	Ohio Township	<a href="mailto:sully@ohiotwp.org">sully@ohiotwp.org</a>
Laura Coombs	Franklin Park Borough PC	<a href="mailto:Lacoombs62@gmail.com">Lacoombs62@gmail.com</a>
Rege Ebner	Franklin Park Borough	<a href="mailto:rebner@franklinparkborough.us">rebner@franklinparkborough.us</a>
Luke Myslinski	Franklin Park Borough Council	<a href="mailto:lmyslinski@franklinparkborough.us">lmyslinski@franklinparkborough.us</a>
Anna Jewart, Esq.	Franklin Park Borough	<a href="mailto:ajewart@babstcalland.com">ajewart@babstcalland.com</a>
Colin Lampark	Franklin Park Borough PC	<a href="mailto:colinlampark@gmail.com">colinlampark@gmail.com</a>
Blaine Lamperski	Franklin Park Borough PC	<a href="mailto:Blaine.lamperski@dentons.com">Blaine.lamperski@dentons.com</a>
Dennis O'Keefe	Franklin Park Borough	<a href="mailto:dokeefe@franklinparkborough.us">dokeefe@franklinparkborough.us</a>
Tim Phillips	Franklin Park Borough	<a href="mailto:tphillips@franklinparkborough.us">tphillips@franklinparkborough.us</a>
Stephanie Gundling	Franklin Park Borough EAC	<a href="mailto:sgundling@kuresources.com">sgundling@kuresources.com</a>
Stephen Winikoff	Franklin Park Borough PC	<a href="mailto:Swinikoff101@yahoo.com">Swinikoff101@yahoo.com</a>
Bob Briecht	Resident, Franklin Park	<a href="mailto:rbriecht@hotmail.com">rbriecht@hotmail.com</a>
John Eriksen	Resident, Franklin Park	<a href="mailto:eriksenJ1@comcast.net">eriksenJ1@comcast.net</a>

## Review & Discuss Drafts of Phase 1 Deliverables

Laura Ludwig from HRG briefly reviewed the Phase 1 items that were submitted to the Steering Committee members for review, which included the MAP Grant application and related materials, the previous comp plan review, the zoning and land use review, and the draft trends report.

No one had comments. Rege mentioned a few updates needed to some of the parks information. Laura asked for anyone that has any comments or edits to email her. Otherwise, she will meet individually with the Township and Borough respectively to review the documents and to discuss plan progress, which is one of the last deliverables for Phase 1.

## SWOT Analysis Discussion

Laura Ludwig and Jim Feath from HRG lead the SWOT analysis discussion with the members of the Steering Committee members as well as the residents that were in attendance.

### Strengths

- Having the resources necessary to complete this plan
- Available green space in the western portion of Franklin Park – preservation opportunities to be explored
- Both municipalities have plentiful parks and events hosted in their parks
- Stability of the community demographics in both municipalities
- Both communities are well positioned with stable tax bases, which puts communities in position to be practical in approaches to development moving forward. Not in a position of “needing” to promote development.
- Engaged and passionate residents
- Both municipalities have available land for future potential development
- Ohio Township has good infrastructure system with respect to maintenance of public roads
- Both municipalities do their own paving via their Public Works departments
- Both municipalities have strong public safety – strong relationships between agencies and engagement with residents.
- Both municipalities have strong local fire departments.
- Transportation and access for both municipalities is excellent – 15-20 minutes to downtown and the airport; regional mobility is a plus
- Active residents – many people walking the neighborhoods (increase w/ pandemic)

### Weaknesses

- Lack of public transportation – do demographics support ridership?
- Population to infrastructure ratio
- Limited sidewalks in Franklin Park
- Inadequate infrastructure for stormwater; stormwater issues with flooding resulting from existing infrastructure limitations
- Ohio Township - Transportation issues, zoning issues, stormwater management and flooding
- Older neighborhoods predating stormwater controls/detention
- Too many deer exposed due to loss of habitat/land clearing
- Loss of trees and vegetation resulting from new developments impacts visual quality as well as causes an increase noise resulting from loss of screening
- Pattern of “clear cutting” properties for new development – recent housing developments along Reis Run Road and Nicholson Road

- Lack of interconnectivity – pedestrian/bike infrastructure; do the municipal ordinances support pedestrian/bike amenities?

### **Opportunities**

- Responsible development which preserves open spaces – do not develop for the sake of development
- Ensure zoning and municipal regulations are current and adequate to ensure development is done properly
- Promotion of more sustainable development
- Ohio Township – opportunities to interconnect neighborhoods
- Engage the Port Authority for opportunities to promote rideshare
- Create more pedestrian friendly routes
- Connect parks to neighborhoods
- Bike paths/lanes to create connectivity to parks from neighborhoods and from neighborhood to neighborhood
- Innovative stormwater management – green infrastructure – infiltration – use of greenspace for infiltration
- Land use comparison with land suitability for development (slopes/topography) – land preservation, tree preservation, reduced runoff rates, conservation development – sustainable development
- Align land use plans to recognize flood prone areas
- Incorporate Stormwater Management remediation in existing developed areas
- Consider value of preservation of trees and existing vegetation within light of development – visual, noise, stormwater – and include in future ordinance amendments
- Vegetative buffers and new development
- Pine Creek Watershed Association is a collaboration between neighboring municipalities
- Collaboration between both communities – willingness to work together

### **Threats**

- Multiple pass-thru routes within communities – good and bad (negative is cost to infrastructure, roads, signals, etc. - Nicholson Rd. as an example)
- Growth around communities causes impact associated with traffic in both communities
- Increased rain events and frequencies = flooding
- Regional growth and impact to local transportation, i.e. Cranberry impacts and City/Ross impacts
- IT/Broadband infrastructure and whether it will meet future demands
- Pace of changing/evolving impacts to communities know/unknown – how do we plan and keep pace?
- Development/transportation changes/development of surrounding municipalities

## **Discussion on Planned Public Input Opportunities throughout the Planning Process**

There was a discussion concerning various opportunities throughout the comprehensive plan planning process where the public will be specifically engaged. Laura Ludwig from HRG stated there are many opportunities for public engagement during the scope of the project. Once Phase 2 kicks off, HRG will attend at least two neighborhood pop-up events as a way to casually engage with residents at events that are already taking place, such as community day, touch-a-truck, etc. In addition to the neighborhood pop-up events, HRG and the Joint Steering Committee will also host a public kickoff meeting as part of Phase 2. Laura stated there will also be an online survey for residents to complete as part of Phase 2 as well as two Open House style meetings. In

Phase 3, there will also be an interactive Public Prioritization meeting where the public can help to decide the most important and urgent issues for the municipalities to address as part of plan implementation. Phase 3 ends with the final draft plan going on public display and for a comment period and will also include the required respective Planning Commission meetings to present the draft plan and public hearings in front of the governing bodies of each municipality before any adoption. Thus, there are several opportunities for residents to get involved and make sure they have voiced their concerns as part of the comprehensive planning process.

## Next Steps

- MAP grant resolutions are ready for governing body approval. Once those are ready, please send them to HRG and we will get the grant application submitted.
- Laura from HRG will set up an individual meeting with the Borough and the Township to review progress and items completed since the last plans were completed.
- HRG can attend an upcoming Board of Supervisors meeting in Ohio Township and Borough Council meeting in Franklin Park to present all Phase 1 deliverable and also the recommendation to proceed.

## Next Meeting

The next Joint Steering Committee will be held in January, at a date and time to be determined. HRG will plan to present the Phase 1 deliverables and recommendations at the December or January governing body meetings, whatever works best for each municipality.



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200 West Kensing Drive  
Suite 400  
Cranberry Township, PA 16066  
724.779.4777  
www.hrg-inc.com

**MEETING MINUTES**  
Franklin Park Borough & Ohio Township  
Joint Comprehensive Plan  
Steering Committee Meeting – Mapping Exercise  
Location: Franklin Park Borough Building  
MARCH 10, 2022

Meeting Attendees:

Name	Company	Email
Laura Ludwig	HRG	<a href="mailto:lludwig@hrg-inc.com">lludwig@hrg-inc.com</a>
Sommer Schneller	HRG	<a href="mailto:sschneller@hrg-inc.com">sschneller@hrg-inc.com</a>
LuAnn Barna	Ohio Township	<a href="mailto:lbarna@ohiotwp.org">lbarna@ohiotwp.org</a>
Renae Daniels-Simmons	Ohio Township PC	<a href="mailto:rldsdpn@yahoo.com">rldsdpn@yahoo.com</a>
Russ Huffmyer	Ohio Township PC	<a href="mailto:russ.huffmyer@gmail.com">russ.huffmyer@gmail.com</a>
Brian Krul	Ohio Township PC	<a href="mailto:Jasonahines71@gmail.com">Jasonahines71@gmail.com</a>
Joe Jackson	Ohio Township	<a href="mailto:jjackson@ohiotwp.org">jjackson@ohiotwp.org</a>
Justin Klingenberg	Ohio Township	<a href="mailto:jklingenberg@ohiotwp.org">jklingenberg@ohiotwp.org</a>
John Sullivan	Ohio Township	<a href="mailto:sully@ohiotwp.org">sully@ohiotwp.org</a>
Andrea Zwierzynski	Ohio Township	<a href="mailto:amberz@ohiotwp.org">amberz@ohiotwp.org</a>
Cesar Cenicerros	Ohio Township PC	<a href="mailto:ccenicerros@hotmail.com">ccenicerros@hotmail.com</a>
Rege Ebner	Franklin Park Borough	<a href="mailto:rebner@franklinparkborough.us">rebner@franklinparkborough.us</a>
Anna Jewart, Esq.	Franklin Park Borough	<a href="mailto:ajewart@babstcalland.com">ajewart@babstcalland.com</a>
Colin Lampark	Franklin Park Borough PC	<a href="mailto:colinlampark@gmail.com">colinlampark@gmail.com</a>
Uday Palled	Franklin Park Borough	<a href="mailto:dokeefe@franklinparkborough.us">dokeefe@franklinparkborough.us</a>
Tim Phillips	Franklin Park Borough	<a href="mailto:tphillips@franklinparkborough.us">tphillips@franklinparkborough.us</a>
Stephanie Gundling	Franklin Park Borough EAC	<a href="mailto:sgundling@kuresources.com">sgundling@kuresources.com</a>
Stephen Winikoff	Franklin Park Borough PC	<a href="mailto:Swinikoff101@yahoo.com">Swinikoff101@yahoo.com</a>
Bob Brecht	Resident, Franklin Park	<a href="mailto:rbriecht@hotmail.com">rbriecht@hotmail.com</a>
Carol Hoover	Resident, Franklin Park	
Francie Leck	Resident, Franklin Park	
Kelle Borawski	Resident, Franklin Park	

John Eriksen	Resident, Franklin Park	
Patrick Pagano	Resident, Franklin Park	

## Public Comment

There were approximately 5 to 7 residents from Franklin Park Borough in attendance at the meeting (not all residents in attendance signed in). Residents were allotted five minutes each to provide any comments on the Comprehensive Planning efforts, if they desired.

Carol Hoover, a resident of Franklin Park Borough, stated she is thrilled that the Borough and Township are working together on this Comp Plan. She stated it is a wonderful opportunity to share resources and to address issues. Ms. Hoover would like the Joint Comprehensive Plan to address the following issues:

- Monitor, protect, and improve air quality
- Oil and gas regulations (should not be close to residential)
- Reduction of noise and air pollution related to transportation and traffic along I-79 and I-279

Ms. Hoover also stated that the Environmental Advisory Committee (EAC) has been reviewing and watching when proposals and applications come in to help to take the burden off of some of the Boards, Council, and Staff within the Borough.

## Approval of Minutes from October 2021 Meeting

John Sullivan from Ohio Township made a motion, seconded by Rege Ebner of Franklin Borough, to approve the minutes from the October 10, 2021 Joint Steering Committee Meeting.

## Review of Progress Made to Date

Laura Ludwig from HRG reviewed the progress made to date related to Phase 1 of the Comprehensive Plan Update, which involved the Determination of Compatibility between the two municipalities. Ms. Ludwig reported the following:

- Preparation of MAP Grant for funding (submitted on Dec. 9, 2021 and should hear between now and April)
- Review of Existing Plans and Studies
- Land Use and Zoning Review
- Update Existing Plan Information and Data (Trends Report)
- Analysis of Progress Made Since Previous Plan
- Recommendation to Proceed – Presentations/Meetings with Borough Council on January 3rd and Board of Supervisors January 26

## Next Steps...

Laura Ludwig from HRG reviewed the next steps in the planning process as the planning team at HRG begins to work on Phase 2 of the project. Ms. Ludwig reported the following next steps as part

of Phase 2, which is the Visioning, Outreach, and Needs Assessment Phase:

- Day of Interviews with Staff/Officials/Department Heads
- Community Tours/Drive Around
- Neighborhood Pop-Up Events – What upcoming community events should HRG attend?
  - Potential suggestions were as follows: Poll sites on election day, Avonworth Baseball's Memorial Day Tournament, and maybe even Sam's Club.
- Online Community Survey – The Township and Borough should start to think about what feedback they'd like to receive from the survey. HRG can send some examples for feedback and then prepare a draft survey for the municipalities to review.
  - Outreach methods were discussed and will include getting the word out in applicable newsletters, online, websites, and Franklin Park would like to do a postcard mailer.
  - Target time period for survey – April through end of May
- Community Organizations Outreach Roundtable
- Official Public Kickoff Meeting – We need to start thinking about dates for these. Ideally these should be held after the survey is complete and we can talk about the findings and get more feedback re: issues identified as part of the survey. It was determined that for the kickoff meetings, one meeting would be held in each respective municipality in June.

### Interactive Mapping Exercise for Steering Committee Members and the Public

Residents and Joint Steering Committee members present at the meeting were asked to participate in an interactive mapping exercise regarding future land uses in both communities. HRG asked attendees to think about the following questions.

- Future Land Use and Zoning
  - What is working?
  - What doesn't work currently?
- What are some target areas for improvements?
  - Stormwater and flooding improvements
  - Roadway Improvements
  - Trail development
  - Parks and recreation improvements
  - Other?
- What types of development would you want to see and where?
  - Housing
  - Mixed Use
  - Commercial
  - Preservation of Greenspace
  - Other?

HRG provided maps of the Borough and Township, along with color coded stickers, to mark up the maps with ideas related to preservation, growth, trails, etc. HRG staff collected the maps at the conclusion of the meeting and will place them in the project file and will work on compiling the findings into maps in ArcGIS that will be shared in the future with the public and the Joint Steering Committee.

## Next Meeting

The next Joint Steering Committee will be held in June or July, at a date and time to be determined. Results of the public meetings and the online survey will be shared with the Committee at that time, along with the mapping exercise results.

LL

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

**MEETING MINUTES**  
 Franklin Park Borough & Ohio Township  
 Joint Comprehensive Plan  
 Steering Committee Meeting – Cashing in Your Chips  
 Location: Ohio Township Nature Center  
 JULY 21, 2022

**Meeting Attendees:**

Name	Company	Email
Laura Ludwig	HRG	<a href="mailto:lludwig@hrg-inc.com">lludwig@hrg-inc.com</a>
Sommer Schneller	HRG	<a href="mailto:sschneller@hrg-inc.com">sschneller@hrg-inc.com</a>
Lori Morgan	HRG	<a href="mailto:lmorgan@hrg-inc.com">lmorgan@hrg-inc.com</a>
Renae Daniels-Simmons	Ohio Township PC	<a href="mailto:rldsdp@yahoo.com">rldsdp@yahoo.com</a>
Russ Huffmyer	Ohio Township PC	<a href="mailto:russ.huffmyer@gmail.com">russ.huffmyer@gmail.com</a>
Joe Jackson	Ohio Township	<a href="mailto:jjackson@ohiotwp.org">jjackson@ohiotwp.org</a>
Justin Klingenberg	Ohio Township	<a href="mailto:jklingenberg@ohiotwp.org">jklingenberg@ohiotwp.org</a>
Andrea Zwierzynski	Ohio Township	<a href="mailto:amberz@ohiotwp.org">amberz@ohiotwp.org</a>
Cesar Cenicerros	Ohio Township PC	<a href="mailto:ccenicerros@hotmail.com">ccenicerros@hotmail.com</a>
Rege Ebner	Franklin Park Borough	<a href="mailto:rebner@franklinparkborough.us">rebner@franklinparkborough.us</a>
Anna Jewart, Esq.	Franklin Park Borough	<a href="mailto:ajewart@babstcalland.com">ajewart@babstcalland.com</a>
Uday Palled	Franklin Park Borough	<a href="mailto:upalled@franklinparkborough.us">upalled@franklinparkborough.us</a>
Tim Phillips	Franklin Park Borough	<a href="mailto:tphillips@franklinparkborough.us">tphillips@franklinparkborough.us</a>
Bob Brecht	Resident, Franklin Park	<a href="mailto:rbriecht@hotmail.com">rbriecht@hotmail.com</a>
Martin Karl	Resident, Franklin Park	<a href="mailto:martinskarl72@gmail.com">martinskarl72@gmail.com</a>

**Public Comment**

No members of the public in attendance chose to comment during the public comment period.

**Approval of Minutes from March 2022 Meeting**

Laura Ludwig from HRG reviewed the meeting notes from the March meeting, noting they were previously sent out via email. The meeting minutes were shared on the screen at the meeting for review.

Rege Ebner from Franklin Park Borough made a motion, seconded by Justin Klingenberg of Ohio Township, to approve the minutes from the March 10, 2022 Joint Steering Committee Meeting.

## Review of Progress Made to Date

Ms. Ludwig from HRG reviewed the progress made to date, including the various tasks completed so far in Phase 2. Ms. Ludwig specifically reviewed some findings from the online survey results and also from the public kickoff meetings and the Franklin Park Festival in the Park outreach event.

Ms. Ludwig noted that HRG will be attending the Ohio Township Community Day as their second neighborhood pop-up/ outreach event and will add those results to the overall report.

HRG staff noted that several key themes and common issues have been brought up by residents as well as by the Steering Committee members. HRG staff highlighted the following findings:

*Based on all the comments received, Franklin Park Borough residents want...*

- A greener community with preserved open space and farmland, and more trees.
- Limited (or no) future development.
- Traffic mitigation.
- A safe, quiet, and peaceful community.

And, more:

- Road improvement projects
- Hiking and biking trails
- Outdoor recreation
- Sidewalks and bike lanes
- Communication from the Borough
- Ordinance enforcement/revi
- Trees/greenery

*Based on all the comments received, Ohio Township residents want...*

- Some controlled development that includes additional commercial options.
- A focus on sustainability and preservation of greenspace.
- A safe, quiet, and peaceful community.

And, more:

- Road improvement projects
- Hiking and biking trails
- Outdoor recreation
- Sidewalks and bike lanes
- Trees/greenery

## Key Takeaways

- A shared vision for the Future. Overall, the communities share a vision of increased walkability/connectivity, outdoor recreation, and open space preservation.

- Differences of opinion about development. While there are strong contingents in both communities that would like to see little or no development, there are many in Ohio Township that would still like to see some (controlled) commercial development.

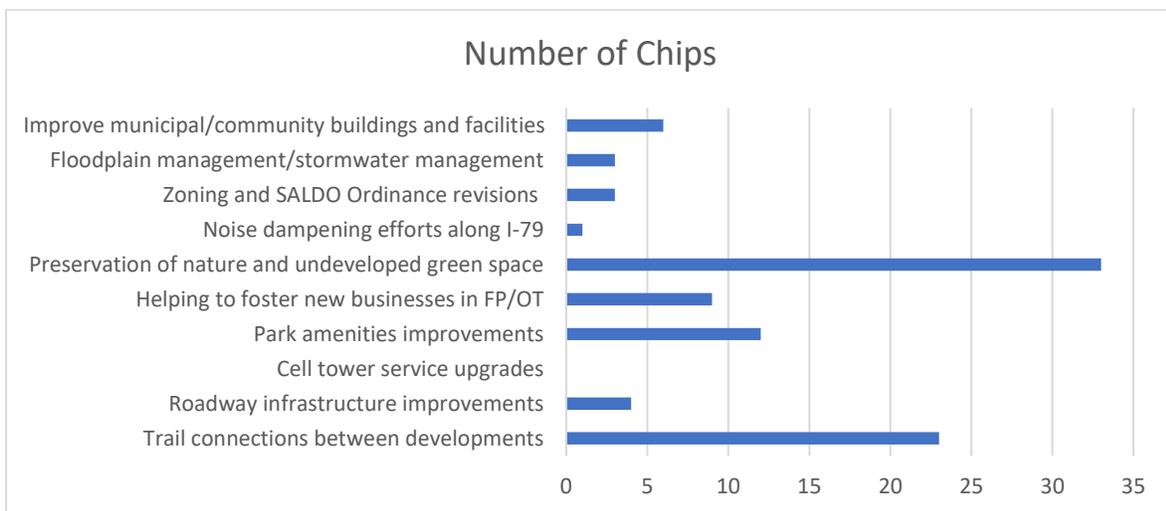
### Cashing in Your Chips Exercise

HRG Staff explained the Cashing in Your Chips Exercise. Each participant will have eight (8) poker chips that they can use to support and invest in a particular broad project category. Each category is labeled per mason jar. The potential broad categories for investment were as follows:

- Trail connections between developments
- Roadway infrastructure improvements
- Cell tower service upgrades
- Park amenities improvements
- Helping to foster new businesses in FP/OT
- Preservation of nature and undeveloped green space
- Noise dampening efforts along I-79
- Zoning and SALDO Ordinance revisions
- Floodplain management/stormwater management
- Improve municipal/community buildings and facilities

The results of the Cashing in Your Chips Exercise were as follows:

- Preservation of nature and undeveloped greenspace – 33 chips
- Trail connections between development – 23 chips
- Park amenities improvements – 12 chips
- Helping to foster new businesses in OT/FP – 9 chips
- Improve municipal/community buildings and facilities – 6 chips
- Roadway infrastructure improvements – 4 chips
- Zoning and SALDO revisions – 3 chips
- Floodplain management/stormwater management – 3 chips
- Noise dampening efforts along I-79 – 1 chip
- Cell tower service upgrades – 0 chips



The results of the Cashing in Your Chips Exercise were discussed in terms of what got more votes or less votes, and why.

- Preservation received the highest votes but it was noted that preservation ties into zoning and subdivision and land development ordinance revisions. It can also tie into fees in lieu and other developer fees.
- It was noted that more truly usable greenspaces are needed in both communities. Not just open space that consists of steep slopes or challenging land.
- It was also noted that there have been maintenance issues with HOA owned community spaces like playgrounds and greenspace and often times the Borough or Township have had to take ownership of this facilities.
- It was stated that Franklin Park Borough has roughly 306 acres of HOA-owned common property. Franklin Ridge Estates has about 63.3 acres alone. Of the 306 acres, it was stated that about 38 are natural spaces and natural habitats.
- We need to review recent land purchased by the Allegheny Land Trust, even the Sewickley Hills piece.
- Ordinances tie into trail development too. And, there are differences between trails vs. access roads. There has been much resistance in the past from residents of an existing development when the new development wants to connect through an emergency access road. Instead of a road, how about a trail connection?
- Sometimes property owners can also be against trails coming through their property as it is a privacy issue. We need to change that perception that trails are a nuisance. They are an asset.
- Potential trail connections mentioned in Ohio Township were trails to the schools and also from neighborhood to neighborhood. Example given was from Cobblestone to Northridge.
- Why did the cell tower not receive as many votes even though it is a clear issue in Franklin Park? Perhaps due to the controversial nature of the topic. Many people are against the proposed tower at Clover Hill Golf Course.
- Park amenities – need places to bring pets, not necessarily a dog park, but trails that you can bring your dog too. Dogs are currently not allowed at OT Park or on the trails within OT park. Don't want a fenced in area like a dog park but rather some hiking trails that are dog friendly.
- The Allegheny Land Trust does have some connections mapped out through the Allegheny Greenweb/Greenways project.
- Challenge with connecting the two parks – OT and Blueberry Hill – is crossing Nicholson Road.
- In the northwest section of the Borough, there are three parcels that connect to Linbrook Park and the Game Lands.
- Traffic improvements – what would that look like? Speed humps? Crosswalks?
- Stormwater is a key issue in Franklin Park, particularly property to property and between neighbors. Storms are getting bigger and infrastructure continues to age.
- Critical areas for stormwater – really everywhere but particularly where there are neighbors downhill.

### Next Steps...

Ms. Ludwig reminded the Township and Borough to provide the list of stakeholders for key stakeholder interviews and/or roundtables. Based on the list, HRG staff will complete the interviews in person, via phone, or via zoom and may offer them as roundtables or focus groups also.

Another engagement and outreach item in Phase 2 is the two community open houses. Ms. Ludwig asked if these should be separate or hosted jointly? All agreed that two separate open houses, one in each municipality would be fine, but that they should be open to residents of both communities. Amber and Rege will provide potential dates for HRG for September. All agreed September was a good target for the open house meetings.

## Next Meeting

The next Joint Steering Committee will be held in late September/ early October, at a date and time to be determined.

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www.hrg-inc.com

**MEETING MINUTES**  
**Franklin Park Borough & Ohio Township**  
**Joint Comprehensive Plan**  
**Steering Committee Meeting**  
Location: Franklin Park Borough Municipal Building  
NOVEMBER 9, 2022

**Meeting Attendees:**

Name	Company	Email
Laura Ludwig	HRG	<a href="mailto:lludwig@hrg-inc.com">lludwig@hrg-inc.com</a>
Sommer Schneller	HRG	<a href="mailto:sschneller@hrg-inc.com">sschneller@hrg-inc.com</a>
Joe Jackson	Ohio Township	<a href="mailto:jjackson@ohiotwp.org">jjackson@ohiotwp.org</a>
Justin Klingenberg	Ohio Township	<a href="mailto:jklingenberg@ohiotwp.org">jklingenberg@ohiotwp.org</a>
Amber Zwierzynski	Ohio Township	<a href="mailto:amberz@ohiotwp.org">amberz@ohiotwp.org</a>
Cesar Cenicerros	Ohio Township PC	<a href="mailto:cceniceros@hotmail.com">cceniceros@hotmail.com</a>
Brian Krul	Ohio Township PC	<a href="mailto:bakrul@transystems.com">bakrul@transystems.com</a>
Jason Hines	Ohio Township Board	<a href="mailto:Jasonahines71@gmail.com">Jasonahines71@gmail.com</a>
Rege Ebner	Franklin Park Borough	<a href="mailto:rebner@franklinparkborough.us">rebner@franklinparkborough.us</a>
Tim Phillips	Franklin Park Borough	<a href="mailto:tphillips@franklinparkborough.us">tphillips@franklinparkborough.us</a>
Stephanie Gundling	Franklin Park Borough EAC	<a href="mailto:sgundling@kuresources.com">sgundling@kuresources.com</a>
Stephen Winikoff	Franklin Park Borough PC	<a href="mailto:Swinikoff101@yahoo.com">Swinikoff101@yahoo.com</a>
Uday Palled	Franklin Park Borough Council	<a href="mailto:upalled@franklinparkborough.us">upalled@franklinparkborough.us</a>
Luke Myslinski	Franklin Park Borough Council	<a href="mailto:lmyslinski@franklinparkborough.us">lmyslinski@franklinparkborough.us</a>
Patrick Pagano	Resident, Franklin Park	<a href="mailto:Pjpagano1@gmail.com">Pjpagano1@gmail.com</a>
Bob Brecht	Resident, Franklin Park	<a href="mailto:rbriecht@hotmail.com">rbriecht@hotmail.com</a>
Carol Hoover	Resident, Franklin Park	<a href="mailto:carollhoover@msn.com">carollhoover@msn.com</a>

**Public Comment**

Mr. Pagano and Ms. Hoover both made public comments. Both residents requested that the Steering Committee and HRG be cognizant of the impacts of the new Shell Cracker Plant in Beaver County as well as potential oil and gas development that may move into the Franklin Park and Ohio Township areas. Ms. Hoover and Mr. Pagano suggested creating a Joint Zoning Ordinance through a recommendation in the final Comprehensive Plan, because when one is

created, only one location between the two municipalities needs to have an ordinance to allow oil and gas development.

Ms. Ludwig and Mr. Ebner explained that it is not necessary to create a Joint Zoning Ordinance to address those concerns, and a few municipalities in the Western Pennsylvania area have done so without true joint zoning. Instead, the Steer and HRG suggested considering what nearby Aleppo Township and the Boroughs of Glen Osborne and Sewickley have done via their Joint Comprehensive Plan. These communities have agreed to share various uses if a use is not allowed in their respective municipality.

### Approval of Minutes from March 2022 Meeting

Laura Ludwig from HRG reviewed the meeting notes from the July meeting, noting they were previously sent out via email.

Rege Ebner from Franklin Park Borough made a motion, seconded by Justin Klingenberg of Ohio Township, to approve the minutes from the July 21, 2022 Joint Steering Committee Meeting.

### Review of Progress Made to Date

Ms. Ludwig from HRG reviewed the progress made to date, including the various tasks completed so far in Phase 2. Ms. Ludwig specifically reviewed the results from the two Public Open House Meetings held in September 2022, including the Connectivity Mapping Board, Improvements Board, and the Cashing in Your Chips Exercise.

Ms. Ludwig shared two maps that were composites of all the feedback received from the two mapping activities and asked the Steering Committee for their thoughts. Ms. Hoover brought up the fact that many people are now using Nicholson Road to walk and bike since Covid-19 started. She suggested shoulder widening and new sidewalks along the route and Mr. Pagano suggested changing the weight limit of vehicles on the road. The municipal employees present informed Mr. Pagano and Ms. Hoover that PennDOT has plans to make Nicholson an official alternate route for I-79 so it would not be possible to change weight limit restrictions. As well, it would be highly unlikely that sidewalks could be added along Nicholson, even if funded by the municipality due to easement concerns and maintenance issues. Another steer member raised a concern about speeding vehicles along Nicholson and suggested decreasing the speed limit in the area. Mr. Ebner informed the Committee that a study had been done by PennDOT at that location and found the current speed limit to be adequate. In terms of the issue surrounding noise along I-79, the Steering Committee agreed that a sound study should be conducted to determine if sound dampening structures are required from PennDOT.

A comment was also raised about the proposed walking path along Nicholson to also include the YMCA, Blueberry Park, and the nearby schools. HRG made note of this comment and will add it to the map. Ms. Gundling also noted that she had sent some suggestions via email to make some connections to various recreational assets and residential neighborhoods, particularly around Nicholson Road and Rochester Road. Specifically, widening the shoulders to connect Franklin Elementary, Blueberry Hill Park, the Borough Building and Fire Hall, Ingomar Middle School, Baiertl YMCA, and dozens of neighborhoods and subdivisions.

Lastly, a member of the Steering Committee pointed out that a flooding area was improperly circled and needed to be moved. It was noted that flooding areas of concern are typically Big

Sewickley Creek Road, Pine Creek, Wexford Bayne Road, and Arndt Road.

For the Cashing in Your Chips exercise, Ms. Ludwig shared that the most attendees at the public meetings voted for the following categories: Preservation of Nature/Undeveloped Greenspace, Trail Connections Between Developments, and Roadway Improvements, among others.

Ms. Ludwig also reviewed some of the feedback from the Key Stakeholder Interviews that were recently conducted. Results included frequent mention of a need for additional athletic fields and facilities across all sports in both communities. As well, both communities appeared to want more restaurants and small businesses to support local residents, more connectivity, and better public communication via social media and the websites for spreading the word.

### Transformation Sketches

Ms. Ludwig discussed the use of Transformation Sketches and what kinds of spaces that can be featured in a sketch. She showed some precedent examples from previous projects HRG completed and opened up the discussion to the Steering Committee. At the time, there were no major comments or thoughts and so the discussion was tabled until the next meeting and until staff from the municipalities could share and exchange ideas.

### Finalization of Key Plan Themes

Ms. Ludwig then discussed finalizing a list of key themes to be listed in the Comprehensive Plan. The list would also include timeframes for completion and costs to achieve the goals. Mr. Ebner suggested meeting at another point to sit down and discuss these themes as well as rating their importance. Ms. Ludwig agreed and stated that another meeting would be scheduled with the Township and Borough staff to work out a list. That list will then be shared with the Steering Committee at the next meeting.

### Next Meeting

Ms. Ludwig reminded the Township and Borough about the next meeting, which would hopefully take place sometime in early January. HRG will send out a poll with some potential dates when the meeting minutes are sent out to provide Steer members the opportunity to vote on the dates that work for them.

