

Joint Comprehensive Plan

Aleppo

Sewickley

Osborne

February 2007
Prepared For: The Communities of Aleppo, Sewickley and Osborne
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RESOLUTIONS

**TOWNSHIP OF ALEPPO
ALLEGHENY COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2007-07

ADOPTION OF THE MULTI-MUNICIPAL COMPREHENSIVE PLAN FOR ALEPPO
TOWNSHIP, SEWICKLEY BOROUGH, AND OSBORNE BOROUGH (“ASO”),
FINAL DRAFT (THE “PLAN”)

AS PREPARED BY THE ASO MULTI-MUNICIPAL STEERING COMMITTEE AND
PURSUANT TO ARTICLE III, SECTION 302 OF ACT 247, AS AMENDED, THE
PENNSYLVANIA MUNICIPALITIES PLANNING CODE

WHEREAS, a copy of the Plan, which includes the text, maps, charts and any
other items which form the whole of the Plan is attached hereto as Exhibit “A”; and,

WHEREAS, a public meeting was held on October 11, 2006 to accept public
comments on the draft Plan; and,

WHEREAS, the Plan was reviewed and recommended by the ASO Multi-
Municipal Steering Committee; and,

WHEREAS, the Plan was sent to the Allegheny County Planning Commission for
review and comment; and,

WHEREAS the Plan was sent to all contiguous municipalities for review and
comment; and,

WHEREAS, the Plan was sent to the Quaker Valley School District for review
and comment; and,

WHEREAS, all comments received have been addressed in the final Plan; and,

WHEREAS, the Plan was made available for public review in the Aleppo
Township Manager’s office; and,

WHEREAS, the Township of Aleppo held a public hearing on February 19, 2007
to hear and consider public comments; and,

WHEREAS, the Township of Aleppo has found the comprehensive plan is
beneficial to the health, safety and welfare of its citizens.

ASO COMPREHENSIVE PLAN
FEBRUARY 2007

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP OF ALEPPO AND IT IS HEREBY RESOLVED AND ENACTED BY THE AUTHORITY OF THE SAME:

SECTION I. The Township of Aleppo, by this resolution, adopts the Plan as attached hereto as Exhibit "A", pursuant to Article III, Section 302 of the Pennsylvania Municipalities Planning Code.

SECTION II. Any and all previous comprehensive planning documents are hereby repealed.

RESOLVED, this 19th day of February, 2007 by the Board of Commissioners of the Township of Aleppo.

ATTEST:


Martha B. Rogers, Secretary


Gregory M. Smith, President
Board of Commissioners

Examined and Approved as to form by me this the 19th day of
February, 2007.


Harlan S. Stone, Solicitor

**BOROUGH OF SEWICKLEY
RESOLUTION NO. 2007-001**

A RESOLUTION OF THE BOROUGH OF SEWICKLEY, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING THE ALEPPO TOWNSHIP, SEWICKLEY BOROUGH AND OSBORNE BOROUGH JOINT COMPREHENSIVE PLAN IN ITS FINAL DRAFT AS PREPARED BY THE ALEPPO-SEWICKLEY-OSBORNE JOINT MUNICIPAL STEERING COMMITTEE, AND PURSUANT TO ARTICLE 3, SECTION 302 OF ACT 247, AS AMENDED IN THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE

WHEREAS, the Borough of Sewickley, through Ordinance No.1228, did participate with the Township of Aleppo and the Borough of Osborne to undertake a Joint Municipal Comprehensive Plan for Aleppo Township, Sewickley Borough and Osborne Borough; and

WHEREAS, a public meeting was held on October 11, 2006 to accept public comments on the draft Joint Municipal Comprehensive Plan for Aleppo Township, Sewickley Borough and Osborne Borough; and

WHEREAS, the Joint Municipal Comprehensive Plan for Aleppo Township, Sewickley Borough and Osborne Borough was reviewed and recommended by the Aleppo, Sewickley and Osborne (ASO) Joint Municipal Steering Committee at the November 29, 2006 meeting; and

WHEREAS, the Aleppo-Sewickley-Osborne Joint Municipal Comprehensive Plan has been sent to the Planning Review Office for the County of Allegheny Department Of Economic Development for review and comment; and

WHEREAS, on January 3, 2007, the Aleppo-Sewickley-Osborne Joint Municipal Comprehensive Plan was sent to Aleppo Township, Bell Acres Borough, Edgeworth Borough, Glenfield Borough, Haysville Borough, Leet Township, Leetsdale Borough, Osborne Borough, Sewickley Borough, Sewickley Heights Borough, Sewickley Hills Borough, Kilbuck Township, Ohio Township, Moon Township and the Borough of Coraopolis for review and comment; and

WHEREAS, on January 3, 2007, the Aleppo-Sewickley-Osborne Joint Municipal Comprehensive Plan was sent to the Quaker Valley School District for review and comment; and

WHEREAS, the Aleppo-Sewickley-Osborne Joint Municipal Comprehensive Plan was made available for public review in the Sewickley Borough Manager's Office, the Sewickley Public Library, and on the Borough of Sewickley Website; and

WHEREAS, the Borough of Sewickley did advertise a Public Hearing on February 1, February 8 and February 15, 2007 in the Sewickley Herald, and February 7 and 14, 2007 in the Allegheny Times; and

ASO COMPREHENSIVE PLAN
FEBRUARY 2007

**BOROUGH OF SEWICKLEY
RESOLUTION No. 2007-001
PAGE 2**

WHEREAS, the Borough of Sewickley Planning Commission formally recommended, at its January 3, 2007 Meeting, to recommend the adoption of the Aleppo-Sewickley-Osborne Joint Municipal Comprehensive Plan; and

WHEREAS, the Borough of Sewickley Council held a Public Hearing on February 19, 2007, to hear and consider public comments; and

WHEREAS, a copy of the Aleppo-Sewickley-Osborne Joint Municipal Comprehensive Plan, which includes the text, maps, charts and all other items, are attached hereto as Exhibit "A"; and

WHEREAS, the Borough of Sewickley Council has found that the Aleppo-Sewickley-Osborne Joint Municipal Comprehensive Plan is beneficial to the health, safety and welfare of its citizens; and

NOW, THEREFORE, BE IT RESOLVED by the Borough of Sewickley, and is hereby resolved and enacted by the authority of the same, as follows:

Section 1 The Borough of Sewickley Council, by adoption of this Resolution No. 2007-001, adopts the Aleppo-Sewickley-Osborne (ASO) Joint Municipal Comprehensive Plan, as attached hereto as Exhibit "A", in accordance with Article 3, §302, of the Pennsylvania Municipal Planning Code.

Section 2 Any and all previous Comprehensive Planning Documents, including the Borough of Sewickley Comprehensive Plan, dated December 18, 1995, and approved by Resolution No. 96-5, on February 19, 1996, is hereby repealed.

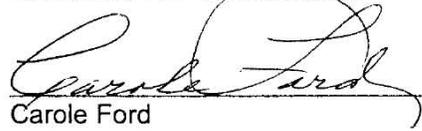
DULY ENACTED AND ORDAINED this 19th day of February, 2007 by the Borough Council of the Borough of Sewickley in public session.

ATTEST:



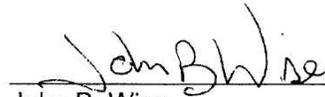
Kevin M. Flannery
Borough Manager/Secretary

BOROUGH OF SEWICKLEY



Carole Ford
President of Council

EXAMINED AND APPROVED by me this 19th day of February, 2007.



John B. Wise
Mayor

**BOROUGH OF OSBORNE
RESOLUTION NO. 01-2007**

A RESOLUTION OF THE BOROUGH OF OSBORNE, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING THE ALEPPO TOWNSHIP, SEWICKLEY BOROUGH AND OSBORNE BOROUGH JOINT COMPREHENSIVE PLAN IN ITS FINAL DRAFT AS PREPARED BY THE ALEPPO-SEWICKLEY-OSBORNE JOINT MUNICIPAL STEERING COMMITTEE, AND PURSUANT TO ARTICLE 3, SECTION 302 OF ACT 247, AS AMENDED IN THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE

WHEREAS, the Borough of Osborne, through Ordinance No. 374, did participate with the Township of Aleppo and the Borough of Sewickley to undertake a Joint Municipal Comprehensive Plan for Aleppo Township, Sewickley Borough and Osborne Borough; and

WHEREAS, a public meeting was held on October 11, 2006 to accept public comments on the draft Joint Municipal Comprehensive Plan for Aleppo Township, Sewickley Borough and Osborne Borough; and

WHEREAS, the Joint Municipal Comprehensive Plan for Aleppo Township, Sewickley Borough and Osborne Borough was reviewed and recommended by the Aleppo, Sewickley and Osborne (ASO) Joint Municipal Steering Committee at the November 29, 2006 meeting; and

WHEREAS, the Aleppo-Sewickley-Osborne Joint Municipal Comprehensive Plan has been sent to the Planning Review Office for the County of Allegheny Department Of Economic Development for review and comment; and

WHEREAS, on February 2, 2007, the Aleppo-Sewickley-Osborne Joint Municipal Comprehensive Plan was sent by Osborne Borough to Aleppo Township, Bell Acres Borough, Edgeworth Borough, Glenfield Borough, Haysville Borough, Leet Township, Leetsdale Borough, Osborne Borough, Sewickley Borough, Sewickley Heights Borough, Sewickley Hills Borough, Kilbuck Township, Ohio Township, Moon Township and the Borough of Coraopolis for review and comment; and

WHEREAS, on February 2, 2007, the Aleppo-Sewickley-Osborne Joint Municipal Comprehensive Plan was sent by Osborne Borough to the Quaker Valley School District for review and comment; and

WHEREAS, the Aleppo-Sewickley-Osborne Joint Municipal Comprehensive Plan was made available for public review in the Osborne Borough Office, the Sewickley Public Library, and on the Borough of Sewickley Website; and

WHEREAS, the Borough of Osborne on February 8 and February 15, 2007 in the Sewickley Herald did advertise a Public Hearing; and

ASO COMPREHENSIVE PLAN
FEBRUARY 2007

WHEREAS, the Borough of Osborne Planning Commission formally recommended, at its November 28, 2006 Meeting, the adoption of the Aleppo-Sewickley-Osborne Joint Municipal Comprehensive Plan; and

WHEREAS, the Borough of Osborne Council held a Public Hearing on February 20, 2007, to hear and consider public comments; and

WHEREAS, a copy of the Aleppo-Sewickley-Osborne Joint Municipal Comprehensive Plan, which includes the text, maps, charts and all other items, are attached hereto as Exhibit "A"; and

WHEREAS, the Borough of Osborne Council has found that the Aleppo-Sewickley-Osborne Joint Municipal Comprehensive Plan is beneficial to the health, safety and welfare of its citizens; and

NOW, THEREFORE, BE IT RESOLVED by the Borough of Osborne, and is hereby resolved and enacted by the authority of the same, as follows:

Section 1 The Borough of Osborne Council, by adoption of this Resolution No. 2007-01, adopts the Aleppo-Sewickley-Osborne (ASO) Joint Municipal Comprehensive Plan, as attached hereto as Exhibit "A", in accordance with Article 3, §302, of the Pennsylvania Municipal Planning Code.

Section 2 Replaces any and all previous Comprehensive Planning Documents, including the Borough of Osborne Comprehensive Plan, dated April 20, 1988.

DULY ENACTED AND ORDAINED this 20th day of February, 2007 by the Council of the Borough of Osborne in public session.

ATTEST

BOROUGH OF OSBORNE

By: Maleet Gordon
Maleet Gordon, Secretary

By: John F. Hayes
John F. Hayes, President of Council

EXAMINED AND APPROVED by me this 20th day of February, 2007.

By: William P. Boswell
William P. Boswell, Mayor

EXECUTIVE **S**UMMARY

INTRODUCTION

The Joint Comprehensive Plan for Aleppo, Sewickley and Osborne is a compilation of the key components that make up the communities and define their identity: future land use, infrastructure, civic enhancements. The relationship and interaction of the components is critical to the Plan's overall composition as well as its significance to future growth and development.

OVERVIEW

The Joint Comprehensive Plan provides a 10 to 15-year vision of what Aleppo, Sewickley and Osborne could be. In addition to identifying, analyzing and attempting to resolve the key issues facing the communities, the Joint Comprehensive Plan also suggests a method to leverage the communities' opportunities.

OPPORTUNITIES AND CHALLENGES

The following outlines the key opportunities and challenges for upholding the high level of services that residents of the region have come to expect:

Opportunities

- Potential for housing expansion (500 to 1,400 dwelling units)
- Public school system (Quaker Valley School District) is a strong regional asset
- Unique concentration of civic/cultural assets
- "Town" and "country" character
- Housing alternatives for seniors and empty-nesters are being developed within the region
- Sewickley Village is familiar to many residents throughout Greater Pittsburgh

Challenges

- Residents occasionally must travel outside the region for goods and services
- Several intersections within the region need to be reevaluated
- Marketing for the Village is limited in comparison to other downtown areas



KEY GOALS AND OBJECTIVES REGIONAL

Regional goals are intended to help guide future land use strategies, development/redevelopment decisions and planning initiatives that will directly impact all three communities.

Land Use and Housing

- Strengthen the competitiveness and market appeal of the Sewickley Village
- Establish a municipal service boundary to optimize the location and type of development and infrastructure investments
- Maintain the character of existing neighborhoods

Recreation

- Enhance pedestrian and bicycle connections
- Capitalize on existing recreational and cultural assets and develop new facilities as appropriate

Natural Features

- Balance the protection of environmentally sensitive resources with future development
- Preserve the "town" and "country" character of the region

Transportation and Infrastructure

- Improve key intersections and road segments
- Enhance and unify the appearance of major transportation corridors

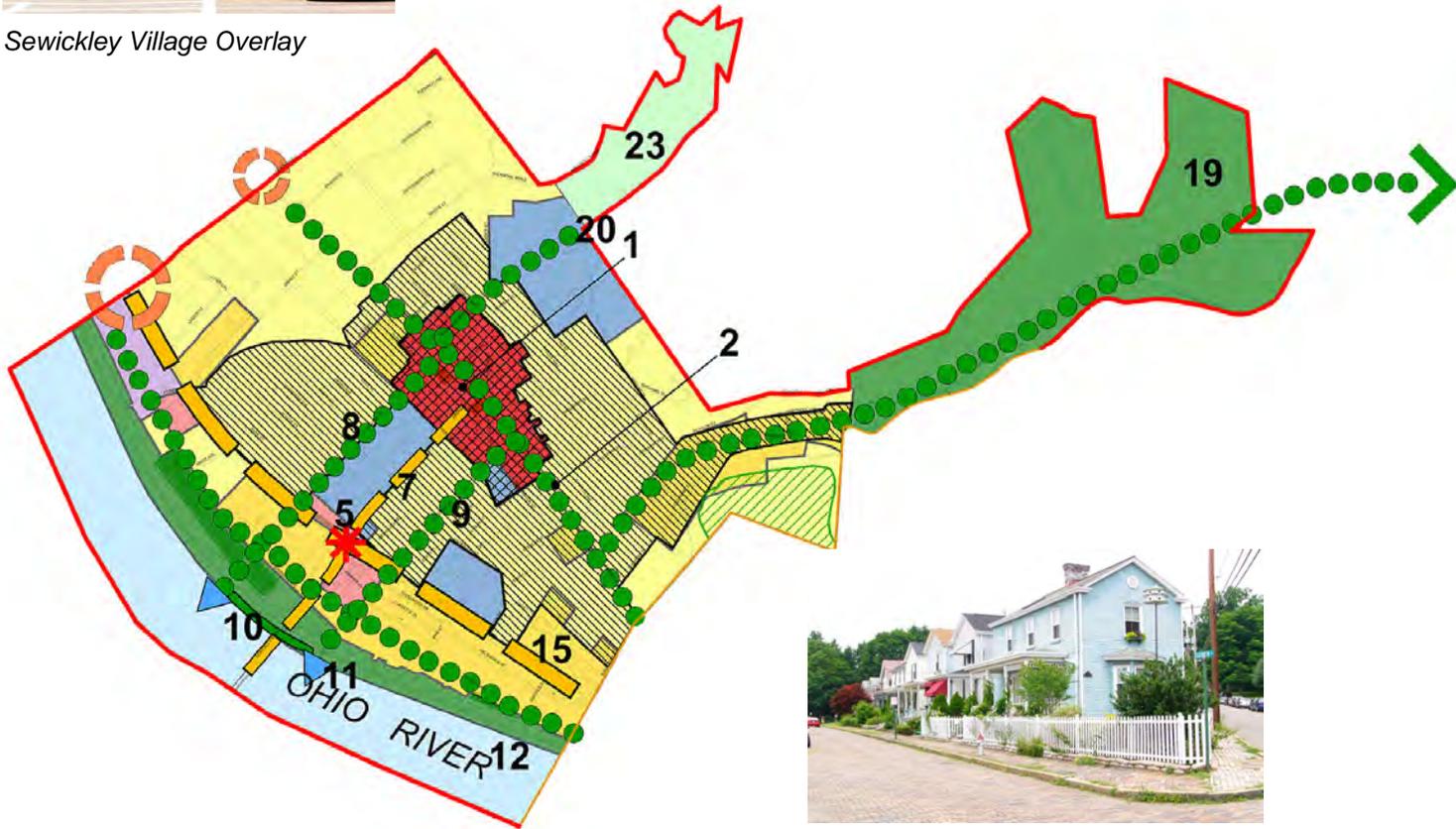
Fiscal Resources and Collaboration

- Optimize the use of available fiscal resources and multi-municipal collaborative efforts
- Leverage the three communities' relationship with the Quaker Valley School District