SS/LL

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www.hrg-inc.com

**MEETING MINUTES**  
**Franklin Park Borough & Ohio Township**  
**Joint Comprehensive Plan**  
**Steering Committee Meeting**  
Location: Ohio Township Nature Center  
JANUARY 25, 2023

**Meeting Attendees:**

Name	Company	Email
Laura Ludwig	HRG	<a href="mailto:lludwig@hrg-inc.com">lludwig@hrg-inc.com</a>
Lori Morgan	HRG	<a href="mailto:lmorgan@hrg-inc.com">lmorgan@hrg-inc.com</a>
Joe Jackson	Ohio Township	<a href="mailto:jjackson@ohiotwp.org">jjackson@ohiotwp.org</a>
Justin Klingenberg	Ohio Township	<a href="mailto:jklingenberg@ohiotwp.org">jklingenberg@ohiotwp.org</a>
Cesar Ceniceros	Ohio Township PC	<a href="mailto:cceniceros@hotmail.com">cceniceros@hotmail.com</a>
Jason Hines	Ohio Township Board	<a href="mailto:Jasonahines71@gmail.com">Jasonahines71@gmail.com</a>
Tim Phillips	Franklin Park Borough	<a href="mailto:tphillips@franklinparkborough.us">tphillips@franklinparkborough.us</a>
Stephanie Gundling	Franklin Park Borough EAC	<a href="mailto:sgundling@kuresources.com">sgundling@kuresources.com</a>
Stephen Winikoff	Franklin Park Borough PC	<a href="mailto:swinikoff101@yahoo.com">swinikoff101@yahoo.com</a>
Uday Palled	Franklin Park Borough Council	<a href="mailto:upalled@franklinparkborough.us">upalled@franklinparkborough.us</a>
Luke Myslinski	Franklin Park Borough Council	<a href="mailto:lmyslinski@franklinparkborough.us">lmyslinski@franklinparkborough.us</a>
Robin Lesko	Food and Water Watch	<a href="mailto:rlesko@fwwatch.org">rlesko@fwwatch.org</a>
Harry Zubik	Resident, Ohio Township	<a href="mailto:h.zubik@yahoo.com">h.zubik@yahoo.com</a>
Letty Savage	Resident, Franklin Park	<a href="mailto:MB1942@aol.com">MB1942@aol.com</a>
Linda Wible	Resident, Ohio Township	<a href="mailto:lwible@gmail.com">lwible@gmail.com</a>
Donna Frazier	Property Owner, Ohio Twp	
Rick & Kathy Euler	Residents, Franklin Park	<a href="mailto:ksse@verizon.net">ksse@verizon.net</a>
Christina Malkin	Resident, Franklin Park	<a href="mailto:christinamalkin@gmail.com">christinamalkin@gmail.com</a>
Alyce & Harry Jacob	Residents, Franklin Park	<a href="mailto:Alyce.jacob.pharm@gmail.com">Alyce.jacob.pharm@gmail.com</a>
Paul Minor	Resident, Franklin Park	<a href="mailto:Pjm61@verizon.net">Pjm61@verizon.net</a>
Martin Karl	Resident, Franklin Park	<a href="mailto:Martinskarl72@gmail.com">Martinskarl72@gmail.com</a>
Jeralyn Smith	Resident, Franklin Park	<a href="mailto:Jeralyn.smith@hotmail.com">Jeralyn.smith@hotmail.com</a>

Name	Company	Email
Bob Brecht	Resident, Franklin Park	<a href="mailto:rbrecht@hotmail.com">rbrecht@hotmail.com</a>
Ed Engler	Resident, Franklin Park	<a href="mailto:ed@pghpep.com">ed@pghpep.com</a>
Carol Hoover	Resident, Franklin Park	<a href="mailto:carollhoover@msn.com">carollhoover@msn.com</a>

Laura Ludwig from HRG noted that due to the number of slides and the amount of content to discuss at the meeting that public comment was moved to the end of the agenda.

### Approval of Minutes from November 2022 Meeting

Ms. Ludwig from HRG asked if any Committee members had any questions, comments, or changes to the meeting notes from the November 2022 meeting. No comments or changes were noted.

Luke Myslinski from Franklin Park Borough made a motion, seconded by Uday Palled of Franklin Park, to approve the minutes from the November 2022 Joint Steering Committee Meeting.

### Key Stakeholder Interviews & Results

Lori Morgan from HRG reviewed some of the common findings from the key stakeholder interviews conducted as part of the outreach involved in Phase 2. Ms. Morgan stated that approximately 22 stakeholders were interviewed with wide representation across both municipalities. Those interviewed included the County Conservation District, the Allegheny Land Trust, area youth sports organizations, water/sewer authorities, the Avonworth School District, and other advocacy groups.

Ms. Ludwig noted that HRG never heard back from the North Allegheny School District after several attempts. Mr. Myslinski stated he would reach out to one of his contacts on the School Board. In addition, Ms. Ludwig noted a couple of the Avonworth sports organizations had followed up but that the interviews still needed to be scheduled.

Findings from the stakeholder interviews noted were as follows:

- There's a definite need for additional fields and facilities across all youth sports in both communities – soccer, baseball, softball, lacrosse, football. Indoor, outdoor, turf, grass.
- There is also a need within the Avonworth School District for more athletic facilities.
- Expansion at Avonworth Middle School/High School is slated for 2023 start
- Re: Stormwater from current developments, the Borough and Township are not a huge complaint area for ACCD (there are some recent complaints related to the Bliss development and the Deerfield Estates development, both in Franklin Park)
- Given OT's recent growth, is there a need for more parks and recreation facilities? Is the existing park still adequate?
- Need to improve the quality of the fields at Ohio Township Park (drainage, lighting)
- Need to increase parking at Blueberry Hill Park (when all facilities are in use at the same time, it is not enough)
- More restaurants, small businesses needed that are more focused on serving area residents (mostly OT folks said this, but some FPB residents also noted it)

- Connectivity and walkability are increasingly important – getting folks safely to the parks from nearby developments, and through certain developments
- Potential tax incentives to support commercial and other nonresidential development could be beneficial for both municipalities
- There is a need for better communication through social media, websites, other avenues to get the word out on projects, events, etc. in both communities
- Need for greenways and sidewalks
- Roadway improvements and traffic calming needed – several roadways noted including Nicholson Road and Five Points, among others

## Discussion on Transformative Sketches

Ms. Ludwig discussed the purpose of including transformative sketches in the plan. She stated that HRG's scope includes up to 6 of these in the final plan. Ms. Ludwig stated that the sketches often provide before and after images of improvements at particular places including parks, intersections, etc. and some may also include aerial mapping/imaging that notes improvements. She provided and explained several examples from other projects HRG has completed, including examples from Tionesta Borough, Marienville, and South Fayette Township.

Ms. Ludwig explained that HRG, Township, and Borough staff met back in December to prepare a list of potential sketches to discuss at tonight's meeting. It is a draft list and the goal for tonight's meeting is to leave with an idea of what the final 6 sketches will be so that HRG staff can start to develop and work on them.

The draft list developed back in December is as follows:

- Five Points Intersection with Traffic and Safety Improvements, may or may not be a roundabout
- Church Triangle Lot in Ohio Township where Mt. Nebo Road, Roosevelt Road meet near red light (ideas include share tree corridor, plantings, sidewalk, fountain, connection to Goodfella's Restaurant, sidewalks)
- Trail Connections (County trail system/greenway and connection from OT Park to Blueberry Hill Park through the neighborhoods?)
- Multi-purpose athletic fields and an indoor facility/rec center at former golf course property owned by Allegheny Health/Highmark off of I-279 Camp Horne Road Exit
- Franklin Park Borough's Industrial Area (M-3) – Change the feel to more of a mixed-use area – small scale commercial, coffee shop, etc. due to location near Park

In addition, one additional recommendation was as follows for the sketches:

- Rochester Road and West Ingomar Road intersection in Franklin Park, near the Borough building and Middle School.

There was some additional discussion by the Steering Committee on the various proposed 7 transformative sketches. In regard to Five Points, it was noted that this is the only spot to get over the Interstate and walkability is important and includes getting to the nearby school, potentially down to the YMCA and that sidewalks should be included in this sketch. There are children that live in the developments along Nicholson that walk or ride their bikes to Sheetz. It is important to make this area more pedestrian and bike friendly. Perhaps this can be done through widening the road and creating a larger shoulder. Members from Franklin Park also noted that they do have

some welcome signage in the Borough but that they might want to have some additional signs in the future and/or update their signage. Ohio Township members stated they would like some signage too, as they currently do not have any welcome signs.

In regard to the Church Triangle Parking Lot in Ohio Township, there was discussion about extending down to the Texaco gas and service station. It was noted that landscaping and signage would be nice, as well as sidewalks and crosswalks.

The final list of sketches to include in the Plan were determined as follows:

1. Five Points Intersection Traffic Flow and Safety Improvements, with a Roundabout (possibly) and sidewalk/bike accommodations extending onto Nicholson Road and Rochester Road
2. Mt. Nebo Road from Nicholson down to Sheetz by I-79, sidewalk, pedestrian, safety, streetscape improvements, will try to go up to the church triangle lot – will include some welcome signage here and other improvements
3. Trail Connections (County trail system/greenway and connection from OT Park to Blueberry Hill Park through the neighborhoods) – This will be more of a map
4. Multi-purpose athletic fields and an indoor facility/rec center at former golf course property owned by Allegheny Health/Highmark off of I-279 Camp Horne Road Exit
5. Franklin Park Borough's Industrial Area (M-3) – Change the feel to more of a mixed-use area – small scale commercial, coffee shop, etc. due to location near Park
6. Intersection of West Ingomar Road, Rochester Road, Lenora Drive near Franklin Park Borough Building and Middle School – safety and traffic flow improvements, safe routes to school since Middle School is also right there

## Discussion on Expanded Goals within the Key Theme Areas

Ms. Morgan and Ms. Ludwig reviewed the expanded goal statements within the key theme areas of the Plan. The 7 key theme areas are as follows:

- Trails and Connectivity
- Preservation of Green Space and Open Space
- Managing Development Impacts
- Addressing Stormwater and Environmental Issues
- Places to Play – Parks, Recreation, & Community Facilities
- Infrastructure Improvements – Roads, Water, Sewer, & Broadband
- Areas for Municipal Collaboration

Please see the PowerPoint slides from the meeting for the full list of goals, strategies, and objectives.

Ms. Morgan reviewed the goals for **Trails and Connectivity**. In regard to Trails and Connectivity, Brandt School Road in Franklin Park was also noted as a roadway that should have sidewalks. In addition, it was asked if running equates to walking or if maybe running routes should be called out as its own separate category of improvements needed.

Ms. Morgan reviewed the goals for **Preservation of Greenspace and Open Space**. There were no additional comments or notes made regarding the goals, objectives, and strategies presented for this theme area.

Ms. Ludwig reviewed the goals for **Managing Development Impacts**. There was a general discussion on the need to further evaluate and define desired future land uses across both municipalities as well targeted growth areas for residential, commercial, and other uses. It was decided that these items should be the main topics explored at the next committee meeting.

Ms. Morgan reviewed the goals for **Addressing Stormwater and Environmental Issues**. It was discussed that maps will be included in the Plan that identify steep slopes, problem areas for flooding, etc. There were no other comments or notes made regarding the goals, objectives, or strategies presented for this theme area.

Ms. Morgan presented the goals for the **Places to Play: Parks, Recreation, and Community Facilities** theme area. There were no additional comments or notes made regarding the goals, objectives, or strategies presented for this theme area.

Ms. Ludwig reviewed the goals for **Infrastructure Improvements**, noting that infrastructure as a broad category includes water and sanitary sewer services as well as roadways and broadband/wireless services. No additional comments or notes were made regarding the goals, objectives, or strategies presented for this theme area.

Lastly, Ms. Ludwig reviewed the goals for the **Municipal Collaboration** theme area, noting that this section of the Plan will focus on strategies for the Borough and Township to continue to work together to make progress on the various projects, goals, and strategies identified in the Plan. This section will help with implementation of the Plan once adopted and to help keep municipal staff and elected officials focused on how best to implement the plan's goals and strategies. There were no additional comments or notes made regarding the goals, objectives, or strategies presented for this theme area.

## Next Meeting

The Joint Steering Committee decided to meet again in early to mid-March. The main agenda items for the upcoming meeting will be to review the draft sketches, discuss the future land use and target growth areas a bit more, and to also discuss the area and bulk/potential zoning changes.

Steering Committee members should review the various draft goals, objectives, and strategies discussed this evening and send any comments and thoughts directly to Laura via email at [lludwig@hrg-inc.com](mailto:lludwig@hrg-inc.com).

Ms. Ludwig stated that she would send out a poll to pick a meeting date for the March meeting

## Public Comment – Limit 3 Minutes Per Speaker

Ms. Christina Malkin, a Franklin Park Borough resident, provided comments as follows: the Rochester Road and West Ingomar Road intersection should be the most important for traffic flow and safety improvements. She noted it is an extremely dangerous intersection and suggested that the traffic from Lenora Drive could be redirected, possible through relocating the entrance to Lenora to the other side of the Borough building. Ms. Malkin also noted that along West Ingomar Road, there is an area where Brandt School Road and West Ingomar Road transition/meet and this area is need of stormwater controls and sidewalks. Many people use this to get to Kuhn's in McCandless. Ms. Malkin also noted that she is very opposed to a roundabout at the Five Points

intersection. It is a highly traveled intersection and people here are not trained to drive on roundabouts.

Ms. Linda Frazier, a property owner in Ohio Township, suggested that the municipalities should get in contact with the local Boy Scouts and Eagle Scouts as they may be able to help with signage. She also mentioned that the Penn State Master Gardener program is a great resource for plantings and landscaping.

Ms. Carol Hoover, a Franklin Park Borough resident, stated that she believes the Plan is going to be a good road map for the future. Ms. Hoover also stated that there should be one dedicated oil and gas zone between the two municipalities. She asked if that would be discussed in the Plan and the Committee stated it would be. Ms. Hoover noted that she likes the idea for the M-3 zone, turning that into a mixed-use area with some coffee shops or small restaurants to support the park and recreation amenities but stated a deterrent to that right now would be that it is located in the oil and gas overlay zone. She stated that people won't want to eat or be outside near a well.

Mr. Harry Zubik, a resident of Ohio Township, stated that the transformative sketches may need to involve some common engineering so that it is more clear how to get the projects done.

In regard to the Mount Nebo Church Triangle Lot, there are some safety concerns regarding pedestrians. There is currently a yield from Mount Nebo onto Nicholson, and people typically are only used to looking left to see if there is anyone turning onto Mount Nebo. They are not trained to look right. This might be unsafe unless signals or better signage are added. It was noted that there is a crosswalk there now.

Ms. Linda Wible, an Ohio Township resident, asked if there had been any consideration given to the impacts of additional trails in residential areas, especially related to safety. She noted that she had experienced some issues with people walking up to her trashcans to dispose of waste, and that trashcans should be included with any additional trails. She also stated that there should be better signage on the upper fields of OT Park, there is a No Outlet sign now but people do not adhere to it.

Mr. Martin Karl, a resident of Franklin Park Borough, commented that there should be more discussion on the importance of pedestrians and bicycles and how these users will be incorporated into some of the transformative sketches to be included in the Plan. Mr. Karl also stated that he felt tonight's discussion weighed more heavily on the Ohio Township side than Franklin Park and that what was presented and discussed regarding Franklin Park did not include much discussion on the east side of the Borough, especially in regard to the distribution of transformative sketches and the addition of pedestrian facilities.

Ms. Jeralyn Smith, a resident of Franklin Park Borough, reiterated Mr. Karl's comments that the discussion and transformative sketches had been heavily weighted on Ohio Township and the western part of Franklin Park Borough. She also mentioned that there were no items for Orchard Park mentioned, which is a great park in the eastern part of the Borough. Ms. Smith also noted that more pedestrian signs are needed along the busy roadways in the eastern part of the Borough.

Ms. Frazier noted that the Montour Trail is a great resource and maybe we should contact them for more information on trails programming, projects, maintenance, etc.



Herbert, Rowland & Grubic, Inc.  
220 West Kensing Drive, Suite 100  
Cranberry Township, PA 16066  
724.779.4777  
www.hrg-inc.com

## MEETING MINUTES

### FRANKLIN PARK BOROUGH & OHIO TOWNSHIP JOINT COMPREHENSIVE PLAN

### STEERING COMMITTEE MEETING

Location: Franklin Park Borough Municipal Building

March 8, 2023

Meeting Attendees:

Name	Company	Email
Laura Ludwig	HRG	<a href="mailto:lludwig@hrg-inc.com">lludwig@hrg-inc.com</a>
Lori Morgan	HRG	<a href="mailto:lmorgan@hrg-inc.com">lmorgan@hrg-inc.com</a>
Sommer Schneller	HRG	<a href="mailto:schneller@hrg-inc.com">schneller@hrg-inc.com</a>
Joe Jackson	Ohio Township	<a href="mailto:jjackson@ohiotwp.org">jjackson@ohiotwp.org</a>
Justin Klingenberg	Ohio Township	<a href="mailto:jklingenberg@ohiotwp.org">jklingenberg@ohiotwp.org</a>
Cesar Cenicerros	Ohio Township PC	<a href="mailto:ccenicerros@hotmail.com">ccenicerros@hotmail.com</a>
Tim Phillips	Franklin Park Borough	<a href="mailto:tphillips@franklinparkborough.us">tphillips@franklinparkborough.us</a>
Stephanie Gundling	Franklin Park Borough EAC	<a href="mailto:sgundling@kuresources.com">sgundling@kuresources.com</a>
Luke Myslinski	Franklin Park Borough Council	<a href="mailto:lmyslinski@franklinparkborough.us">lmyslinski@franklinparkborough.us</a>
Amber Zwierzynski	Ohio Township	<a href="mailto:amberz@ohiotwp.org">amberz@ohiotwp.org</a>
Letty Savage	Resident, Franklin Park	<a href="mailto:MB1942@aol.com">MB1942@aol.com</a>
Martin Karl	Resident, Franklin Park	<a href="mailto:Martinskarl72@gmail.com">Martinskarl72@gmail.com</a>
Bob Brecht	Resident, Franklin Park	<a href="mailto:rfbrieht@hotmail.com">rfbrieht@hotmail.com</a>
Ed Engler	Resident, Franklin Park	<a href="mailto:ed@pghpep.com">ed@pghpep.com</a>
Carol Hoover	Resident, Franklin Park	<a href="mailto:carollhoover@msn.com">carollhoover@msn.com</a>
Joanie Foran	Resident, Franklin Park	<a href="mailto:Joanforan5@gmail.com">Joanforan5@gmail.com</a>
Fred Gohh	Resident, Franklin Park	<a href="mailto:fgohh@yahoo.com">fgohh@yahoo.com</a>

Francie Cech	Resident, Franklin Park	<a href="mailto:fmcech@gmail.com">fmcech@gmail.com</a>
Geralyn Smith	Resident, Franklin Park	<a href="mailto:Geralyn.smith@hotmail.com">Geralyn.smith@hotmail.com</a>
Sailah Kapadia	Resident, Franklin Park	<a href="mailto:skapadia@consolidated.net">skapadia@consolidated.net</a>

## REVIEW AND DISCUSSION OF TRANSFORMATIVE SKETCHES

Laura Ludwig from HRG started the meeting with a discussion of the draft transformative sketches. Ms. Ludwig noted that transformative sketches show a before and after image of an area, meant to show potential improvements of a location, place, park, space or intersection. She also noted that the sketches are not only are still in draft form, but they are also not intended as engineered construction plans- they are only schematic representations. The sketches provide a vision that can help with fundraising, grant applications, or other project related support that will eventually lead to the phase one engineering process, implementation, and construction. Sommer Schneller presented the details of each illustration. The discussion below is broken down by each sketch:

### 1. Sketch 1: Five Points Intersection Traffic Flow and Safety Improvements

This sketch depicts the intersection of Nicholson Rd heading north and south, Rochester Rd heading east and west, and Locust Rd. Ms. Schneller noted that HRG transportation staff was consulted for this drawing and two options were provided. The first was a redesign of the intersection into an oblong traffic circle with sidewalks that would connect to the surrounding neighborhood. This is depicted in the sketch. In this situation, the traffic circle would not require significant land acquisition and would not be prohibitively expensive and would best address current safety concerns at the intersection by effectively slowing traffic. It was also noted that the driveway belonging to the business at the corner of Rochester and Nicholson would have to become a right in, right out drive because of the alignment of the traffic circle.

Ms. Schneller noted that instead of the traffic circle, Option Two would include potential realignments and general improvements, but would maintain the stop sign control of the intersection.

### 2. Sketch 2: Mount Nebo Road From Nicholson to Sheetz by I-79

Ms. Schneller and Ms. Ludwig presented the details of this sketch. They noted that sidewalks have been included on the north side of Mount Nebo Road. The improvements depicted include lights, street trees and landscaping, and crosswalks.

The Steering Committee asked if it would be possible to zoom in to show detail in specific locations. Justin Klingenberg of Ohio Township commented that he really liked the look of these improvements and felt they would be really functional. Luke Myslinski asked if there would be issues working with PennDOT to implement the pedestrian improvements proposed along the State-owned roadway. Mr. Klingenberg and Ms. Ludwig noted that while that process and be long and difficult, it is not impossible, and that this is actually and ideal area because it was recently redone, including Americans with Disabilities Act (ADA) compliant facilities. There was also a

question about Ritter Road, which leads to residential areas nearby and making sure that was connected for non-motorized transportation. Mr. Klingenberg and HRG staff noted that that would be considered, and the sketch could be updated to include a crossing location. Mr. Klingenberg noted that sidewalk could be put in at Duff and then crossing could be done at the intersection with Nicholson Road.

### 3. Sketch 3: Trail Connections Map

Lori Morgan from HRG presented the regional Trails Connections Map. She noted that this map is currently a draft, and the eventual intent of this map is to depict non-motorized connected based on public comment, as well as creating a complete regional network, including connections to surrounding municipalities based on their proposed bike and pedestrian infrastructure. Ms. Morgan also noted that bike and pedestrian mapping will include a sidewalk suitability analysis to better understand areas where it is sensible to require the construction of sidewalks and areas where accommodations should be made to help construct other bike and pedestrian connections.

Mr. Klingenberg noted that the trail currently depicted in the southwest portion of Ohio Township would be difficult to implement because of difficult terrain and most of the land being privately owned. He noted that it would be more reasonable to implement a municipally managed connection through Sewickley Ridge neighborhood, and that it should be shown as an own road connection because it was a primarily residential area with 25mph roadways. He said to follow up with Joe Jackson for the properties that are currently owned by Ohio Township in that area.

Stephani Gundling asked for additional community facilities and significant locations to be included on the map. Mr. Myslinski added that that should include the schools and a connection with Franklin Elementary School should be shown. Ms. Gundling added that Ingomar Middle School should also shown with a connection the Borough Building. She also asked that sidewalks and trails be shown in two different colors. HRG staff noted that the final would differentiate between sidewalks and trails, as well as proposed and existing trails, and on-road vs off-road facilities.

There was also a discussion of the connection between Ohio Township Park and Blueberry Park. It was asked if that connection could be made more directly by crossing Nicholson instead of needing to go through the Borough salt storage area. It was also noted that associated with that crossing, the Township could apply to PennDOT for a reduced speed zone and crosswalk to enable crossing Nicholson Rd.

### 4. Sketch 5: Franklin Park's M-3 Industrial Area Business District

Ms. Schneller presented this sketch noting that is depicted a business district that would be intended to include commercial uses that would serve users of Linbrook Park, like a café, ice cream shop, etc. This is proposed on land adjacent to the park that is currently owned by Franklin Park.

Mr. Myslinski noted that there are existing preliminary plans for the historic property adjacent to the area depicted in the sketch and that he would forward those plans to HRG.

It was noted that a reduced speed area should be considered here as well. Ms. Schneller noted that the crosswalk shown in the image would be crossing a PennDOT roadway and it is currently a 40-mph speed limit in that area, so additional signage and/or a flashing crosswalk sign would be needed.

It was also noted that this area does not currently have water and sewage. Mr. Phillips said that the closest connection is at Big Sewickley Creek Road near the County line. Ms. Ludwig suggested that the plan could propose phasing for the site's development so that water and sewer were not needed right away.

5. Sketch 7: Welcome Sign and Improvement at Church Triangle Lot at Mt. Nebo Rd.

Mr. Klingenberg and Mr. Philips shared that there were signage standards recently developed and wanted to see those standards implemented in the welcome signage at the triangle parcel. In addition, Mr. Klingenberg requested doubling of the parking spaces represented.

6. Sketches 4 & 6

Ms. Ludwig noted that HRG had questions about the following two sketches, so these sketches were not presented during the meeting.

- a. Sketch 4: Multi-Purpose Athletic Fields and Indoor Facility at Highmark property  
Ms. Ludwig noted that Ohio Township sent HRG drawings from LSSE detailing the potential design for the parcel. Therefore, HRG staff was asking what else the Township hoped would be done or changed with these sketches because they already depicted an aerial layout for the site, like HRG had proposed to develop for the sketch. Ms. Ludwig asked if it made more sense to cancel this sketch because it was already completed and with LSSE's permission, those sketches would be included in the plan, giving them credit for creating them. Mr. Klingenberg agreed that there was no purpose in redoing this work. Ms. Gundling asked if something would be done to replace that sketch based on the number agreed upon in the scope. Ms. Ludwig noted that HRG was already creating one more sketch than originally promised.
- b. Sketch 6: Intersection of West Ingomar Road, Rochester Road, Lenora Drive near Franklin Park Borough Building  
Ms. Schneller noted that HRS's transportation staff had recommended three options for the site and asked the Committee to voice their preference on what they would like shown. Option one is a traffic circle, which would be tight and require some land acquisition, making it expensive, but this would be a safe option for pedestrians and students walking to school. Option two would be signaling the intersection, which would be less expensive and help reduce some confusion for drivers using the intersection but would not improve pedestrian access. Option three would be adding sidewalks and beautification which is the lowest cost and would increase pedestrian mobility.

In addition to asking the Committee to decide which option should be depicted, she also asked if it was known if the adjacent school was attempting to motivate kids to walk to school. Mr. Myslinski said that he did not think there was active attempts to motivate kids

to walk to school, but that the school was also an emergency gathering location, so it should be accessible on foot. Ms. Gundling noted that sidewalks in the area would be a significant improvement and would be used. Mr. Philips noted that it could be possible in the future that the house adjacent to the intersection could go up for sale and the Borough could obtain that property, but that the traffic circle still would not fit, but it could change the options to adding pedestrian access, and he generally felt that showing less redesign in the sketch would be better, but laying out all three options in the plan would be helpful to document all of the options. HRG staff agreed that all of the options would be laid out in the text and that the image would depict an aerial view of the area with sidewalk and beautification improvements, as well as some wayfinding signage. These connections would also be added to the regional bike and ped map.

## **DISCUSS AND REVIEW MAPPING**

### **Environmental Maps**

Ms. Morgan started the conversation related to land mapping by presenting maps of hydrology and watersheds, soil drainage classifications, and slope classifications. She noted that it was important to look at these natural characteristics before the conversation of future land use mapping because of the impact that future development on these natural systems, as well and the limitations that these natural features can put on areas that can be developed. Looking at these characteristics can also be important for identifying potential future preservation areas because areas that are not appropriate for development because of unsuitable land characteristics should be considered for preservation.

### **Target Preservation Areas**

Next Ms. Morgan presented a map of existing and future preservation areas in the municipalities. She noted that the areas shown were sent by the municipalities to show currently preserved areas and parcels they were actively working to acquire. Mr. Phillips noted that HRG should ask the Borough Manager for the parcels around Blueberry Park that are currently being acquired to include on the map. Mr. Klingenberg noted that there was one correction to make to the map- the large parcel at the southern part of the Township should also include the nearby community park. Ms. Gundling noted that property at the Mcgee Extension should be added and that Tree Pittsburgh maps of the area should also be checked for additional information. Mr. Jackson asked if it was possible to add building footprints to the map to understand what was currently on the parcels that they might be interested in preserving. HRG noted they could create that map for Township staff use outside of the plan.

### **Future Land Use Map Discussion**

## **REVIEW OF DRAFT GOAL STATEMENTS**

Next, Ms. Ludwig discussed the current draft of the goals and strategy statements. Goals and objectives have been written for each of the theme areas: Increased Trails and Connectivity, Preservation of Greenspace and Open Space, Managing Impacts of Development, Addressing Stormwater and Environmental Issues, Places to Play – Parks, Recreation, and Community Facilities, Infrastructure

Improvements – Roads, Sewer, Broadband, etc., and Areas for Municipal Collaboration. Ms. Ludwig also noted that HRG has revised the draft goal statements and objectives based on the additional work completed and comments received at the last meeting, and that the current draft would be sent out for review by the Committee.

## DISCUSSION OF SCHEDULE AND NEXT STEPS

Ms. Ludwig said that HRG would be working for a draft to be ready for review by the Steering Committee at the end of April or early May. There would then be an open house to unveil the plan to the public before it went on public display. This would mean official adoption in the summer.

The next meeting will be in April and the purpose will be to review the Implementation Matrix and work on ranking and prioritization of implementation projects/objectives. Before the next meeting, the Steering Committee Members should review the draft Goal Statements. HRG will send those statements out and will ask for comments to be returned in two weeks.

## PUBLIC COMMENT

The meeting closed with public comment, included below:

### Carole Hoover

Ms. Hoover asked about the ability to put land in conservation and what options for the municipalities and residents had to enable that. Tim Phillips answered that there are options for preserving land through easements. HRG noted that they would be included guidance on that process as part of the final report.

Ms. Hoover also asked if the Borough had been notified about the B-50 truck terminal in Economy associated with wellhead being constructed. She noted that she believed there should have been a DEP notice. Mr. Phillips noted that he is generally included on those notices and had not seen anything but, would check with the Borough Manager. Ms. Hoover also wanted to know if any part of the construction was taking place within the Borough and Mr. Phillips said that it was not.

### Martin Karl

Mr. Karl noted that looking at the Preservation Areas map, parks were not specifically shown as preservation.

- Looking at areas for preservation
- Parks are not zoned specifically because that would be spot zoning
- Making recommendations
- Specific recommendations about adding to preservation areas
- 
- Acorn Park- missing half
- Mcgee road, hollow oak land trust
- Connecting trail from Acorn to Linbrook through Hollow Oak land trust land
  - Martin- make connection to the State Game Lands through potential land
- Connections along McGee Road extension that are not developable because of steep slopes

### Frank Gohh

Mr. Gohh noted that many cyclists in the community are road cyclists, and therefore were not only interested in separate infrastructure, like sidewalks, which they could not legally ride on, or shared-use

paths. Instead, they would like to see wider shoulders and signage indicating the Pennsylvania law requiring drivers to give cyclists four feet of passing space, as well as signage for bike routes. HRG staff noted that the plan would make recommendations for specific routes as well as general recommendations for how future roadway projects and signage could better consider cyclists.

Mr. Gohh also asked if it was possible for the maps to be shared online, making it easier to compare the different data sets and interact with them. Mr. Myslinksi and HRG staff noted that final versions could potentially be shared through online GIS portals, which the Borough is actively working on improving, and that it would also be easier to compare the different maps and layers in a final document online.

#### **Ed Engler**

Mr. Engler, a local bicycling and walking advocate also noted that PennDOT administration is changing and there is more interest in bike and ped infrastructure, and that documenting those goals in this plan was the place to start to make sure that the state organization understood local goals.

#### **Francie Cech**

Ms. Cech reiterated Mr. Karl's comments that existing greenspace was not being properly represented. She also felt that given the expressed priorities of the community, that additional future preservation space should be included and that a conservation zoning district should be added, considering different classifications for preservation versus active recreation. Ms. Cech also noted that open space for related to homeowners' associations should be reviewed and included.

She noted that she felt a sidewalk on Ingomar Heights Road down Rochester Road to St Johns, would be good to include in the regional bike and ped map. Mr. Klingenberg noted that that had been discussed and was not likely because PennDOT will not put in a crosswalk due to sight distance and concerns that a pedestrians feel like a crosswalk allows for safe crossing, but that a mid-block crossing in this location would actually be very unsafe for pedestrians, especially because many pedestrians in this area are students.

Finally, Ms. Cech noted that historical preservation should be included associated with the preservation of greenspace. She also felt that Sketch 5 of the M-3 Industrial District should be shown to be more consistent with the adjacent historical property.

#### **Bob Brecht**

In regard to the mapping of natural features and community goals for preservation, versus the current zoning map, Mr. Brecht noted that he felt there was a mismatch and that the future land use map and zoning recommendations should include more land to be held in preservation, completely preventing development. Mr. Phillips responded to his comments noting that that is difficult to do because zoning land for preservation a) may not completely prevent development because even preservation zoning district still often allow some structures to be built and b) it is difficult to limit the use of parcels that are already privately owned. He and HRG staff noted that instead of completely rezoning the parcels, the final comprehensive plan will make recommendations about how to preserve tracts of land and specific regulations that can be added or strengthened to help preserve land, like improving steep slope development restrictions and the adoption of a tree ordinance for the Borough.

# **APPENDIX B: TRENDS REPORT**

# TRENDS REPORT



Source: Ohio Township Website

## Joint Comprehensive Plan

Franklin Park Borough and Ohio Township  
Allegheny County, Pennsylvania

December 2021



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Produced for Franklin Park  
Borough and Ohio Township in  
collaboration with planning partner:

**HRG**

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

AN EMPLOYEE-OWNED COMPANY



# GENERAL DEMOGRAPHICS

## QUICK FACTS



FRANKLIN PARK  
BOROUGH

15,479

OHIO TOWNSHIP

7,178

TOTAL POPULATION



41.6

39

MEDIAN RESIDENT AGE



\$194,085

\$149,503

AVERAGE HOUSEHOLD INCOME

## POPULATION

Since the 2000s, the population of both Ohio Township and Franklin Park Borough has grown consistently. Both experienced a higher rate of growth between 2000 and 2010, with Ohio Township's population increasing by 52% and Franklin Park Borough's population increasing by 19%. From 2010 to 2020, the population increased in Ohio Township by almost 51%. Franklin Park experienced a population increase from 2010 to 2020 of 15%. The total increase of both municipalities over the past 20 years, from 14,446 residents to 22,657 residents, was almost 57%.

### Population Summary

	Ohio Township	Franklin Park Borough	Both municipalities
2000 Population	3,128	11,318	14,446
2010 Population	4,757	13,470	18,227
2020 Population	7,178	15,479	22,657

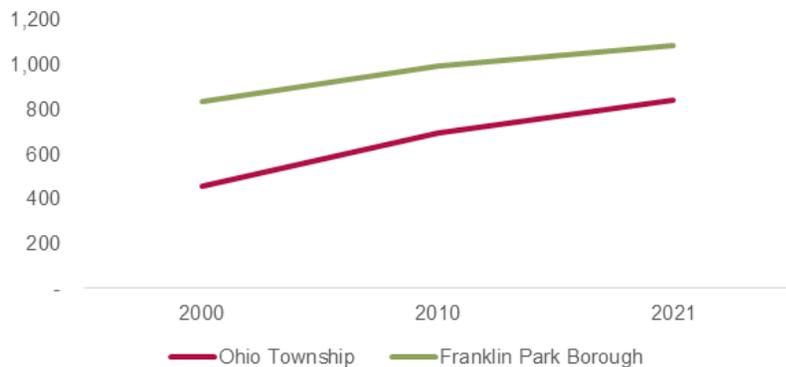
SOURCE: U.S. CENSUS BUREAU 2019 ACS AND 2020 CENSUS

Population growth trends experienced over the last two decades in the Borough and Township will likely continue, but may include some potential leveling-off of growth rates. There are several housing developments under construction in both municipalities that will likely attract additional families and individuals to move into the area. The 2020 population numbers provided by the U.S. Census have already outpaced the 2026 population projections included in the 2019 ACS Estimates.

During the same period, the Allegheny County's population increased from 1.22 million in 2010 Census to 1.25 million in 2020. This was the first decade with population growth since the 1960s. Like the Township and Borough, the County has surpassed its 2026 projected population of 1.217 million.

While there are fewer total residents in Ohio Township than Franklin Park Borough, the higher rate of population increase in Ohio Township means that, in terms of population density, the two municipalities have become more alike over time.

Population Density, 2000-2021



SOURCE: U.S. CENSUS BUREAU 2019 ACS

In PSATS' October 2021 issue of PA Township News, they noted that Ohio Township saw the second largest percentage increase in population from 2010 to 2020 out of all Second Class Townships in the State of Pennsylvania.

### Townships of the Second Class Are Home to Largest Share of Pennsylvanians

This chart compares the population and percent of state total by municipal types in 1960, 1990, and 2021 and shows how the population in townships of the second class has rapidly grown over the past 60 years.

	1960	1990	2020
Townships of the Second Class	2,956,277	4,570,564	5,677,472
Cities	26.2%	38.5%	43.7%
Boroughs	4,349,972	3,274,940	3,146,638
	38.5%	27.6%	24.2%
Townships of the First Class	2,748,261	2,576,774	2,528,922
	24.3%	21.7%	19.4%
	1,250,353	1,459,398	1,649,668
	11.1%	12.3%	12.7%

Source: Center for Rural Pennsylvania, U.S. Census Bureau

### Census TOP 10

The following townships of the second class saw the biggest population increases from 2010 to 2020:

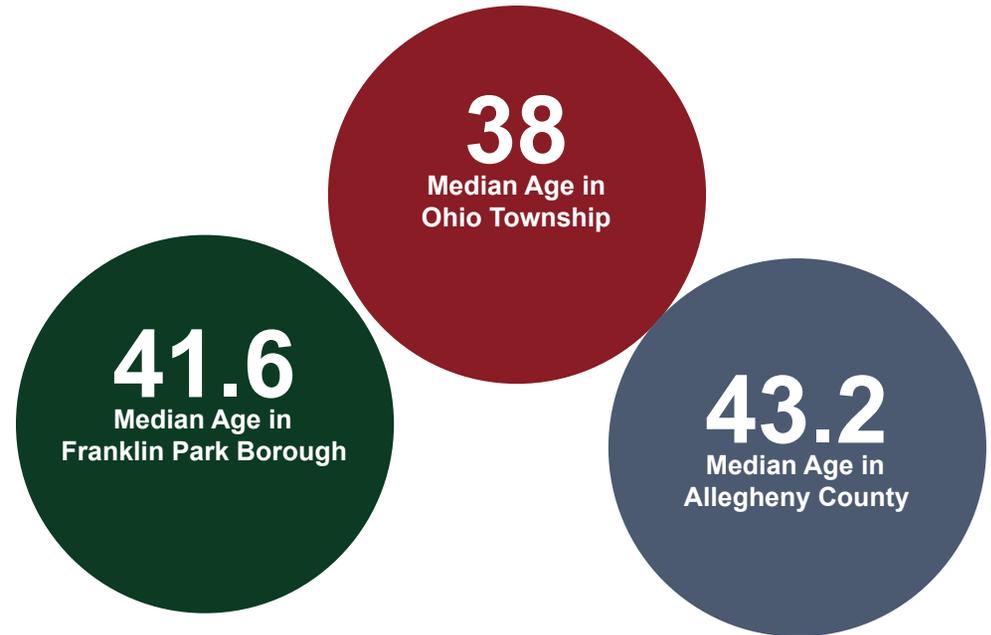
BY PERCENTAGE CHANGE			
	2010 CENSUS	2020 CENSUS	% CHANGE
Ontelaunee Township, Berks Co.	1,646	2,598	+57.8%
Ohio Township, Allegheny Co.	4,757	7,178	+50.9%
West Vincent Township, Chester Co.	4,567	6,668	+46.0%
Marshall Township, Allegheny Co.	6,915	10,080	+45.8%
Benner Township, Centre Co.	6,188	8,964	+44.9%
East Brandywine Township, Chester Co.	6,742	9,738	+44.4%
Silver Spring Township, Cumberland Co.	13,657	19,557	+43.2%
Wells Township, Bradford Co.	814	1,150	+41.3%
Brady Township, Clarion Co.	55	77	+40.0%
Ward Township, Tioga Co.	166	228	+37.3%

BY NUMERIC CHANGE			
	2010 CENSUS	2020 CENSUS	NUMERIC CHANGE
Upper Macungie Township, Lehigh Co.	20,063	26,377	+6,314
Lower Paxton Township, Dauphin Co.	47,360	53,501	+6,141
Silver Spring Township, Cumberland Co.	13,657	19,557	+5,900
Upper Merion Township, Montgomery Co.	28,395	33,613	+5,218
Cranberry Township, Butler Co.	28,098	33,096	+4,998
Cecil Township, Washington Co.	11,271	14,609	+3,338
East Whiteland Township, Chester Co.	10,650	13,917	+3,267
Pine Township, Allegheny Co.	11,497	14,691	+3,194
Adams Township, Butler Co.	11,652	14,844	+3,192
Marshall Township, Allegheny Co.	6,915	10,080	+3,165

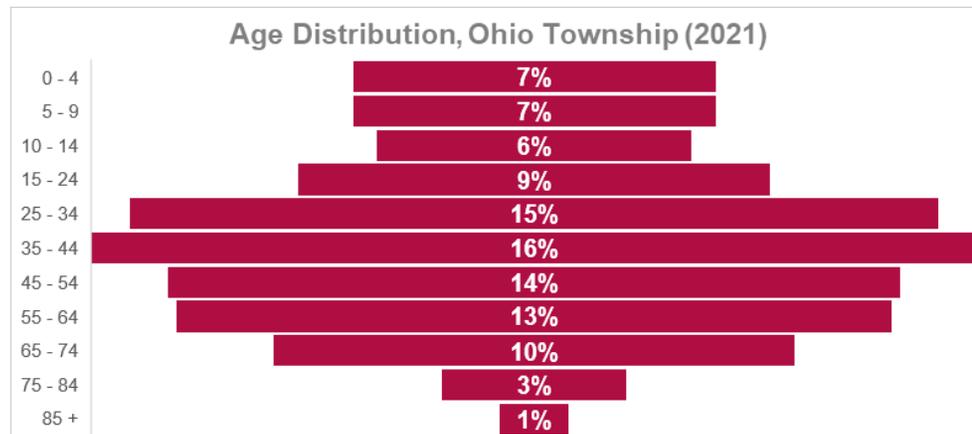
## AGE

The median age of Ohio Township residents in 2021 is 39.0. In Franklin Park Borough, the median age is higher at 41.6. This compares to a median age of 43.2 in Allegheny County. Over the past decade, the median age of both municipalities has increased, but at less than half the rate of Allegheny County, reflecting in part the arrival of new Township and Borough residents between 2010 and 2021.

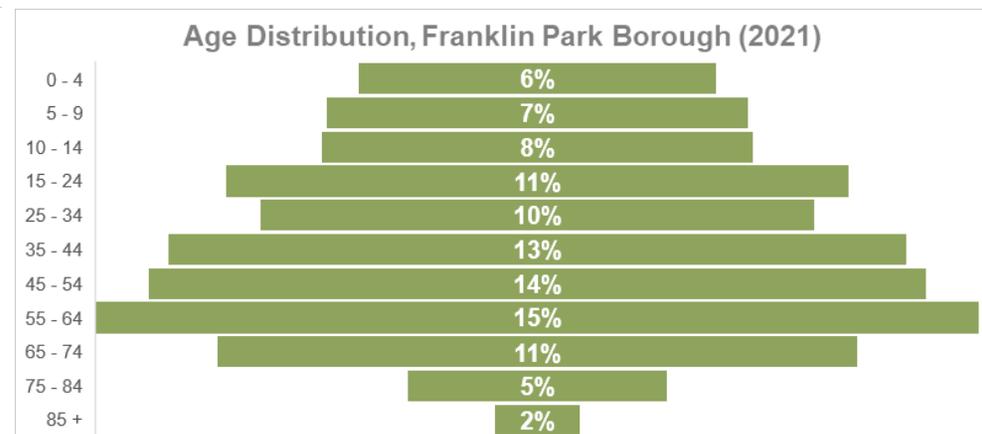
The following graphics break down the percent population by age group in each municipality in 2021. The largest age group is 35 to 44 years old in Ohio Township, and 55 to 64 years old in Franklin Park Borough. Notably, the population of young adults age 25 to 34, or young adults that are typically starting careers and families, was 50% higher in Ohio Township than Franklin Park Borough. 2026 projections reflect existing residents aging in place, with an overall increase in the population over age 65, 2% in Franklin Park Borough and 3% in Ohio Township.



SOURCE: U.S. CENSUS BUREAU 2019 ACS



SOURCE: U.S. CENSUS BUREAU 2019 ACS



SOURCE: U.S. CENSUS BUREAU 2019 ACS

## EMPLOYMENT INDUSTRY

The top industries employing Borough and Township residents in 2021 are Services, Finance/Insurance/Real Estate, Retail Trade (Township), and Manufacturing (Borough). A comparison between Franklin Park Borough and Ohio Township employment statistics is to the right.

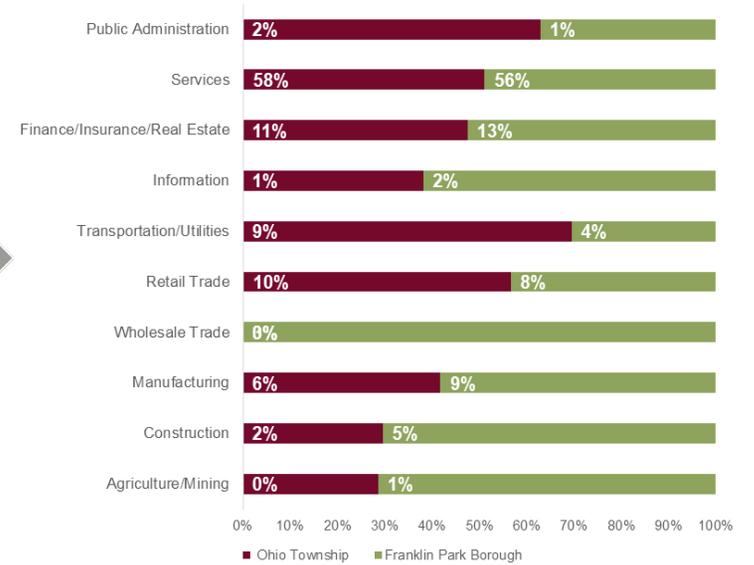
### FRANKLIN PARK BOROUGH



### OHIO TOWNSHIP



Employed Population (16+) by Industry (2021)



SOURCE: U.S. CENSUS BUREAU 2019 ACS

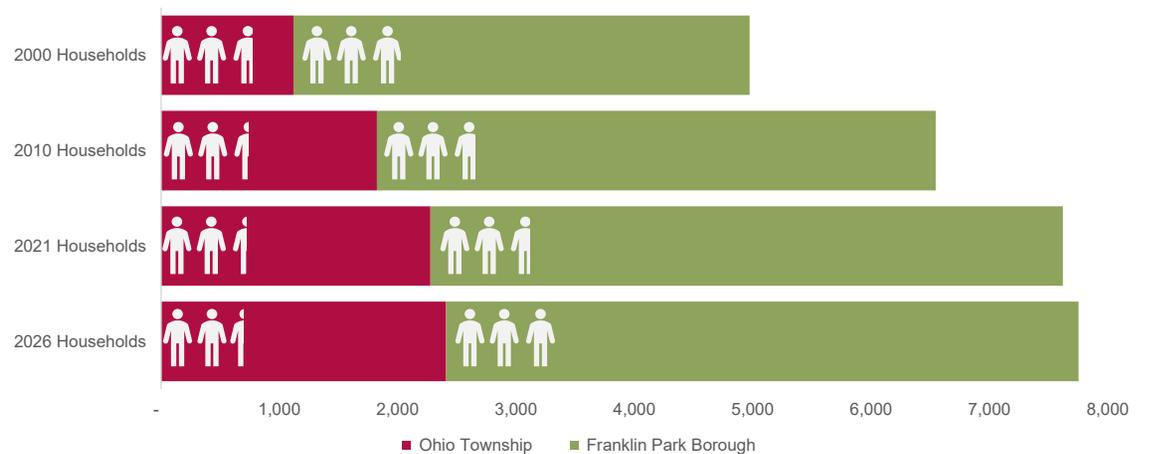
## INCOME AND HOUSEHOLDS

In 2000, there were a combined 4,972 households in Ohio Township and Franklin Park Borough. From 2000 to 2021, the growth in the number of households exceeded population growth. During this period, number of households increased by 39% in Franklin Park, and more than doubled in Ohio Township. Households in Allegheny County, in contrast, increased by 2,648 households, or just over 1%, during this time.

The average number of people per household in Ohio Township in 2021 was 2.49, slightly less than Franklin Park Borough's average 2.79 people per household. The average household size between both municipalities was 2.68. For comparison, Allegheny County's average household size was 2.18.

The number of households in both municipalities has increased rapidly in the past, but according to projections growth is predicted to slow in Ohio Township and plateau in Franklin Park Borough by 2026. While household size in the two municipalities has been gradually lessening over the past 21 years, 2026 projections indicate that it is likely to stabilize in Ohio Township and increase in Franklin Park Borough, for a combined average household size of 2.71 in 2026.

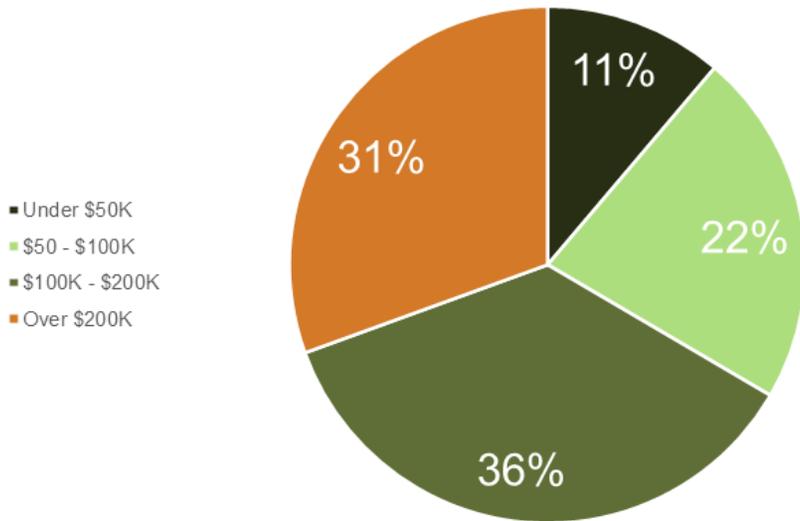
Households and Household Size, 2000 to 2026



SOURCE: U.S. CENSUS BUREAU 2019 ACS

The median household income was \$112,314 in Ohio Township and \$136,425 in Franklin Park Borough of which both are significantly higher than the median income in Allegheny County or Pennsylvania as a whole in 2021 (\$65,128 and \$62,724 respectively). By 2026, the median income is expected to grow by 7% in Ohio Township, or \$120,276. In Franklin Park Borough, median household income is expected to grow by 13%, keeping pace with income growth rates across the Commonwealth, for a total projected average household income of \$153,801.

Household Income Distribution  
Franklin Park Borough, 2021

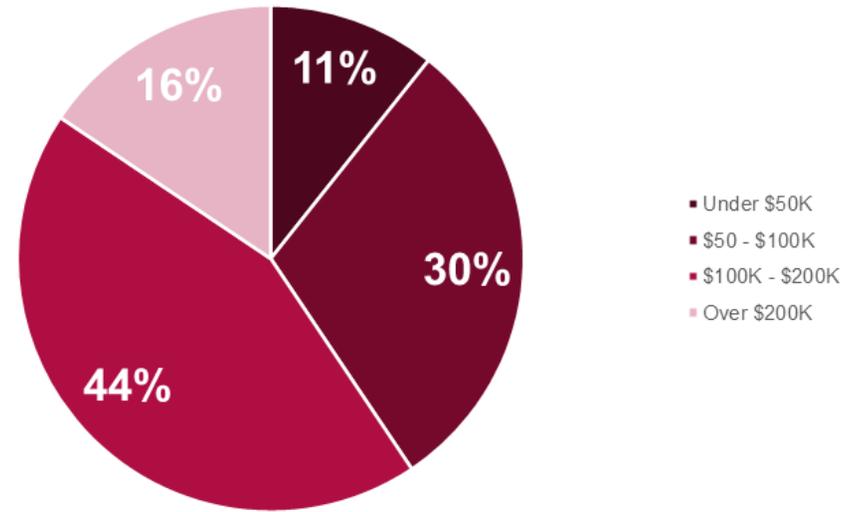


SOURCE: U.S. CENSUS BUREAU 2019 ACS

**36%** of Franklin Park Borough residents make between **\$100K-\$200K**

**44%** of Ohio Township residents make between **\$100K-\$200K**

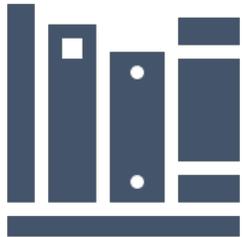
Household Income Distribution  
Ohio Township, 2021



SOURCE: U.S. CENSUS BUREAU 2019 ACS

## EDUCATION

Of the population in Ohio Township that is 25 years of age or older, 67% had a bachelor's degree or higher in 2021. In Franklin Park Borough, 73% had attained a bachelor's or graduate/professional degree. In Allegheny County, only 43% of residents have a bachelor's degree or higher. In both municipalities, 3% or less of residents had not graduated high school or attained a GED.



Avonworth School District includes:

- Ben Avon Borough
- Ben Avon Heights Borough
- Emsworth Borough
- **Ohio Township**
- Killbuck Township

North Allegheny School District includes:

- Bradford Woods Borough
- **Franklin Park Borough**
- Marshall Township
- Town of McCandless

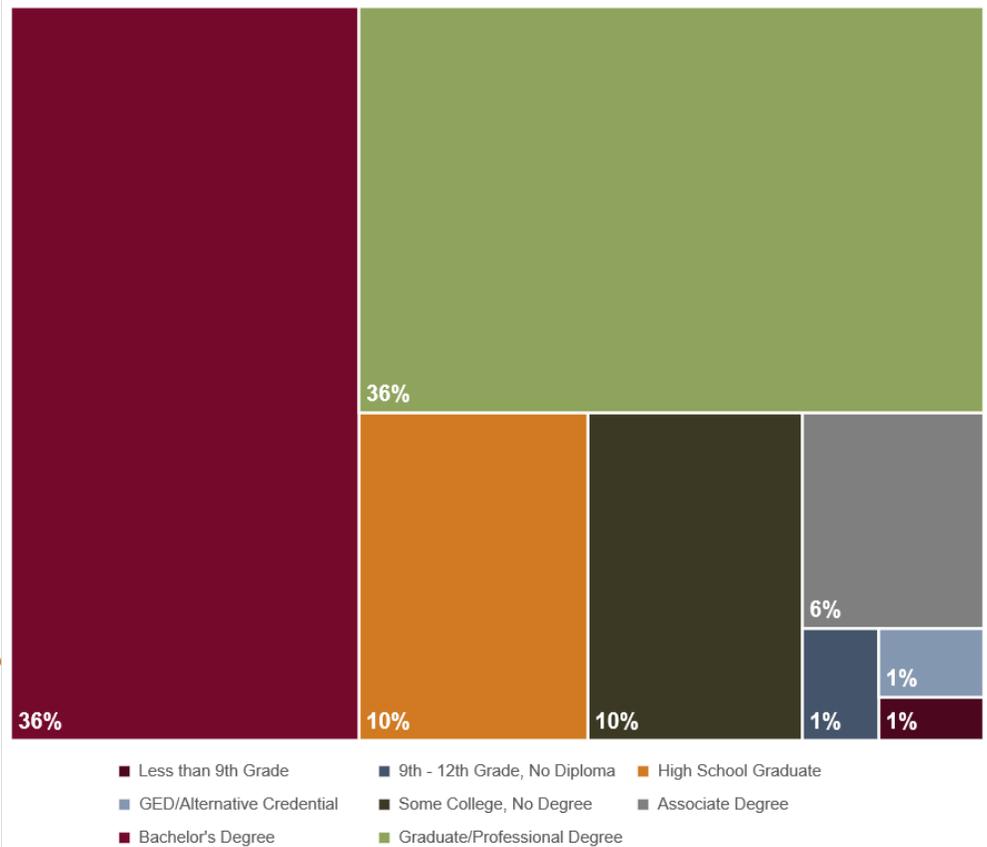
College Classes are offered in cooperation with:

- University of Pittsburgh
- LaRoche College
- Rochester Institute of Technology
- Carlow University
- Duquesne University (North Allegheny only)



Ohio Township is served by the Avonworth School District. The district also serves the Boroughs of Ben Avon, Ben Avon Heights and Emsworth and Killbuck Township, an area of approximately 11 square miles. Franklin Park Borough is within North Allegheny School District, which serves an area of 48 square miles and also includes Marshall Township, the Town of McCandless, and Bradford Woods Borough. Both schools are highly ranked nationally, in the upper 20% and 10% respectively according to U.S. News and World Report (usnews.com, October 2021). Both districts' high schools offer Advanced Placement (AP) courses as well as a wide variety of additional courses for college credit.

Educational Attainment in Ohio Township and Franklin Park Borough, 2021



SOURCE: U.S. CENSUS BUREAU 2019 ACS

# TRANSPORTATION

## QUICK FACTS



FRANKLIN PARK  
BOROUGH

29.7  
MINUTES

TRAVEL TIME TO WORK

OHIO TOWNSHIP

27.3  
MINUTES



20.3%

WORKER COMMUTE OF 30-34 MINUTES

19.4%



81.7%

RESIDENTS DRIVE ALONE TO WORK

80.5%

## COMMUTING TRENDS

The mean travel time to work for Borough and Township residents is 29.7 minutes and 27.3 minutes, respectively. By comparison, the mean travel time to work for County and State residents was 27.8 minutes in 2019. Continuing to understand residents' commute to work, both Borough and Township have the largest percentage of residents commuting for the time frame of 30 to 34 minutes. Collectively, about 6.6% of residents in both municipalities commute less than 10 minutes to work, and 10.4% commute between 45 to 59 minutes for work.

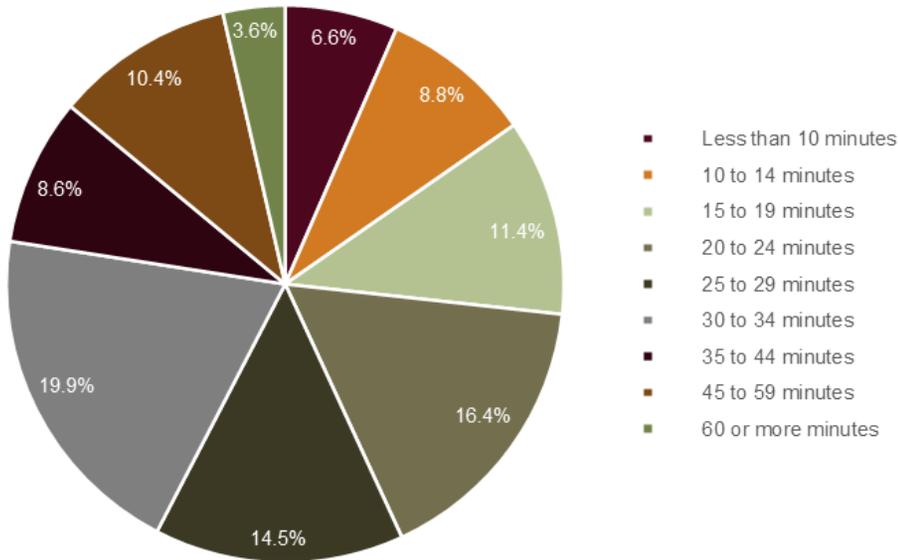
28.7  
Minutes

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



The chart below shows the collective commute times for both Franklin Park Borough and Ohio Township residents.

Commute Time to Work, 2019



SOURCE: U.S. CENSUS BUREAU 2019 ACS

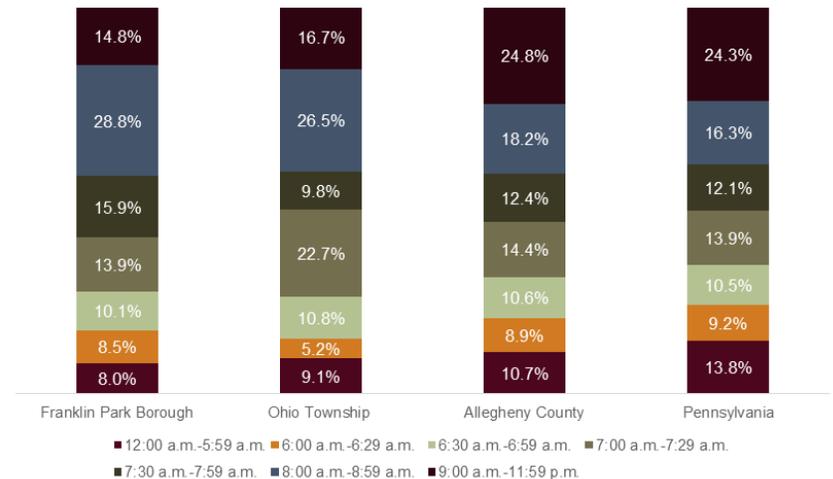
The majority of both Borough and Township residents commute to work by car and most drive alone. About 7% of Franklin Park Borough residents carpool and about 1% use public transportation. In Ohio Township, about 12% of residents carpool, and 2% take public transit. It is likely that many of those that use public transportation utilize the Port Authority Park n' Ride lot in nearby Ross Township which is located off of Interstate 279 or the Park n' Ride Lot at the Mount Nebo Road interchange of Interstate 79. The following table provides a breakdown of how residents commute to work.

	Drove Alone	Carpool	Public Transit	Bike	Walk	Work from Home
Franklin Park Borough	82%	8%	1%	0%	0%	9%
Ohio Township	81%	12%	2%	0%	0%	5%
Allegheny County	70%	8%	10%	0%	4%	6%
State of Pennsylvania	75%	8%	6%	0%	4%	5%

SOURCE: U.S. CENSUS BUREAU 2019 ACS

Time of departure to go to work is widely distributed for both the Borough and the Township. However, Franklin Park Borough sees a more even distribution from 7 a.m. to 9 a.m. with the highest percentage of residents leaving for work between 8 a.m. and 8:30 a.m. This differs from Ohio Township, where nearly 23% of residents leave for work between 7:00 a.m. and 7:30 a.m. However, 20.1% of Township residents leave for work between 8:00 a.m. and 8:30 a.m. The following chart breaks down the percentage of residents leaving for work by specific time ranges in the Borough, Township, County, and State.

Time of Departure for Work by Percent, 2019



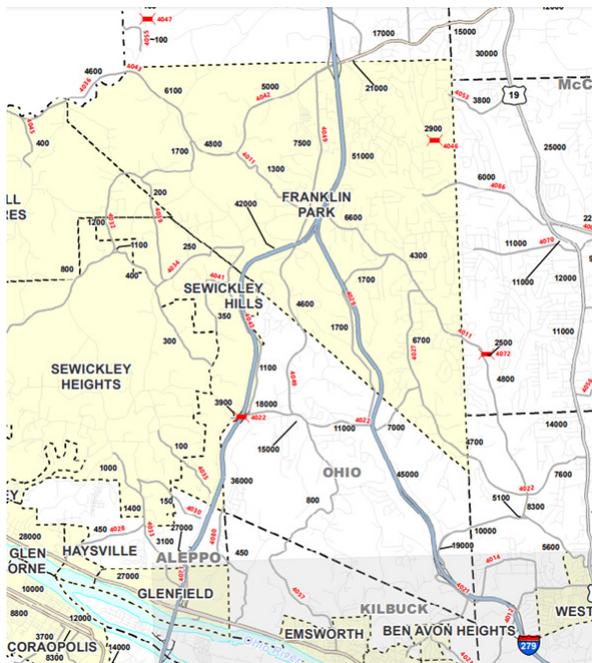
SOURCE: U.S. CENSUS BUREAU 2019 ACS

## TRAFFIC VOLUMES

Average Annual Daily Traffic (AADT) counts for 2019 are available through the PA Department of Transportation (PennDOT) for certain roadways. Not surprisingly, the highest counts are on Interstates 279 and 79, where traffic counts reach 45,000 vehicles in Ohio Township while Franklin Park Borough sees upwards of 51,000 trips on Interstate 79. Pennsylvania State Route 910 in Franklin Park sees 21,000 trips a day at the northern border with Marshall Township while Mt. Nebo Road (State Route 4022) in Ohio Township sees 11,000 to 18,000 trips per day, depending on the road segment.

Roadway	Traffic Count (AADT)
Nicholson Road	4,600-7,500
Mt Nebo Road	11,000-18,000
Roosevelt Road	800

SOURCE: PENNDOT ANNUAL AVERAGE DAILY TRAFFIC MAPS



SOURCE: PENNDOT ANNUAL AVERAGE DAILY TRAFFIC MAPS

## TRANSPORTATION IMPROVEMENT PROGRAM (TIP)

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



SOURCE: FRANKLIN PARK BOROUGH WEBSITE

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

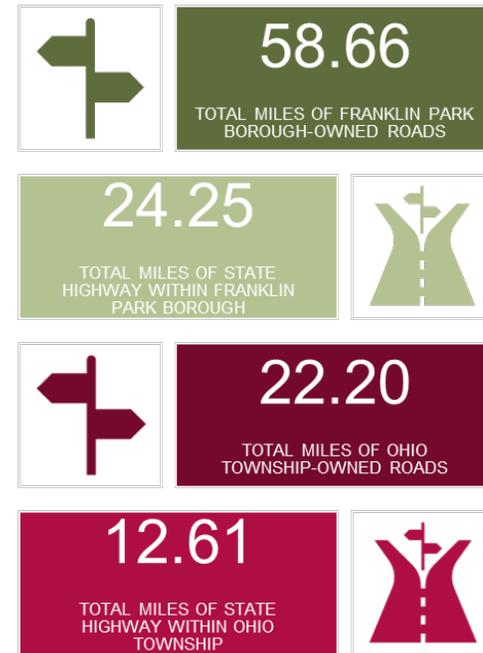


SOURCE: OHIO TOWNSHIP POLICE DEPARTMENT FACEBOOK PAGE

The only project listed for 2021 within the Borough and Township is the Interstate 79 at PA State Route 910 Interchange which is at the border of Franklin Park Borough and Marshall Township. This intersection and area has multiple traffic lights coming to and from the on- and off-ramps of I-79 onto State Route 910 and from the intersection of 910 and VIP Drive and Brandt School Road.

## ROAD OWNERSHIP

Franklin Park Borough has a total of 82.91 miles of roadway, with 58.66 miles being Borough-owned roadways. The remaining 24.25 miles are State Highways. This means that Franklin Park Borough is responsible for about 71% of the roadways within the Borough. Ohio Township has a total of 34.81 miles of roadway, with 22.2 miles owned by the Township, and 12.61 miles being owned by the State. This means the Township is responsible for roughly 64% of the roadways.



SOURCE: US DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION ROADWAY MAPS

## CAR OWNERSHIP

The majority of households in both Franklin Park Borough and Ohio Township have two cars, at 56.7% and 63.7% respectively. For both the Borough and Township, there are more households with three or more cars than there are with only one car. It should be noted that the Township, has no households without access to a car, but the Borough has about 1.2% of their households without a car. There are several factors that can contribute to car ownership including, the number of residents per household, the number of residents that commute outside of the Township for work and the limits to the current public transportation to name a few.

### FRANKLIN PARK BOROUGH



### OHIO TOWNSHIP



SOURCE: U.S. CENSUS BUREAU 2019 ACS

# PARKS & RECREATION

## QUICK FACTS

	FRANKLIN PARK BOROUGH	OHIO TOWNSHIP
	5	2
	PARKS OWNED & MAINTAINED	
	3.3	2.8
	MILES OF REGIONAL TRAILS	
	280	93
	ACRES OF PARKLAND	

## MUNICIPAL FACILITIES

Ohio Township owns and manages two park properties totaling 93 acres and leases an additional 119 acre park in cooperation with other municipalities. Ohio Township supervisors are advised by a five-member Recreation Committee plus a student representative. Franklin Park Borough owns and manages 280 acres of park land. Residents also have access to the Baierl Family YMCA, located on Borough-owned land. Franklin Park Borough's nine-member Recreation Board advises Borough Council.

Franklin Park Borough has improved, mapped trails in all of its developed park properties, with a total of 3.34 miles of designated walking trail. Ohio Township Community Park has 2.79 miles of improved trails. Both municipalities also offer a designated walking track, plus a designated bike track in Ohio Township. Notably, all developed park properties have a permanent restroom structure. This type of support facility is not assessed in NRPA's Park Metrics (see Trends, below) but greatly improves the quality of a visit for most park users.

## OHIO TOWNSHIP COMMUNITY PARK

Community Park covers 88 acres and is the home of the Nature Center, a two-story indoor facility that is primarily used for recreation programming. It also offers one large rental pavilion and a small picnic shelter, one multipurpose rectangular field, a playground, horseshoe pits, an ADA accessible nature trail, walking track, bike track, hiking trail, and open air amphitheater. The five-acre Ohio Township Ballfield, located near Community Park on a separate parcel, is primarily used by the Avonworth Girls Athletic Association, including use for tournaments.