ASO COMPREHENSIVE PLAN
 FEBRUARY 2007



Sewickley Village Overlay



Sewickley Neighborhood Form Overlay

SEWICKLEY BOROUGH

Key Recommendations

1. Sewickley Village Overlay
Regulations ensuring consistency in use and form within the Borough's existing neighborhoods
2. Sewickley Neighborhood Form Overlay
Evaluation and alteration to signalization, alignment and/or form of the intersection to increase safety and efficiency

Additional Recommendations

5. Sewickley Bridge/Rt. 65 Intersection Improvements
7. Broad Street Linear Park
8. Walnut Street Pedestrian Promenade
9. Chestnut Street Pedestrian Promenade
10. River's Edge at Sewickley
11. Canoe/Kayak Launch
12. Ohio River
15. Rt. 65 Streetscape Enhancements
19. Open Space/Special Use Recreation
20. War Memorial Park Pedestrian Connection
23. War Memorial Wet Weather Park



Osborne Neighborhood Form Overlay



OSBORNE BOROUGH

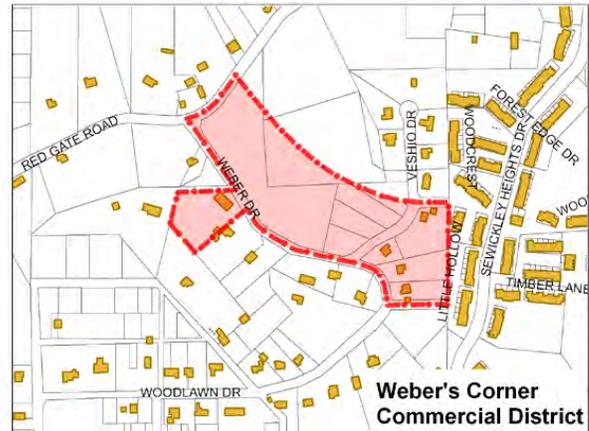
Key Recommendations

3a-b. Osborne Neighborhood Form Overlays
Regulations ensuring consistency in use and form within the Borough's existing neighborhoods

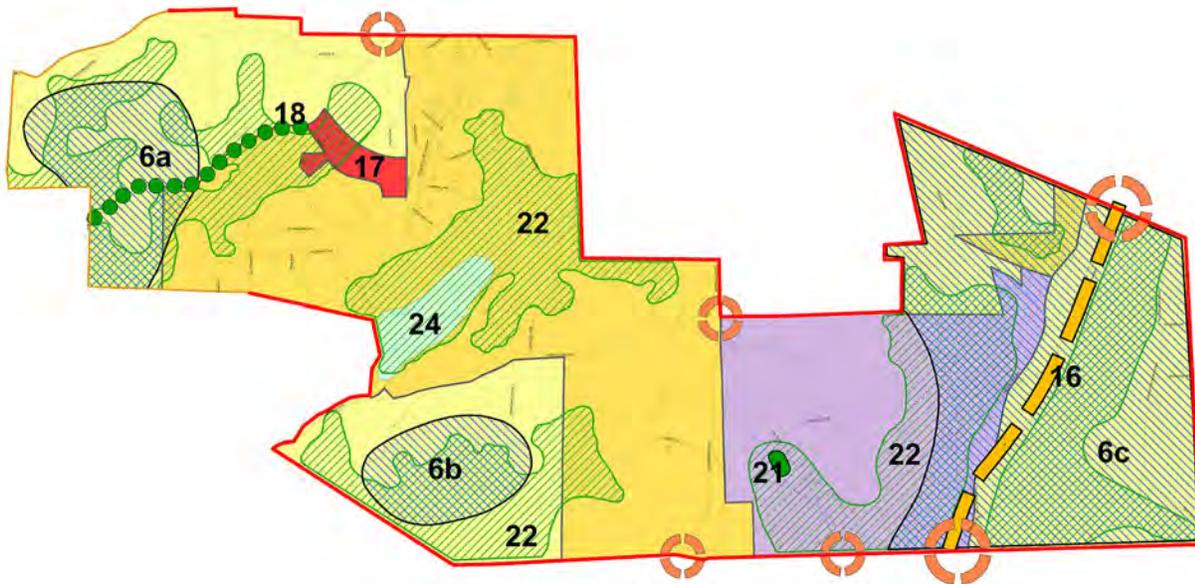
4. Rt. 65/Beaver Road/Red Gate Road Intersection Improvements
Evaluation and alteration to signalization, alignment and/or form of the intersection to increase safety and efficiency

Additional Recommendations

- 13. The Battery
- 14. Glen Osborne Riverfront Park
- 22. Resource Protection Overlay



Weber's Corner Commercial District



ALEPPO TOWNSHIP

Key Recommendations

- 6a-c. Aleppo Non-Municipal Service Areas
Limit development within areas that lack municipal infrastructure such as sanitary sewer and potable water service.
- 24. Hays Run Wet Weather Park.
Multipurpose facility for recreation and stormwater filtration

Additional Recommendations

- 16. I-79 Corridor Enhancements
- 17. Weber's Corner Commercial District
- 18. Glen Mitchell Bikeway
- 21. Physical Improvements to Existing Soccer Fields
- 22. Resource Protection Overlay

MISSION STATEMENT

The Aleppo, Sewickley and Osborne (ASO) Joint Municipal Planning Committee seeks to plan for the balanced growth that will maintain and enhance residents' quality of life and the distinctive character of each community by capitalizing on our natural, cultural, recreational and commercial assets.

KEY ACTIONS FOR IMPLEMENTATION

Outlined below are specific projects, policies and actions for the three communities to complete. The projects, policies and actions address a wide range of activities or themes. Each project, policy and action will require the commitment and cooperation of the region's civic leaders, authorities, residents, institutions and businesses.

Land Use and Housing

- Undertake a focused planning and management program for the Sewickley Village Commercial District leading to regulatory, parking, streetscape and other improvements
- Evaluate the costs and benefits associated with creating a multi-municipal zoning ordinance
- Develop a municipal service boundary in areas of Osborne and Aleppo for which the provision of sanitary sewer would be inefficient / prohibitively expensive

Recreation

- Create pedestrian linkages along the Ohio River in both Sewickley and Osborne
- Explore the feasibility of developing a bikeway along Glen Mitchell Road as part of an overall trails / greenways network

Natural Features

- Adopt a Resource Protection Overlay to control the development of environmentally sensitive areas such as steep slopes, poor soils, etc.

Transportation and Infrastructure

- Develop a coordinated palette of streetscape enhancements for the Route 65 corridor through Sewickley and Osborne
- Determine appropriate improvements to the Route 65 / Beaver Rd. / Red Gate Rd. intersection

Fiscal Resources and Cooperation

- Explore the use of Intergovernmental Cooperation Agreements to complete joint actions
- Investigate potential sharing of recreation and other resources with the Quaker Valley School District
- Investigate potential shared municipal services such as sanitary sewer and potable water
- Expand the range of and continue multi-municipal collaborative efforts
- Develop a 20 year Capital Improvement Plan for infrastructure and transportation systems within each of the municipalities



ASO COMPREHENSIVE PLAN
FEBRUARY 2007

ACKNOWLEDGMENTS

ACKNOWLEDGEMENTS

ACKNOWLEDGEMENTS

This Plan would not be possible without the time commitments and insights of the following contributors:

JOINT PLANNING COMMITTEE MEMBERS

Susan Aleshire, Sewickley Borough
Tom Arbogast, Osborne Borough
Frank Bialek, Aleppo Township
Barbara Carrier, Committee Chairperson, Osborne Borough
Kevin M. Flannery, Sewickley Borough
Fred Gregorich, Aleppo Township
Joan Miles, Committee Secretary, Sewickley Borough
John Orndorff, Jr., Osborne Borough
Oliver Poppenberg, Aleppo Township
Roger Wright, Osborne Borough

FORMER MEMBERS

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FINANCIAL RESOURCES AND CONTRIBUTIONS

This plan has been made possible in part through the support of the Pennsylvania Department of Community and Economic Development and the Local Government Academy serving the communities of Southwestern Pennsylvania.

PREVIOUS WORK

This Plan builds on the work prepared by the 741+ Discussion group including the Phase One and two reports of the Sewickley Valley Visioning and Economic Impact Study.

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PREFACE

As part of the joint comprehensive planning process, Aleppo, Sewickley and Osborne seek to establish efforts that will ensure a continued high quality of life for the region's residents. Through the years, as the patterns of development and services within the Aleppo, Sewickley and Osborne (ASO) region have evolved, residents now enjoy a unique "Town and Country" character that has proven to be desirable to many people. In order to sustain this quality of life in the coming years, the communities of this region will be working to ensure that both their common and individual assets are managed sensibly and cost-effectively.

From the more urban character of the Sewickley Village to the quiet "country" of Aleppo's residential areas, a range of developments and mixture of land uses exist. With this range, a series of opportunities and challenges also emerge. Leaders in all three communities seek to proactively institute a policy framework that encourages development and revitalization that can balance the relationship between land use, civic amenities, infrastructure and economic vitality.

The Plan is intended to be a flexible master plan for future change and growth. Its purpose is to provide a structure within which proposed efforts can be evaluated, informed decisions can be made and community growth can occur in a coordinated and rational manner.

The Plan's implementation will occur over time and requires a series of actions of many individuals and organizations from both the public and private sectors. Achieving the collective vision of the communities will require the continuation of the collaboration and cooperation that the three communities have embraced as part of the comprehensive planning process.

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ORGANIZATION OF THE PLAN

The Plan is comprised of three parts:

Part One: A Vision of Tomorrow outlines the future shared vision for the three communities. This blueprint is based on the key facts and findings that were identified throughout the planning process and suggests recommendations related to future land use, civic enhancements and infrastructure.

Part Two: Actions for Implementation define a series of projects, policies and actions that are needed to implement the vision defined in Part One.

Part Three: The Past and Present contains detailed summaries of the factors that have shaped Parts One and Two. Background facts and the conclusions of technical analyses regarding demographic trends, land use patterns, parks and recreation facilities, housing character and natural and civic features are briefly described.

COMPREHENSIVE **P**LAN

OVERVIEW

The communities' housing stock, vibrant Village business setting, active citizens and committed community leaders are all attributes that contribute to the long-term sustainability of the ASO region. The area's wealth of civic and educational resources provides a foundation for maintaining a high quality of life that residents have come to know.



Figure 1: View of the Sewickley Valley

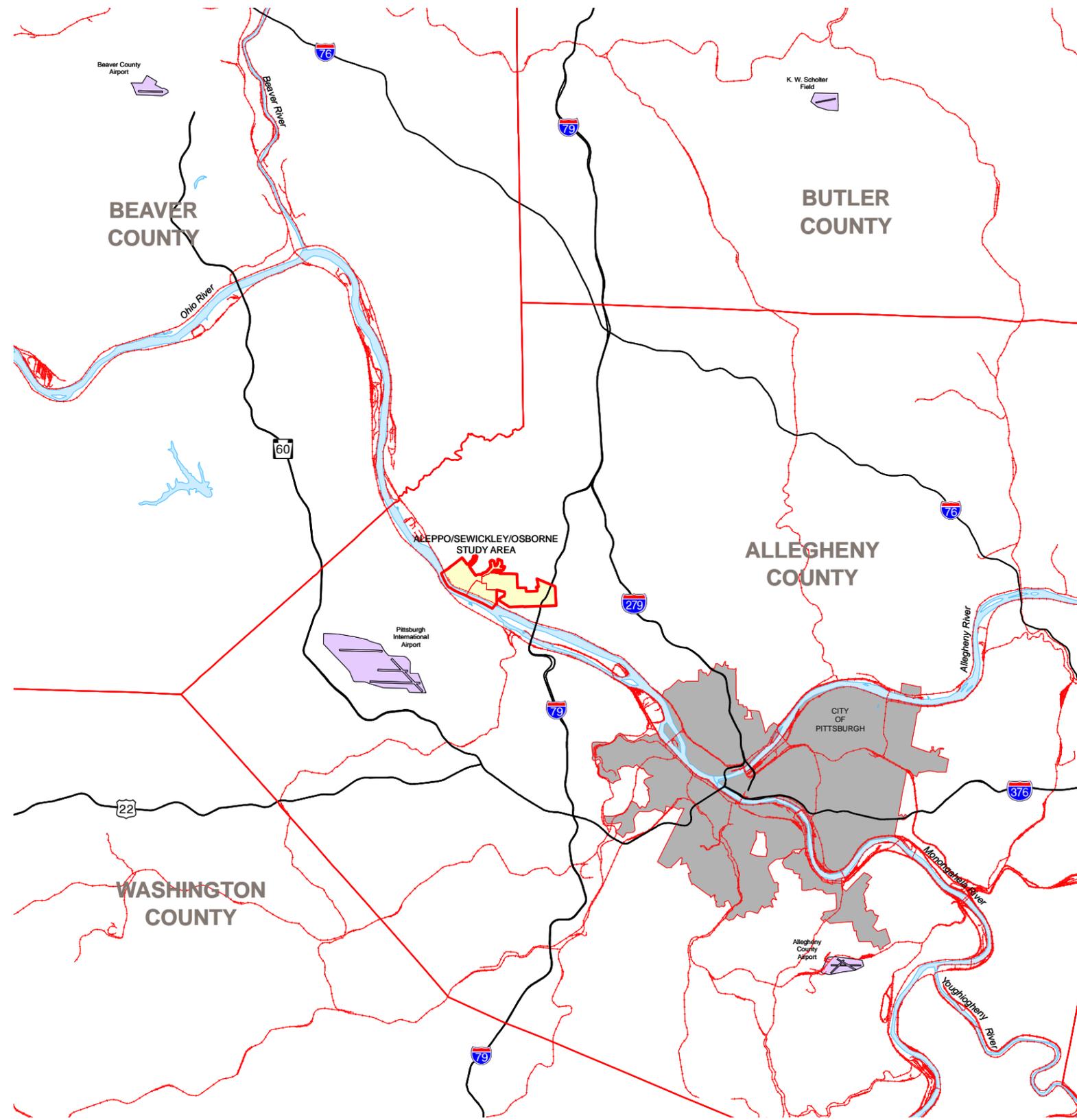
Many components of change currently impact the communities' ability to independently resolve individual physical and economic challenges. The primary purposes of the comprehensive planning process are to identify issues, define opportunities and formulate strategies that will address, leverage and forge implementation efforts. The communities' challenges can undoubtedly be transformed to opportunities. Aleppo, Sewickley and Osborne are three of the communities that comprise Sewickley Valley - an area composed of the 11 municipalities of the Quaker Valley School District. In the case of Aleppo, Sewickley and Osborne, it was discovered through the Sewickley Valley Visioning and Economic Impact Study (Phases One and Two) that a range of issues transcend municipal boundaries and can best be addressed at a multi-municipal level. Consequently from the outgrowth of the 11-community Study, these three communities joined together to produce the "ASO Joint Comprehensive Plan." This Plan embodies the unified effort that the three communities are collectively pursuing. The Vision defines a series of regional strategies that have been formulated to address issues that can be solved through multi-municipal collaboration. Where suitable, the Plan also proposes planning strategies or solutions for the individual communities so that distinctive problems can be addressed without compromising one another's unique identity.