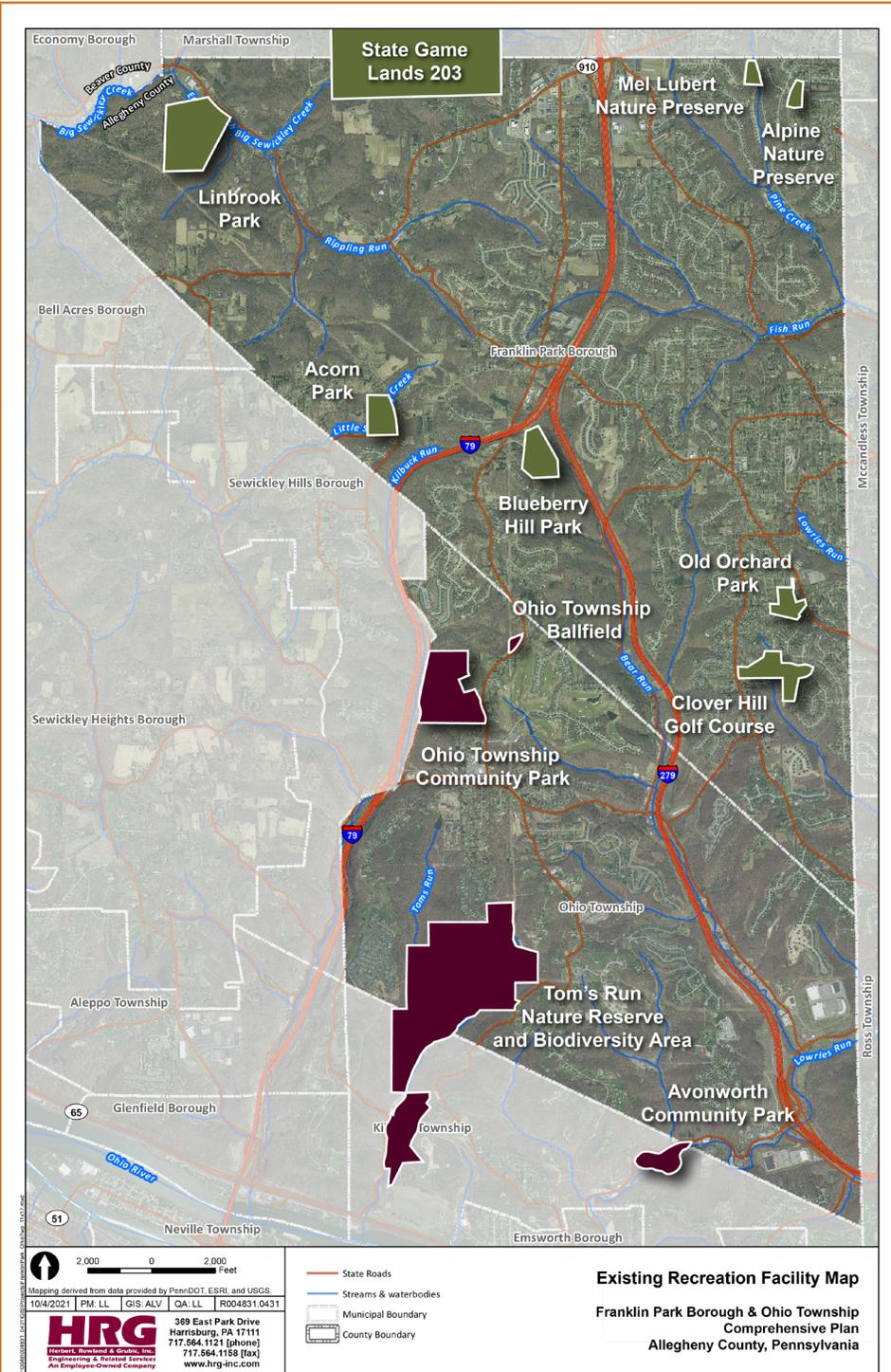
SOURCE: OHIO TOWNSHIP WEBSITE

## AVONWORTH COMMUNITY PARK

This 119 acre park is owned by the Avonworth Municipal Authority and leased to the municipalities of the Avonworth School District. It includes a basketball court, four diamond fields, a large “Kid’s Kingdom” wooden playground, a large indoor facility with a hall and meeting rooms, a large rental pavilion, two separate event rental facilities, three rental shelters, and a pool with water slide. The park hosts seasonal community events and a popular summer concert series.



SOURCE: AVONWORTH COMMUNITY PARK WEBSITE





## BLUEBERRY HILL PARK

This centrally located and highly developed 87 acre park is the Borough's main park facility. It includes an Activity Center with indoor programming and rental space, a pavilion with concessions, gazebo, football field, multipurpose field, four diamond fields, three playgrounds, a basketball

court, a tennis court, two sand volleyball courts and several smaller courts, a walking track, hiking trails, meadows, and a historic log cabin.

SOURCE: FRANKLIN PARK BOROUGH WEBSITE

## ACORN PARK

Most of this 26 acre park is undeveloped natural area. It offers deck hockey, a playground, and picnic tables. In 2016 the Borough bought a 0.9 acre parcel adjacent Acorn Park on Magee Road.



## LINBROOK PARK

Much of this 80 acre park is undeveloped natural area. It offers a soccer field, a lacrosse field, three diamond ballfields, a cricket field, a disc golf course, a hiking trail and stream, two playgrounds, and two picnic shelters. The Borough purchased two parcels totaling 10.4 acres adjacent to the park, along Big Sewickley Creek Road.

SOURCE: FRANKLIN PARK BOROUGH WEBSITE

## OLD ORCHARD PARK

This 16 acre park in southeast Franklin Park Borough includes a multi-purpose field, pickleball courts, a sand volleyball court, a playground, fitness equipment, a one-mile walking trail, a small pavilion, and restrooms.



## CLOVER HILL GOLF COURSE

A 56-acre nine-hole golf course is owned by Franklin Park Borough. It includes a pro shop and practice facility. The private 18-hole Diamond Run golf course is located on the border of Ohio Township and Franklin Park Borough.

SOURCE: FRANKLIN PARK BOROUGH WEBSITE



LINBROOK PARK SOCCER FIELD

## OPEN SPACES

In addition to the parks in Franklin Park Borough there are also the following open spaces:

- The Allegheny Land Trust owns six parcels totaling 230.1 acres of green space for future trail expansion.
- The Allegheny Land Trust has three parcels under contract totaling 25.2 acres of green space for future trail expansion
- The Hollow Oak Land Trust owns a parcel totaling 34.4 acres of green space for a meadow, trail, and woodlands for hunting
- The Commonwealth of PA Game Commission owns 198 acres of woodlands identified as State Gamelands #203

## NATURE PRESERVES

Franklin Park Borough owns and manages the eight-acre Mel Lubert Nature Preserve and seven acre Alpine Nature Preserve.

## TRENDS

To provide for their growing populations, Ohio Township and Franklin Park Borough have consistently invested in development of park land. When compared to National Recreation and Park Association (NRPA) Park Metrics, both municipalities rank between the median and upper quartile of parks nationwide in terms of the amount of park land owned and maintained, indicating that the amount of parkland is likely sufficient. Franklin Park Borough's Comprehensive Recreation, Park, and Open Space Plan primarily recommends improvements, upgrades and maintenance to existing facilities, and expansion and diversification of program offerings. Access to park users also depends on the location of parkland near population centers. The Franklin Park Borough plan notes that the eastern side of the Borough has the fewest and smallest parks, but the highest concentration of the population.

### ACRES OF PARKLAND PER 1,000 RESIDENTS (COMPARED TO NATIONAL AVERAGES)



SOURCE: 2021 AGENCY PERFORMANCE REVIEW, NRPA PARK METRICS 2018-2020; ESRI COMMUNITY PROFILE FORECAST FOR 2021



SOURCE: [HTTPS://WWW.PLAYLSI.COM/EN/PLAYGROUND-DESIGN-IDEAS/INCLUSIVE-PLAY/](https://www.playlsi.com/en/playground-design-ideas/inclusive-play/)

## ACCESSIBILITY

Per the Pennsylvania Department of Education, there were 1,045 students enrolled in Special Education at North Allegheny School District and 244 at Avonworth School District during the 2019-2020 school year. The Special Education Program addresses a number of disabilities including speech and language impairment, visual or hearing impairments, orthopedic impairment, autism, and other conditions.

The Americans with Disabilities Act (ADA) requires playgrounds and facilities constructed or altered after March 15, 2012 to comply with ADA design standards. Accessible playgrounds create a sense of inclusivity for communities and schools, allowing all residents to partake in recreational activities. Inclusive playgrounds allow children of all abilities and developmental stages to play in the space. Playgrounds are required to have available, unobstructed routes to play equipment, at least 1 type of ground-level play component, existing or new ramps to have handrails on both sides, and to use specific safety surfacing that meets ADA criteria. Franklin Park Borough's 2015 Recreation Plan noted that several older facilities were in need of accessibility improvements.

In addition to the requirements for inclusivity addressing physical disabilities, recent trends in play spaces also provide for children with special developmental or emotional needs. In other words, the trend is toward not only accessibility but inclusivity. In growing suburban communities similar to Ohio Township, there is often increasing demand for both play equipment and

## ATHLETIC ASSOCIATIONS

Athletics programming for youth and adults is primarily offered through Associations in partnership with the School Districts. Athletic programs in Ohio Township are offered through various Avonworth Athletic Associations and include soccer, baseball, softball, football, cheerleading, hockey, swimming, and basketball.

In Franklin Park Borough, the Ingomar Franklin Park Athletic Association partners with North Allegheny School District to offer baseball, softball, and a special-needs Challenger program for youth and adults. North Allegheny athletic associations provide Little League baseball, football, soccer, and lacrosse programs. Franklin Park Borough facilities are also used in partnership with the Pittsburgh Cricket Association and Pittsburgh Flying Disc Society.

## PROGRAMMING

While most athletics programming is managed by the associations, both municipalities provide a robust selection of recreation programs and events. Ohio Township offers multiple seasonal events, movies in the park, fitness and senior fitness classes, runs, hikes, and arts programs, including library programming at Community Park. Ohio Township Community Park hosts an annual Community Day event with activities and entertainment.

Franklin Park Borough hosts several seasonal events, including a scavenger hunt throughout its parks. A senior club and fitness classes are offered at Blueberry Hill Park.



SOURCE: OHIO TOWNSHIP PARKS AND RECREATION FACEBOOK PAGE

## LAND DEDICATION & FEE-IN-LIEU

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

Ohio Township ordinance requires residential developers to reserve 20% of the development site for common open space, and to provide 500 square feet of active recreation space per dwelling unit within the common open space. Developers may pay a fee in lieu of the active recreation portion of this requirement. The amount of the fee is not published in the 2021 Ohio Township fee schedule.

Franklin Park Borough's land dedication ordinance requires developers to provide 0.056 acres of public recreation open space for each dwelling unit; 50% of this acreage must be dedicated to the Borough for passive recreation use, and 20% for active use with facilities installed by the developer. The ordinance establishes criteria for the land to be dedicated, and a formula to determine the fee to be paid in lieu of land dedication.

Franklin Park also has a non-residential land dedication ordinance that provides for a fee of \$1.20 per gross building square foot. A non-residential land dedication ordinance can be especially beneficial in municipalities where the rate of residential growth is slowing, and where it can be asserted that employees in non-residential developments utilize public recreation resources.

The Borough's ordinance is generally consistent with provisions in the Allegheny County Subdivision and Land Development Ordinance (SALDO). However, some neighboring municipalities have adopted land dedication ordinances that differ, generally with substantially lower fees in lieu of land dedication. Ross Township requires a mandatory 20% land dedication similar to Ohio Township, but does not provide for a fee in lieu of dedication. Land dedication requirements in neighboring municipalities vary where the County SALDO formula is not used, and are as low as one-tenth of Franklin Park's (0.005 acres per dwelling unit in McCandless Township). Neighboring municipalities' fees range from \$1,200 (Marshall Township) to as low as \$400 per dwelling unit (McCandless Township).



SOURCE: OHIO TOWNSHIP PARK FACEBOOK PAGE

# HOUSING & AFFORDABILITY

## QUICK FACTS



FRANKLIN PARK  
BOROUGH

92%

OHIO TOWNSHIP

73%

OWNER-OCCUPIED HOUSES



5,257

2,277

HOUSING UNITS



\$382,840

\$367,806

MEDIAN HOME VALUE

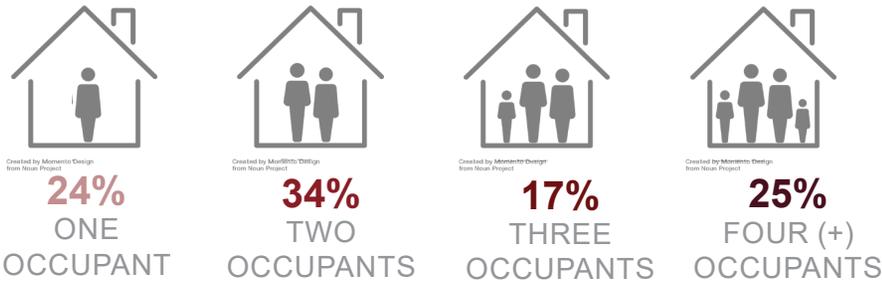
## HOUSEHOLDS

Ohio Township has seen a drastic increase in the number of households with a projected 115% increase from 2000 to 2026. Franklin Park Borough has also seen an increase in the number of households during this same period with a projected increase of 38.76% from 2000 to 2026. In 2000, Franklin Park Borough had 3,852 households and Ohio Township had 1,120 households. The number of households in Franklin Park Borough in 2021 is 5,345 households and 2,275 in Ohio Township. Similar to total population and number of housing units, the number of households in Franklin Park Borough and Ohio Township are projected to continue to grow by 2026, to an estimated 5,245 households in Franklin Park Borough and 2,408 in Ohio Township.



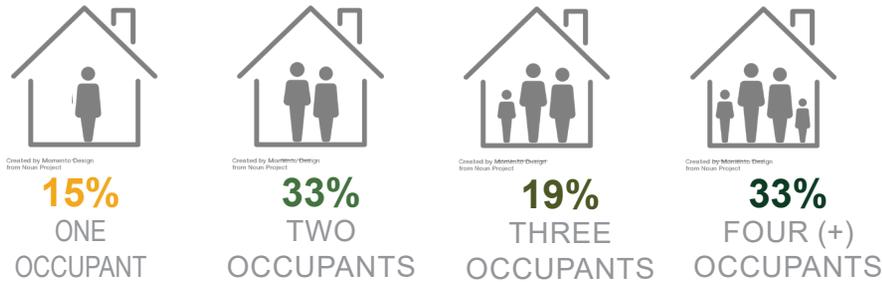
AN AVERAGE OF **81%** OF  
HOUSEHOLDS IN **BOTH**  
MUNICIPALITIES HAVE  
HOUSEHOLDS WITH **2 OR**  
**MORE PEOPLE**

## Household size of residential units in **Ohio Township**.



SOURCE: US CENSUS ACS 2019 5-YEAR

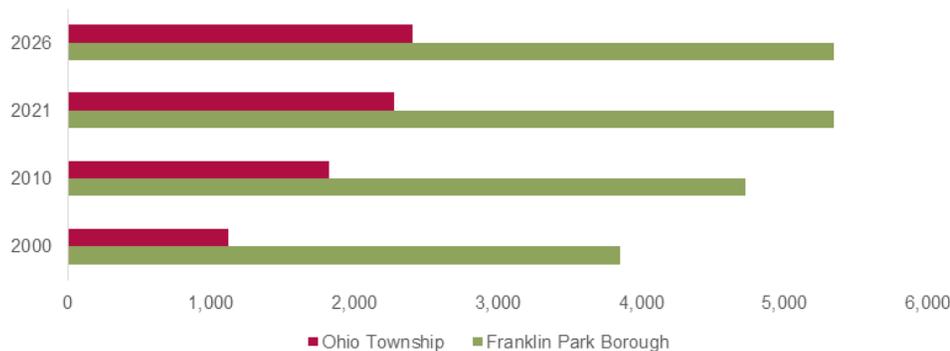
## Household size of residential units in **Franklin Park Borough**.



SOURCE: US CENSUS ACS 2019 5-YEAR

The below graph reflects the growth in households within the Borough and Township.

### Municipal Household Growth Summary

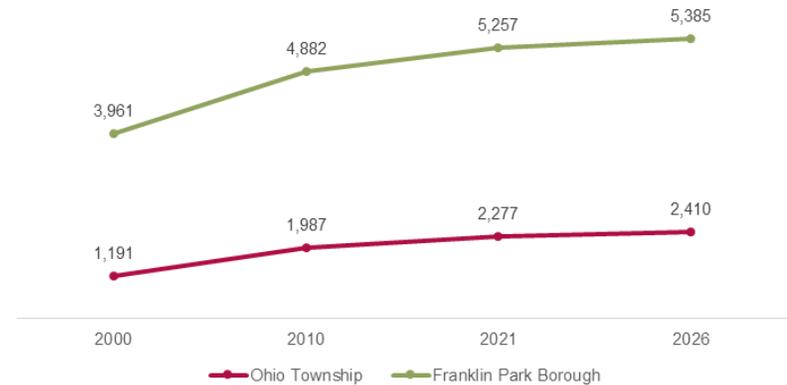


18 SOURCE: US CENSUS ACS 2019 5-YEAR

## HOUSING UNITS

As of 2021, there are 5,257 housing units within Franklin Park Borough and 2,277 housing units within Ohio Township. The following graph shows a comparison in the number of housing units for the municipalities over a 21-year period and also includes 2026 projections.

### Municipal Housing Unit Summary



SOURCE: US CENSUS ACS 2019 5-YEAR

Of Franklin Park Borough's total housing units in 2021, 92% are owner-occupied, 7% are renter-occupied, and 1% are vacant. Ohio Township's total housing units in 2021 include 73% owner-occupied housing units, 27% renter-occupied housing units, and less than 1% vacant units. Franklin Park Borough homeowner rates were higher than the ownership rates in Ohio Township, the County, and the State. Ohio Township's renter percentage is likely higher due to the presence of Bear Run Village, a rental community that provides a mix of apartments and townhomes.

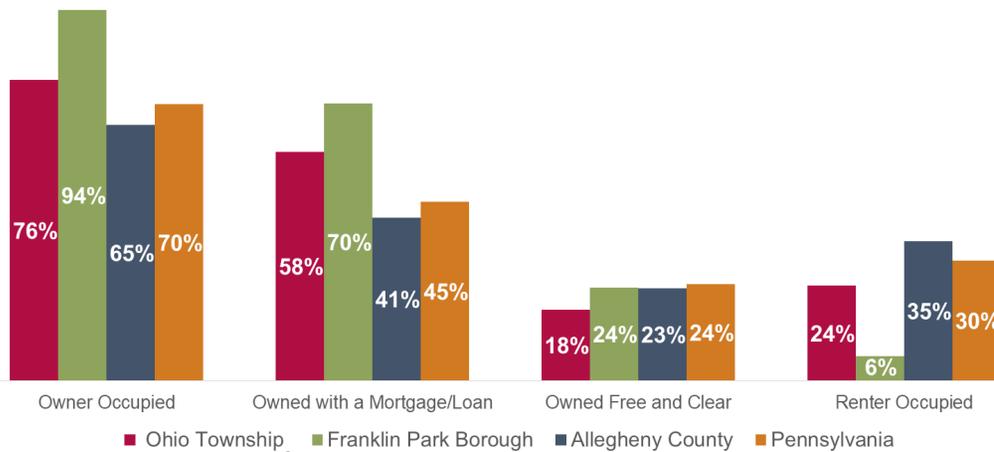
The following chart provides a comparison of the two municipalities, Allegheny County, and Pennsylvania.

	Owner Occupied	Renter Occupied	Vacant
Franklin Park Borough	92%	7%	1%
Ohio Township	73%	27%	0%
Allegheny County	56%	31%	10%
Pennsylvania	61%	29%	11%

SOURCE: US CENSUS ACS 2019 5-YEAR

The following chart compares housing tenure and mortgage status for Franklin Park Borough, Ohio Township, Allegheny County, and Pennsylvania. In terms of housing ownership, Ohio Township has lower percentages for homes owned free and clear (18%) and homes owned with a mortgage or loan (58%). Franklin Park Borough has a higher owner-occupied rate (94%), but 70% of owner-occupied houses are owned with a mortgage or loan and only 24% of houses are owned free and clear.

Households by Tenure and Mortgage Status (2010)



SOURCE: US CENSUS ACS 2019 5-YEAR



SOURCE: [HTTPS://WWW.ZILLOW.COM/FRANKLIN-PARK-PA/](https://www.zillow.com/franklin-park-pa/)



SOURCE: [HTTPS://WWW.COMPASS.COM/HOMES-FOR-SALE/OHIO-TOWNSHIP-PITTSBURGH-PA/](https://www.compass.com/homes-for-sale/ohio-township-pittsburgh-pa/)

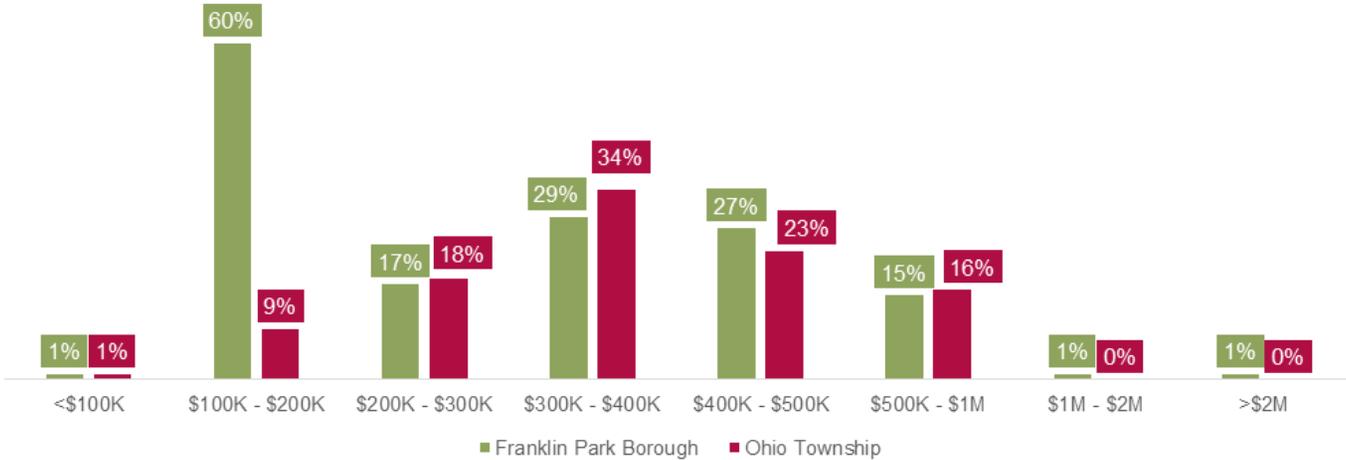
TOP: FRANKLIN PARK HOME  
 BOTTOM: OHIO TOWNSHIP HOME

The largest percentage of houses in Franklin Park Borough are valued between \$100,000 and \$200,000 (60%), whereas the largest percentage of houses in Ohio Township are valued between \$300,000 and \$400,000 (34%). Additionally, Franklin Park Borough has the largest percentage of housing values over \$400,000 (45%).

**39%**  
of houses in Ohio Township are valued over at \$400k

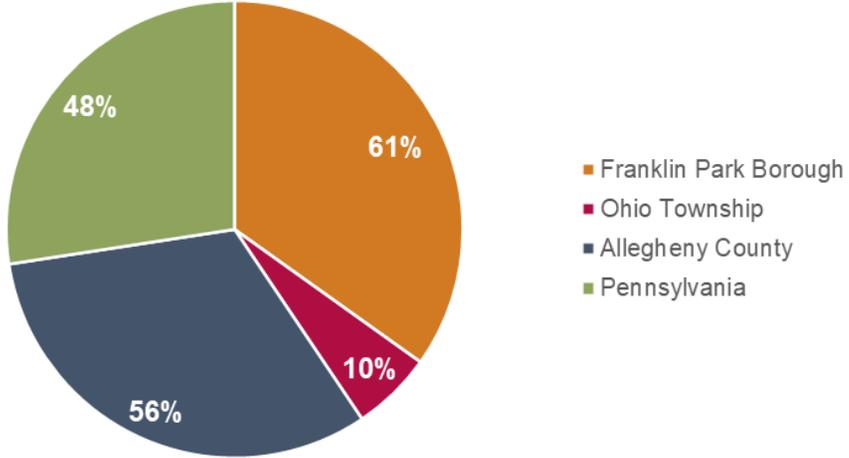
**45%**  
of houses in Franklin Park Borough are valued over at \$400k

Owner-Occupied Housing Units by Value (2021)



SOURCE: US CENSUS ACS 2019 5-YEAR

Percent of Housing Units Under \$200,000 Housing Value



SOURCE: US CENSUS ACS 2019 5-YEAR

The median home value in 2021 is \$382,840 in Franklin Park Borough and \$367,806 in Ohio Township, indicating that Franklin Park Borough’s median home value is slightly higher than the median housing value of Ohio Township. Furthermore, the median home value in the Borough is almost double the median housing value of Allegheny County and the State of Pennsylvania. Ohio Township has the smallest percentage of owner-occupied housing units valued under \$200,000 at 10% out of the four geographies compared.

# DID YOU KNOW...



**1%**

of Township households are same-sex

**0.4%**  
of Borough households are same-sex



**5%**

of Township households are unmarried partner

**4%**  
of Borough households are unmarried partner



**2%**

of Township households are multi-generational

**3%**  
of Borough households are multi-generational



**6%**

of Township households are non-family

**5%**  
of Borough households are non-family



**7%**

of Township households are single-parent families

**8%**  
of Borough households are single-parent families



**63%**

of Township households are husband-wife families

**75%**  
of Borough households are husband-wife families

## AFFORDABILITY

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

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

Based on the affordability index values reported in the ESRI Business Analyst Reports, the Township is an affordable place to purchase and own a home. The Housing Affordability Index for Franklin Park Borough in 2021 is 167 and 140 in Ohio Township, meaning a family earning the median family income has 167% of the income necessary to qualify for a conventional loan in the Borough and 140% in the Township.



SOURCE: US CENSUS ACS 2019 5-YEAR

The wealth index is a composite measure of a household's cumulative living standard. The wealth index is calculated using easy-to-collect data on a household's ownership of selected assets, such as televisions and bicycles, materials used for housing construction, and types of water access and sanitation facilities. Generated with a statistical procedure known as principal components analysis, the wealth index places individual households on a continuous scale of relative wealth. The wealth index for Franklin Park Borough is 255 and 169 in Ohio Township in 2021.

# LAND USE

## QUICK FACTS



**FRANKLIN PARK  
BOROUGH**

**10**

**OHIO TOWNSHIP**

**9**

ZONING DISTRICTS AND OVERLAYS



**13.53**

**6.86**

SQUARE MILES



**5,345**

**2,275**

HOUSEHOLDS

Franklin Park Borough and Ohio Township are both growing suburban communities that together are home to a wide variety of existing land uses, including commercial, industrial, single-family residential, multi-family residential, business/commerce parks, senior housing, apartment complexes, retail and shopping, and mixed-use developments.



SOURCE: GOOGLE MAPS



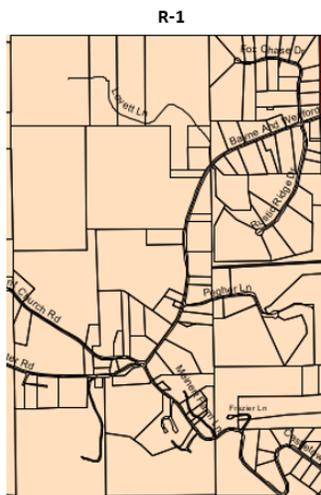
SOURCE: SOERGEL ORCHARDS FACEBOOK PAGE

## EXISTING LAND USE IN FRANKLIN PARK BOROUGH

Franklin Park Borough's current zoning map provides for all land uses through the following zoning district designations:

- R-1 & R-2 Single-Family Residential
- R-3 & R-4 Multifamily Residential
- M-1 Mixed-Use Residential/Commercial
- M-2 Mixed-Use Residential/Commercial/ Light Industrial
- M-3 Mixed-Use Residential/Commercial/ Light Industrial
- Planned Residential Development Overlay
- Transitional Overlay

The Zoning Districts that cover the most area throughout the Borough are the R-1 and R-2 Single-Family Residential Districts. The R-1 Zoning District encompasses much of the western portion of the Borough on the western side of Interstate 79. The R-1 areas are characterized by lower densities and larger lot sizes and this area has a more rural feel. On the contrary, the R-2 areas are found mostly on the eastern side of the Borough and consist of many residential subdivisions and more established neighborhoods. The popular Clover Hill Golf Course is also located in the Borough's R-2 Zone.



SOURCE: FRANKLIN PARK BOROUGH ZONING MAP, 2013



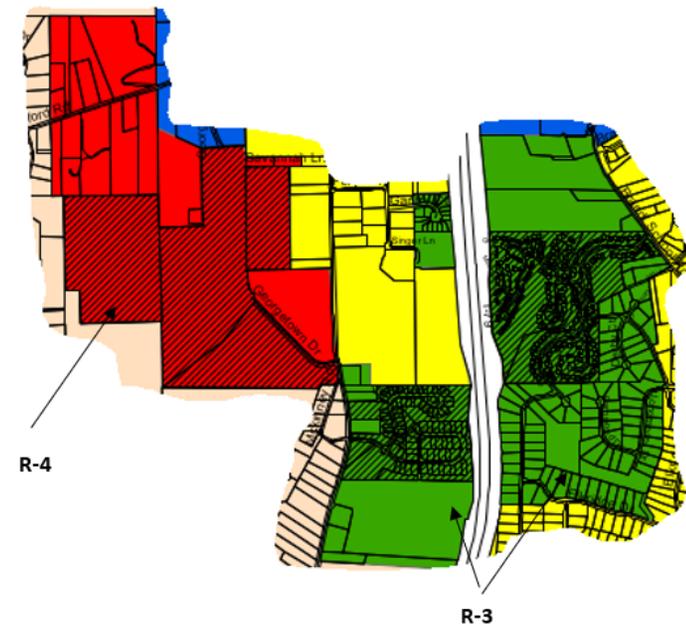
SOURCE: FRANKLIN PARK BOROUGH ZONING MAP, 2013

Clover Hill Golf Course



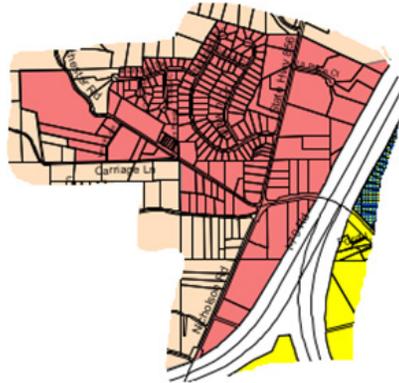
SOURCE: FRANKLINPARKBOROUGH.US

Franklin Park's R-3 Mixed-Use Residential and Commercial Zones are found along portions of both sides of Interstate 79 while the R-4 Mixed Use Zone that also includes some light industrial use is on the western side of I-79. The R-3 areas are shown in green and the R-4 area is shown in red in the below snip from the Borough's Zoning Map.



SOURCE: FRANKLIN PARK BOROUGH ZONING MAP, 2013

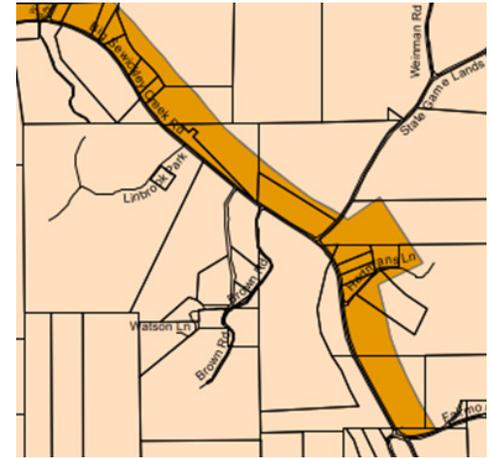
The Borough also has several mixed-use zoning districts, including the M-1, M-2, and M-3 districts. The M-1, or Mixed use Residential and Commercial District provides for a mixture of low intensity commercial and residential uses to reflect the existing small town character and associated land use patterns of the area and can be found in the vicinity of the Nicholson Road and Rochester Road intersection,



SOURCE: FRANKLIN PARK BOROUGH ZONING MAP, 2013

as indicated in the pinkish-salmon color on the map above.

The M-2 Mixed Use Residential/Commercial/Light Industrial District provides land area for high intensity residential development (up to twenty-four dwellings per gross acre) and commercial and light industrial uses adjacent to the I-79 interchange, allowing quick access to the region's transportation network. The M-2 District is home to a popular regional



SOURCE: FRANKLIN PARK BOROUGH ZONING MAP, 2013

By comparison, the M-3 Mixed Use Residential/Commercial/Light Industrial District, which is located along one side of Big Sewickley Creek Road, allows for mobile home park developments (at six dwelling units per gross acre) and commercial and light industrial uses which combine indoor and outdoor storage and activity. The maps below show the M-3 District, in orange, and the M-2 District, in blue.

COMMERCIAL  
DEVELOPMENT  
PLANS APPROVED  
IN FRANKLIN PARK  
BOROUGH BETWEEN  
1992 AND 2005



RESIDENTIAL  
DEVELOPMENT  
PLANS APPROVED  
IN FRANKLIN PARK  
BOROUGH BETWEEN  
1992 AND 2005



SOURCE: FRANKLIN PARK BOROUGH ZONING MAP, 2013

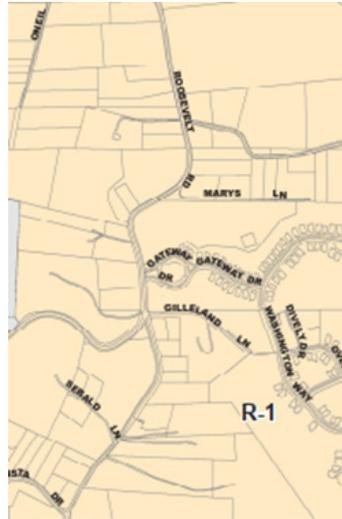
## EXISTING LAND USE IN OHIO TOWNSHIP

Ohio Township's existing Zoning Map provides for a variety of land uses, including residential, commercial, light industrial, and conservation.