ASO COMPREHENSIVE PLAN

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Part One of the ASO Comprehensive Plan presents a summary of the region's current opportunities and challenges. From evaluation of these issues, goals for both the region as a whole and for each community have been defined. The ways in which these goals can be achieved are woven into the three components that form the heart of this Comprehensive Plan effort. These components include: the Future Land Use Plan, the Infrastructure Plan and the Civic Enhancements Plan. Finally, Part One provides a brief summary regarding the relationship between the Plan and other regional development patterns.

The location and extent of the ASO region, within Sewickley Valley and within relationship to Downtown Pittsburgh is illustrated on Map 1: Regional Context and is found on the following page.



- LEGEND**
- County Boundary
 - ASO Boundary
 - City of Pittsburgh
 - Interstate
 - Railroad
 - River
 - Airport

REGIONAL CONTEXT
ALEPPO, SEWICKLEY AND OSBORNE
JOINT MUNICIPAL PLAN

Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
 Prepared by: Environmental Planning and Design, LLC

Date: June 30, 2005
 1999.05.04



OPPORTUNITIES AND CHALLENGES

Aleppo, Sewickley and Osborne (ASO) have a broad spectrum of characteristics and resources that contribute to its high quality of life. Both in the form of institutional and social “capital,” these elements are assets that can be used to leverage their opportunities as well as counter their challenges. The Joint Comprehensive Plan seeks to proactively address key issues influencing future growth and development patterns. More importantly, the key issues provided the foundation for many of the planning concepts and recommendations incorporated into the Plan. These issues focus on impacts of both regional-scale and on Sewickley’s “Village” district.

Regional opportunities and challenges revolve around socio-economic trends, education/jobs, civic amenities, infrastructure, land use and development character. The communities’ proximity combined with the breadth of municipal services provided creates opportunities for sharing services. However, the history of cooperation within the region has included both successes and difficulties. These experiences provide critical knowledge which can be leveraged in future cooperative projects.

IN THE REGION

Similar to community demographic patterns seen throughout Southwestern Pennsylvania, the ASO region witnessed a seven percent decrease in population between 1990 and 2000. This follows a loss of nearly eight percent from 1980 to 1990. The region’s shrinking household size and growing number of dwelling units is also consistent with Allegheny County and Pennsylvania trends although the region’s average household size is significantly smaller than that of the County and Commonwealth.

The region’s population is generally older (Aleppo – 45.5, Sewickley – 42.1 and Osborne – 43.8 years) than the remainder of the County (39.6 years) and Commonwealth (38.0 years). However, the number of school-aged children (0-14) and 35-54 year-olds are the only age groups within the region that expanded from 1990-2000. If this pattern were to continue, shifts in the types of services for residents may need to be examined.

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While household income is generally higher in ASO than Allegheny County and the Commonwealth, it has stagnated. This is apparent as the three communities' rates of increase were lower than that of the Consumer Price Index (CPI) (31%) between 1990 and 2000.

Increasing taxes and other costs sometimes make it difficult for older residents with fixed-incomes to maintain their large homes. 35% of the region's owner-occupied households have a mortgage, and 62% of total households have Social Security income. This makes them more susceptible to tax increases and can make some homes cease to be a viable housing option. Some, especially young families and empty-nesters, find themselves priced out of the housing market due to the level of School District taxes, the limited diversity of new housing stock (only 8% of housing is multi-family) and current escalated real estate prices.

BUILD-OUT POTENTIAL

Build-out refers to the point in time when a community reaches the development threshold it is willing to sustain. A Build-out Analysis serves as the tool for exploring and evaluating potential development implications, defining community objectives and establishing a preferred land use pattern for future development and conservation. As part of the comprehensive planning process, Aleppo, Sewickley and Osborne conducted a Build-out Analysis. The study identified that, based on current zoning patterns; the region has the potential to add 500 to 1,400 dwelling units in the future. At current average household size, this represents an additional population of 1,400 to 3,300 individuals. In addition to housing and population, the Build-out Analysis examines potential impacts on employment, tax base, municipal and school district operating costs. Fiscal resources in all three communities are limited and becoming strained. While the impacts and implications of resource availability vary, this overall condition likely poses serious challenges to the region's long-term sustainability.

EDUCATION AND JOBS

The three communities' public school system (Quaker Valley School District) is a strong regional asset; all four Quaker Valley

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schools have received national recognition by the U.S. Department of Education as Blue Ribbon Schools of Excellence. 46% of the region's population has at least a Bachelor's Degree; this rate is significantly higher compared to Allegheny County (28%) and Pennsylvania (22%). Moreover, this trend signifies that the area either consistently retains and/or attracts a well-educated population.

While a large percentage of the population has a professional education and nearly one-half (49%) of the region's residents hold a professional-oriented occupation, only a small proportion of the region's jobs require professionals (13%). Consequently, much of the population leaves the region for employment purposes.

CIVIC ASSETS

Given the region's size, Aleppo, Sewickley and Osborne feature a unique concentration of civic assets or cultural amenities ranging from small art galleries and mix of religious institutions to a regional YMCA. In addition to providing education, the Quaker Valley School District possesses recreational assets. Public access to these facilities including the availability of formal bike/walking trails and other pedestrian connections, however, is limited within the region.

While access to other recreation and leisure amenities, such as the Ohio River, are also limited largely by the presence of the Norfolk Southern railroad and the Ohio River floodway (as defined by the US Army Corps of Engineers), access could be created by utilizing facilities such as streets/rights-of-ways. With these and other locations, opportunities to increase the use and attractiveness of the river's edge for boating/kayaking. Because all formally established regional parks and recreation facilities are located within the Borough of Sewickley, residents of Aleppo and Osborne are not within the proximity of various park and recreation facilities suggested by national standards such as the National Recreation and Parks Association (NRPA). As part of assessing the physical conditions of current park and recreation facilities, it is noteworthy that the region's changing demographics may also warrant evaluation for the reprogramming of Sewickley's park facilities.



Figure 2: The Osborne Elementary School is currently undergoing an extensive renovation.



Figure 3: Proposed elevation for the renovated Osborne Elementary School.

COMMUNITY CHARACTER AND LAND USE PATTERNS

COMMUNITY CHARACTER

Residents and visitors are able to experience both “town” and “country” settings within very short distances of one another. This unique character of the region is one of its most marketable and memorable assets.

Residential and commercial teardowns (a situation where buildings are torn-down and replaced with other, often larger buildings) are occurring more frequently than in previous decades, especially in Sewickley Borough. If such patterns continue, the region may be challenged to minimize the potential for changes in the architectural character of neighborhoods and streets.

RESIDENTIAL USES

In contrast to the region’s predominance of single-family neighborhoods, the development of the Masonic Village in Aleppo, as well as other moderate density projects are providing desired housing alternatives for seniors and empty-nesters within the Southwestern Pennsylvania region. Demands for additional suitable residential products for the region’s changing demographics will likely arise within the region in the future. The Masonic Village is an example of the real estate market responding to changing demographic patterns.

NON-RESIDENTIAL USES

Because of the small amount and scale of the region’s commercial development (1.5% of total land area - of which the majority is located in the Village), residents occasionally must travel outside the region for goods and services. Opportunities to develop additional non-residential uses are limited because of the small supply of vacant land (24% of the total land area) and the even smaller supply of land currently available for non-residential use (9%).



Figure 4: Single family housing in Sewickley Borough



Figure 5: The Sewickley Water Works

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INFRASTRUCTURE

Various infrastructure concerns have been identified for the ASO region. The region's transportation network is generally in good condition with the exception of several intersections. Some intersections' traffic volume and design could warrant reevaluation of their effectiveness (e.g., Sewickley Bridge, Route 65 at Beaver).

As evaluated as part of the 11-community Sewickley Valley Visioning and Economic Impact Study, it was identified that the region generally possesses adequate sewer infrastructure. Some less heavily populated areas of Aleppo and Osborne do not currently have sewer service. However, some areas of Aleppo and Osborne utilize package treatment plants. The infrastructure that currently exists within the three communities has, in some cases, been in existence for many years. As this infrastructure has aged, costs of maintenance have risen. In addition to increased maintenance costs, the communities currently face sizeable capital costs in order to achieve compliance with EPA, PADEP, MS4 and CSO requirements. To face this challenge, the Borough of Sewickley has begun preparing a 20-year plan for sewer and road improvements.



Figure 6: The Sewickley Village

SEWICKLEY VILLAGE

Sewickley Village, found within the geographic center of Sewickley Borough, is an established retail destination, or retail center, and is familiar to many residents throughout Greater Pittsburgh. The Village has a higher occupancy rate in comparison to other "downtown" commercial districts including Washington Road (Mt. Lebanon), Walnut Street (Shady Side), Murray Avenue (Squirrel Hill), Carson Street (South Side) and Allegheny Avenue (Oakmont). The Village market area possesses above average household incomes. This in turn yields an above average household purchasing power – a measurement, generally defined by income, for a typical household's ability to purchase products.

BUSINESS MIX

Several smaller-scale retailers exist in the Village or in close proximity which serve as destinations or anchors to the Village;

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these types of businesses typically attract shoppers from both within and outside of the region. Some of these retailers include: Talbot's, Chico's, Sewickley Spa, Ascot Motors and the Sewickley Car Store. However, given the region's demographics, some market sectors (e.g. men's stores) seemingly remain untapped. Based on simple demographics and the Village's character, there appear to be opportunities for additional high-end or destination-type retail establishments. Yet, while there are some small destination retailers within the Village, these uses are not of the character that would solely stimulate large amounts of additional retail/business activity.

While vacancies are overall relatively low within the Village, there is a high turnover rate for businesses. In further examining these patterns, the concentration of vacancies appears to be on the upper floors. These areas may provide the opportunity to accommodate additional restaurant and/or entertainment-oriented venues.

BUILDING CHARACTER

The Village's high concentration of retail space and two-lane streets create a compact, walkable and safe commercial district that is as conducive to socialization as it is to shopping. To many, the atmosphere is more appealing than other commercial districts. Parking constraints, narrow sidewalks and older buildings/façades make competitiveness with other 'destination'-type retail areas such as Walnut Street in Shadyside and South Side Works in the South Side difficult to sustain. Also, narrow sidewalks in some cases make pedestrian circulation challenging and limit cafés and other sidewalk sales venues. Modern requirements such as handicap accessibility and the new Uniform Construction Code make it more difficult to utilize and/or maintain older buildings for contemporary uses. Older building footprints and uneven floor elevations don't easily accommodate certain retailing practices. The communities believe that there is potential value in exploring opportunities such as the adoption of uniform architectural standards and re-evaluating the Village's current height restrictions that greatly limit opportunities for office/residential uses on a building's 2nd and 3rd floors.



Figure 7: Looking along Beaver Street in the Sewickley Village

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STREETSCAPE

The Village's street and building signage feels 'tired' and out-of-date. In comparison to the recently updated Broad Street streetscape renovations, Lighting along Beaver Street as well as sidewalks are limited producing a "subdued" atmosphere. There appears to be very limited marketing of the Village (signage, design standards, advertising, etc). Currently, there is no or limited way-finding signage for visitors/shoppers traveling from Route 65/Sewickley Bridge to the Village as well as to the parking areas that support the Village. The Chamber of Commerce has taken on limited responsibilities for business recruitment or other district management functions.

COORDINATION AND COOPERATION

The Sewickley Valley Chamber of Commerce does limited marketing for the Village in comparison to other downtown areas which collectively organize and actively market and/or recruit businesses. Currently, many businesses within the Village do not feature shared hours of operation; limited all-day parking for office tenants and visitors creates uncertainty related to parking availability. This has a particular impact on medical uses such as doctor's offices. Limited service/delivery areas such as garbage collection/drop-offs are difficult to access for several businesses. In recent years, day-time delivery policies have become difficult to enforce and inconvenient for businesses, shoppers and travelers on Beaver Street and other busy thoroughfares.

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MISSION STATEMENT AND GOALS

The physical form and quality of life within Aleppo, Sewickley and Osborne exist because of the continuous evolution of land use activity, civic amenities and infrastructure services. The communities of this region will be able to effectively manage future changes by developing strategic policies and guidelines within which to address its opportunities and challenges as well as to shape specific decisions.

MISSION STATEMENT

As a philosophical guide for the Steering Committee to follow in the preparation of the Joint Comprehensive Plan, the following mission statement was adopted:

The Aleppo, Sewickley and Osborne (ASO) Joint Municipal Planning Committee seeks to plan for the balanced growth that will maintain and enhance residents' quality of life and the distinctive character of each community by capitalizing on our natural, cultural, recreational and commercial assets.

In an effort to fulfill this Mission Statement, a series of regional and community-specific goals have been defined. These goals emerged from numerous Steering Committee discussions as well as feedback and perspectives received from other residents and business owners. Regional goals are intended to help guide future land use strategies, development/redevelopment decisions and planning initiatives that will directly impact all three communities. Community-specific goals are aimed to ensure that each community works to formulate and implement policies that enable each municipality to maintain and enhance its unique identity.

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REGIONAL GOALS

Land Use and Housing

- a) Strengthen the competitiveness and market appeal of the Sewickley Village as both a community and regional commercial center.
- b) Establish a municipal service boundary to optimize the location and type of development in relation to the provision of past and future infrastructure investment.
- c) Maintain the character of residential neighborhoods and non-residential areas in areas of new development and redevelopment.

Recreation

- a) Enhance pedestrian and bicycle connections among the three communities and in concert with neighbors.
- b) Capitalize on existing social clubs recreational and cultural assets, such as the Sewickley Community Center, the YMCA, Sweetwater Art Center, etc., while continuing to develop additional facilities where appropriate.

Natural Features

- a) Balance the protection of environmentally sensitive resources and the preservation of contiguous green space with future development.
- b) Reduce stormwater runoff impacts and maximize protection within watersheds common to the three communities.
- c) Preserve the “town” and “country” character of the region by constraining development within existing environmentally sensitive areas.

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Transportation and Infrastructure

- a) Improve sanitary and storm sewer infrastructure as per Environmental Protection Agency (EPA) mandates while satisfying new users and minimizing costs to residents.
- b) Improve key intersections and road segments to increase safety and reduce congestion.
- c) Enhance and unify the visual appearance of major transportation corridors.
- d) Standardize roadway construction details and practices among the three communities to reduce construction and maintenance costs.

Fiscal Resources and Collaboration

- a) Optimize the use of available fiscal resources and multi-municipal collaborative efforts to leverage federal, state and other funding sources.
- b) Leverage the relationship of the three communities with the Quaker Valley School District to expand educational, cultural and recreational opportunities.
- c) Explore and address issues that transcend traditional jurisdictional boundaries such as shared municipal services by concentrating political efforts. Efforts such as those undertaken to formulate this Comprehensive Plan are good first steps that can bolster additional cooperation.

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ALEPPO GOALS

Land Use and Housing

- a) Accommodate additional non-residential development in appropriate areas.
- b) Continue to develop a diverse range of housing options while maintaining the rural residential character of the Township.

Recreation

- a) Create recreational and cultural facilities in strategic locations.

Natural Features

- a) Strengthen existing land development regulations to better protect environmentally sensitive areas such as steep slope complexes, poor soil areas, floodplains and landslide prone areas.

Transportation and Infrastructure

- a) Create a strategically located, Township-specific system of gateways to promote community identity.

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SEWICKLEY GOALS

Land Use and Housing

- a) Accommodate new, architectural compatible residential construction within existing residential neighborhoods.
- b) Enhance housing diversity by encouraging medium- to high-density housing products in the Sewickley Village.
- c) Explore mixed-use opportunities on the upper floors of buildings within the Sewickley Village.

Recreation

- a) Provide public access to the riverfront at strategic locations.

Natural Features

- a) Strengthen existing land development regulations to better protect environmentally sensitive areas such as steep slope complexes, poor soil areas, floodplains and landslide prone areas.

Transportation and Infrastructure

- a) Create a strategically located, Borough-specific system of gateways to promote community identity.
- b) Continue to update the 20-year plan for capital improvements.

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OSBORNE GOALS

Land Use and Housing

- a) Accommodate new, architectural compatible residential construction within existing residential neighborhoods.
- b) Explore joint municipal efforts to allow Osborne to meet its requirement to accommodate all land uses.

Recreation

- a) Provide public access to the riverfront at strategic locations.

Natural Features

- a) Strengthen existing land development regulations to better protect environmentally sensitive areas such as steep slope complexes, poor soil areas, floodplains and landslide prone areas.
- b) Balance the preservation of environmentally sensitive areas with multi-family development pressure.

Transportation and Infrastructure

- a) Create a strategically located, Borough-specific system of gateways to promote community identity.

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COMPREHENSIVE PLAN

The Joint Comprehensive Plan for Aleppo, Sewickley and Osborne is a compilation of the key components that make up the communities and define their identity: future land use, infrastructure, civic enhancements and natural features. The relationship and interaction of the components is critical to the Plan's overall composition as well as its significance to future growth and development.

For instance, a community's quality of life is dependent upon the mix and placement of land uses, such as residential, commercial and industrial areas.

Land use decisions, in turn, are highly dependent upon circulation, community services and natural features of any given location.

The Joint Comprehensive Plan provides a 10 to 15-year vision of what Aleppo, Sewickley and Osborne could be. In addition to identifying, analyzing and attempting to resolve the key issues facing the communities, the Joint Comprehensive Plan also suggests a method to leverage the communities' opportunities.

REGIONAL RELATIONSHIPS

The implications of the Plan have been discussed throughout this document and are perhaps best captured by the Actions for Implementation discussion summarized in Part Two. Worthy of mention, however, are also the implications that the Plan may have on the area's surrounding municipalities and Allegheny County.

The Sewickley Valley Visioning and Economic Impact Study occurred among 11 communities in the Sewickley Valley area. From this study several communities have applied for funding assistance to study the region's various watersheds. Leetsdale, Sewickley and Osborne are examining stormwater, flooding and water quality issues. Sewickley Borough is completing a War Memorial Park Master Site Plan to address both recreation and stormwater concerns. Also, Leet Township, Edgeworth and

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Sewickley are pursuing the designation of Rt. 65 as a PA scenic byway.

Several Port Authority of Allegheny County bus routes serve the region. These routes connect the three communities to Pittsburgh and surrounding communities through stops along Beaver Road in Sewickley and Osborne.

The Sewickley Valley Hospital, part of the Heritage Valley Health System, is a major employment asset that helps promote the health and wellbeing of residents within the region. The hospital, situated on the border of the Sewickley Village, features a full service emergency room for immediate care of regional residents. The hospital, which employs approximately 1,000 people, features two parking garages, the only parking structures in the area of the Sewickley Village.

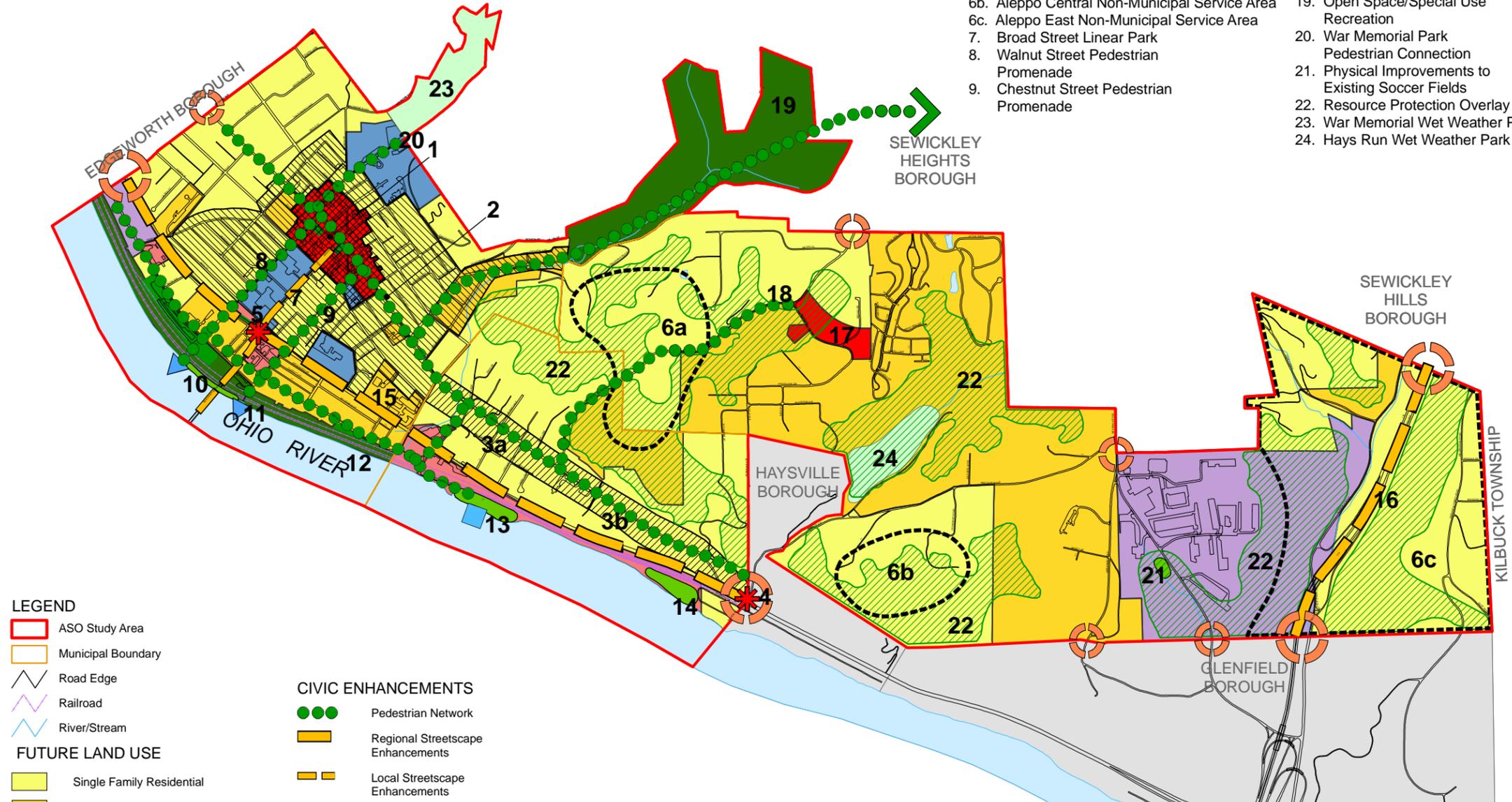
Consequently, the ASO Comprehensive Plan seeks to define practical strategies with which to strengthen the communities. This vision requires that the Plan's regional objectives be carefully formulated to balance one another. This balance is based not only on *internal*, or municipal, factors but also considers *external* or regional factors. The principal regional factors include adjacent land uses and civic enhancements. The recommended intensity and types of residential development within the ASO region that are proposed for the future have been outlined to ensure continued compatibility with the rural land use character of adjacent development in Sewickley Heights, Sewickley Hills and Glenfield. Recommendations for continued moderate intensity development within the ASO region have been geared to remain adjacent to Edgeworth and Haysville.

Numerous efforts were also undertaken throughout this comprehensive planning process to engage surrounding municipalities, including Glenfield and Haysville, in discussions focused on ways of expanding infrastructure service. With the continuation of these initial discussions, the leaders in the ASO region and in the surrounding communities have the potential to establish possible cooperative, joint planning pursuits in the future.

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NOTE: See the Enlargement Maps on the following pages.

1. Sewickley Village Overlay
2. Sewickley Neighborhood Form Overlay
- 3a. Osborne West Neighborhood Form Overlay
- 3b. Osborne East Neighborhood Form Overlay
4. Rt. 65/Beaver Rd./Red Gate Rd. Intersection Improvements
5. Sewickley Bridge/Rt. 65 Intersection Improvements
- 6a. Aleppo West Non-Municipal Service Area
- 6b. Aleppo Central Non-Municipal Service Area
- 6c. Aleppo East Non-Municipal Service Area
7. Broad Street Linear Park
8. Walnut Street Pedestrian Promenade
9. Chestnut Street Pedestrian Promenade
10. River's Edge at Sewickley
11. Canoe/Kayak Launch
12. Ohio River
13. The Battery
14. Glen Osborne Riverfront Park
15. Rt. 65 Streetscape
16. I-79 Streetscape Enhancements
17. Weber's Corner Commercial District
18. Glen Mitchell Bikeway
19. Open Space/Special Use Recreation
20. War Memorial Park Pedestrian Connection
21. Physical Improvements to Existing Soccer Fields
22. Resource Protection Overlay
23. War Memorial Wet Weather Park
24. Hays Run Wet Weather Park



LEGEND

- ASO Study Area
- Municipal Boundary
- Road Edge
- Railroad
- River/Stream

FUTURE LAND USE

- Single Family Residential
- Multi-Family Residential
- Village
- General Commercial
- Industrial
- Institutional
- Sewickley Village Overlay
- Sewickley Neighborhood Form Overlay
- Osborne Neighborhood Form Overlay

CIVIC ENHANCEMENTS

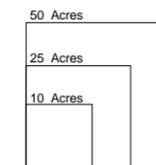
- Pedestrian Network
- Regional Streetscape Enhancements
- Local Streetscape Enhancements
- Community Facility
- Potential Park/Open Space
- Existing Park/Open Space
- Major Gateway
- Minor Gateway
- ▲ River Landing (Non-Motorized)
- River Landing (Motorized)

INFRASTRUCTURE ENHANCEMENTS

- ✱ Intersection Improvements
- Non-Municipal Service Areas

NATURAL FEATURES

- Resource Protection Overlay
- Wet Weather Parks



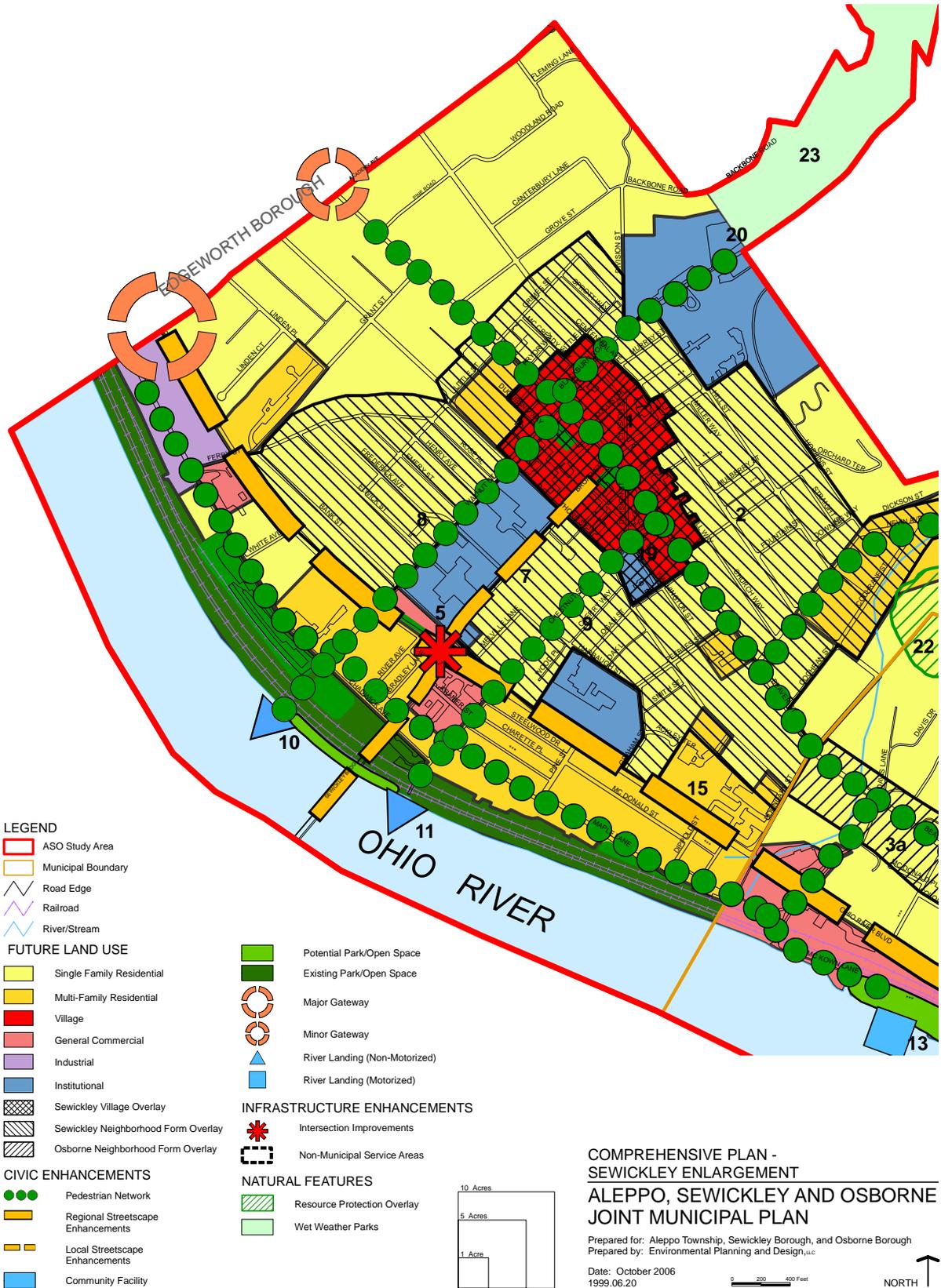
COMPREHENSIVE PLAN
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Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
Prepared by: Environmental Planning and Design, LLC

Date: October 2006
1999.06.13r1



PART ONE: A VISION OF TOMORROW



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FUTURE LAND USE AND HOUSING PLAN

OVERVIEW

The Comprehensive Plan defines a series of land use recommendations through which the communities can strategize and prioritize the ways in which they develop and conserve land. Recommended land use activities are designated on Map 3: Future Land Use.

FUTURE LAND USE AND HOUSING PLAN

The Future Land Use Plan and Housing responds to a variety of regional issues and seeks to maximize potential opportunities of existing development patterns, zoning as well as the real estate market. It defines a diverse and balanced range of housing, commercial uses, recreation opportunities, cultural amenities and institutions throughout the region.