### Zoning

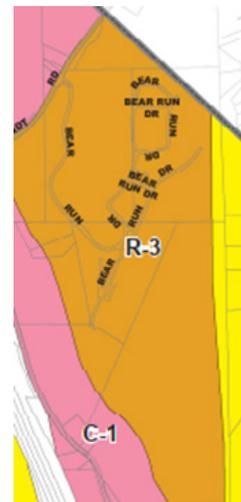
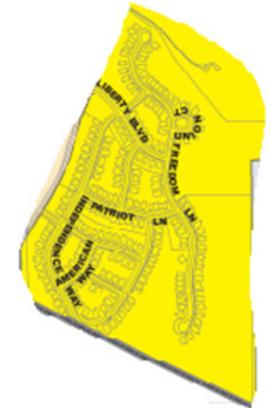
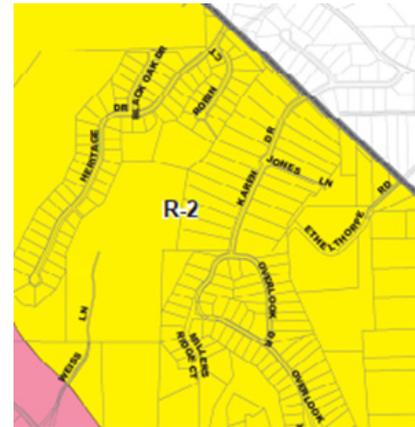
	C-D: Conservation District (343 Acres)
	R-1: Low Density Residential (1,168 Acres)
	R-2: Medium Density Residential (1,625 Acres)
	R-3: High Density Residential (275 Acres)
	C-1: Limited Commercial District (157 Acres)
	C-2: General Commercial District (271 Acres)
	O-C: Office Commercial (243 Acres)
	L-I: Light Industrial Manufacturing (36 Acres)
	I: Interstate (224 Acres)

SOURCE: OHIO TOWNSHIP ZONING MAP, 2018



About 71% of the acreage in Ohio Township is zoned residential, including a mix of R-1, R-2, and R-3. The R-1 District is the lowest density district and R-1 zoned areas scattered throughout the Township with one of the larger R-1 areas located in and around Roosevelt Road, as shown above.

The R-2 Medium Density Residential Zoning Districts are located throughout parts of the Township and include many residential neighborhood subdivisions such as Heritage Estates, the Traditions of American Plan off of Duff Road, Cobblestone, Northridge, and parts of Diamond Run and Avonworth Heights.



SOURCE: OHIO TOWNSHIP ZONING MAP, 2018

The R-3 Higher Density Residential Zones in Ohio Township include Bear Run Village, an apartment and townhome community, as well as the Deer Valley neighborhood.



S. VERLIHAY PHOTOGRAPHY

### Ohio Township Nature Center

SOURCE: OHIOTWP.ORG

around the Nicholson Road and Mount Nebo Road intersection.

Areas in Ohio Township that are zoned C-2, General Commercial, include parcels along Ben Avon Heights Road, Camp Horne Road, McAleer Road, and also Mount Nebo Road closest to Interstate 79 and in front of Mount Nebo Pointe.

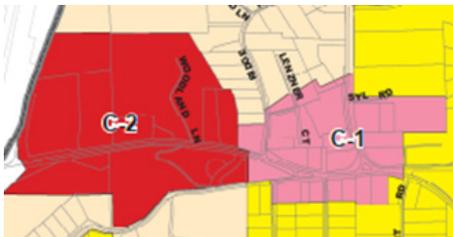
The O-C Office Commercial Zone encompasses the retail uses that are part of Mount Nebo Pointe and an office/medical building.



In addition, the Conservation District accounts for about 8% of Ohio Township's total acreage and include the Ohio Township Community Park, located off of Nicholson Road, and the Tom's Run Nature Preserve, located off of Tom's Run Road.

There are several commercial zones scattered throughout Ohio Township, including areas zoned C-1, C-2, and O-C. These commercially zoned districts account for

15.5% of the Township's total acreage. Areas zoned C-1, or Limited Commercial, can be found along a portion of Mount Nebo Road that runs parallel to Interstate 279 and also in and



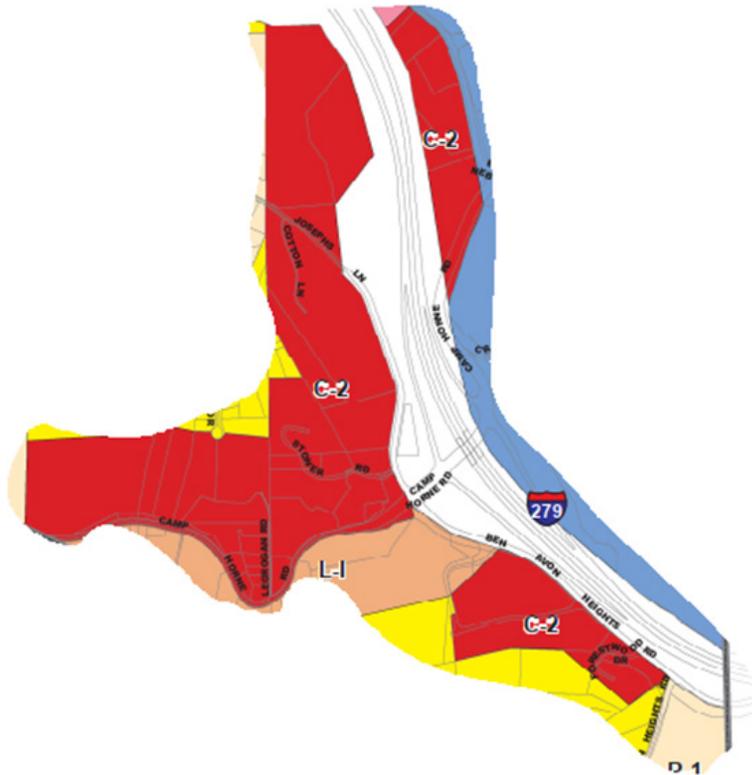
SOURCE: OHIO TOWNSHIP ZONING MAP, 2018

**COMMERCIAL  
DEVELOPMENT  
PLANS APPROVED  
IN OHIO TOWNSHIP  
BETWEEN 1990 AND  
2007**



**RESIDENTIAL  
DEVELOPMENT  
PLANS APPROVED  
IN OHIO TOWNSHIP  
BETWEEN 1990 AND  
2007**

The Township's Light Industrial, or L-I, District is located along the southern portion of Camp Horne Road and accounts for 1% of the Township's total acreage.

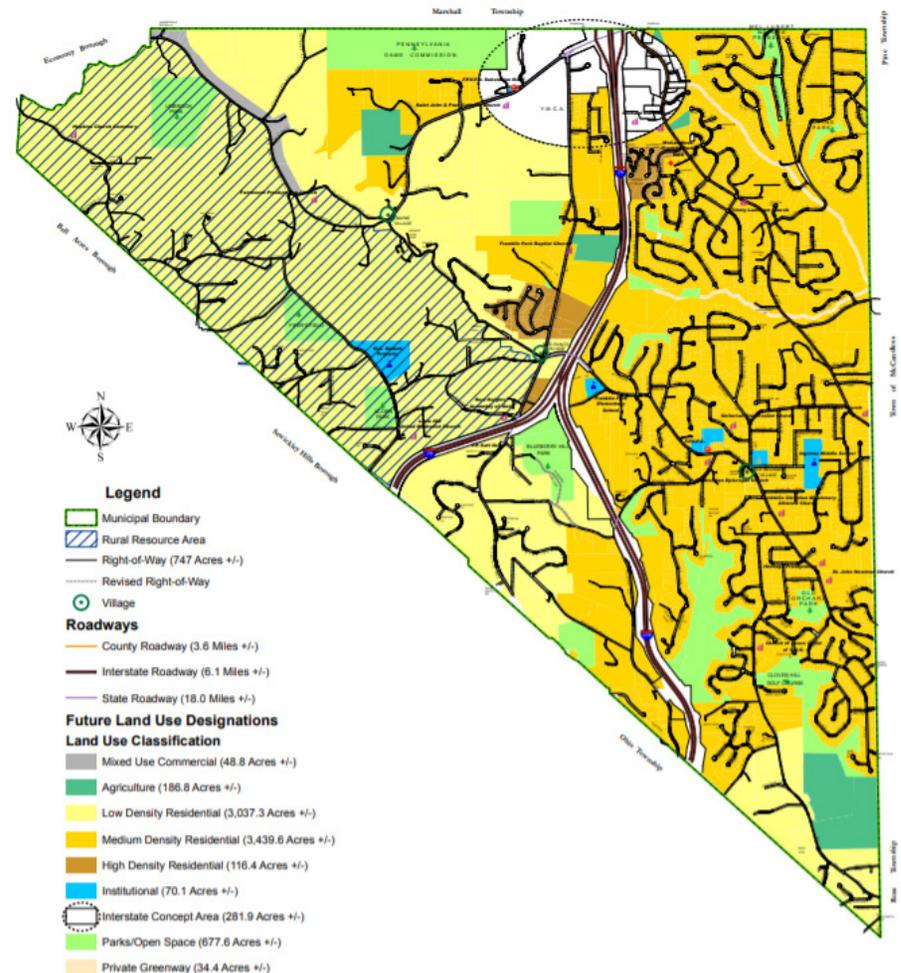


SOURCE: OHIO TOWNSHIP ZONING MAP, 2018

## FUTURE LAND USE

Both Franklin Park Borough and Ohio Township are home to a mix of land uses that consist of parks and recreation, conservation, residential, commercial, mixed, and light industrial uses. There is still some land left to develop in each municipality and how this land is zoned and regulated is important for the future of both localities. There are many similarities among the zoning districts in both municipalities per their zoning maps.

An important topic when discussing existing and future land uses is that the Borough and Township position themselves to continue to provide for all types of uses and densities but to do so in a way that balances growth, development, and preservation and targets growth in certain areas. There is potential to combine certain existing zoning districts that are similar and consolidate them, particularly the residential districts if the densities and lot sizes allowed are comparable along with any commercial and mixed use areas. The overlay districts should also be examined to ensure they are still relevant and applicable.



SOURCE: FRANKLIN PARK BOROUGH FUTURE LAND USE MAP, 2007

**APPENDIX C:  
WIRELESS COVERAGE REPORT  
FOR FRANKLIN PARK  
BOROUGH**

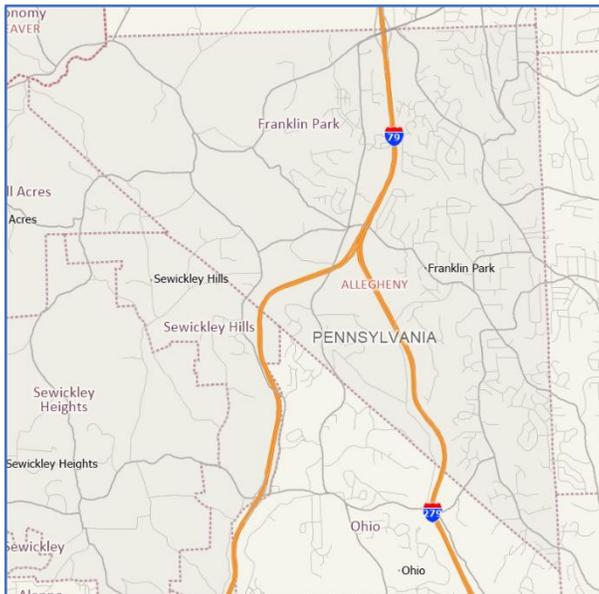
# Franklin Park Borough

## Wireless Coverage Review

### Summary Report

January 2023

## RJM Wireless



## **Franklin Park Borough - Wireless Coverage Review**

### **RJM Wireless**

#### **General Overview**

The analysis encompassed within this review, generated by RJM Wireless, has been performed to evaluate the wireless coverage status throughout Franklin Park Borough. This has been reviewed in regard to the major wireless carrier provider standpoint, as well as from a two-way radio coverage viewpoint. The overall goal was to provide an independent review of the current status and quality level of radio coverage in the Borough, and in turn to determine options for improvement of the service levels to an upgraded level of usefulness and acceptability.

#### **Executive Summary**

A brief short answer to the coverage analysis and review questions is that the wireless service throughout the Borough is poor. Significant enhancements are necessary to improve the quality levels to a more typical and usefulness level. Varied options are discussed, however in any case, multiple areas would need to have facilities added for marked improvement. The following review provides further details.

#### **Approach**

The overall review encompassed several segments in order to determine the coverage status and options for improvement. This involved field testing, radio frequency (RF) engineering analysis, field review of areas in the Borough, and review of existing and previously collected information.

- Review of existing information
- Field testing
- On-site on-street review of trouble areas
- Evaluation of current coverage levels
- Engineering review of test results
- Review of all input as well as evaluation of new results
- Improvement considerations
- Options and conclusions

## **Review of Existing Information**

In order to set a starting point for the understanding of the wireless coverage status in the Borough, RJM reviewed some previously collected and existing information. This helped to provide some background information and initial direction for problem areas. Some information reviewed included the Crown Castle submission, the Verizon information, the Lauttamus coverage plots, previously collected speed tests at various locations, a review of existing sites and an initial drive through the Borough.

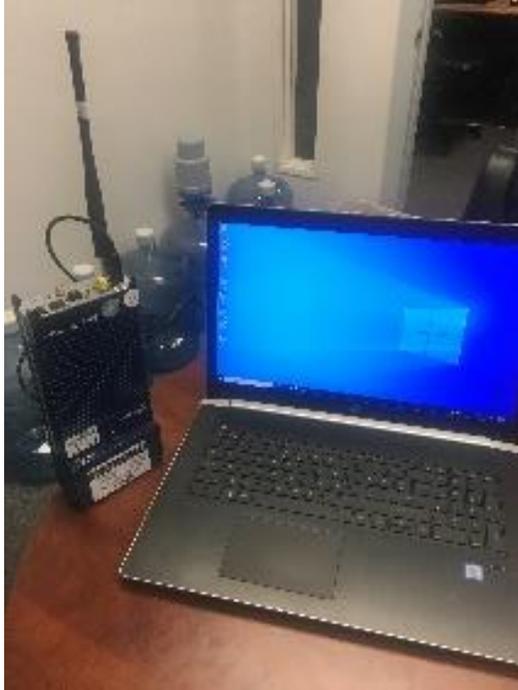
## **Field Testing**

Test Procedures - The following points describe the test approach utilized to provide the field data to guide the review of the wireless quality levels. In many areas, suspected poor coverage was verified with actual field data to provide more details and actual signal level figures.

- Field testing of signal levels and coverage performance was conducted throughout the Borough.
- Drive tests were conducted throughout the roads and streets, both major thoroughfares and surface streets, as well as neighborhood roads.
- Test Devices - Rohde and Schwarz Samsung test devices and associated software were utilized as well as PCTel scanners.
- Samsung S21 test devices – with field data collection software - one each for the major carriers, AT&T, Verizon, T-Mobile. Also, multi-band scanner.
- The test route included expected poor areas, as well as favorable quality areas in order to have comparison data points. Some areas outside the Borough were also tested to add to comparative data.
- Two-way radio coverage was also evaluated at various points throughout the Borough as well as the cellular wireless carrier networks.
  
- In-building measurements were conducted as well:
  - A portion of the test activity was conducted to provide a general guide of the level of quality in various buildings throughout the Borough. Sampling a representative subset of buildings where typical usage of cellular and two-way service gave an indication of potential improvement needed.
  - These are categorized as a quick summary of good, average, marginal and poor. In-building service is part of the wireless coverage improvement consideration, but a by-product of the tower site improvement target area options.

- Specific venues might be improved by DAS's and pinpointed enhancements, however general in home and office improvements will be realized within specific locations in close proximity to new sites deployed.
- An in-building summary of results is included.

➤ Test Equipment Configuration:



Test scanner and associated laptop with field data collection software.

### **Coverage Evaluations**

In order to determine improvement options, several key considerations were taken into account.

- Poor coverage levels were realized throughout Franklin Park Borough
- RF analysis was performed to determine improvement areas
- Review of existing information and previous input was also incorporated into the review by RJM Wireless.
- General areas were considered into the drive test route – business areas, residential neighborhoods, key roads, highways and secondary streets.
- Specific areas and building locations:

- McAleer Road
- Gamelands Road intersection
- Wexford Run Road
- Arndt Road
- Wexford Bayne/Pegher
- Camp Meeting Road
- I-279
- Brandt School Road
- Ingomar Heights Road
- Rochester Road
- Pegher Lane
- Waterfront Park area
- Eat-n-Park plaza
- Ingomar NA MS area
- FP Borough Building
- Franklin elementary area
- Residences
- Fire Departments
- Soergel's
- Kaelin Farm Market area
- Golf Course
- Swimming pools
- Hampton Inn
- Target store \* - (actually located in McCandless, utilized as a reference and comparison point for similar locations)
- Sheetz
- YMCA
- Saints John/Paul
- Fairmount Presbyterian Church
- Franklin Inn

- General coverage level considerations – Where the signal levels dropped below the -105 to -115 dBm levels, these are viewed to be in the poor service range.
- The major cellular wireless service providers were evaluated – AT&T, Verizon and T-Mobile, as well as the two-way coverage quality - in the 450 MHz to 512 MHz frequency band.
- Low signal strength, poor throughput levels were considered.
- Two-way service was evaluated with signal level review and actual voice/clarity quality during the live testing. Ranges in the -90 dBm and below range exhibited marginal or worse transmission quality.
- The cellular carriers' deficiencies anchor the improvement areas designated. The need for potential locations will be more stringent than the two-way potential locations. The two-way improvement areas will follow that of the cellular carriers since the frequency bands are lower and the subsequent footprints will be larger. In this regard, any potential locations to be targeted for the cellular carriers can be utilized for two-way improvement. Just not as many would be needed for improvement.

- Further detail location review and field test verification was conducted to correspond with the two-way radio improvement options. This provided additional supporting data for the potential quality enhancements noted.
- Strong consideration was given to where the signals were poor – i. e. in higher population areas, key road segments, amount of poor road miles and percentage of poor areas to be improved.
- Another key point taken into account was the status of nearby existing sites. These cover some of the area but generally are inadequate for adding coverage improvement – either too low, too far away, not enough vertical mounting space, or simply not enough of them throughout the Borough. Some could be expanded perhaps, however adding new locations was more of the driving factor for improvement options.
- Poor coverage areas were consolidated into indicative maps that show where the improvement areas are needed. This was a compilation of areas where at least two service providers were deficient as well as poor two-way service. This guided us to potential areas, or improvement zones, where additional facilities or towers could be located. Not necessarily individual points were determined, but localized areas where potential enhancements could be located within.
- In addition to the cellular providers, the two-way radio coverage status was investigated further with additional field data collection. Signal strength readings were compiled at various locations throughout the borough in the 450-512 MHz range. Mainly at the 499.5975 frequency in order to provide a base line that can be extended to overall two-way coverage performance. Associated maps show various test locations and associated signal strength and corresponding quality of transmission. These measurements confirm that of previous investigations and evaluations of the two-way radio coverage quality throughout the Borough.

The conclusion is that many key areas, buildings and roadways exhibit poor service levels for reliable communications in this band. These areas are incorporated into the poor area/improvement area maps along with the wireless cellular carrier improvement need areas. With no significant tower facilities in the Borough, it is evident that a location/tower site or multiple sites is needed within the Borough for adequate two-way service. Facilities outside the Borough are simply too far from the problem coverage areas to adequately serve the

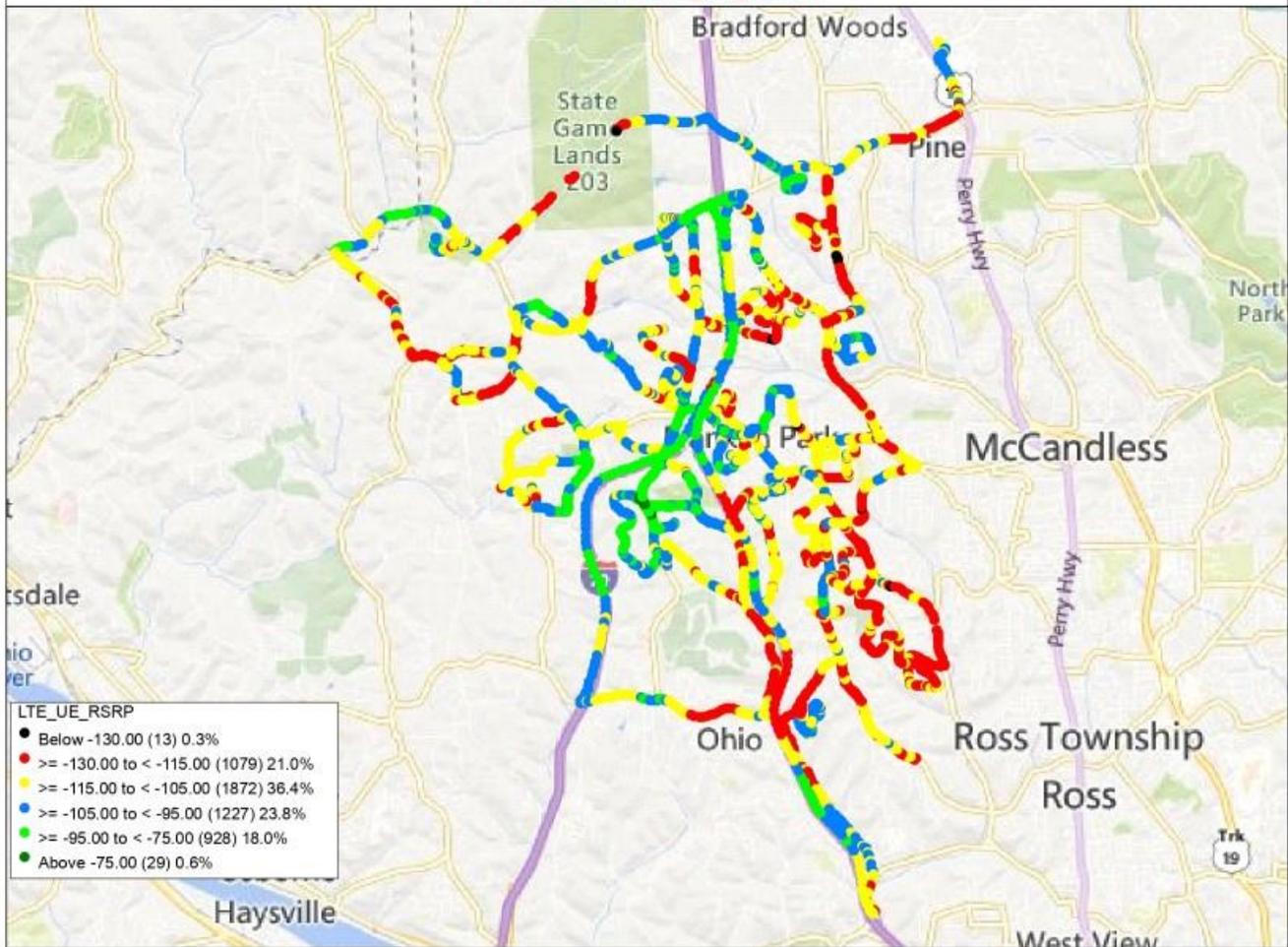
areas. Signal levels show this, particularly that transmitted from the installation in North Park.

At least one new tower site would significantly improve service, and two locations, one in the southeast portion of the Borough, and one in the northern sector would vastly improve the coverage in the Borough. Also, a height that would accommodate multiple carriers/installations would be advantageous. A height range of 100-150 feet above ground level for the antenna locations would allow for proper coverage footprint avoiding the local clutter and tree line, and fill in where the identified problem areas exist. This range should begin at least at 100 feet above ground for minimum clearance over the clutter. The associated maps depict one or two locations for two-way radio installation possibilities to accommodate the needed improvement.