The communities have explored opportunities for new development, redevelopment and conservation. The communities' primary land use concerns are ensuring the integrity, quality and character of existing development. Based upon the successes that have emerged from existing patterns of development and policies set forth in each of the communities, Aleppo, Sewickley and Osborne seek to promote the continuation of these patterns in the future.

o Specific land use recommendations within the region include:

- The addition of multi-family housing within Sewickley's current higher intensity development areas.
- The encouragement of small-scale, locally-oriented commercial uses within a commercial district on Weber Road to support surrounding development and to provide tax income from non-residential uses.
- Aligning the intensity of development within Aleppo and Osborne with the availability of infrastructure services. Development within the area serviced by infrastructure

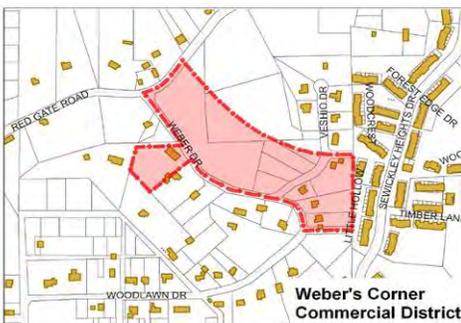


Figure 8: Weber's Corner Location Map

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could be targeted for moderate intensity uses, whereas, areas beyond this area should be reserved for lower intensity development activity.

- Align the lot and building size requirements in Osborne Borough's Zoning Ordinance to better match correct non-conforming parcels.

Where opportunities for redevelopment exist, reconstruction of these areas shall seek to respect the characteristics of existing surrounding residential and/or non-residential development. Overlay districts are a policy mechanism employed through zoning that enable a community to specifically address issues that arise of special concern.

- Specific implementation actions should include:
 - Through the designation of a series of overlays, Aleppo, Sewickley and Osborne can define specific development standards to ensure the integrity of comparable future development. These Overlays include the Sewickley Village Overlay, Sewickley Neighborhood Form Overlay, the Osborne Neighborhood Form Overlay and a Resource Protection Overlay applicable to all three communities. The characteristics of each Overlay will differ to ensure that continued quality development occurs in these areas and such development respectful of existing residential and non-residential patterns. Another key strength of institutionalizing an Overlay is the ability to provide for a more fluid development review process for these uses.
 - Customized site development standards can be created to control the character of physical form through provisions for building setbacks, building setbacks, building height or service/loading areas, landscape buffers, parking locations, lighting etc. These standards can help protect the character of existing abutting development while recognizing the needs of new construction.

The following summarizes the purpose of two recommended overlays (the resource protection overlay is discussed later) related to the creation of neighborhood form-based provisions.



Figure 9: Building set-back that does not match the character of the Village

PART ONE: A VISION OF TOMORROW

Additional discussion on the Resource Protection Overlay is also included as part of the Natural Resources Plan.

SEWICKLEY VILLAGE OVERLAY

The enhancements and preservation of Sewickley's Village is a high priority for the region. Consequently, residents support that the Village of Sewickley should continue serving as the region's "business" heart hosting the majority of businesses within the communities and daily residential needs.

The purpose of the Sewickley Village Overlay is to control the character and scale of in-fill development within the Village area. The current placeholder for such an Overlay in Sewickley's Zoning Ordinance could be developed to include provisions outlining requirements for redeveloped and/or refurbished properties. To ensure the integrity of existing Village development, permitted uses should be defined, requirements regarding building height, minimum/maximum setbacks, parking and service areas should be developed and design standards should be specified.

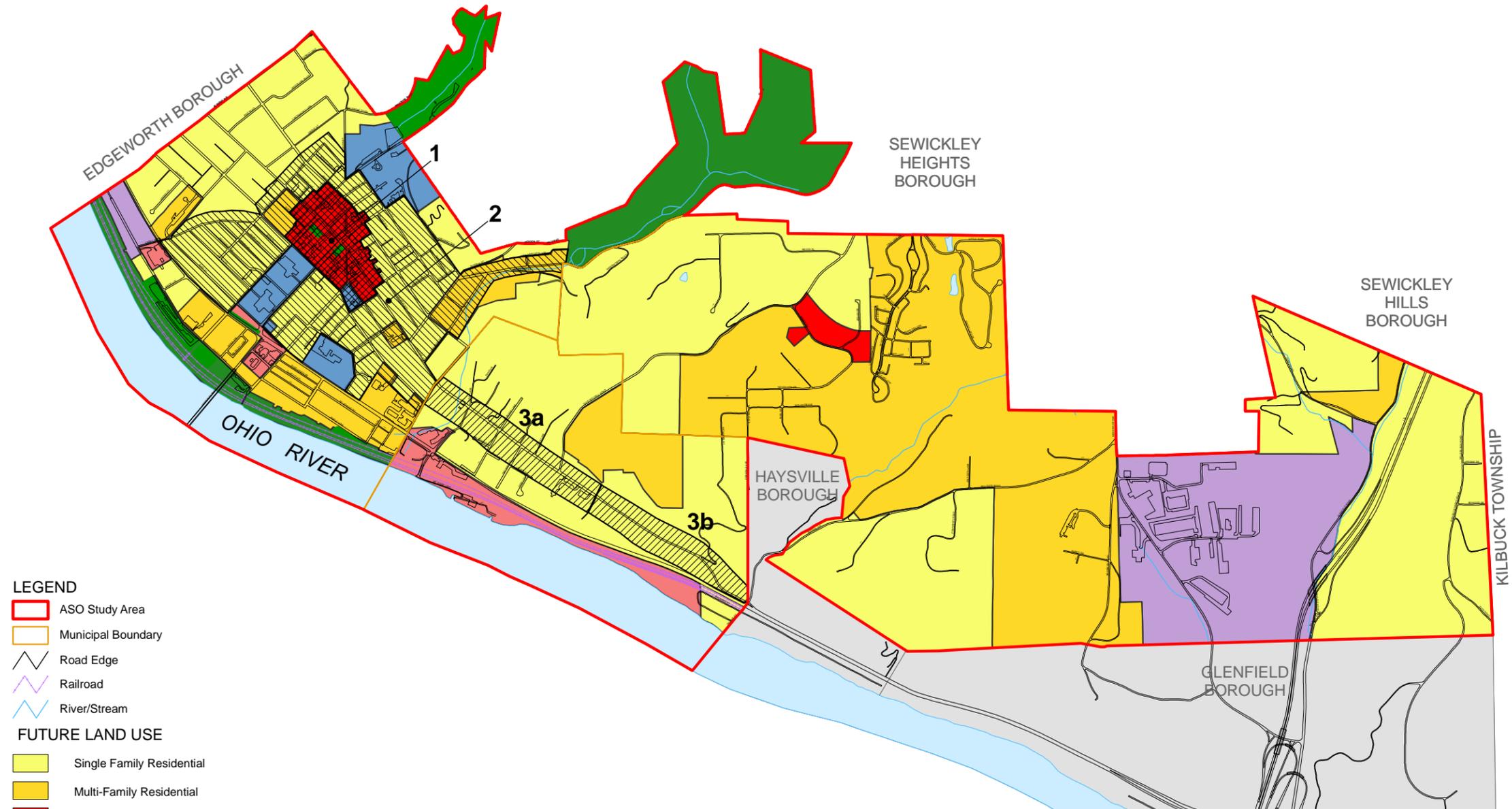
SEWICKLEY AND OSBORNE NEIGHBORHOOD FORM OVERLAYS

Similar to the concept of the Sewickley Village Overlay, distinctive Neighborhood Form Overlays could be created to apply to residential development within both Sewickley and Osborne. The concept of a Neighborhood Form Overlay is to control the types, scale, setbacks and character of properties that could redevelop or be infilled with new construction in the future. Other considerations include the creation of architectural guidelines for form, massing, materials and building height.

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PART ONE: A VISION OF TOMORROW

- 1. Sewickley Village Overlay
- 2. Sewickley Neighborhood Form Overlay
- 3a. Osborne West Neighborhood Form Overlay
- 3b. Osborne East Neighborhood Form Overlay

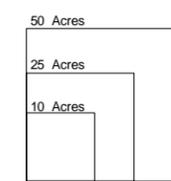


LEGEND

- ASO Study Area
- Municipal Boundary
- Road Edge
- Railroad
- River/Stream

FUTURE LAND USE

- Single Family Residential
- Multi-Family Residential
- Village
- General Commercial
- Industrial
- Institutional
- Parks/Open Space
- Sewickley Village Overlay
- Sewickley Neighborhood Form Overlay
- Osborne Neighborhood Form Overlay



FUTURE LAND USE PLAN
ALEPPO, SEWICKLEY AND OSBORNE
JOINT MUNICIPAL PLAN

Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
 Prepared by: Environmental Planning and Design, LLC

Date: October 2006
 1999.06.10r2



INFRASTRUCTURE PLAN

Transportation and sewer service are two key Infrastructure components that need addressed in order to improve the long-term effectiveness of systems and resource spending within the ASO region.

TRANSPORTATION

The Comprehensive Plan's transportation component focuses on two intersections within the communities that present region-wide safety and efficiency concerns.

Route 65 & Sewickley Bridge/Broad Street. This intersection is located at the crossroads of two major roadways and includes Broad Street, which is the primary access to the Sewickley Village. The segment of Route 65 in the vicinity of the Sewickley Bridge includes three critical, signalized intersections:

- Route 65 & Chestnut Street,
- Route 65 & Sewickley Bridge/Broad Street, and
- Route 65 & Walnut Street.

Delays and backups are often experienced along Route 65 and the adjacent cross streets. The signalized intersections currently operate at low Level of Service (LOS). Level of service is a qualification scale using letter grades ranging from LOS A (best) to LOS F (worst) to describe traffic conditions such as volume, capacity, traffic interruptions, comfort and convenience. A more detailed description of this traffic modeling process is located in Part Three.

Route 65 serves as an alternate route to the Pittsburgh International Airport via the Sewickley Bridge. Some of the traffic using Route 65 as an alternate route is from Interstate 79. Traffic from Interstate 79 uses Route 65 and the Sewickley Bridge due to the missing Interstate 79 ramps to the Parkway West/Airport Parkway. This additional traffic, combined with the existing demand along Route 65 and within Sewickley Borough, results in a high number of turning movements at the intersection of Route 65 & Sewickley Bridge/Broad Street. The delay caused by these turning movements is exacerbated by the offset between the



Figure 10: The Sewickley Bridge at Route 65

ASO COMPREHENSIVE PLAN FEBRUARY 2007

Sewickley Bridge and Broad Street, which causes the intersections along this corridor to operate over capacity.

One regional project is anticipated "to have a positive" impact on traffic conditions at this location. The Interstate 79/Parkway Missing Ramps project is scheduled for construction in late 2006, with a completion date in late 2008. This project will provide for a direct interstate connection between southbound Interstate 79 and the westbound Parkway for traffic heading to the airport and visa-versa. Travel times from Interstate 79 to the Airport are forecasted to improve since the current route (via Route 60 through Robinson Township) is a three-lane roadway with numerous traffic signals. It is anticipated that upon completion of the Interstate 79 missing ramps that traffic volumes along several alternate Airport routes will be reduced, including Route 65. However, this traffic reduction is not anticipated to improve the traffic operations along Route 65 at the Sewickley Bridge to an acceptable level of service.

Since this problem is regional in nature and given the constraints of the existing Sewickley Bridge (SB), a comprehensive corridor study should be pursued through Southwestern Pennsylvania Commission (SPC) and/or Pennsylvania Department of Transportation (PennDOT). This study should include Route 65, the Sewickley Bridge, and Route 51. Potential improvements for this corridor could include such long term recommendations as replacing the existing Sewickley Bridge and/or widening Route 65 for additional capacity. These alternatives would significantly impact the character of this area and should be carefully considered.

Although the existing intersections along Route 65 are operating above capacity, the existing traffic signals could be improved to enhance their efficiency. Short-term traffic signal improvements include signal retiming and updating the traffic signal controller equipment to provide better progression along Route 65. Various types of traffic signal equipment could enhance the operation of the existing traffic signals. Examples of some of these improvements include video detection, closed loop signal systems, and traffic responsive signal timings.

Route 65 & Beaver Road/Red Gate Road. This signalized intersection is located at the municipal boundary between Osborne and Haysville. The intersection currently operates at LOS C. However, safety of left turning vehicles at this intersection is an issue. Currently, there are no turn lanes on Route 65. All left turns are made from the leftmost through lane. Widening at this intersection to provide for left turn lanes in both directions of Route 65 is a long range recommended improvement. However, there are several challenges/constraints to improving this intersection.

Widening Route 65 to the west is not possible due to the existing railroad tracks immediately adjacent to Route 65. This rail corridor is one of Norfolk Southern's primary links between the East Coast and the Midwest. Relocation of the rail tracks would be a major impact and a significant expense. More likely, Route 65 would be widened to the east. This would require relocation of Beaver Road into the existing hillside. Beaver Road is a two lane roadway which provides access to the residential section of Osborne Borough. Beaver Road is currently supported by a retaining wall along Route 65. Widening Route 65 and relocating Beaver Road to the east would require significant cut sections in the existing hillside along with extensive retaining walls. Other constraints include utilities, right of way (ROW), and the existing railroad crossing. It is estimated that widening this intersection to provide left turn lanes could range in cost from \$1.5 to \$4 million dollars. This cost does not include engineering, utility relocations, right-of-way acquisition, and temporary railroad impacts. This is a significant project that should be pursued through the SPC Transportation Improvement Program (TIP), which is updated every two years and was most recently approved in May 2006. Recently, \$1.7 million in federal funds were earmarked for this intersection.



Figure 11: Sewickley Waste Water Treatment Plant

SEWER SERVICE

As discussed in more detail within Part 3 of this Plan, Aleppo Township adopted an Act 537 Plan (dated September 2001) which was approved by the Pennsylvania Department of Environmental Protection (PADEP). The Act 537 Plan makes recommendations to provide sanitary sewer service to six Sub-basins within the Township. The recommendation for Sub-basin A includes conveyance of sewage generated from future

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development (existing development in Sub-basin A is currently connected) to the Sewickley WWTP via the Sewickley collection and conveyance system. Recommendations for Sub-basins B and C propose sewer extensions to the Osborne Borough collection and conveyance system and then to the Sewickley conveyance system for treatment at the Sewickley WWTP. Recommendations for Sub-basins D and E propose sewer extensions to the existing Aleppo Township Authority collection and conveyance system and treatment at the I-79 North WWTP. The recommendation for Sub-basin E also proposes a new package WWTP and collection system to serve the eastern portion of the watershed. A sewer extension to provide service to the entirety of Sub-basin E by the I-79 North WWTP was analyzed, however, without increased development, this option was cost prohibitive.

In order to implement the recommendations of the Aleppo Township Act 537 Plan, the following steps should be followed:

- Intermunicipal Agreements must be negotiated between Aleppo and Sewickley and Osborne Boroughs, as applicable, based on the recommendation for each Sub-basin. The agreements should include details including but not limited to, billing method, operation and maintenance costs, user fees, construction and engineering costs and financing, ownership and other institutional issues.
- As the recommendations of the Act 537 Plan are more than five years old, the downstream collection and conveyance facilities of Sewickley, Osborne, and the Aleppo Township Authority should be re-evaluated to identify any portion of the existing facilities which may need to be upgraded to accommodate additional flow.
- Prepare construction drawings and specifications for the proposed sewage facilities as detailed in the above referenced Intermunicipal Agreement(s). Obtain applicable local, state, and federal permits.
- Obtain financing for the proposed sewage facilities.

PART ONE: A VISION OF TOMORROW

The Aleppo Township Act 537 Plan also discusses “Long-Range Planning (Regional Concepts)”. The plan discusses a regional facility for the Kilbuck / Toms Run region as well as regional treatment service provided by the Allegheny County Sanitary Authority (ALCOSAN). These alternatives were not recommended in the Act 537 Plan and only discussed briefly with references made to prior planning documents (Comprehensive Water Quality Management Plan, Kilbuck Run Sewage Facilities Plan of 1981, and 1996 ALCOSAN Act 537 Sewage Facilities Plan). As part of the Aleppo, Sewickley, Osborne Comprehensive Plan, the existing Sewickley WWTP was identified as a potential treatment facility for long term purposes. This alternative assumes the existing Sewickley Manor WWTP and the I-79 North WWTP would reach the end of their useful life and sewage currently treated at these package WWTPs would need to be conveyed to the Sewickley WWTP for treatment and the existing package WWTPs abandoned.