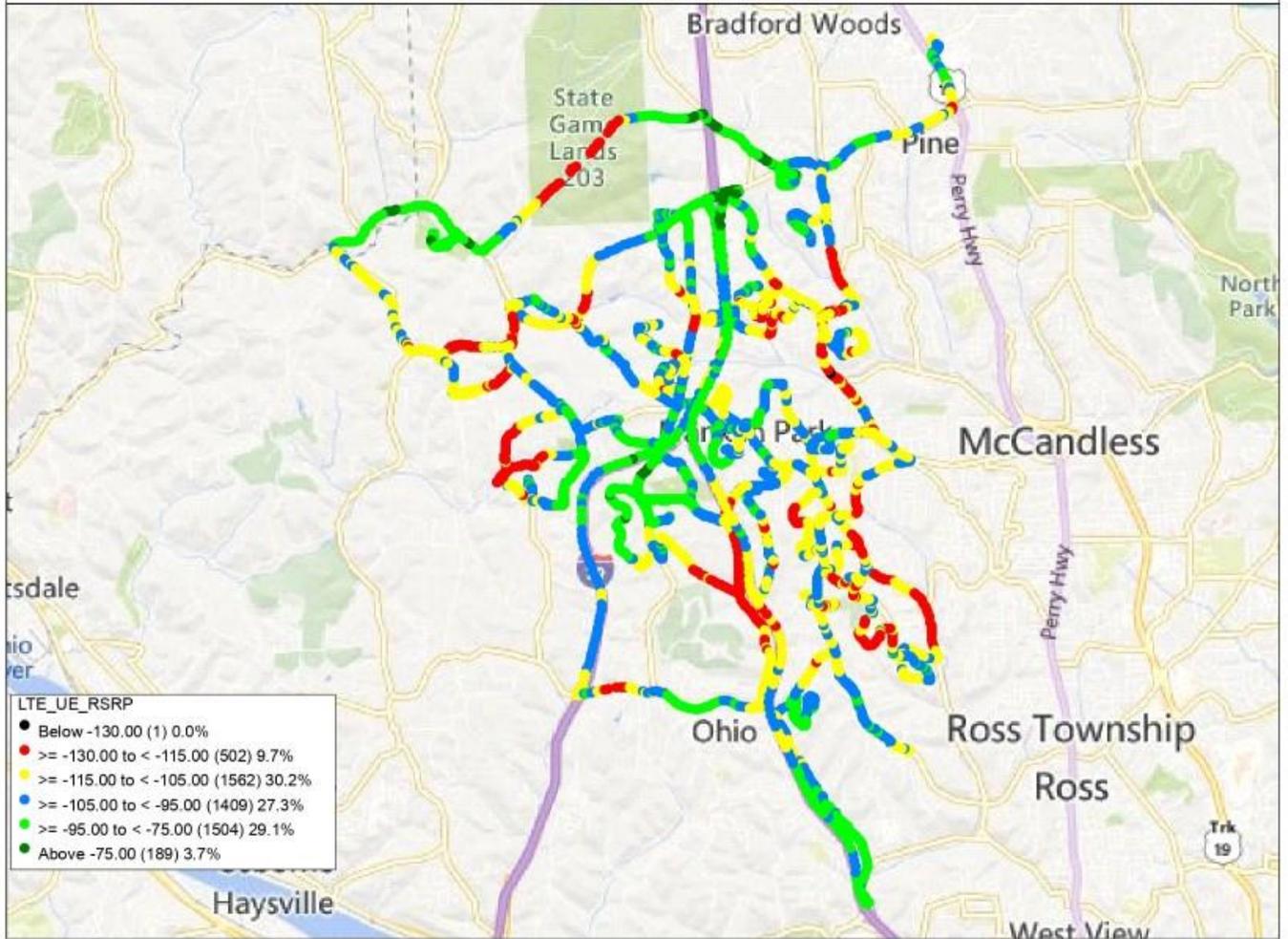
**Maps and Plots:**

**Wireless/Cellular Service Providers:**

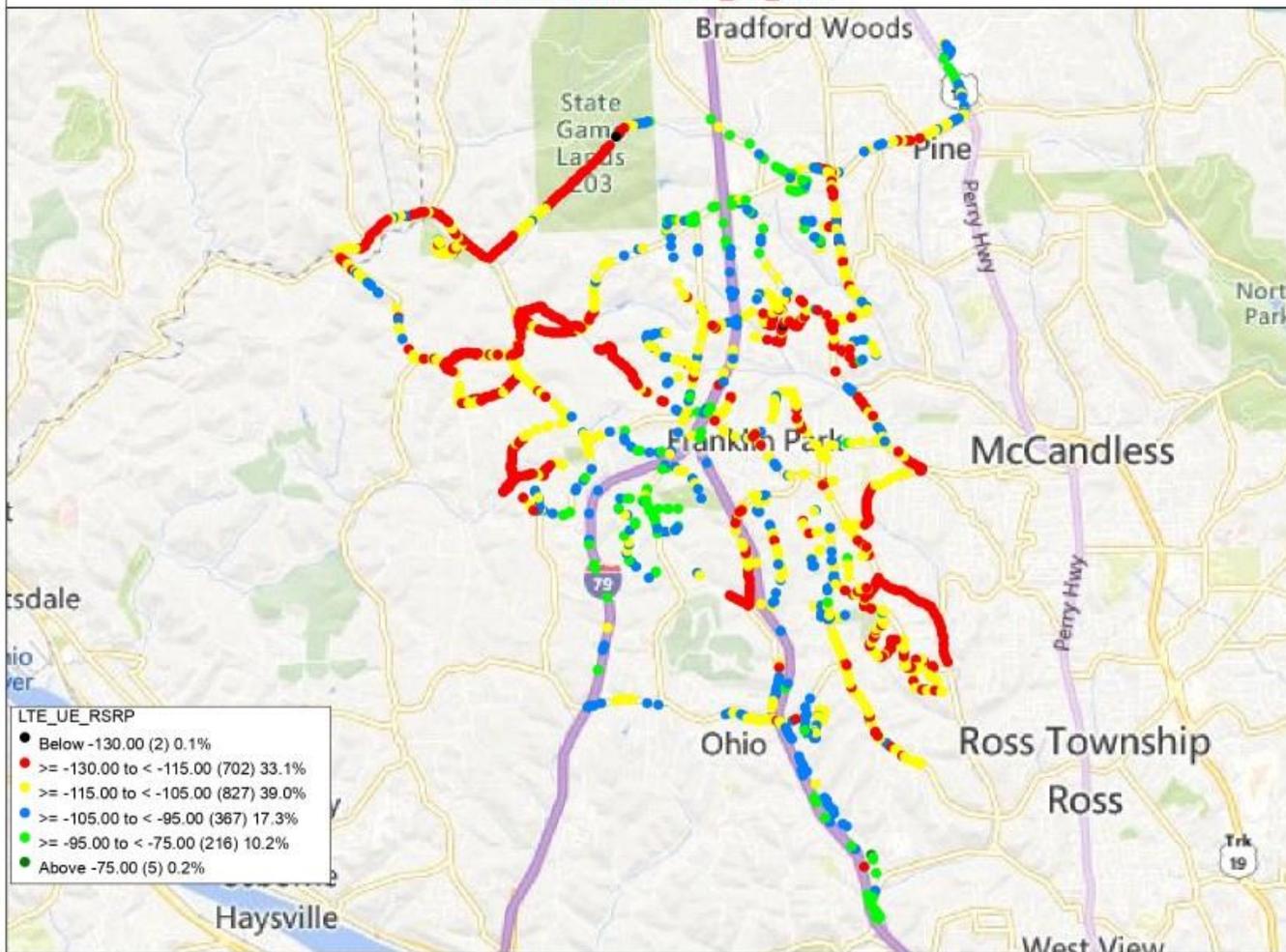
ATT Data UE - -LTE\_UE\_RSRP



Verizon Data UE - -LTE UE\_RSRP

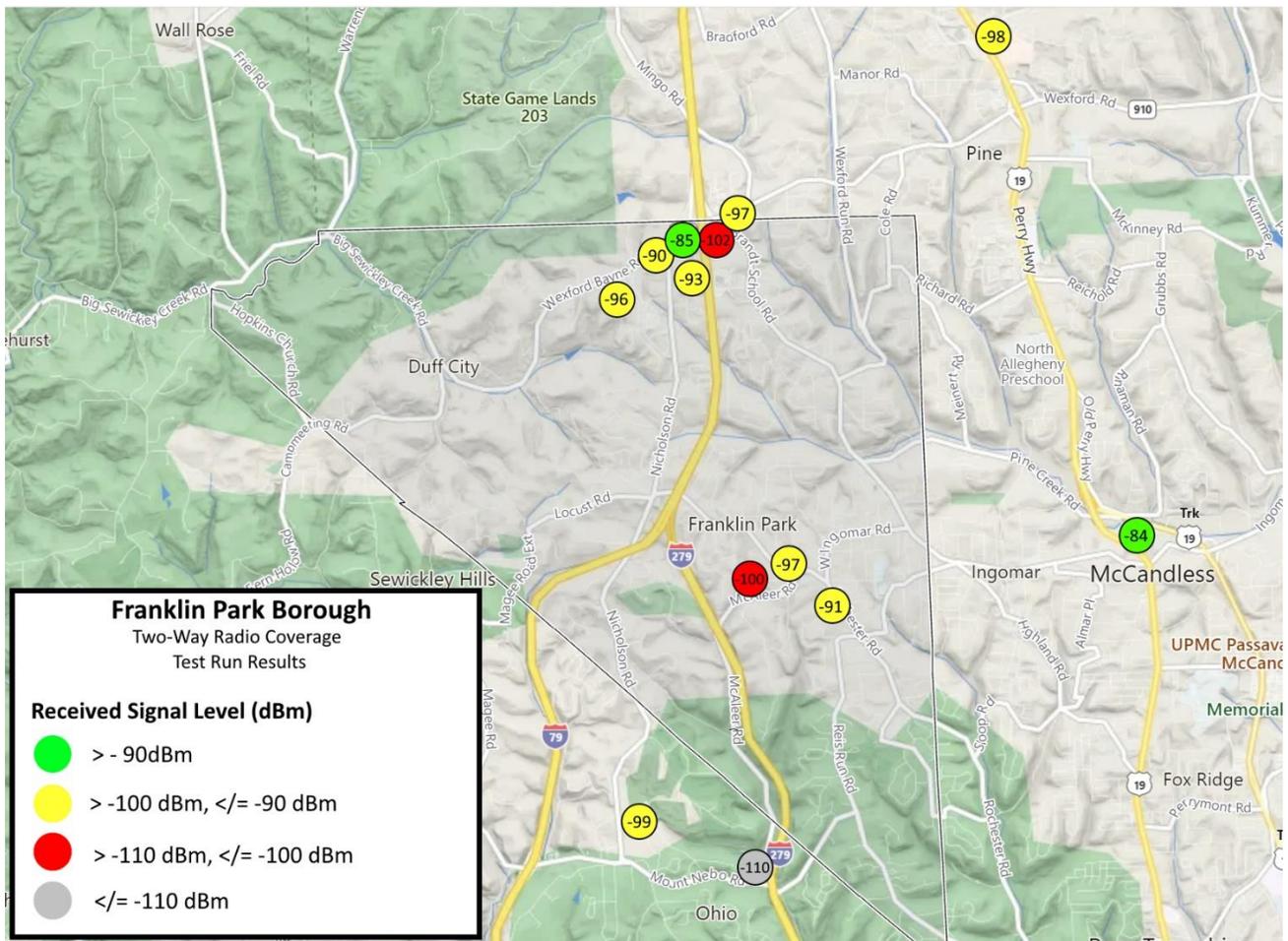


T-Mobile Data UE --LTE\_UE\_RSRP

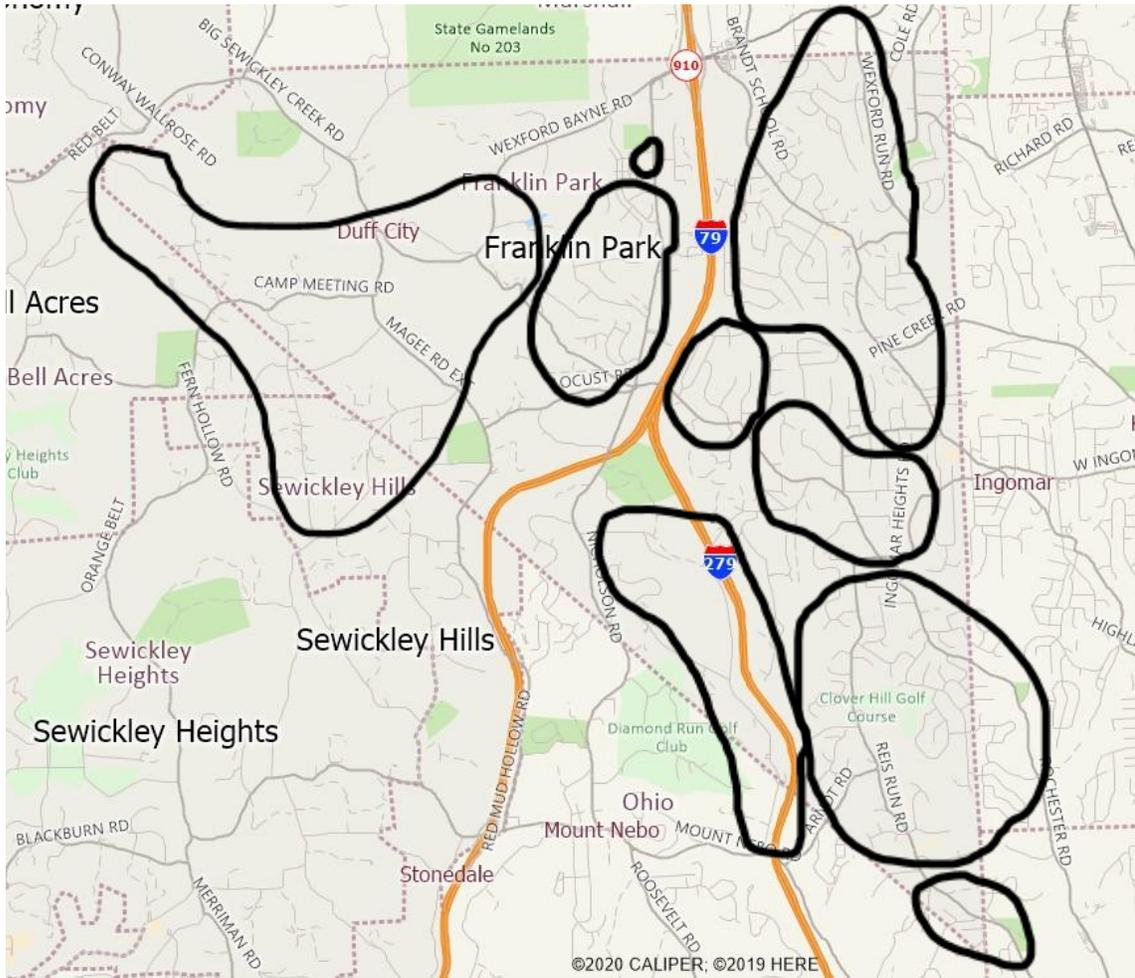




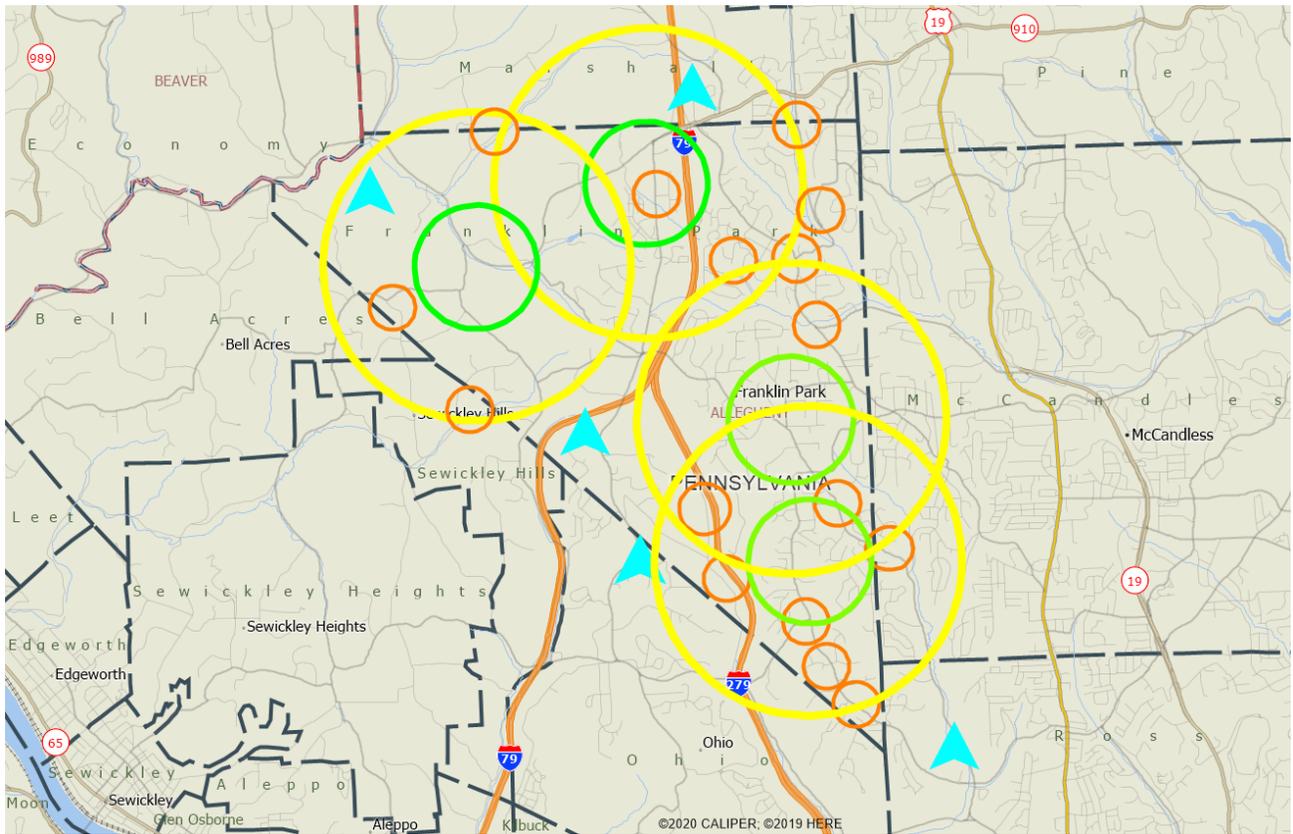
**Map 2 – In-building reference locations**



**Target Improvement Areas**



## Overall Improvement Solution Target Areas



## Enhancements Considered

With limited existing wireless sites currently operating in the Borough, new locations and facilities would be needed to adequately raise the wireless coverage quality level. The enhancements can be categorized with the following types of tower or site installations.

- Macro cells – Larger footprints, multiple tenants or carriers, multiple facilities at one spot, utilization of favorable RF coverage locations, more vertical space options. Additional coverage of 1 to 2 or more miles radius of improvement depending on RF conditions.
- Small cells – Terrain limited solutions, more targeted locations, smaller footprints, can accommodate 5G and higher capacities in a concentrated area. Approximately ¼ to ½ mile radius of coverage.

- Which enhancement fits better – The specific target improvement area and its coverage need characteristics will dictate which of the above enhancements is most effective from a radio coverage standpoint.
- Multiple carriers and providers must be accommodated for overall improvements to be gained in an efficient manner.



Small cell installations – typical installations, similar to the proposed small cell solutions (above)



Small cell base station radio equipment (lower left), Full Macro cell with multiple carrier installation, antennas above tree height – monopole (lower right)



Full Macro cell with two carrier installation – lattice tower (above left), Macro cell lattice tower with multiple installations, adjacent to a residential plan (above right)



Existing Macro cell with multiple installations (lower left), Small cell on residential street (above right)

➤ Enhancement Key Points:

- Macro site locations will fill in more territory, and are the more typical variety of tower installations and range in approximately 150 – 200 feet in height. Small cells are generally on a pole type installation of approximately 50 feet. For this review a somewhat taller Small site is also included here in this category, since many of the locations are considered to be able to accommodate colocation of carriers or two way installations, and would therefore need more vertical height than for just one installation each. Small cells then would also include installations up to a 100 foot pole.
- Poor areas are designated to be less than the – 105 to – 110 dBm or lower received signal range in the cellular wireless bands, and hence indicate the poor and marginal service areas that would suggest improvement. Two-way service was evaluated with signal level review and actual voice/clarity quality during the live testing. Ranges in the -90 dBm and below ranges exhibited marginal or worse transmission quality.
- Improvement target areas are designated on the associated maps with circled areas. These are not necessarily specific site targets, but areas of improvement that would be gained by one site installation within the circled area. The Macro site areas are indicated in yellow, and the Small cell areas are indicated in orange. Existing nearby sites are noted as blue icons. Two-way areas are noted in the blue radius. More precise coverage gains can be described with specific design details and tower height designs, done with coverage predictions, however these parameters are not yet known or contemplated as yet for this study. These details are not needed at this time in order to determine the overall coverage improvement needs of this review.
- The significant improvement areas are noted on the associated poor service area map. This is a consolidation of overall poor areas for all of the cellular service providers, as well as the two-way frequency bands. The more stringent improvement needs, and subsequent target areas come more from the cellular carriers since they operate in the more higher frequency bands of 600, 700, 850, and 2 to 4 GHz range bands. Comparable coverage is less at higher frequencies than that of the lower bands in 450 to 512 MHz. In other words, a site that will fill in well at the cellular frequency bands will also serve well for the lower bands, but with a bit more coverage footprint. Higher band locations and target areas, then will work also for the lower bands.

- Multiple sites would be needed for adequate coverage to be gained. One or two two-way radio locations would vastly improve the coverage levels in the lower two-way bands. These can be co-located with the Macro site facilities for other carriers/installations. At least one new two-way radio installation is needed within the Borough for any noticeable improvement to be gained. Locations outside of the Borough are too far away from the target improvement areas, and would be incapable of providing the RF signal level upgrades. A location within the Borough would allow for the closer proximity to the trouble areas and with adequate tower/antenna height, would also provide the RF configurations needed for improvement.
- One single site with an extremely high tower height would not be a viable solution to provide the needed improvements. Although a single high tower high would allow for multiple colocations, the fill-in of the difficult terrain areas, as well as in-building improvements, would not be achievable. Extra height would still not overcome distributing the locations throughout the Borough closer to the needed improvement areas.
- Specific two-way coverage key points: The two-way coverage status can be considered independently from the cellular coverage needs. Two-way service as noted is inadequate throughout the Borough. Key areas where extremely low signal and subsequent audio quality exists include the overall northwest area of the Borough, the McAleer Road area and other inside building locations throughout the Borough, including some in the more residential southeast portion. The improvement needed for adequate two-way service will need to be gained from one or two new Macro site installations within the Borough somewhere, regardless of the cellular network improvement needs. This is independent of where to locate the cellular enhancement targets, which can be achieved with the wide deployment of the small cells, that likely would not include any two-way installations.
- Specific cellular coverage key points: Independently from the two-way radio coverage needs, the cellular network is partially driven by a higher set of frequency bands, and thereby less coverage footprint per site location, and hence a need for more locations. Much more fill-in of smaller target areas will be needed, in the form of the smaller cells described, to achieve the needed cellular fill in. This is depicted in then target area improvement areas as well as the specific areas noted on the option maps.

## Improvement Options

In order to improve the low level of wireless coverage quality, multiple transmit facility additions would need to be added within the community. The options below breakdown various improvement approaches to address the wireless coverage improvement needs.

Several scenario options are described that will address the issue of “poor wireless coverage throughout the Borough”. These are noted here with improvement gains, as well as trade offs considered. Variations of these options can be considered as well.

Percentage of poor coverage areas improved for each option is noted.

### ➤ Option (a)

Provides overall significant improvement throughout the borough in the much of the needed poor coverage areas. This is a combination of Small sites – to cover specific pocket areas, and Macro sites to cover more widespread areas.

This option provides coverage improvement throughout much of the marginal areas noted on the poor coverage area map. Two-way and cellular carrier coverage is improved throughout the Borough with in-building gains added as a by-product nearby any of the potential site additions. An overall improvement of 86 % of the target area would be gained.

Many of the Small site areas are needed since the Macro target areas would not fill in adequately even within the Macro target areas designated. This is due to terrain and RF frequency coverage characteristics, as well as tower spacing needs. Therefore, the Small sites are needed as well, to achieve the improvements for adequate service.

#### Option (a):

4 Macro sites

16 Small sites

2 Two-way radio locations - At least two location installations for the two-way radio improvement needs. One east of 279, in the areas nearby the golf course, and/or near the municipal building. The other installation should be located north and west of 79.

### ➤ Option (b)

Provides additional significant improvement within the borough. Utilizes one less site target area than option a. This will entail somewhat higher tower sites if comparable coverage is to be gained. The additional height will cover more on an individual site basis, however, fill in sites would still be needed. This is due to the terrain limitations coupled with where the coverage targets of homes,

roads and businesses exist throughout the Borough. An overall improvement of 78 % of the target area would be gained.

Option (b):

3 Macro sites

16 Small sites

2 Two-way radio locations - At least two location installations for the two-way radio improvement needs. One east of 279, in the areas nearby the golf course, and/or near the municipal building. The other installation should be located north and west of 79. These can be collocated with the Macro site targets.

Option (b) (alt):

The option b (alt) map depicted includes the same total number of installations as the option (b), except that the southeast Macro site target area can be exchanged for one a bit more north of the base option (b) southern site. (alternative target near the Borough building) Both the initial base (b) option and the (b-alt) options provide very similar coverage footprint improvements, especially from a two-way radio standpoint. There is a bit more overlap with the other sites with the (b-alt) option, and it illustrates that there is more than one southern location for the needed improvement to be gained.

➤ Option (c)

Also provides some needed improvement within the Borough. This option encompasses two less Macro sites, and only one two-way radio location, but targets the worst of the needed improvement areas. This also will entail higher tower sites, with only two Macros, and should include at least an adequate mounting height for the Two-way installation to maximize coverage since this would be the only location. Similarly to option b, this due to the terrain limitations coupled with where the coverage targets of homes, roads and businesses exist and their distributed fashion throughout the Borough.

The improvement gained in this option would be less than that of the previous two noted, but would still add key coverage areas. The trade off would be less installations and less deployment costs, versus limited improvements. An overall improvement of 62 % of the target area would be gained.

Option (c):

2 Macro sites

16 Small sites

1 Two-way radio location – One two-way location installation for the improvement needs. With existing coverage so limited, at least one new location within the borough is necessary for any adequate improvements. Any sites outside the Borough are too far, or are not situated such that improvements could reach effectively enough for necessary coverage upgrades. This can be at one of the two Macro areas. The other installation should be located north and west of 79. The two-way location could be chosen so as to make the most of one installation closer to the center of the Borough, or collocate at one of the Macro site areas designated.

Option (c) (alt):

Much like the alternative (b-alt) previously described, the (c-alt) considers a location a bit more north than the base (c) option. (the same area near the Borough building) The option (c-alt) map depicted includes the same total number of installations as the base (c), except with more overlap with the other locations. Again, both the base (c) option and the (c-alt) options provide very similar coverage footprint improvements, especially from a two-way radio standpoint with one site added. With the Macro sites spread a bit more reducing the overlapped area, more unique cellular coverage improvement may be gained.

➤ Option (d)

Provides some improvement within the borough but on the minimal end of the needed improvement scale. This option also utilizes less site target areas, and targets the worst of the needed improvement areas. This also will entail higher tower sites to maximize coverage from the reduced installation locations.

The improvement gained in this option would be less than that of the previous three options noted, but would still add key coverage areas, and provide what can be described as the least amount of coverage upgrade that still could be noticeable and advantageous for the residents and users. The trade off would be even less installations and less deployment costs, versus limited improvements. An overall improvement of 33 % of the target area would be gained.

Option (d):

1 Macro site

8 Small sites

1 Two-way radio location – One two-way location installation for the improvement needs. With existing coverage so limited, at least one new location within the borough is necessary for any adequate improvements. Any sites outside the Borough are too far, or are not situated such that improvements could reach effectively enough for necessary coverage upgrades. This can be at one of the two Macro areas. The other installation should be located north and west of 79. The two-way location could be chosen so as to make the most of one installation closer to the center of the Borough, or collocate at one of the Macro site areas designated.

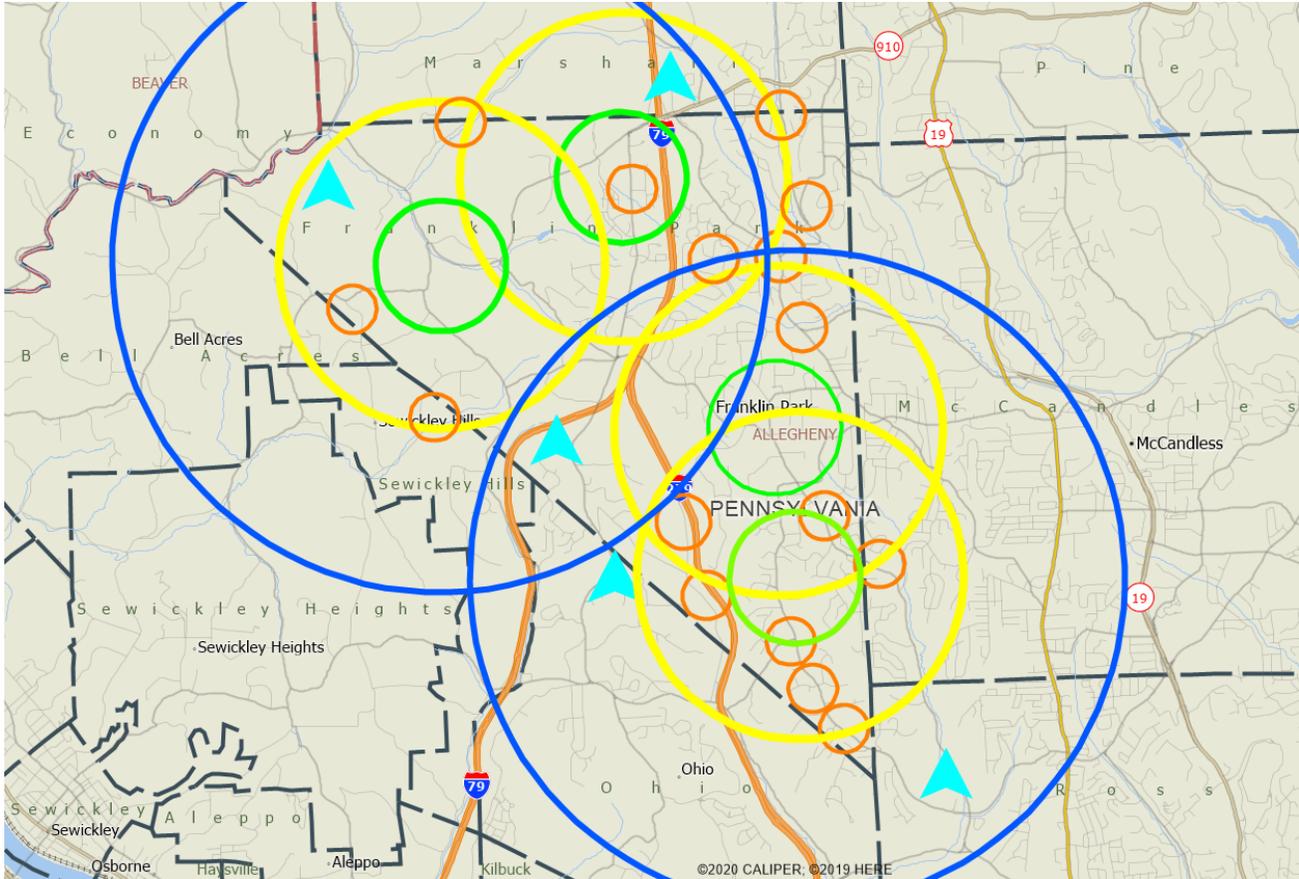
Option (d) (alt):

Similar to alternative options (b-alt) and (c-alt), the (d-alt) option utilizes a target area more north, this one more in the center of the Borough geographically. The option (d-alt) map depicted includes the same total number of installations as the base (d), which is one Macro site, except shifted to the north to cover the Borough more evenly. The base (d) option covers the more populated and residentially dense area in the southeast portion of the Borough.

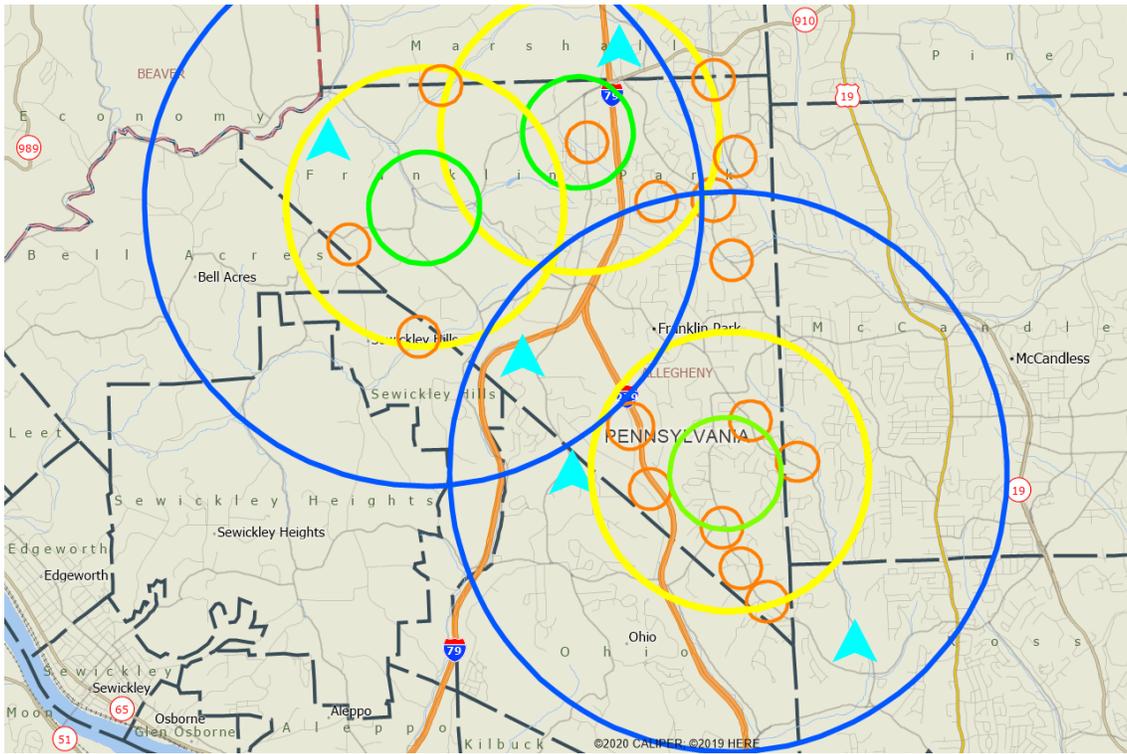
**Corresponding Maps:**

The Macro site areas are indicated in yellow, and the Small cell areas are indicated in orange. Two-way areas are noted in blue. Existing nearby sites are noted as light blue icons.

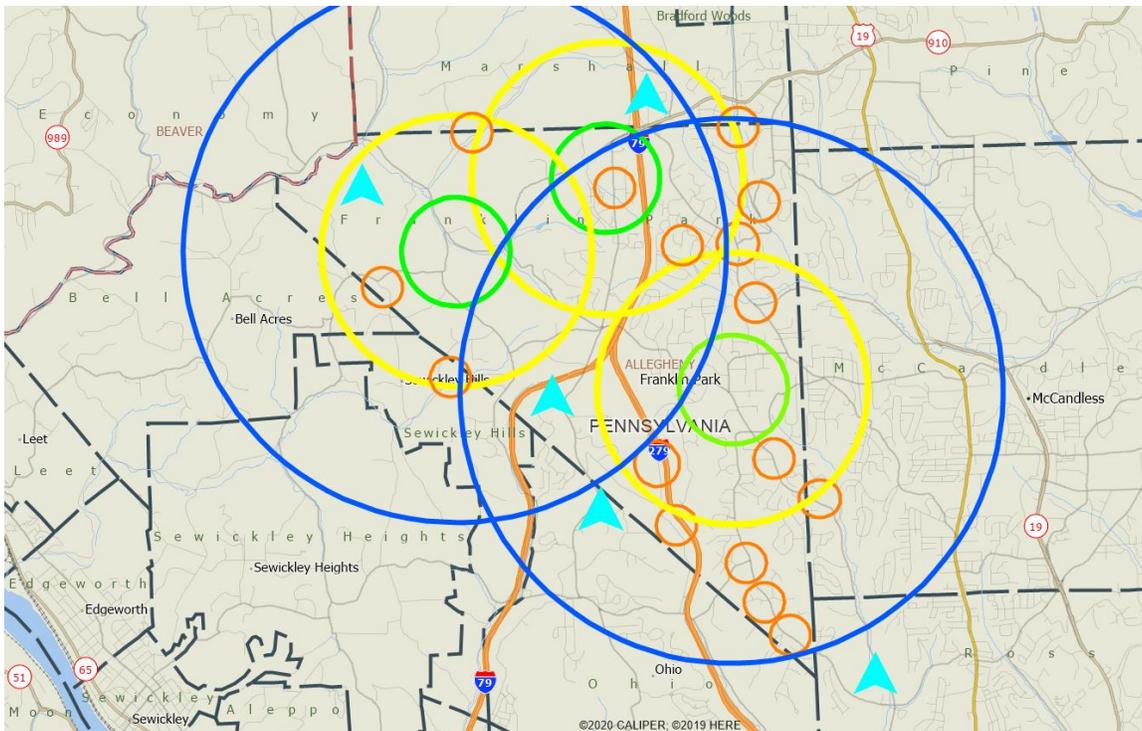
**Option a:**



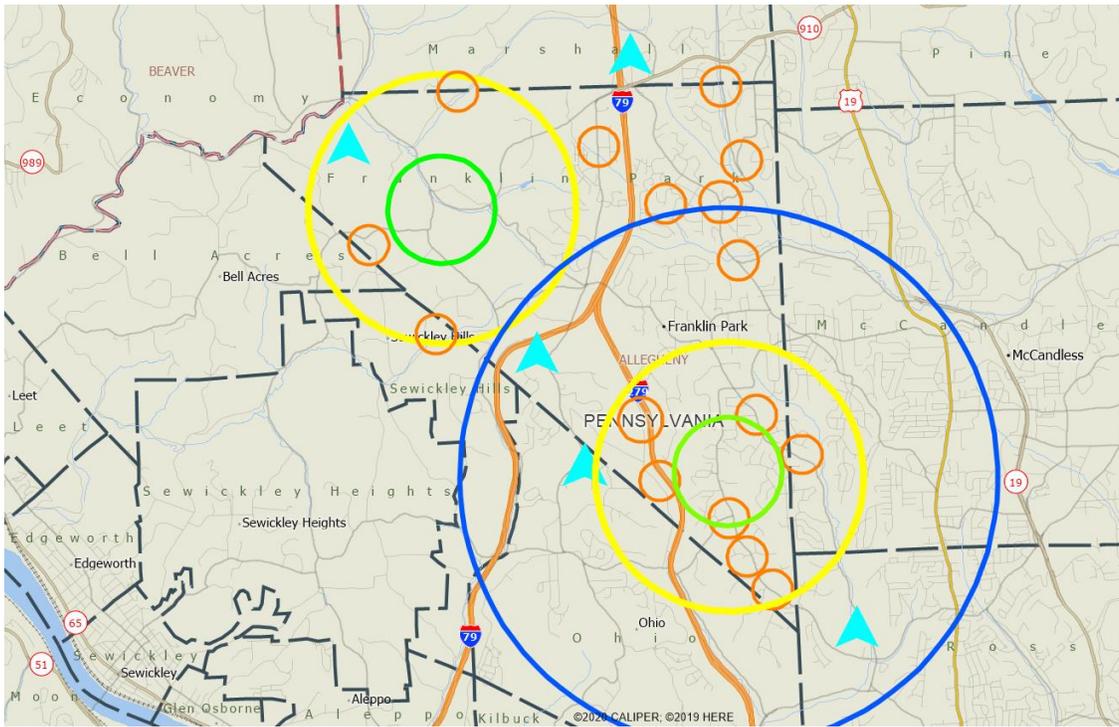
**Option b:**



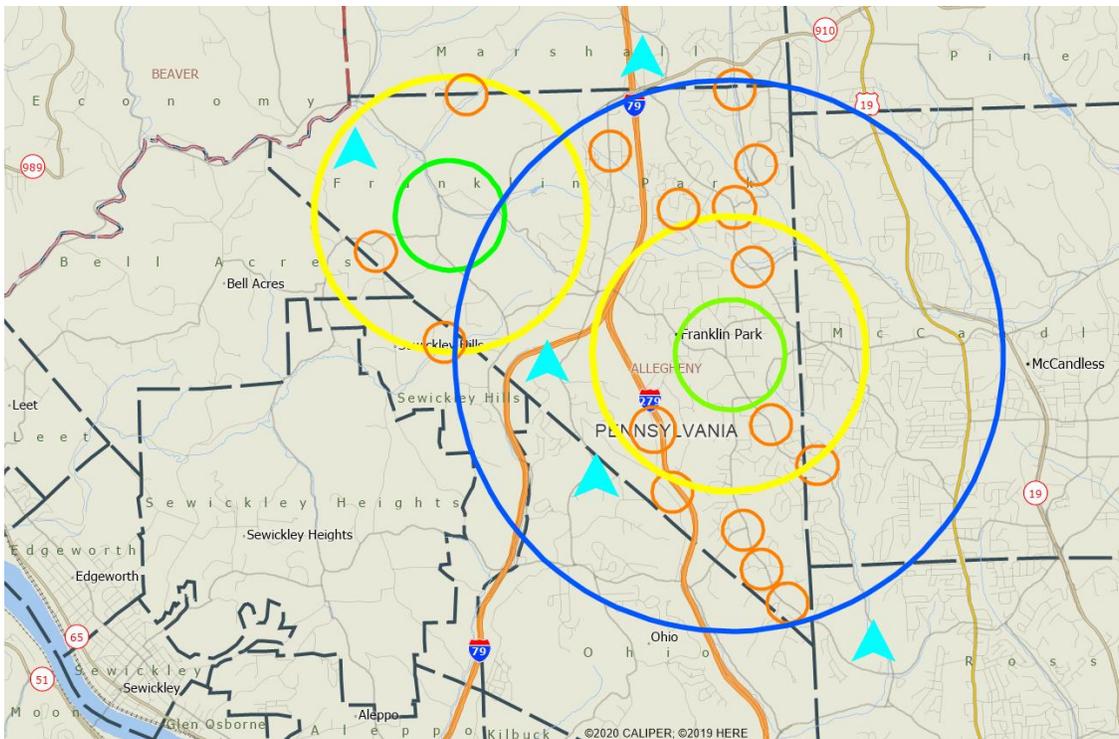
**Option b (alt):**



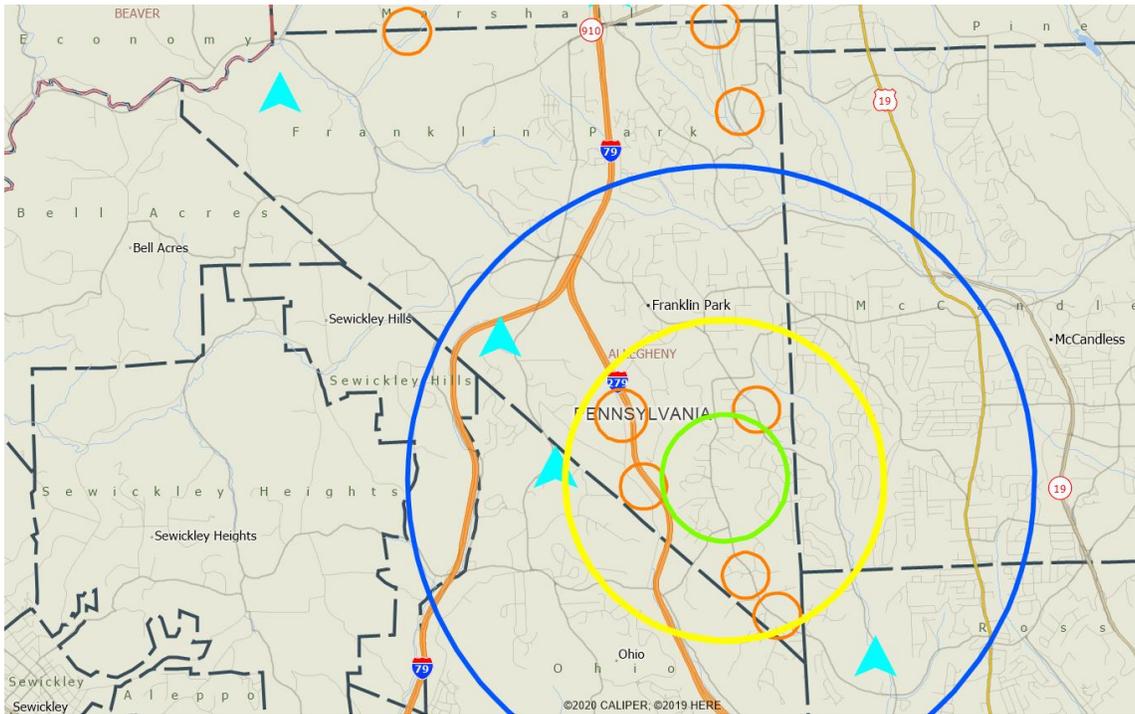
**Option c:**



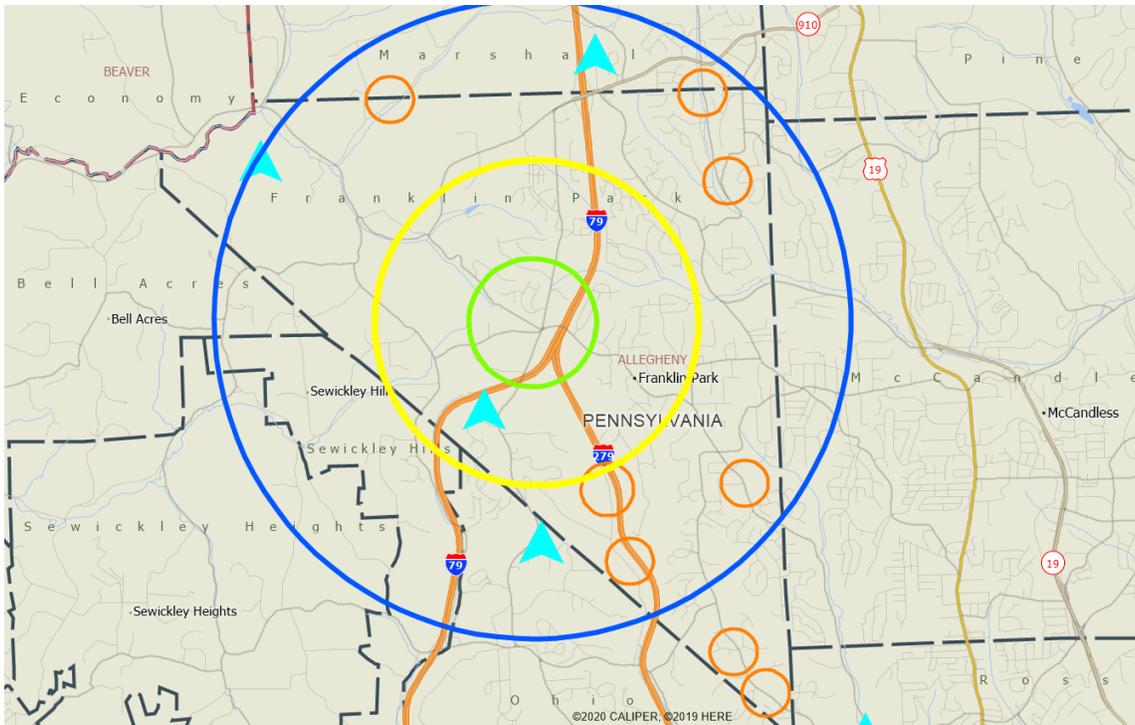
**Option c (alt):**



**Option d:**



**Option d (alt):**



<u>Option</u>	<u>Improvement</u>	<u>Key Areas</u>	<u>Pros</u>	<u>Cons</u>
Option A – 4 Macro sites 16 Small sites 2 Two-way sites	86 % of Poor Target Areas Improved	Southern and Eastern residential, as well as Northwest corner	<ul style="list-style-type: none"> <li>• Very strong coverage improvement</li> <li>• Multiple sites for better coverage</li> <li>• Better in-building</li> </ul>	<ul style="list-style-type: none"> <li>• High deployment needs</li> <li>• Higher costs</li> <li>• Many Small sites to locate and deploy</li> </ul>
Option B – 3 Macro sites 16 Small sites 2 Two-way sites	78 % of Poor Target Areas Improved	Above, with less improvement in Northern areas	<ul style="list-style-type: none"> <li>• Strong coverage improvement</li> <li>• One less Macro site location</li> <li>• Somewhat better in-building</li> </ul>	<ul style="list-style-type: none"> <li>• Higher tower height needs potentially</li> <li>• Higher costs</li> <li>• Many Small sites to locate and deploy</li> </ul>
Option C – 2 Macro sites 16 Small sites 1 Two-way site	62 % of Poor Target Areas Improved	Option B areas, with one Macro site in Northern area, and one Macro site in Southeastern residential	<ul style="list-style-type: none"> <li>• Moderate coverage improvement distributed throughout Borough</li> <li>• Two less Macros</li> </ul>	<ul style="list-style-type: none"> <li>• Higher tower height needs potentially</li> <li>• Small site total can vary</li> <li>• Less coverage improvement</li> </ul>
Option D – 1 Macro site 8 Small sites 1 Two-way site	33 % of Poor Target Areas Improved	More focused on the Southeastern residential area, and most needed small site targets	<ul style="list-style-type: none"> <li>• Coverage improvement distributed throughout FPB</li> <li>• Less costs/sites</li> </ul>	<ul style="list-style-type: none"> <li>• Less new coverage</li> <li>• Higher tower height needs potentially, especially with one Macro site</li> </ul>

## Variations

Some variations of each option noted can also be considered. Since each site location area, Small or Macro, can be considered on its own, each can be added or eliminated and that improvement removed or gained on its own. With some overlap, and specifics of each individual area, an equal gain or loss cannot be assumed, however a rough estimate can be followed depending on the deployment total to be considered.

- Also, in theory, an individual Macro site's improvement area could be substituted for multiple Small cells. A rough exchange of 3-6 small sites could be implemented to achieve similar coverage improvement. This would not be an exact exchange, however, due to each individual area's characteristics. The vertical height of a Macro site might not be achievable on multiple Small cells for adequate colocation opportunities. Also, an exact exchange might not be realized because some widespread coverage would be lost for the gain at specific locations. These

exchanges within each option can be considered with the proper terrain situation, and a without a favorable Macro site option, but may not be able to be implemented everywhere.

- In addition, some Macro site tower facilities would be needed for a two-way radio footprint enhancement, with more vertical space on these towers required.
- Multiple Macro site options can be viewed as a swap for multiple small cell combinations.
- If some of the Macros could be replaced by multiple small site locations, vertical space needs may be compromised.
- Macro site tower heights can vary as well. Taller sites will fill in more territory and cover a further distance, however key fill in areas would still remain a coverage problem. Some additional territory could be gained with taller towers – i.e. on the fringes of the coverage boundary, but not necessarily in closer terrain and clutter limited areas.
  - Tower height and potential new area driven by vertical space needs
  - Coverage needs affected by terrain, local targets
  - These items could vary upon final design
- Roof top installations will also offer improvement but albeit, much less than that of a tower of 200 feet. Some current installations offer this already and resultant coverage is usable but not widespread and is limited due to localized clutter – vegetation/trees are also a major limiting factor – so anything of a Macro site nature should be beyond tree and clutter height – (100 feet +/-)
- Small site considerations would include more installations, higher interconnect costs, more limited coverage generally and limited co-location opportunities. These are a better fit for specific point locations and the ability to fill-in multiple locations as desired. However, there would be more of them though.
- Interference concerns to be taken into account include too many Macros, which can contribute to interference problems due to tower and antenna heights that cover and overlap more than needed, and hence interfere with other sites.
- Start with Macros, then fill in with Small cells as a secondary enhancement.
- Some of the Macro sites would need to accommodate the two-way radio installations.
- Each installation would incur more costs as well. Antennas, coaxial cable, hardware, installation costs, and base station radio equipment would be a consideration, especially for the multiple two-way radio improvement options.

Note: The improvement options noted do not represent a detailed RF engineering design specifically, but more of overall improvement strategies that could be implemented with varied levels of improvements and associated tradeoffs. Any described locations for new facilities are not specifically targeted as those to be absolutely required, but serve as general mapping rough guides to indicate approximate areas that would facilitate the improvements.

## **Conclusion**

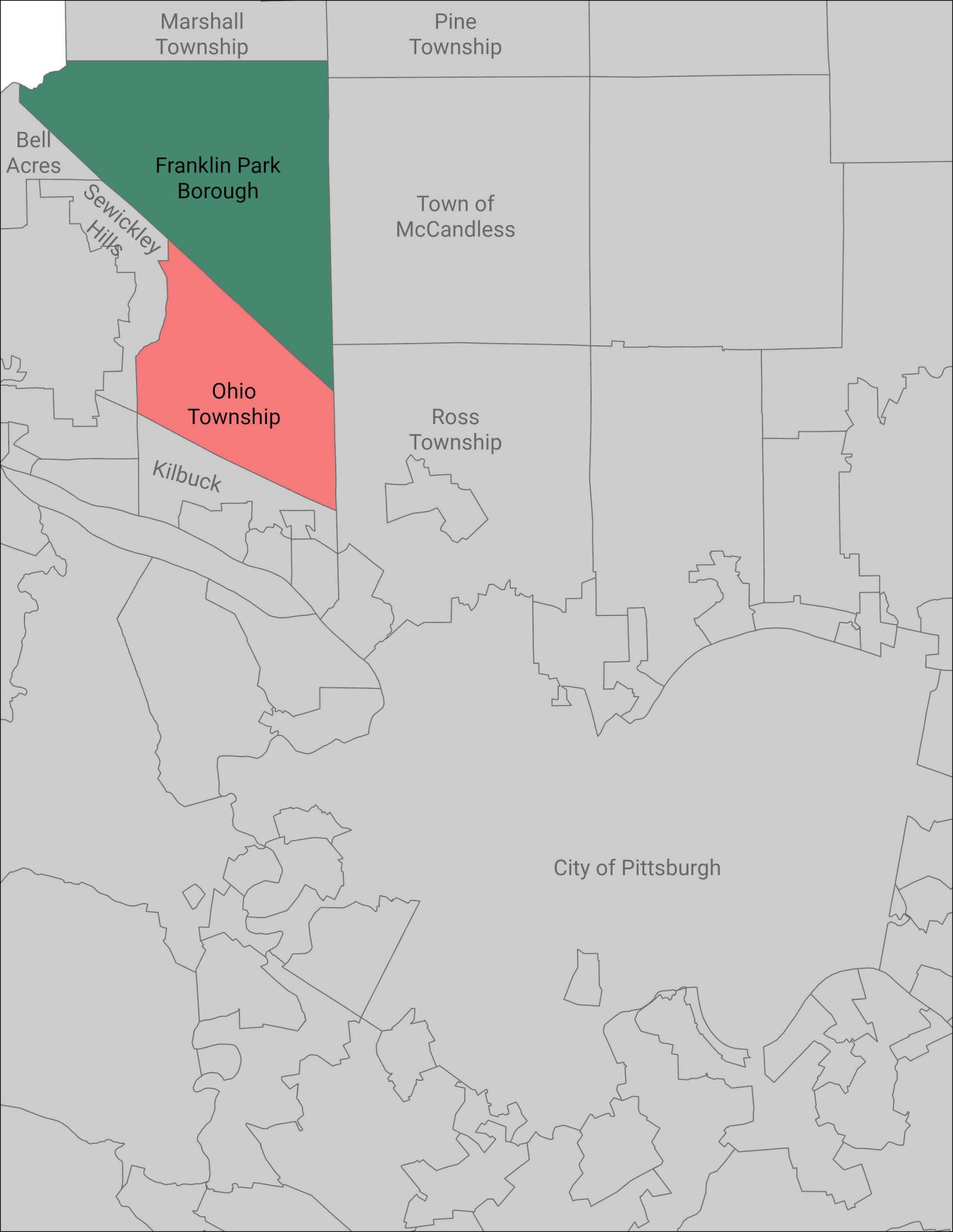
The wireless coverage quality level throughout Franklin Park Borough is in the poor range. This includes the cellular wireless service providers, as well as general two-way radio service. Many key areas lack good coverage. This has been determined by the review of existing documentation and input, as well as field test data collection and analysis generated by RJM Wireless. A review of this data was conducted. In order to improve the wireless coverage service levels to adequate and typical for user requirements, several options have been compiled that will allow for a significant upgrade of the wireless service levels. This can be accomplished by adding multiple site locations, both Macro site variety (1-4 sites), including 1 or 2 two-way radio installations, as well as various Small cell (8 – 16) installations.

Additional Notes:

- Additional plots of test results can be generated upon request.
- Photos are representative of potential solution deployments and may vary somewhat at each individual finalized installation.
- Population figures to be added to improvement areas covered by each option.

# APPENDIX D:

## MAPS



Marshall  
Township

Pine  
Township

Bell  
Acres

Franklin Park  
Borough

Town of  
McCandless

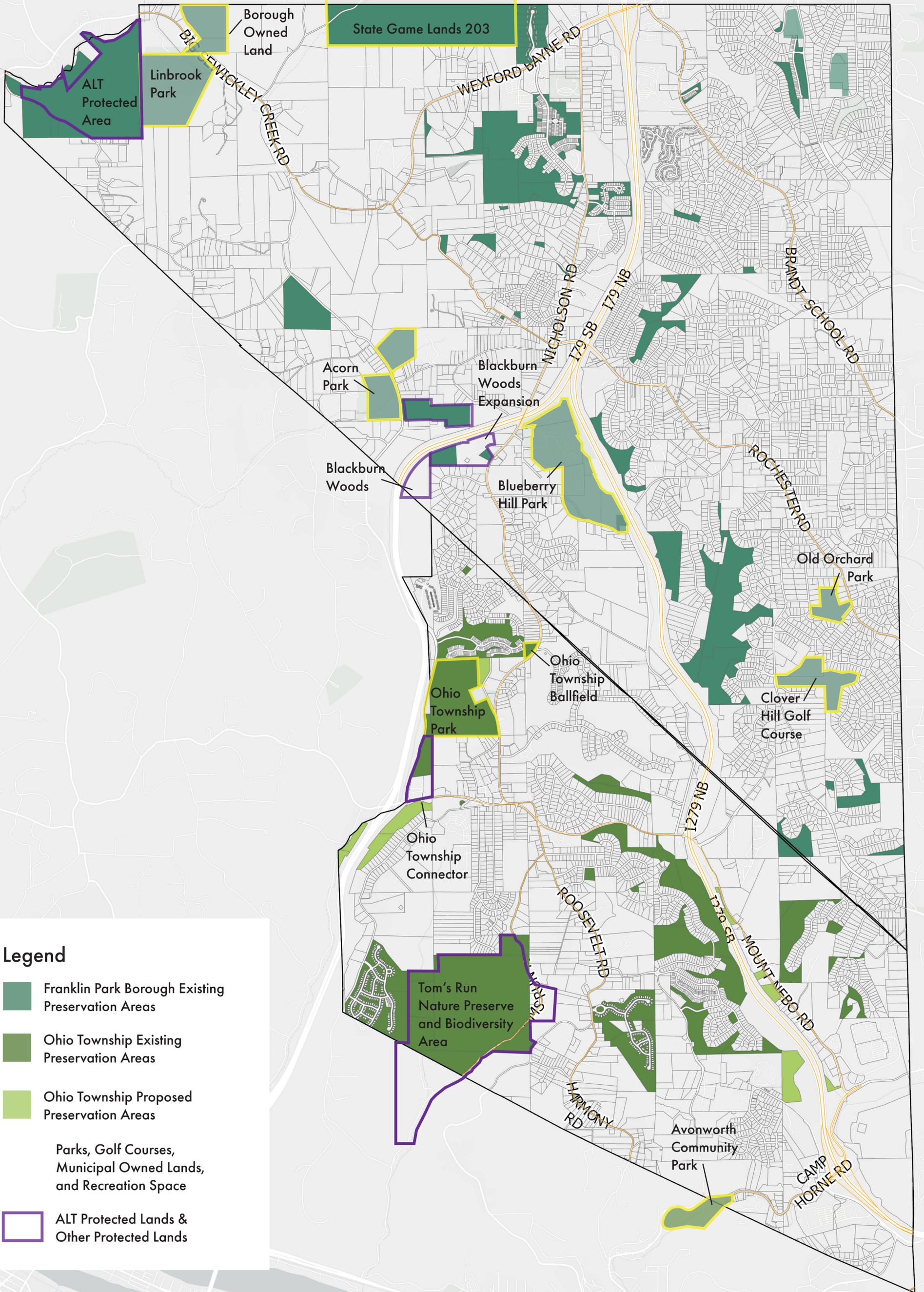
Sewickley  
Hills

Ohio  
Township

Ross  
Township

Kilbuck

City of Pittsburgh

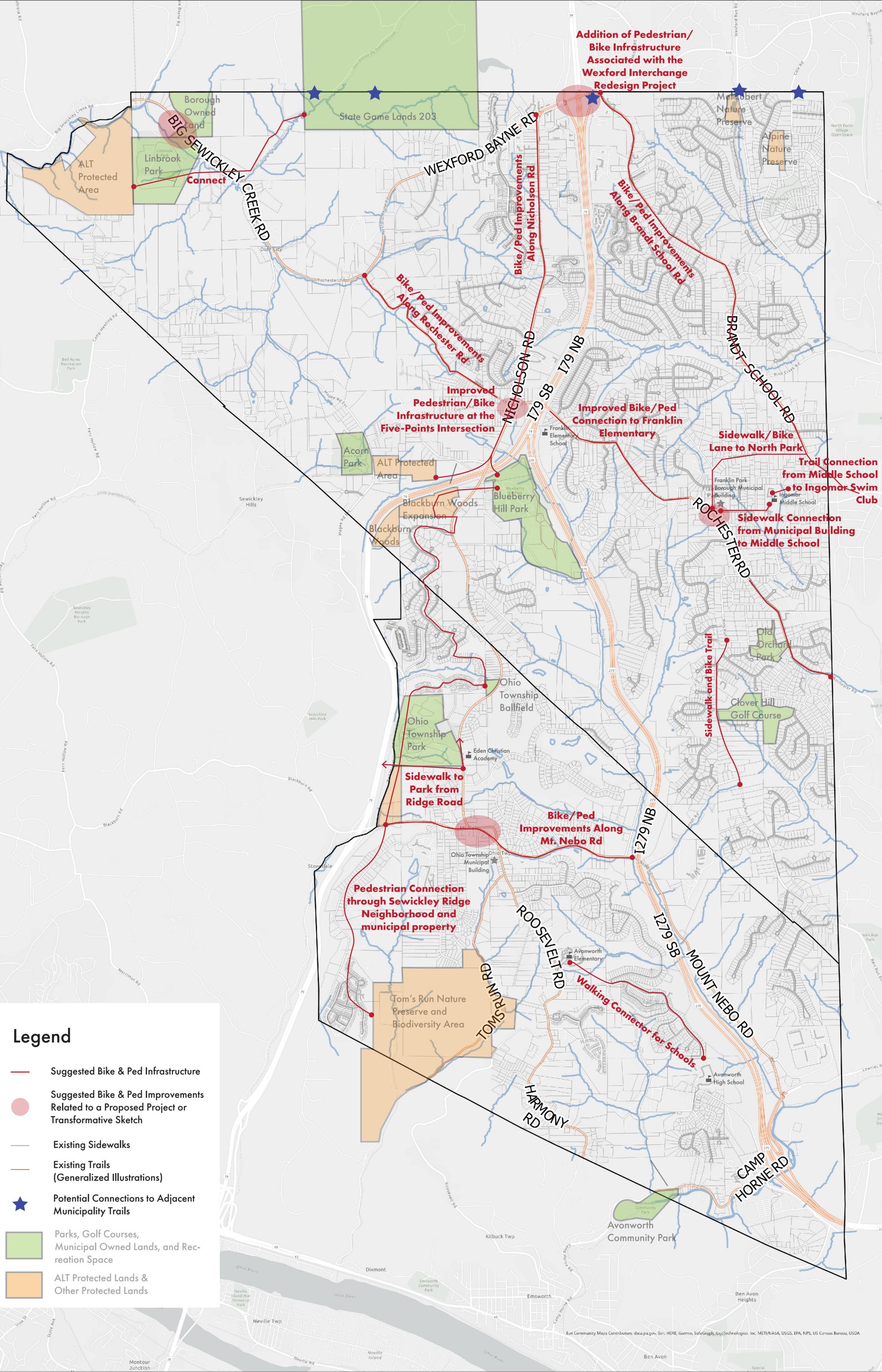


**Legend**

- Franklin Park Borough Existing Preservation Areas
- Ohio Township Existing Preservation Areas
- Ohio Township Proposed Preservation Areas
- Parks, Golf Courses, Municipal Owned Lands, and Recreation Space
- ALT Protected Lands & Other Protected Lands

## Legend

- Suggested Bike & Ped Infrastructure
- Suggested Bike & Ped Improvements Related to a Proposed Project or Transformative Sketch
- Existing Sidewalks
- Existing Trails (Generalized Illustrations)
- ★ Potential Connections to Adjacent Municipality Trails
- Parks, Golf Courses, Municipal Owned Lands, and Recreation Space
- ALT Protected Lands & Other Protected Lands



**Addition of Pedestrian/  
Bike Infrastructure  
Associated with the  
Wexford Interchange  
Redesign Project**

**Connect**

**Improved  
Pedestrian/Bike  
Infrastructure at the  
Five-Points Intersection**

**Improved Bike/Ped  
Connection to Franklin  
Elementary**

**Sidewalk/Bike  
Lane to North Park**

**Trail Connection  
from Middle School  
to Ingomar Swim  
Club**

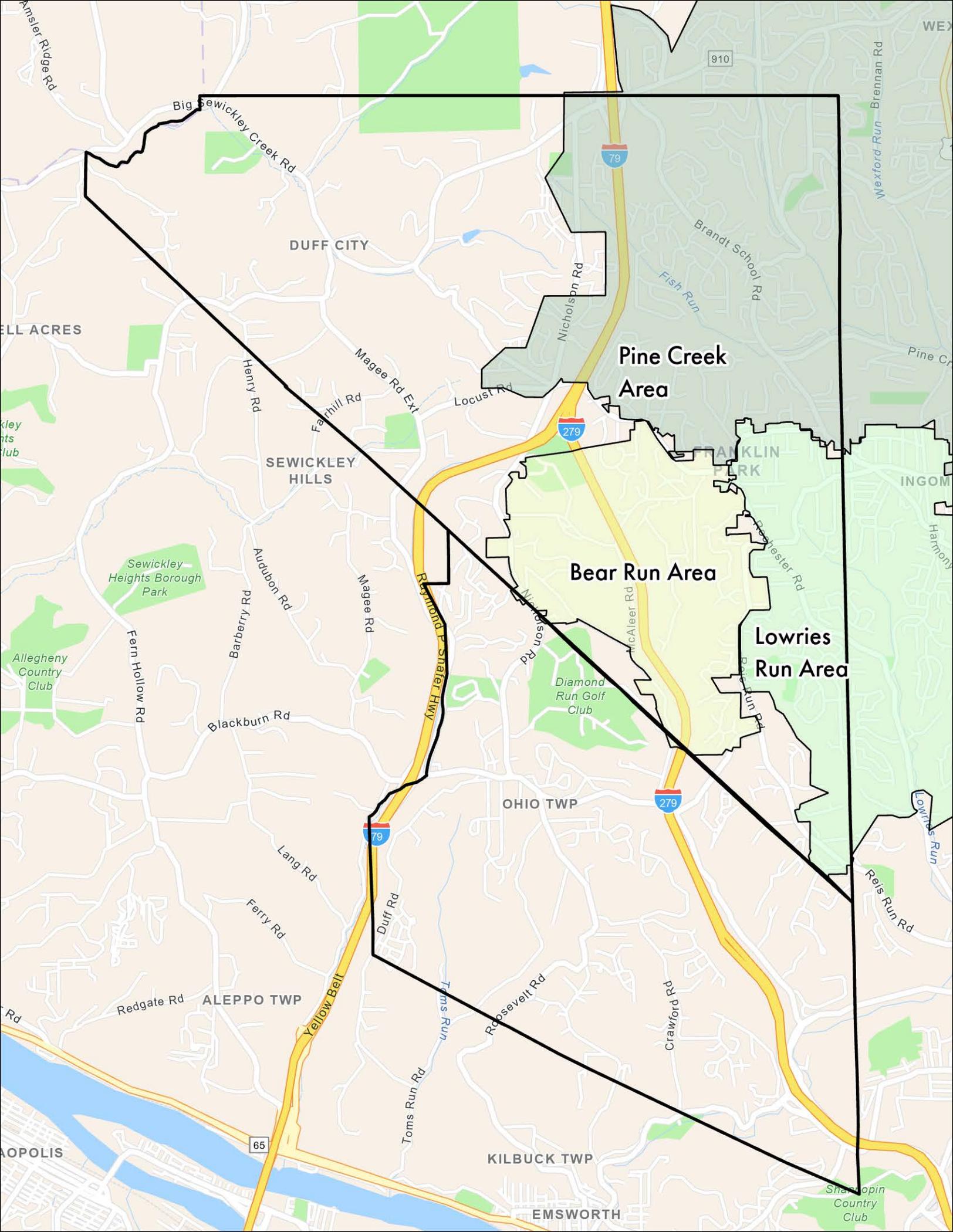
**Sidewalk Connection  
from Municipal Building  
to Middle School**

**Sidewalk to  
Park from  
Ridge Road**

**Bike/Ped  
Improvements Along  
Mt. Nebo Rd**

**Pedestrian Connection  
through Sewickley Ridge  
Neighborhood and  
municipal property**

**Walking Connector for Schools**



DUFF CITY

Pine Creek Area

Bear Run Area

Lowries Run Area

SEWICKLEY HILLS

OHIO TWP

ALEPPO TWP

KILBUCK TWP

EMSWORTH

ELL ACRES

AOPLIS

Big Sewickley Creek Rd

Henry Rd

Sewickley Heights Borough Park

Allegheny Country Club

Lang Rd

Ferry Rd

Redgate Rd

Yellow Belt

65

Duff Rd

Toms Run Rd

Roosevelt Rd

Big Sewickley Creek Rd

Magee Rd Ext

Farmhill Rd

Locust Rd

Magee Rd

Audubon Rd

Barberry Rd

Blackburn Rd

Raymond P. Stafer Hwy

Nicholson Rd

Duff Rd

Toms Run Rd

Rosevelt Rd

Crawford Rd

Waxford Run - Brennan Rd

Brandt School Rd

Fish Run

Pine Cr

Franklin Park

Hamony

Reister Rd

Lowries Run

Reis Run Rd

Lowries Run

Shawopin Country Club

910

79

279

79

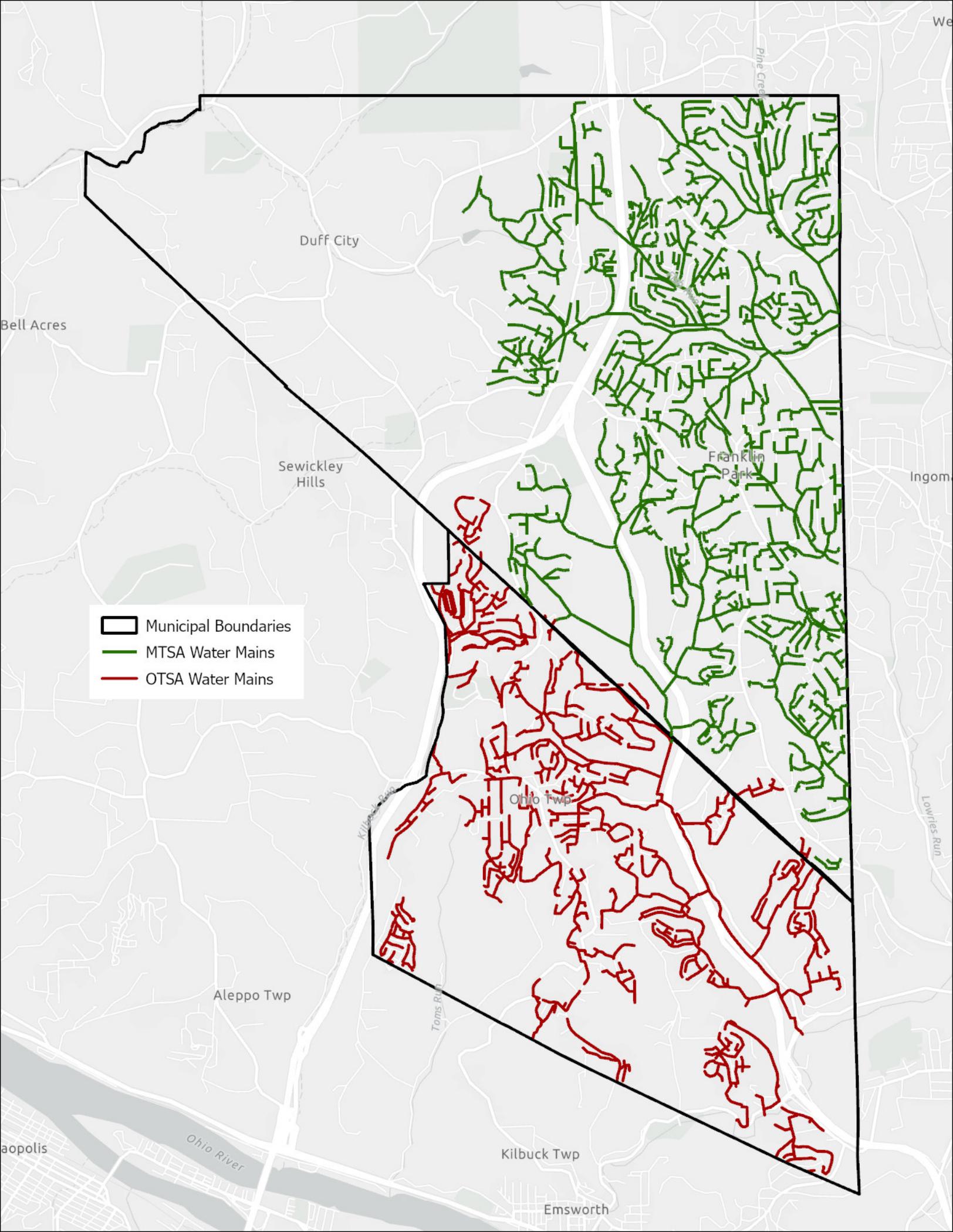
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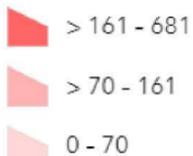
79

279



**No Internet Service (ACS 2019)**

No Internet Access (HHs)