In order to implement the conveyance of sewage generated in Aleppo Township to the Sewickley WWTP for treatment, the following steps should be followed:

- Pennsylvania Sewage Facilities Planning as required by Act 537 must be completed by Aleppo Township and approved by the PADEP. The planning may provide an alternative analysis which would compare the cost of upgrade / replacement of the existing Aleppo package plants with the cost of conveyance to and treatment at the Sewickley WWTP and abandonment of the existing Aleppo package WWTPs.
- The planning process would also identify the necessary components and general layout of collection and conveyance facilities necessary to implement the alternatives.

Also during the planning process, the downstream collection and conveyance facilities of Sewickley, Osborne, and the Aleppo Township Authority must be evaluated to identify any portion of the existing facilities of which may need to be upgraded to accommodate additional flow.

ASO COMPREHENSIVE PLAN FEBRUARY 2007

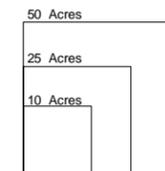
- If the planning process recommends abandonment of the existing Aleppo package WWTPs, an Intermunicipal Agreement must be negotiated between Aleppo and Sewickley and Osborne Boroughs, as applicable. The agreements should include details including but not limited to, billing method, operation and maintenance costs, user fees, construction and engineering costs, ownership and other institutional issues.
- Prepare construction drawings and specifications for the proposed sewage facilities as detailed in the above referenced Intermunicipal Agreement(s). Obtain applicable local, state, and federal permits.
- Obtain financing for the proposed sewage facilities.

- 4. Rt. 65/Beaver Rd./Red Gate Rd. Intersection Improvements
- 5. Sewickley Bridge/Rt. 65 Intersection Improvements
- 6a. Aleppo West Non-Municipal Service Area
- 6b. Aleppo Central Non-Municipal Service Area
- 6c. Aleppo East Non-Municipal Service Area



- LEGEND**
- ASO Study Area
 - Municipal Boundary
 - Road Edge
 - Railroad
 - River/Stream
 - Building Footprint
 - Existing Park

- INFRASTRUCTURE ENHANCEMENTS**
- ✱ Intersection Improvements
 - Non-Municipal Service Areas



INFRASTRUCTURE PLAN
ALEPPO, SEWICKLEY AND OSBORNE
JOINT MUNICIPAL PLAN

Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
 Prepared by: Environmental Planning and Design, LLC

Date: October 2006
 1999.06.09r1



CIVIC ENHANCEMENTS PLAN

Civic assets or amenities are the places and features located throughout a community or region that enrich a person's daily life and that promote interaction between residents. The ASO region possess an impressively broad range of such features including; educational facilities, libraries, community centers, places of worship and spiritual centers, museums, art galleries, parks and open space, cemeteries and municipal services. In total, more than 40 civic features currently exist within the three communities. To ensure that the successes of these facilities' outreach continues and the amenities respond to the needs of future generations, leaders and stakeholders should collaborate to evaluate and implement the following series of enhancements to the Region's existing network. One example of this outreach is the map and brochure of the Sewickley Valley's Parks prepared by the Garden Club. The brochure built on the work done as part of the Sewickley Valley Visioning and Economic Impact Study.

Moreover, the enhancements are envisioned to provide for a range of opportunities that will enable the ASO region to remain a competitive and desirable place. The resources, timing and extent of work involved to enrich this network of amenities will vary from project to project, and community to community.

The Civic Enhancements Plan describes existing and proposed facilities within Aleppo, Sewickley and Osborne. The Plan identifies nearly two dozen projects with varying local and/or regional significance. Projects are generally grouped based upon their relationship to parks/open space and to vehicular/pedestrian connections.

PARKS/OPEN SPACE

Civic enhancements related to parks and open space incorporate opportunities for continued and expanded active recreation, passive recreation and conservation areas.

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BROAD STREET PEDESTRIAN CORRIDOR

Located on the primary North-South road corridor in Sewickley Borough, the recently renovated Broad Street corridor has been designed to provide a formal park-like vehicular entrance and connection between Route 65 and the Sewickley Village. As part of the Broad Street renovations, automated pedestrian crosswalks have been installed. Broad Street could be further improved with the addition of pedestrian enhancements related to lower scale sidewalk lighting, signage and benches. The primary purpose of this project is to visually connect these two active, but distinctively different areas through features such as plantings and/or paving patterns. Design of the corridor should leverage recent investments in Broad Street.

OHIO RIVER PEDESTRIAN ACCESS POINTS

Historically, residents of the ASO region as well as those within surrounding communities have had limited physical access to the Ohio River. The region has the opportunity to open facilities such as streets/rights-of-ways that currently end at the River to enable direct connection with the River. Three recommended areas for expanding these river connections include Chestnut St., Walnut St., Ferry St. and McKown Lane.

RIVER'S EDGE AT SEWICKLEY

Over the past decade, the Borough of Sewickley, in partnership with others, has constructed a park and riverfront walk along the top of the Ohio River's bank. The further development of this park along the river's edge is being pursued with secured funding resources. The pedestrian nature of such an expanded facility can provide additional opportunities for passive and active interaction with the River. Furthermore, it is encouraged where appropriate that the planting of native, floodplain tolerant species be incorporated along the river's edge to promote plant hardiness and longevity within this environment.

CANOE/KAYAK LAUNCHES

In conjunction with the expansion of park space along the Ohio River's edge, canoe/kayak landings could be constructed at the termini of Walnut and Chestnut Streets. These two points can provide persons operating man-powered watercraft with direct



Figure 12: Current river access passage under the rail line



Figure 13: Riverfront walk in Sewickley

PART ONE: A VISION OF TOMORROW

and safe access to the water. Recently, a grant from the PA Fish and Boat Commission has been awarded for work on establishing a boat facility at the end of Walnut Street.

THE BATTERY

If the US Coast Guard were to relocate its current Station facilities to another area along the three rivers of the Southwestern Pennsylvania region, the opportunity exists to possibly transform this area for use as public recreation. Residents of Aleppo, Sewickley and Osborne will need to work cooperatively with the US Coast Guard to ensure the safe development of either passive or active recreation use including the potential for the development of a motorized boat launch point.

GLEN OSBORNE RIVERFRONT PARK

Currently, land along the riverfront of Osborne is owned by the railroad. This area presents the opportunity for the communities to work with the railroad to develop safe access to this area and the river. Potential open space activities within this area could include the development of passive and/or low impact active recreation such as picnicking or an additional canoe/kayak launch.

HAYS RUN AND WAR MEMORIAL WET WEATHER PARK

Wet weather parks serve dual purposes. These parks can generally be used for passive recreation during dry weather events and serve as an additional stormwater management tool during wet weather events. As a proposed wet weather park, the area surrounding Hays Run could be conserved for use to better manage the potentially negative impacts of run-off during storm events. The positive effects of such improvements currently can be seen at War Memorial Park where the on-going enhancement of this Park's wet weather capacity is implemented. The Borough of Sewickley is currently preparing a master plan for War Memorial Park which will contain additional wet-weather elements.

WATERWORKS PARK

In conjunction with evaluating park and recreation programming, the possibility exists for the Borough of Sewickley and the Sewickley Municipal Authority to work together in securing a

ASO COMPREHENSIVE PLAN FEBRUARY 2007

portion of the Waterworks Park's open space at Sewickley's northern border for a potential park and/or recreation use. Based upon the long-term master plan objectives of the Riverfront Park and War Memorial Park, it is anticipated that two ballfields within the Borough would be either lost or relocated. Waterworks Park presents the opportunity to accommodate these facilities in the future.

A feasibility study should be prepared to determine the potential for active recreation, passive recreation or conservation areas. Active recreation occurs at prescribed places or fields that require equipment and includes athletic and leisure activities usually performed with groups of people. Passive recreation generally involves existing natural resources and typically has a minimal impact on its surroundings.

The Waterworks Park presently contains several existing reservoirs and a large acreage of mature woodlands. The construction of a new water tank has rendered the existing reservoirs obsolete. The vacated reservoirs could possibly accommodate the relocated ballfields. Based on the community's strong desire to preserve the mature woodlands, unobtrusive recreation uses such as hiking trails could be allowed. Subsequently, the feasibility study should focus on these existing vacated reservoir sites for future ballfield relocation and potential woodland preservation. Collaboration with Allegheny County should also be pursued in order to repair Waterworks Road, which is a County-owned and maintained thoroughfare.

VEHICULAR/PEDESTRIAN CONNECTIONS

Based on Steering Committee discussion as well as input from the general public, the lack of pedestrian connections between neighborhoods, commercial areas and other recreation facilities was noted as an untapped opportunity. A clearly defined system of pedestrian-oriented paths could enable residents to safely bike, run or walk throughout the ASO region. Based upon identified potential projects the overall network could be comprised of bike lanes/bikeways, designated sidewalk routes within "town" areas and nature trails winding through the region's "country" landscape. Another unique component of this system

PART ONE: A VISION OF TOMORROW

includes landscape and streetscape improvements to regional corridors including Rt. 65 and I-79.

WALNUT AND CHESTNUT STREET PROMENADES

Parallel to Broad Street's proposed pedestrian corridor, formal pedestrian connections could be delineated. The additions and/or enhancements of plantings and paving patterns could strengthen the sense and safety of pedestrian traffic within these residential corridors. In addition, pedestrian crossings and safety improvements at the intersection of Route 65 should be explored and implemented where feasible. Improvements such as these could be constructed as part of any traffic/intersection improvements related to the Sewickley Bridge intersection.

WAR MEMORIAL PARK PEDESTRIAN CONNECTION

Currently along Blackburn Road in the Borough of Sewickley, a narrow sidewalk is constructed between the Village area and the entrance of War Memorial Park. The widening of this pedestrian connection and the addition of pedestrian and vehicular-oriented signage would increase safety for both children and adults.

GLEN MITCHELL BIKEWAY

Osborne and Aleppo have the opportunity to designate a bike lane along Glen Mitchell Road. To ensure the safety of both vehicular and bicycle traffic, the placement of signage identifying the bike lane's presence is an important component of this project.

RT. 65 STREETScape ENHANCEMENTS

In conjunction with intersection updates in the Sewickley Bridge Area, improvements to the Rt. 65 Streetscape should occur. Recommended improvements are envisioned to be an extension of the existing character of the thoroughfare in Sewickley and geared to include common lighting, street trees and improved sidewalks/pedestrian connections. Sewickley, Osborne and Edgeworth Boroughs have previously met to discuss participation in the Scenic Byways Program.

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1-79 CORRIDOR BEAUTIFICATION

The three communities should approach PennDOT to work together to enhance and unify the physical treatment of the I-79. The corridor within Aleppo has the opportunity to become a more pleasing atmosphere and establish unique and memorable highway setting. The potential enhancement of these areas are recommended to be implemented through extensive, various plantings suitable for display throughout all seasons of the year. Such plantings will establish a statement of community pride to drivers traveling throughout the Southwestern Pennsylvania region.

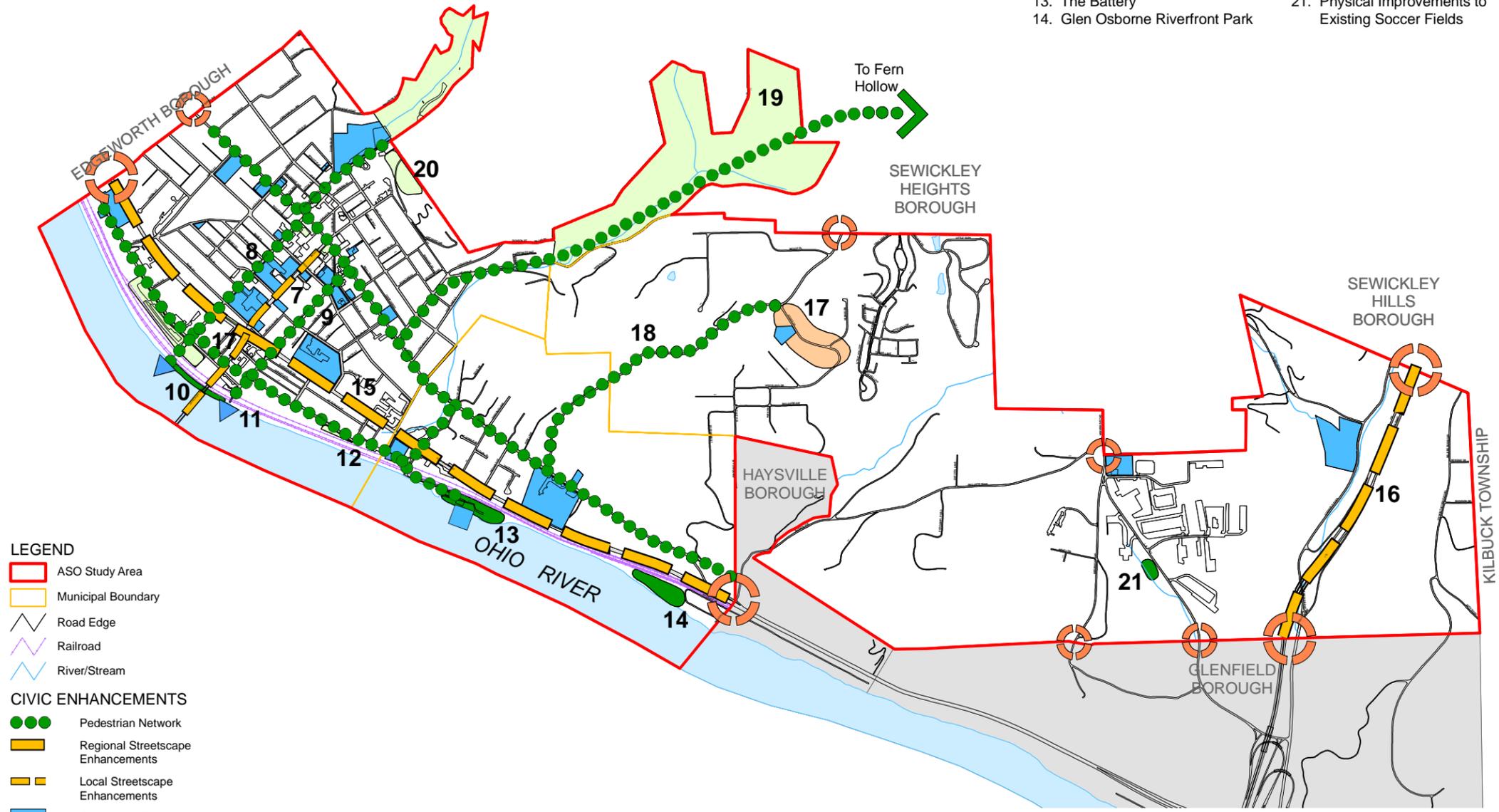
GATEWAYS

A series of gateways is also illustrated on the Civic Enhancements Plan. Gateways provide an opportunity to formally introduce a community at its perimeter. The volumes of traffic that travel into and out of the ASO region are the primary determinants for distinguishing between major and minor gateways, or portals, to the community.

The potential concept of the gateway is to promote a unified type of gateway feature among the three communities. This concept does not anticipate that each sign will be the same as their neighbors, but it will be within a similar family of gateway treatment.

PART ONE: A VISION OF TOMORROW

- 7. Broad Street Linear Park
- 8. Walnut Street Pedestrian Promenade
- 9. Chestnut Street Pedestrian Promenade
- 10. River's Edge at Sewickley
- 11. Canoe/Kayak Launch
- 12. Ohio River
- 13. The Battery
- 14. Glen Osborne Riverfront Park
- 15. Rt. 65 Streetscape
- 16. I-79 Streetscape Enhancements
- 17. Weber's Corner Commercial District
- 18. Glen Mitchell Bikeway
- 19. Open Space/Special Use Recreation
- 20. War Memorial Park Pedestrian Connection
- 21. Physical Improvements to Existing Soccer Fields

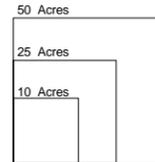


LEGEND

- ASO Study Area
- Municipal Boundary
- Road Edge
- Railroad
- River/Stream

CIVIC ENHANCEMENTS

- Pedestrian Network
- Regional Streetscape Enhancements
- Local Streetscape Enhancements
- Community Facility
- Potential Park/Open Space
- Existing Park/Open Space
- Major Gateway
- Minor Gateway
- ▲ River Landing (Non-Motorized)
- River Landing (Motorized)



CIVIC ENHANCEMENTS PLAN
ALEPPO, SEWICKLEY AND OSBORNE
JOINT MUNICIPAL PLAN

Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
 Prepared by: Environmental Planning and Design, LLC

Date: July 2006
 1999.06.11



PART ONE: A VISION OF TOMORROW

NATURAL RESOURCES PLAN

The conservation of the region's natural resources will enable the residents of Aleppo, Sewickley and Osborne to maintain its "country" landscape. Identifying the strategic areas in which these resources should be conserved is the purpose of the Natural Resources Plan.

In conjunction with future land use development and/or redevelopment, the region has the opportunity to further promote the conservation of existing open space and sensitive natural resources. An effective way to do this is through the development of a Resource Protection Overlay. The Overlay, as illustrated on the Natural Resources Plan, should be structured to require the detailed evaluation of the location and extent of a site's resources prior to any proposed development being constructed.

The municipalities will evaluate changes to their ordinances to protect the following natural features:

- The presence of woodlands (that coincide with steep slope areas);
- Steep slopes (>25% gradient);
- Floodplains and/or wetlands;
- Red bed soils; and
- Other similar sensitive resources.

The communities have the opportunity to explore a variety of ways or techniques of protecting natural resources within the region. An example includes the Conservation Subdivision Oriented Development. The typical elements of a conservation oriented development used as the criteria for the Resource Protection Overlay and Buildout Analysis process (see Part III). In addition to the Resource Protection Overlay, there are a variety of additional techniques that should be further evaluated in accordance with the recommendations of the Allegheny County Conservation Corridor Plan and the Allegheny County Greenways Study.

Based on a recent grant awarded by the Pennsylvania Department of Conservation and Natural Resources, a regional study (The Sewickley Valley Rivers Conservation Project) will be completed to examine the natural resource management of the entire Sewickley Valley. As part of the study, an analysis of the Little Sewickley Creek Watershed (including the Creek and its tributaries) will be performed. The communities of the region can use the data created or compiled during the analysis to assess

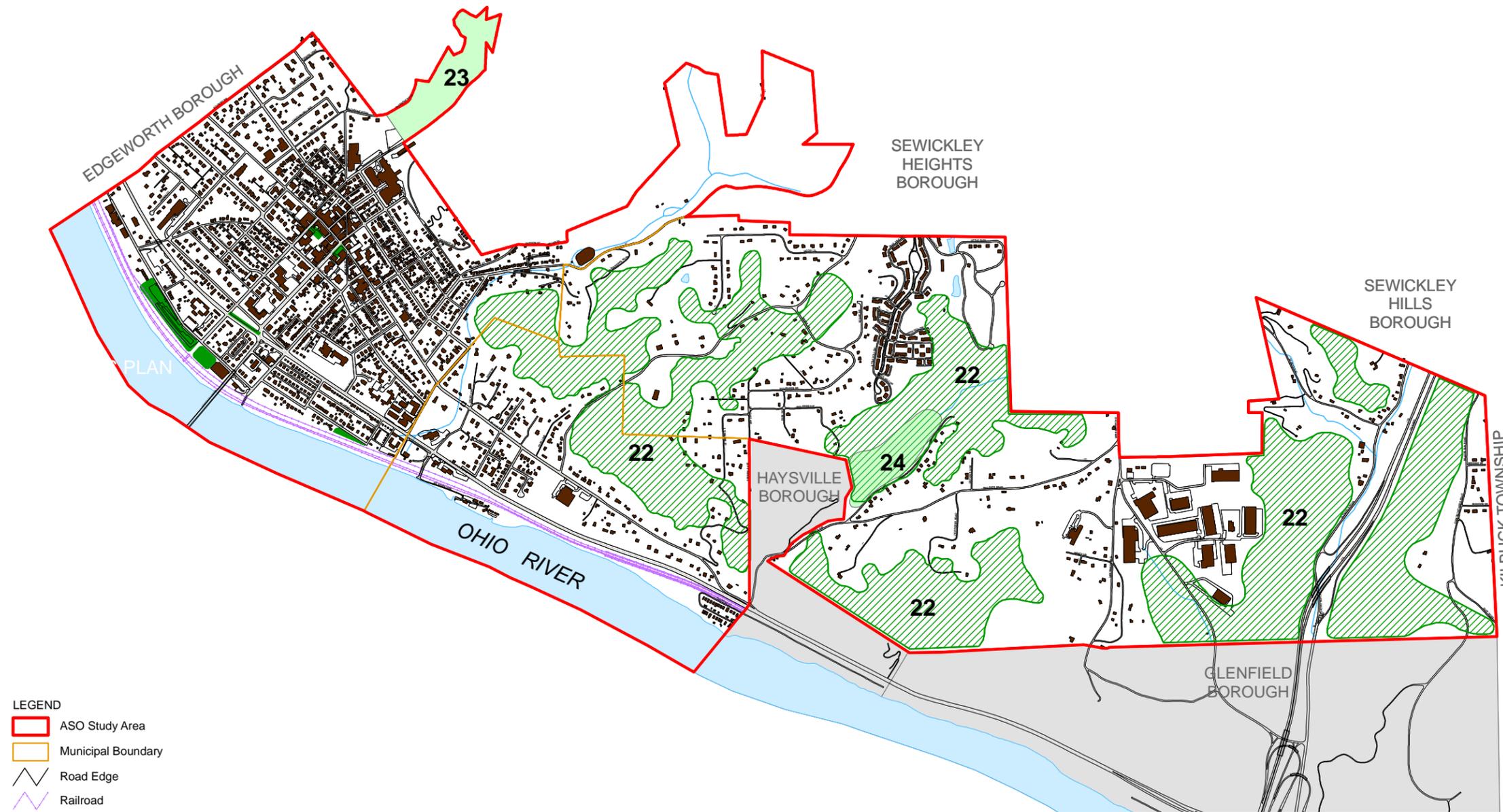
ASO COMPREHENSIVE PLAN FEBRUARY 2007

the inter-relationships between land use patterns and stormwater impacts. The study's outcomes could provide information that may further shape the detailed development of the proposed Resource Protection Overlay's zoning provisions.

In addition to the Resource Protection Overlay, designated open spaces and wet weather management areas (such as Sewickley War Memorial Park or Hays Run) should be conserved. These areas help control the impacts of wet weather events on the immediately surrounding landscape, as well as those arriving from the neighboring communities in the same watershed. Important functions of these areas include promoting groundwater recharge and minimizing the impacts of stormwater run-off during and following wet weather events.

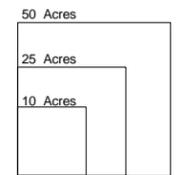
PART ONE: A VISION OF TOMORROW

- 22. Resource Protection Overlay
- 23. War Memorial Wet Weather Park
- 24. Hays Run Wet Weather Park



- LEGEND**
- ASO Study Area
 - Municipal Boundary
 - Road Edge
 - Railroad
 - River/Stream
 - Building Footprint
 - Other Park

- OVERLAY DISTRICTS**
- Resource Protection Overlay
 - Wet Weather Parks



NATURAL RESOURCES PLAN
ALEPPO, SEWICKLEY AND OSBORNE
JOINT MUNICIPAL PLAN

Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
 Prepared by: Environmental Planning and Design, LLC
 Date: August 2007
 1999.06.12r2



PART TWO: ACTIONS FOR IMPLEMENTATION

OVERVIEW

Based on the observations and recommendations identified throughout the Joint Comprehensive Plan, the three communities face numerous physical, economic and social challenges in the near future. To address these challenges and to implement the recommendations outlined in Part One, Aleppo, Sewickley and Osborne will need to undertake a series of projects and will need to implement a series of policies or actions.

Outlined below are specific projects, policies and actions for the three communities to complete. The projects, policies and actions address a wide range of activities or themes. Some of the projects, policies and actions require multi-municipal collaboration while others can be completed at the individual municipal level.

Each project, policy and action will require the commitment and cooperation of the region's civic leaders, authorities, residents, institutions and businesses. Consequently, a list of primary participants has also been defined. The primary participants are the persons, bodies or entities that are responsible for the execution or completion of a specific project, policy or action. It is possible that the primary participants may delegate subcommittees to the tasks, when appropriate.

Finally, each project, policy and action has been prioritized into four different timeframes. These timeframes include:

- Immediate 1 to 2 years;
- Short-Term >2 to 5 years;
- Long-Term > 5 years; and
- On-Going.

ASO COMPREHENSIVE PLAN FEBRUARY 2007

The following pages include summary tables of actions for implementation. These items can serve as a checklist for municipal leadership when determining funding and project priorities. The action list should be updated as progress is made and refined to reflect shifts in priorities or planning efforts. Because of the multi-municipal nature of various actions and the potential influence of a community's individual actions on another community, the three communities should convene every two to three years to evaluate progress and reprioritize cooperative actions.

ACTION LIST

Immediate 1 to 2 years;
 Short-Term >2 to 5 years;
 Long-Term > 5 years; and
 On-Going.

		Timeframe	Community	Joint Committee Involvement	Key Participant	Support / Funding
Regional Land Use and Housing						
1	Undertake a focused planning and management program for the Sewickley Village Commercial District leading to regulatory, parking, streetscape and other improvements	Immediate	Sewickley	√	Borough Council and Borough Staff	Allegheny County
2	Evaluate the costs and benefits associated with creating a multi-municipal zoning ordinance	Short-term	Aleppo, Sewickley and Osborne	√	Borough Council / Township Commissioners and Borough/ Township Staff	741+ Discussion Group
3	Develop a municipal service boundary in areas of Osborne and Aleppo for which the provision of sanitary sewer would be inefficient / prohibitively expensive	Short-term	Aleppo and Osborne		Borough /Township Planning Commission and Borough /Township Staff	Pennsylvania Department of Community and Economic Development
Regional Recreation						
4	Create pedestrian linkage along the Ohio River in both Sewickley and Osborne	Long-term	Sewickley and Osborne	√	Borough Council and Borough Staff	Western Pennsylvania Conservancy and Pennsylvania Department of Conservation and Natural Resources
5	Explore the feasibility of developing a bikeway along Glen Mitchell Road as part of an overall trails / greenways network	Long-term	Aleppo and Osborne		Borough Council / Township Commissioners and Borough/ Township Staff	Pennsylvania Department of Transportation and Allegheny County Funding could be pursued through programs such as Safe Routes to School, etc.
Regional Natural Features						
6	Adopt a Resource Protection Overlay within all three communities to control the development of environmentally sensitive areas such as steep slopes, poor soils, etc.	Immediate	Aleppo, Sewickley and Osborne	√	Borough Council / Township Commissioners and Borough/ Township Staff	Allegheny County and Pennsylvania Department of Environmental Protection
Regional Transportation and Infrastructure						
7	Develop a coordinated palette of streetscape enhancements for the Route 65 corridor through Sewickley and Osborne	Immediate	Sewickley and Osborne		Borough Council and Borough Staff	Western Pennsylvania Conservancy and Allegheny County
8	Determine appropriate improvements to the Route 65 / Beaver Rd. / Red Gate Rd. intersection including physical and geometry changes	Immediate	Sewickley and Osborne		Borough Council, Borough Staff and Pennsylvania Department of Transportation	Pennsylvania Department of Transportation
Regional Fiscal Resources and Cooperation						
9	Explore the use of Intergovernmental Cooperation Agreements to complete joint actions	Immediate	Aleppo, Sewickley and Osborne	√	Borough Council / Township Commissioners and Borough/ Township Staff	Local Government Academy and Pennsylvania Department of Community and Economic Development
10	Investigate potential sharing of recreation and other resources with the Quaker Valley School District	Immediate	Aleppo, Sewickley and Osborne	√	Borough / Township Staff and Quaker Valley School District	Pennsylvania Department of Community and Economic Development and 741+ Discussion Group
11	Investigate potential shared municipal services such as sanitary sewer and potable water	Immediate	Aleppo, Sewickley and Osborne	√	Borough Council / Township Commissioners and Borough/ Township Staff	Pennsylvania Department of Community and Economic Development, 741+ Discussion Group and Local Government Academy
12	Expand the range of and continue multi-municipal collaborative efforts	Immediate	Aleppo, Sewickley and Osborne	√	Borough Council / Township Commissioners and Borough/ Township Staff	Pennsylvania Department of Community and Economic Development, 741+ Discussion Group and Local Government Academy
13	Develop a 20 year Capital Improvement Plan for infrastructure and transportation systems within each of the municipalities	Short-term	Aleppo, Sewickley and Osborne		Borough Council / Township Commissioners and Borough/ Township Staff	741+ Discussion Group
Aleppo Land Use and Housing						
14	Encourage the development of a low-intensity commercial district in the Weber's Corner area of Aleppo	Long-term	Aleppo		Township Commissioners and Township Staff	Allegheny County and Allegheny County Department of Economic Development
Aleppo Recreation						
15	Develop a wet-weather / stormwater management park along Hays Run in Aleppo	Long-term	Aleppo		Township Commissioners and Township Staff	Western Pennsylvania Conservancy and Pennsylvania Department of Conservation and Natural Resources
16	Complete physical improvements to the existing (private) soccer fields in Aleppo	Long-term	Aleppo		Township Commissioners and Township Staff	Pennsylvania Department of Conservation and Natural Resources
Aleppo Transportation and Infrastructure						
17	Develop a palette of landscape enhancements for the I-79 corridor / right-of-way through Aleppo	Long-term	Aleppo		Township Commissioners and Township Staff	Western Pennsylvania Conservancy and Allegheny County

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ACTION LIST

Immediate 1 to 2 years;
Short-Term >2 to 5 years;
Long-Term > 5 years; and
On-Going.