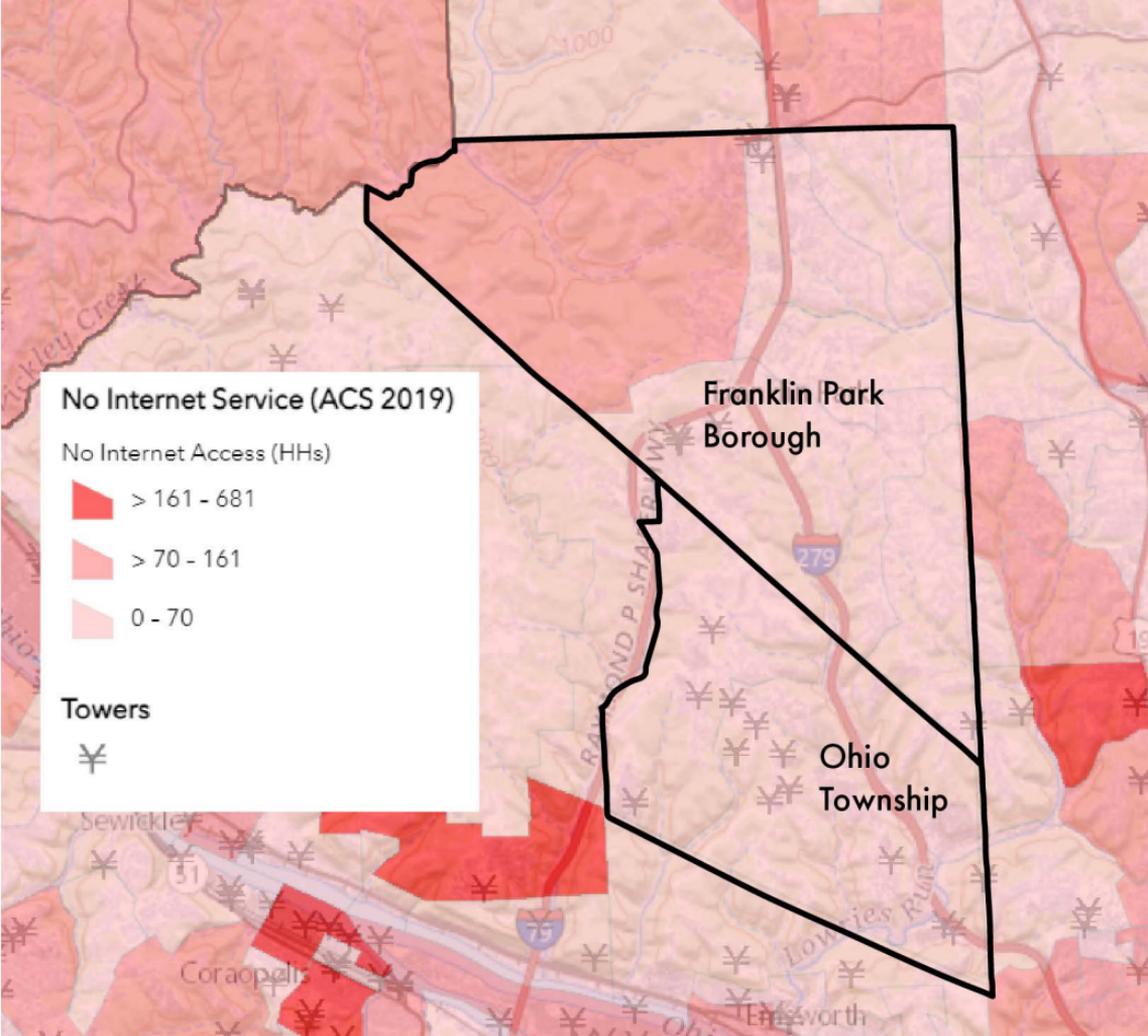


**Towers**



Franklin Park  
Borough

Ohio  
Township



FRANKLIN PARK BOROUGH

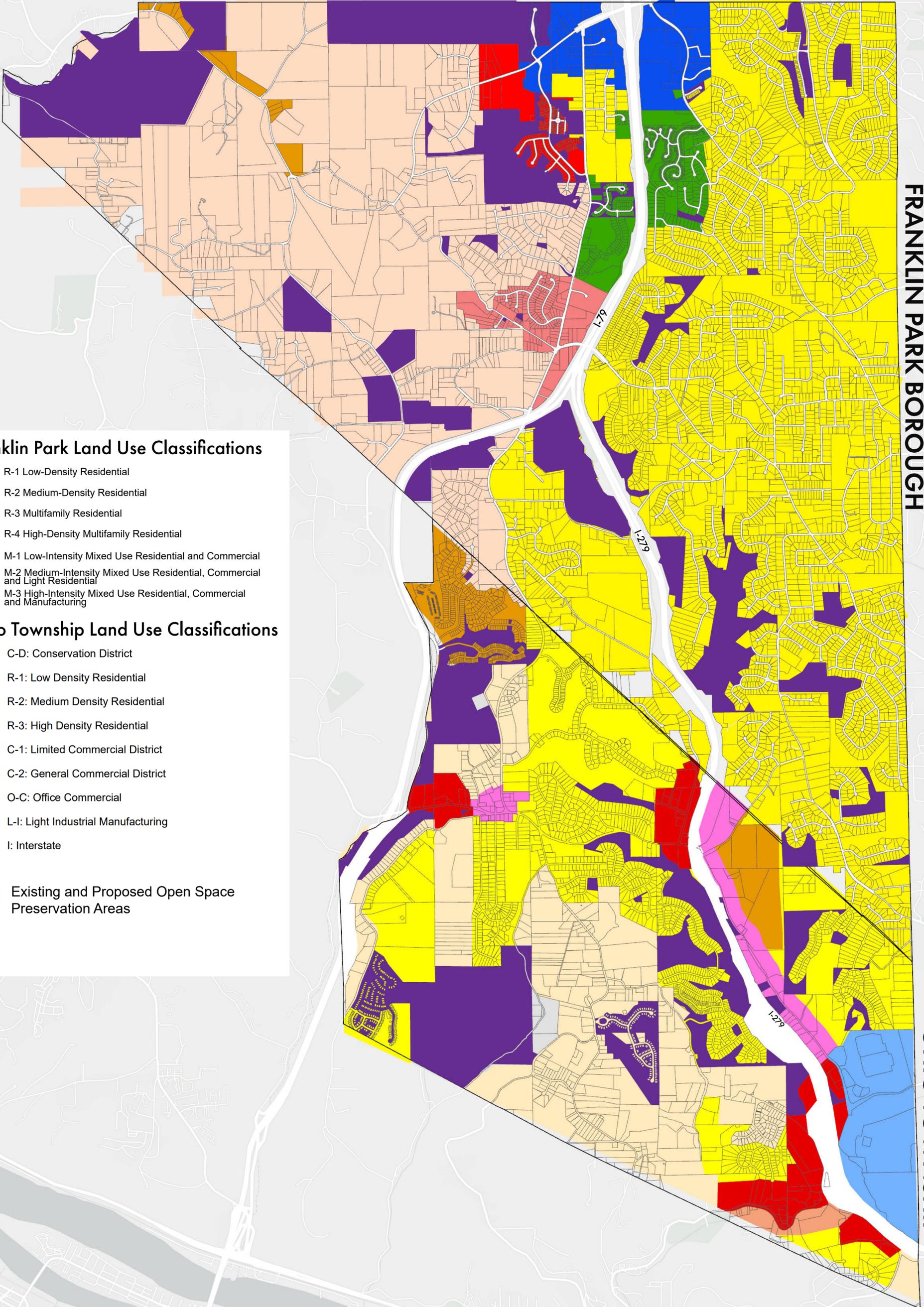
OHIO TOWNSHIP

### Franklin Park Land Use Classifications

- R-1 Low-Density Residential
- R-2 Medium-Density Residential
- R-3 Multifamily Residential
- R-4 High-Density Multifamily Residential
- M-1 Low-Intensity Mixed Use Residential and Commercial
- M-2 Medium-Intensity Mixed Use Residential, Commercial and Light Residential
- M-3 High-Intensity Mixed Use Residential, Commercial and Manufacturing

### Ohio Township Land Use Classifications

- C-D: Conservation District
- R-1: Low Density Residential
- R-2: Medium Density Residential
- R-3: High Density Residential
- C-1: Limited Commercial District
- C-2: General Commercial District
- O-C: Office Commercial
- L-I: Light Industrial Manufacturing
- I: Interstate
- Existing and Proposed Open Space Preservation Areas





### Legend

- Major Roadways
- ▭ Municipal Boundaries

### Slope Classification

- 0-4.99%
- 5-9.99%
- 10-14.99%
- 15-24.99%
- 25-39.99%
- 40+%

## Legend

Major Roadways

Municipal Boundaries

### Soil Drainage Classifications

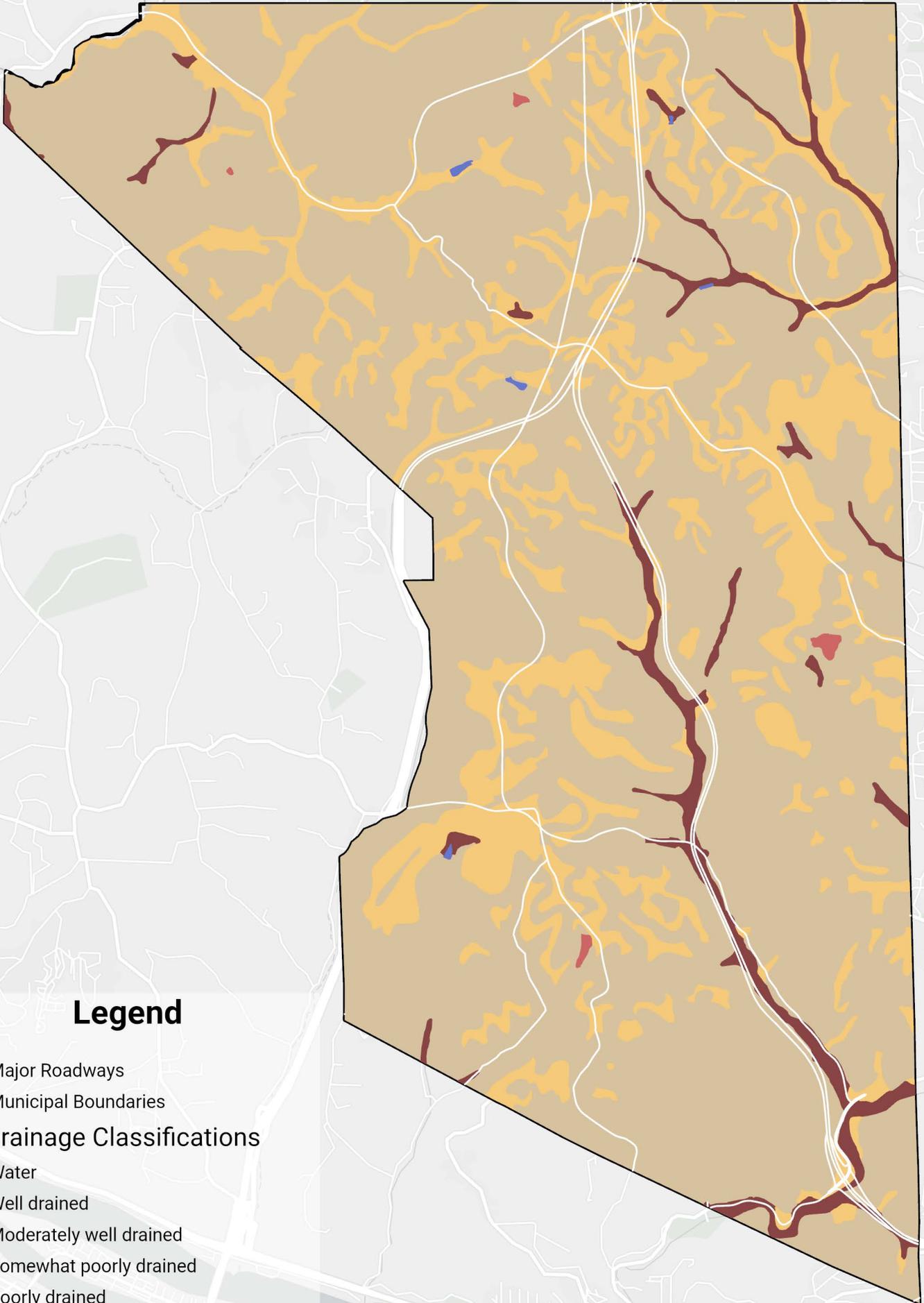
Water

Well drained

Moderately well drained

Somewhat poorly drained

Poorly drained



## Legend

Major Roadways

Municipal Boundaries

Rivers and Streams

Hydrology Areas

Floodplains

### Watersheds

BEAR RUN BASIN

BIG SEWICKLEY CREEK BASIN

EAST BRANCH BIG SEWICKLEY CREEK BASIN

FISH RUN BASIN

KILBUCK RUN BASIN

LITTLE SEWICKLEY CREEK BASIN

LOWRIES RUN BASIN

OHIO RIVER BASIN

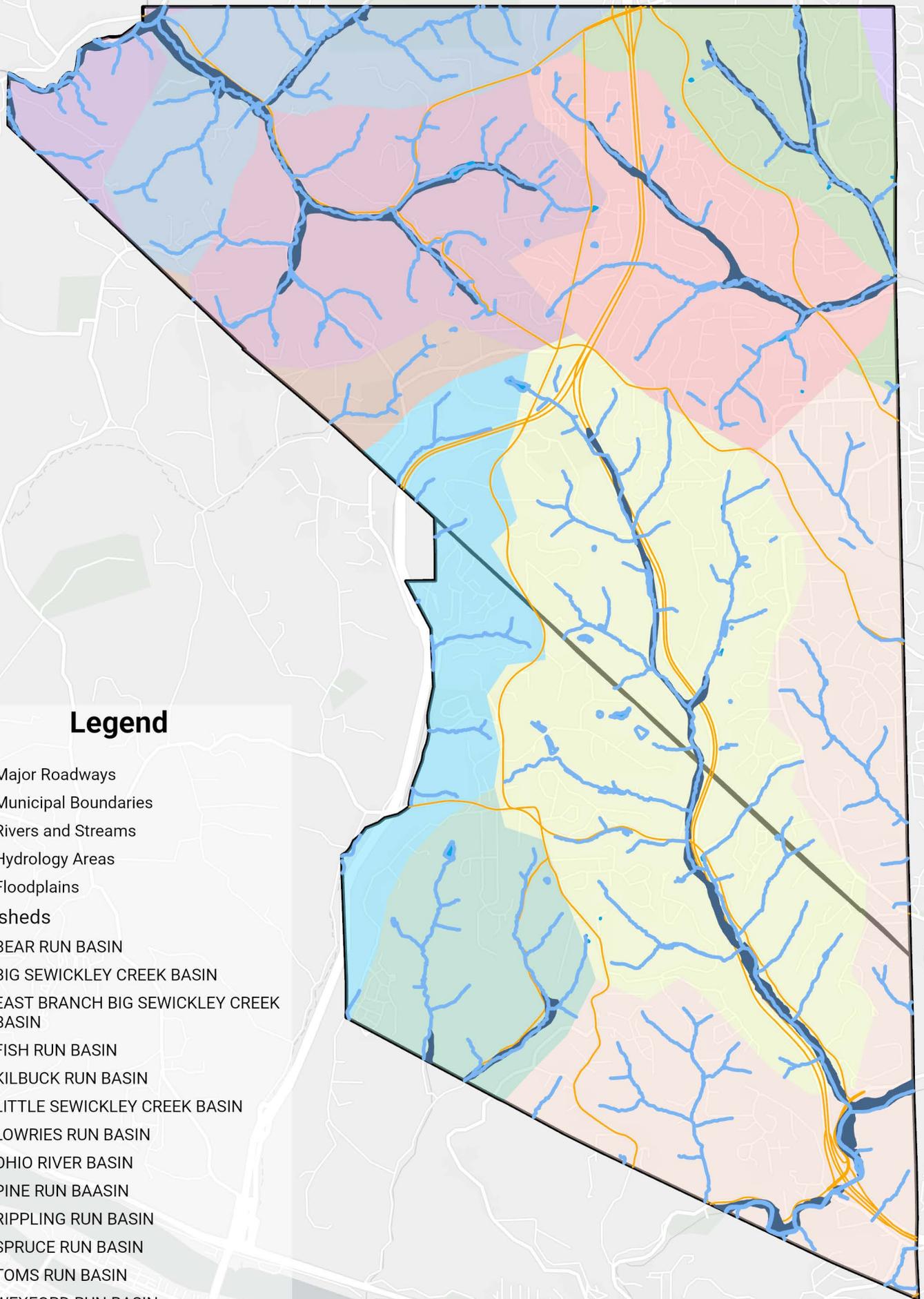
PINE RUN BASIN

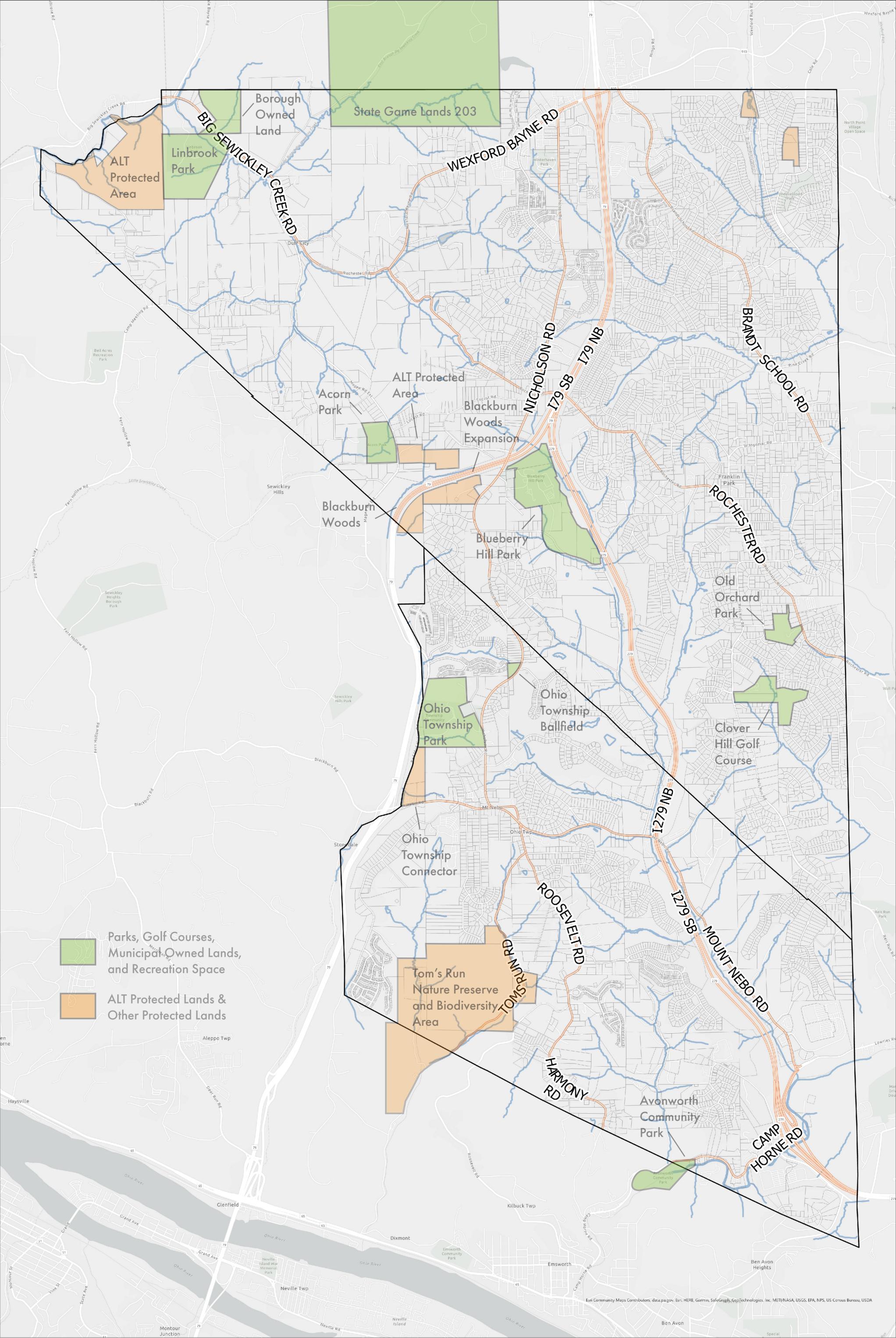
RIPPLING RUN BASIN

SPRUCE RUN BASIN

TOMS RUN BASIN

WEXFORD RUN BASIN





**APPENDIX E:  
PUBLIC COMMENTS ON  
DRAFT PLAN FROM ONLINE  
FORM**

#1

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, June 24, 2023 8:14:15 AM  
**Last Modified:** Saturday, June 24, 2023 8:19:29 AM  
**Time Spent:** 00:05:14  
**IP Address:** 69.89.161.212

---

Page 1

**Q1** **Franklin Park Borough**

Please select which municipality you reside in.

---

**Q2**  
What is your name?  
(Optional)

---

**Q3** **Respondent skipped this question**

Please indicate a page number (if applicable) and a comment you may have.

---

**Q4**  
Please indicate a page number (if applicable) and a comment you may have.

Page Number	<b>12</b>
Comments	<b>Cannot read the graphs. Quality too low; problem continues on other pages.</b>

---

**Q5** **Respondent skipped this question**

Please indicate a page number (if applicable) and a comment you may have.

---

**Q6** **Respondent skipped this question**

Please indicate a page number (if applicable) and a comment you may have.

---

**Q7** **Respondent skipped this question**

Please indicate a page number (if applicable) and a comment you may have.

---

**Q8**

**Respondent skipped this question**

Is there anything else you would like us to know?

---

## #2

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, June 25, 2023 4:56:57 PM  
**Last Modified:** Sunday, June 25, 2023 8:12:36 PM  
**Time Spent:** 03:15:39  
**IP Address:** 71.112.214.85

---

Page 1

**Q1** Franklin Park Borough

Please select which municipality you reside in.

---

**Q2**

What is your name?

(Optional)

---

**Q3**

Please indicate a page number (if applicable) and a comment you may have.

Page Number

All

Comments

**Great job! It looks fabulous overall and I think it reflects the input I am aware of.**

---

**Q4**

Please indicate a page number (if applicable) and a comment you may have.

Page Number

16

Comments

**I'd like to add that we should refine our pedestrian infrastructure with detailed design and impacted parcels identified. Similar to what McCandless created.**

---

**Q5**

Please indicate a page number (if applicable) and a comment you may have.

Page Number

24

Comments

**I'd like to see a stronger commitment to maintaining tree cover in the borough through tree banks or other replanting programs funded by development.**

---

**Q6**

Please indicate a page number (if applicable) and a comment you may have.

Page Number

**30**

Comments

**Nice job representing bike/ped needs! Could add that there are new PennDOT pedestrian design standards that hopefully harmonize with the FHWA.**

---

**Q7**

Please indicate a page number (if applicable) and a comment you may have.

Page Number

**33**

Comments

**Thanks for the shout out!**

---

**Q8**

Is there anything else you would like us to know?

You are appreciated!

---

#3

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, June 29, 2023 10:15:43 PM  
**Last Modified:** Thursday, June 29, 2023 10:30:03 PM  
**Time Spent:** 00:14:19  
**IP Address:** 67.20.232.134

---

Page 1

**Q1** Franklin Park Borough

Please select which municipality you reside in.

---

**Q2**  
What is your name?  
(Optional)

---

**Q3**  
Please indicate a page number (if applicable) and a comment you may have.

Page Number	74
Comments	Within the second paragraph, after the first sentence, I suggest we add the following: The first program expansion commenced in 2022 with the construction of the Community Garden; the Garden was fully subscribed for it's inaugural season and continues to have a wait list.

---

**Q4** Respondent skipped this question

Please indicate a page number (if applicable) and a comment you may have.

---

**Q5** Respondent skipped this question

Please indicate a page number (if applicable) and a comment you may have.

---

**Q6** Respondent skipped this question

Please indicate a page number (if applicable) and a comment you may have.

---

**Q7**

**Respondent skipped this question**

Please indicate a page number (if applicable) and a comment you may have.

---

**Q8**

**Respondent skipped this question**

Is there anything else you would like us to know?

---

#4

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, July 16, 2023 2:00:14 PM  
**Last Modified:** Sunday, July 16, 2023 2:07:44 PM  
**Time Spent:** 00:07:29  
**IP Address:** 173.71.172.14

---

Page 1

**Q1**

**Franklin Park Borough**

Please select which municipality you reside in.

---

**Q2**

**Respondent skipped this question**

What is your name? (Optional)

---

**Q3**

**Respondent skipped this question**

Please indicate a page number (if applicable) and a comment you may have.

---

**Q4**

**Respondent skipped this question**

Please indicate a page number (if applicable) and a comment you may have.

---

**Q5**

**Respondent skipped this question**

Please indicate a page number (if applicable) and a comment you may have.

---

**Q6**

**Respondent skipped this question**

Please indicate a page number (if applicable) and a comment you may have.

---

**Q7**

**Respondent skipped this question**

Please indicate a page number (if applicable) and a comment you may have.

---

**Q8**

Is there anything else you would like us to know?

I appreciate many who have given their time to this long overdue study but I continue to be concerned as to the commitment of Franklin Park in the preservation of green space and best practices of water management.

---

# #5

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, July 18, 2023 10:29:30 AM  
**Last Modified:** Tuesday, July 18, 2023 10:33:45 AM  
**Time Spent:** 00:04:15  
**IP Address:** 72.95.221.130

---

Page 1

**Q1** **Franklin Park Borough**

Please select which municipality you reside in.

---

**Q2**  
What is your name?  
(Optional)

---

**Q3**  
Please indicate a page number (if applicable) and a comment you may have.

Page Number	12
Comments	Zone so that houses downhill from new development don't have to pay the price in terms of eroding of older properties. Trees are necessary to drink up water.

---

**Q4**  
Please indicate a page number (if applicable) and a comment you may have.

Page Number	17
Comments	"a balance between development and preservation has been achieved" NOT!

---

**Q5**  
Please indicate a page number (if applicable) and a comment you may have.

Page Number	59
Comments	"Much of Franklin Park is already built out" If you believe that, ask a developer! Don't let the water and sewer go in,

---

**Q6**

Please indicate a page number (if applicable) and a comment you may have.

Comments

**Scrap the roundabout at 5 Points. Road signs are more useful.**

---

**Q7**

Please indicate a page number (if applicable) and a comment you may have.

Comments

**Access the grants for noise pollution.**

---

**Q8**

Is there anything else you would like us to know?

**Respondent skipped this question**

---

#6

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, July 18, 2023 10:34:05 AM  
**Last Modified:** Tuesday, July 18, 2023 10:34:33 AM  
**Time Spent:** 00:00:27  
**IP Address:** 72.95.221.130

---

Page 1

**Q1** **Franklin Park Borough**

Please select which municipality you reside in.

---

**Q2**  
What is your name?  
(Optional)

---

**Q3** **Respondent skipped this question**

Please indicate a page number (if applicable) and a comment you may have.

---

**Q4** **Respondent skipped this question**

Please indicate a page number (if applicable) and a comment you may have.

---

**Q5** **Respondent skipped this question**

Please indicate a page number (if applicable) and a comment you may have.

---

**Q6** **Respondent skipped this question**

Please indicate a page number (if applicable) and a comment you may have.

---

**Q7** **Respondent skipped this question**

Please indicate a page number (if applicable) and a comment you may have.

---

**Q8**

Is there anything else you would like us to know?

As I read the comprehensive plan for Franklin Park I do believe the item of protecting natural habitat is being ignored. This is no longer a rural community and advertising it so on Franklin Park's website is untrue.

There has been too much development here and we have become just another over-developed suburb. Very sad that profit over preservation is the theme here now. No more mega plans please!!

---

#7

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, July 20, 2023 12:58:17 AM  
**Last Modified:** Thursday, July 20, 2023 11:44:06 AM  
**Time Spent:** 10:45:49  
**IP Address:** 108.17.94.23

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Page 1

**Q1**

**Franklin Park Borough**

Please select which municipality you reside in.

---

**Q2**

**Respondent skipped this question**

What is your name? (Optional)

---

**Q3**

Please indicate a page number (if applicable) and a comment you may have.

Page Number

**Page 16 (also Pg. 19-25) Theme Areas and Priorities**

## Comments

Public Comments FP/Ohio Joint Comprehensive Plan – draft June 22, 2023 Page 16 (also Pg. 19-25) Theme Areas and Priorities Greenspace & Preservation – Theme Statement Section Comment: Now more than ever, the preservation and improvement to the community’s wooded areas are important to the health and vitality of our “climate”- air quality and temperature, carbon sequestration, and resident’s physical and mental health. Clear cutting has been the practice of development in FP without regard the storm water runoff, buffer zones, replanting / restoration, persevering the beauty and attractiveness of the community. Lose of trees diminishes the quality of life in FP. The Priorities under this section should reflect this need and concern. The added Priority below mentions “Tree Bank” . The following is information defining a Tree Bank and how is can be implemented.

**Tree Banks** The Federal Highway Admin, FHA, has a provision for the loss of wetlands due to highway construction. Contractors are required to create a new wetland twice the original size, to promote preservation and avoidance. Similarly, the loss of our trees in FP can be addressed in SALDO by requiring developers to plant twice the number of trees removed. The preservation and restoration of our tree canopy is of such importance to warrant people who remove trees to replace them by a factor of 2 to 1. This provides an incentive to better plan tree removal, avoidance and restoration. Practically, it may not be possible to plant twice the number of trees removed at the site affected. In those cases, a municipal Tree Bank could be utilized to capture the cost of the tree and planting for those remaining trees. For example, a new ordinance could stipulate that for every tree 6” to 15” in diameter removed - two trees min. 2”dia. be planted. Trees greater than 15” would be deemed old growth and thus off limits to removal along with the surrounding area, min.100’ outside the drip line. If all the replacement trees cannot be practically plant on the site affected, then the person would be required to fund a municipal tree bank with the cost (tree plus planting expense). The municipality can then use the Tree Bank to restore trees needed in the parks and elsewhere as needed and make available to the public. Tree Pittsburgh is a valuable aid and resource to municipalities for planning, care and management of trees ([treepittsburgh.org](http://treepittsburgh.org)). Tree diversity is important also. Add to Priorities: “ Establish a plan for tree preservation, maintenance, planting and restoration through strengthening FP ordinances / regulations (SALDO), inclusion in the Land Use and

**Zoning plan and establishing a “Tree Bank” for restoration and improving wooded areas in FP.”**

**Q4**

Please indicate a page number (if applicable) and a comment you may have.

Page Number

**Page 17 (also Pg. 55-62) Theme Areas & Priorities**

Comments

**Public Comments FP/Ohio Joint Comprehensive Plan – draft June 22, 2023 Page 17 (also Pg. 55-62) Theme Areas & Priorities Managing Development Impacts – Theme Statement Section The following paragraph in this section reads: “A balance between development and preservation has been achieved. Development in the Borough and Township is managed through various ordinance measures and regulations and target areas for preservation and growth are promoted and adhered to as inevitable growth continues. “ Comment: This statement is not true for FP. To the contrary, there is an imbalance between development and preservation as clearly seen from the On-line Community Survey, current Land Use and Zoning maps, FP ordinances / regulations (SALDO) and review/ approval and oversight of development. The present Land use and Zoning maps do not represent the changes expressed by the community over the last 22 months and are not correlated. New zoning classifications need to added to represent areas of conservation, flood control, slope/old growth preservation, park land/golf courses. Continued growth is not inevitable and certainly not at the expense of FP community values and assets, that are irreplaceable. The community does not need another Bliss development. This section needs to be rewritten in reference to FP. Add to Priorities: “Revise the FP Land Use and Zoning plans to incorporate areas of conservation, preservation of habitat, storm water management flood prone areas, development on slopes/ ravines, old growth trees areas. Correlate Land Use with Zoning maps and revise ordinances / regulations for development (SALDO).**

**Q5**

Please indicate a page number (if applicable) and a comment you may have.

Page Number

**Page 17 ( also Pg. 64-70) Storm water Management and Environmental Issues**

Comments

**Public Comments FP/Ohio Joint Comprehensive Plan – draft June 22, 2023 Page 17 ( also Pg. 64-70) Storm water Management and Environmental Issues Theme Statement and Priorities sections Comment: This section of the report has captured a number of good thoughts. It is suggested that the benefits of Green design solutions be incorporated. The following is background information - Green Design Solutions: The attached manual from Alcosan is the kind of Green Storm water Management applications that Alcosan is using to control and eliminate storm run-off and flooding in their service area. These applications can be used in Franklin Park to address the same problem here. The manual and illustrations show applications that are easy and readily able to be implemented. Utilizing green solutions, as Alcosan, gives Franklin Park added benefit of green space, habitat areas, carbon storage, temperature control and improves the air and water quality in our community while solving our troublesome runoff, soil erosion, and flooding problems. This information should be incorporated in the Greenspace & Preservation section of the report and used in FP Zoning and Land Use planning. Alcosan methods to address Storm water management with Green Design Solutions**  
**[https://www.alcosan.org/docs/default-source/grow/alcosan\\_guidancedocs\\_march2019.pdf?sfvrsn=7c5d69ae\\_4](https://www.alcosan.org/docs/default-source/grow/alcosan_guidancedocs_march2019.pdf?sfvrsn=7c5d69ae_4)**

---

**Q6**

Please indicate a page number (if applicable) and a comment you may have.

Page Number

**Page 19 (also Pg. 20-25) Greenspace & Preservation – Overview**

Comments

**Public Comments FP/Ohio Joint Comprehensive Plan – draft June 22, 2023 Page 19 (also Pg. 20-25) Greenspace & Preservation – Overview** The last paragraph in the Overview reads as follows: “In addition to documenting current conservation and preservation efforts, goals and strategies have been developed to help advance greenspace preservation in Franklin Park Borough and Ohio Township. Methods for expanding the already extensive greenspace in the municipalities have been suggested, with initial guidance for implementation. Further goals and strategies have been created to promote the ecosystem services that preserved greenspace may provide, including natural flood mitigation and additional space to recreate. “ **Comment:** In Franklin Park, residents have spoken out over the last 22 months in the on-line community survey, workshops exercise and CP meetings about the lack of initiative by borough to pursue conversation and preservation of habitats, protection of old growth wooded areas, prohibition of developing on slopes, ravines and critical watersheds and revising the ordinances/regulations governing development (SALDO). Classifications preservation and conservation along with storm water management remediation areas have been requested to be incorporated into the FP Land Use and Zoning plans. However, little to no change to these were presented to HRG by the FP Steering Committee representatives for inclusion in the CP. The efforts of the Allegheny Land Trust should be recognized for their work to secure parcels of land. It has also been noted to HRG and FP Steering Comm. that the current FP Land Use and Zoning maps do not match. The FP Zoning map still shows R1, R2 designation for parks, churches, golf course, watersheds and flood prone areas, etc. This section of the report should be revised in reference to FP.

**Q7**

Please indicate a page number (if applicable) and a comment you may have.

Page Number

**Page 27 The Benefits of Non-Motorized Transportation**

Comments

**Public Comments FP/Ohio Joint Comprehensive Plan – draft June 22, 2023 Page 27 The Benefits of Non-Motorized Transportation Sustainability & Resilience  
Comment: One topic related to sustainability that is not discussed is alternative energy. For years solar panel energy has been discussed in FP for use to power the borough buildings. To date, nothing has been installed. The Inflation Reduction Act passed by Congress in Dec. 2022 provides incentives to offset the cost of alternative energy systems. For all the benefits alternative energy offers, it would be good to include a discussion on alternative energy in the report.**

---

**Q8**

Is there anything else you would like us to know?

Public Comments      FP/Ohio Joint Comprehensive Plan – draft June 22, 2023

Page 27 The Benefits of Non-Motorized Transportation  
Sustainability & Resilience

Comment:

One topic related to sustainability that is not discussed is alternative energy. For years solar panel energy has been discussed in FP for use to power the borough buildings. To date, nothing has been installed. The Inflation Reduction Act passed by Congress in Dec. 2022 provides incentives to offset the cost of alternative energy systems.  
For all the benefits alternative energy offers, it would be good to include a discussion on alternative energy in the report.

Public Comments      FP/Ohio Joint Comprehensive Plan – draft June 22, 2023

Page 48      Five points Intersection – Roadway & Pedestrian Project

This round -about traffic project is not suitable for the FP residential bedroom community.  
The scale of the project and intrusion in the surrounding area is disruptive to adjacent homes and businesses. The proposed need is outweighed by the life cycle costs to build and maintain and disruptive nature to the FP community.  
The municipality and PennDOT certainly has better uses for our tax dollars.

---