		Timeframe	Community	Joint Committee Involvement	Key Participant	Support / Funding
Sewickley Land Use and Housing						
18	Adopt design standards within the existing Sewickley Village Overlay to maintain the land use, character and form of the Sewickley Village	Short-term	Sewickley		Borough Council and Borough Staff	Allegheny County
19	Formulate and adopt a Sewickley Neighborhood Form Overlay to maintain the character and form of key neighborhoods within Sewickley	Short-term	Sewickley		Borough Council and Borough Staff	Allegheny County
20	Encourage the development of multi-family residential housing in the area of Sewickley between the Ohio River and Route 65	Short-term	Sewickley		Borough Council and Borough Staff	Allegheny County
21	Encourage the development of multi-family residential housing in the northeast corner of the Borough encompassing the following: Farren St., Dickson St., Gray Ln. and Nevin Ave. (to be reviewed)	Short-term	Sewickley		Borough Council and Borough Staff	Allegheny County
Sewickley Recreation						
22	Develop pedestrian enhancements, seating areas and other elements of a Broad Street Pedestrian Corridor	Long-term	Sewickley		Borough Council and Borough Staff	Western Pennsylvania Conservancy and Pennsylvania Department of Conservation and Natural Resources
23	Develop pedestrian and landscape enhancements to create a Walnut Street Promenade	Short-term	Sewickley		Borough Council and Borough Staff	Western Pennsylvania Conservancy and Pennsylvania Department of Conservation and Natural Resources
24	Develop pedestrian and landscape enhancements to create a Chestnut Street Promenade	Short-term	Sewickley		Borough Council and Borough Staff	Western Pennsylvania Conservancy and Pennsylvania Department of Conservation and Natural Resources
25	Create access points, landscaping and other elements of the River's Edge at Sewickley	Immediate	Sewickley		Borough Council and Borough Staff	Western Pennsylvania Conservancy and Pennsylvania Department of Conservation and Natural Resources
26	Develop a canoe / kayak launch area as part of the River's Edge at Sewickley	Short-term	Sewickley		Borough Council and Borough Staff	Western Pennsylvania Conservancy and Pennsylvania Department of Conservation and Natural Resources
27	Conduct a feasibility study for using current parks and open spaces for recreational purposes	Short-term	Sewickley		Borough Council, Borough Staff and Western Pennsylvania Conservancy	Pennsylvania Department of Conservation and Natural Resources
28	Create a pedestrian / sidewalk connection from the Sewickley Village to War Memorial Park	Immediate	Sewickley		Borough Council and Borough Staff	Pennsylvania Department of Conservation and Natural Resources
Sewickley Natural Features						
29	Develop stream improvements within War Memorial Park to reduce runoff and sedimentation issues within the park	Immediate	Sewickley		Borough Council and Borough Staff	Western Pennsylvania Conservancy and Pennsylvania Department of Conservation and Natural Resources
Sewickley Transportation and Infrastructure						
30	Determine appropriate improvements to the Route 65 / Sewickley Bridge intersection including signal timing, physical / geometry changes and a comprehensive corridor study	Immediate	Sewickley		Borough Council and Borough Staff	Pennsylvania Department of Transportation
31	Explore the feasibility of implementing shared parking practices within the Sewickley Village.	Immediate	Sewickley		Borough Planning Commission, Borough Council and Borough Staff	Chamber of Commerce
Osborne Land Use and Housing						
32	Formulate and adopt an Osborne Neighborhood Form Overlay to maintain the character and form of key neighborhoods within Osborne	Immediate	Osborne		Borough Council and Borough Staff	Allegheny County
33	Re-evaluate the location and nature of multi-family residential uses	Immediate	Osborne		Borough Planning Commission, Borough Council and Borough Staff	Allegheny County
34	Re-evaluate zoning regulations regarding minimum lot size in regards to non-conforming uses	Short-term	Osborne		Borough Planning Commission, Borough Council and Borough Staff	Allegheny County
Osborne Recreation						
35	Work with the US Coast Guard to develop a motorized boat launch facility in Osborne	Long-term	Osborne		Borough Council and Borough Staff	Western Pennsylvania Conservancy and Pennsylvania Department of Conservation and Natural Resources
36	Secure and develop Glen Osborne Riverfront Park to the south of the existing rail lines in the area of Route 65 / Red Gate / Beaver Roads	Long-term	Osborne		Borough Council and Borough Staff	Western Pennsylvania Conservancy and Pennsylvania Department of Conservation and Natural Resources

1: As per the results of exercises at the 4-26-06 Public Open House

PART THREE: THE PAST AND PRESENT

OVERVIEW

Part Three of the Joint Comprehensive Plan provides a summary of the demographics and land use patterns that have shaped Aleppo, Sewickley and Osborne over the last several decades. This historical investigation provides a basis for the vision, policies and actions formulated during the comprehensive planning process.

Aleppo, Osborne and Sewickley are unique communities with individual development patterns and characters. Aleppo Township is approximately 65% developed and includes a mixture of residential land uses; new residential subdivisions continue to be expanded and some “buildable” land (that which is not currently built upon and does not require significant alteration) remains. Unlike Aleppo, Sewickley and Osborne are nearly built-out with very little buildable land remaining. Sewickley serves as both a residential community and a regional commercial center with a “village-like” downtown shopping district. Osborne is the smallest of the communities in land area and is primarily comprised of residential uses.

DEMOGRAPHICS

To build the communities demographic profiles and to understand the region’s historic and developing trends, information concerning population trends, economic characteristics and housing was gathered and analyzed. In addition to the data for Aleppo, Sewickley and Osborne, information regarding neighboring municipalities, Allegheny County and the Commonwealth of Pennsylvania was collected to provide points of reference. U.S. Decennial Census data sets provide the most comprehensive demographic figures used in the following analyses. The most recent Census data reflects conditions in the year 2000. Only general data sets, such as population, are available beyond the year 2000. These data sets are not as accurate because they represent projections that are based on the 2000 data and do not use sampling methods such as are used in the Decennial Censuses. Consequently, the analyses included in this package primarily utilize U.S. Census data from 1980, 1990 and 2000. Where appropriate and available, more recent data was noted to highlight shifting trends within the region.

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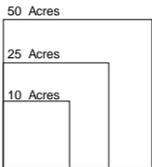
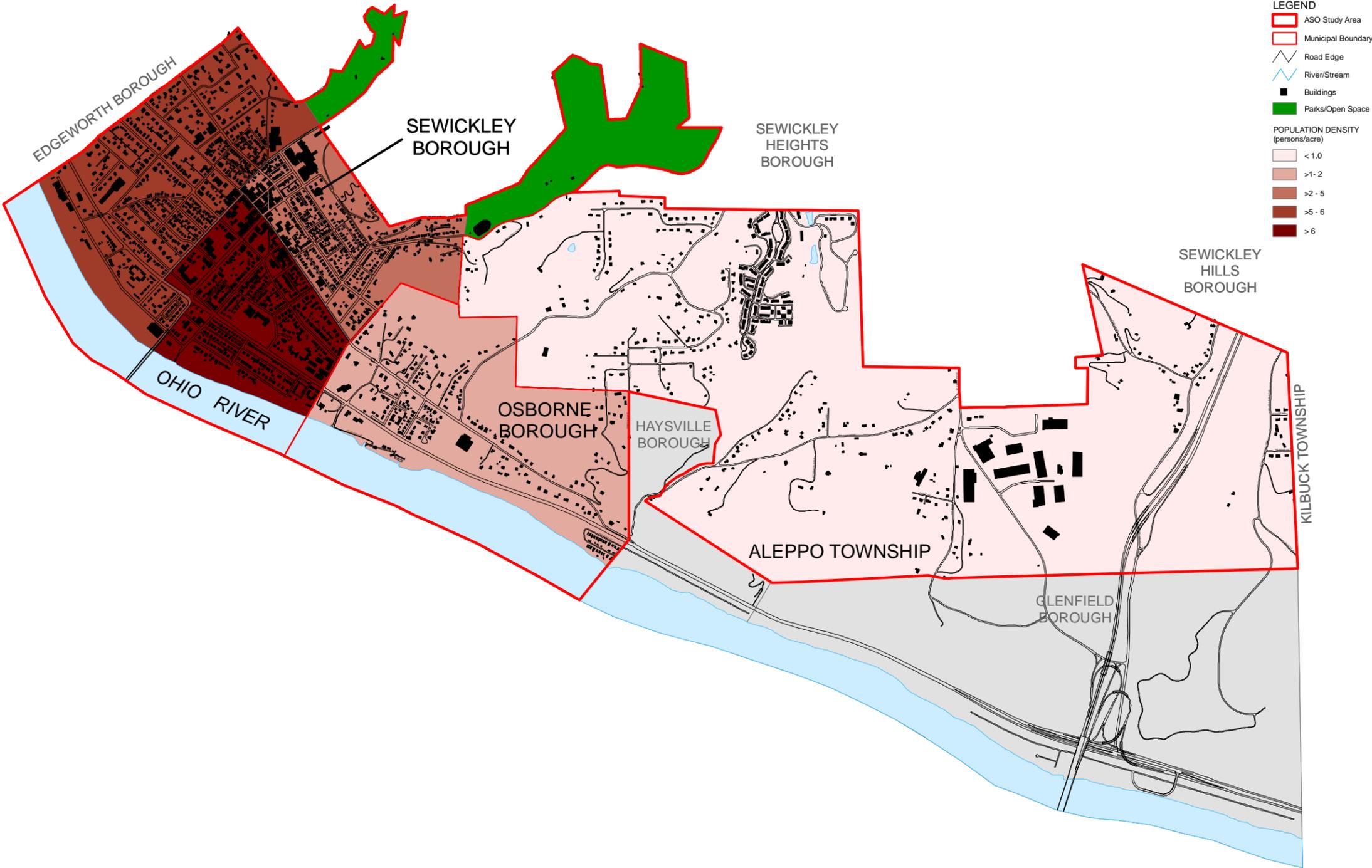
OVERALL POPULATION

Overall, the ASO region, like most of Southwestern Pennsylvania, witnessed a reduction in population between 1990 and 2000. Aleppo experienced the greatest population decline of the three communities over the decade; the rate of Aleppo's population loss was approximately four times greater than that of Allegheny County. However, recent census projections to 2004 estimate that this trend has reversed within Aleppo. Sewickley's population decreased approximately 6% in the 1990-2000 time periods. In contrast, Osborne's population remained essentially constant over the same ten-year period.

TABLE 1: POPULATION

		1990	2000	Percent Change
<i>Aleppo</i> ¹	Male	575	494	
	Female	671	545	
	Total	1,246	1,039	-17%
<i>Sewickley</i>	Male	1,823	1,732	
	Female	2,311	2,170	
	Total	4,134	3,902	-6%
<i>Osborne</i>	Male	276	269	
	Female	289	297	
	Total	565	566	0%
<i>ASO Total</i>	Male	2,674	2,495	
	Female	3,271	3,012	
	Total	5,945	5,507	-7%
<i>Allegheny County</i>	Male	626,557	607,002	
	Female	709,892	674,664	
	Total	1,336,449	1,281,666	-4%
<i>Pennsylvania</i>	Male	5,693,222	5,929,663	
	Female	6,188,421	6,351,391	
	Total	11,881,643	12,281,054	3%

¹Recent census projections indicate that Aleppo's population has grown from 2000 - 2004.



POPULATION DENSITY ANALYSIS
ALEPPO, SEWICKLEY AND OSBORNE
JOINT MUNICIPAL PLAN

Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
 Prepared by: Environmental Planning and Design, LLC

Date: July 2005
 1999.05.06r1



PART THREE: THE PAST AND PRESENT

AGE

Aleppo has the highest median age (at 45.5) followed by Osborne (at 43.8) and Sewickley (at 42.1). In general, the number of children 14 and under and the number of 35 to 54 year olds in the three communities have increased over the past decade; the number of 15 to 34 year olds and the number that are 55 years old or greater have decreased. The reduction in young families (of child bearing age) could impact the number of children in the three communities in the future. The region's decrease in senior population is atypical when compared with Allegheny County and Pennsylvania. This age group increased in number in most other Southwestern Pennsylvania communities over the 1990-2000 decade.

TABLE 2: AGE

	Year	0-14 years	15-34 years	35-54 years	55-74 years	75+ years	All ages	Median Age (2000)
<i>Aleppo</i> ¹	1990	182	278	351	289	146	1,246	
	2000	169	166	349	275	80	1,039	45.5
<i>Sewickley</i>	1990	594	1,121	1,016	944	459	4,134	
	2000	647	865	1,186	736	468	3,902	42.1
<i>Osborne</i>	1990	114	115	173	138	25	565	
	2000	132	78	200	118	38	566	43.8
<i>ASO Total</i>	1990	890	1,514	1,540	1,371	630	5,945	
	2000	948	1,109	1,735	1,129	586	5,507	
<i>Allegheny County</i>	1990	237,544	393,677	331,088	279,424	94,716	1,336,449	
	2000	233,154	318,790	383,516	230,339	115,867	1,281,666	39.6
<i>Pennsylvania</i>	1990	2,338,667	3,588,212	2,964,079	2,237,238	753,447	11,881,643	
	2000	2,419,598	3,157,558	3,653,108	2,100,897	949,893	12,281,054	38.0

¹ Recent data indicates that Aleppo's population has grown from 2000 - 2004; mostly likely this is older residents due to the construction of the Masonic Village

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INCOME

Aleppo's median income rose nearly 29%, Sewickley's approximately 23% and Osborne's about 17% between 1989 and 1999 while both Allegheny County and Pennsylvania's median incomes increased approximately 28%. The Consumer Price Index, a figure commonly used for comparison because it represents the national rate of inflation, rose approximately 33% over this same time period. Consequently, each of the three communities' median incomes increased at a rate lower than that of inflation over the 1990-2000 decade.

TABLE 3: INCOME

	Year	Median Household Income	Percent Change (89-99)
<i>Aleppo</i>	1989	\$41,736	29%
	1999	\$59,167	
<i>Sewickley</i>	1989	\$30,402	23%
	1999	\$39,598	
<i>Osborne</i>	1989	\$53,543	17%
	1999	\$64,375	
<i>Allegheny County</i>	1989	\$28,136	27%
	1999	\$38,329	
<i>Pennsylvania</i>	1989	\$29,069	28%
	1999	\$40,106	

PART THREE: THE PAST AND PRESENT

HOUSEHOLDS

Similarly to most Allegheny County communities over the 1990 to 2000 decade, the region's household size decreased in all three communities. Average household size is calculated by dividing a community's total population by its total number of households. Aleppo experienced the greatest reduction in average household size between 1990 and 2000 while Sewickley had the least decrease in average household size. Osborne, like Sewickley, witnessed a slight decrease in average household size.

Because Sewickley has the greatest number of households and population, its average household size carries the greatest weight in the overall ASO average household size. Consequently, the ASO region experienced a slight decrease in average household size. Sewickley's influence on the demographic figures for the region, due to its large share of the region's population and housing units, is a trend that is seen repeatedly throughout demographic analyses.

TABLE 4: AVERAGE HOUSEHOLD SIZE

	1990	2000	Percent Change (1990-2000)
<i>Aleppo</i>	2.31	2.15	-7%
<i>Sewickley</i>	2.07	2.05	-1%
<i>Osborne</i>	2.67	2.61	-2%
<i>ASO Average</i>	2.16	2.12	-2%
<i>Allegheny County</i>	2.41	2.31	-4%
<i>Pennsylvania</i>	2.57	2.48	-4%

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HOUSING UNITS

All three communities have occupancy rates (non-vacant households) greater than Allegheny County (90%) and Pennsylvania (91%). Osborne has the highest occupancy rate (97%). Because it has the largest share of the three communities overall population and housing stock, Sewickley's individual occupancy rate (93%) has the greatest impact on the three communities' overall occupancy (94%). Overall, the ASO communities have consistently high occupancy rates.

TABLE 5: HOUSING OCCUPANCY

		2000	
		Number of Households	Proportion of Total
<i>Aleppo</i>	Occupied	483	95%
	Vacant	26	5%
<i>Sewickley</i>	Occupied	1,891	93%
	Vacant	146	7%
<i>Osborne</i>	Occupied	216	97%
	Vacant	6	3%
<i>ASO Total</i>	Occupied	2,590	94%
	Vacant	178	6%
<i>Allegheny County</i>	Occupied	437,150	90%
	Vacant	46,496	10%
<i>Pennsylvania</i>	Occupied	4,777,003	91%
	Vacant	472,747	9%

PART THREE: THE PAST AND PRESENT

Of all occupied housing units in the three communities, Osborne has the highest owner-occupancy rate at 93%. In contrast, Sewickley contains a greater proportion of renter-occupied housing units (42%) than the other two communities (Aleppo - 14% and Osborne - 7%). The three communities' combined ratio of owner- to renter-occupied housing (approximately 2:1) is comparable to that of Allegheny County and lower than that of Pennsylvania. This combined ratio is skewed by Sewickley's large portion of the region's renter-occupied housing. Greater amounts of renter-occupied housing often yield lower housing values and can reduce the amount of time that residents stay in the community.

TABLE 6: OWNER/RENTER-OCCUPIED

		2000	
		Number of Occupied Households	Proportion of Total
<i>Aleppo</i>	Owner-Occupied	413	86%
	Renter-Occupied	70	14%
<i>Sewickley</i>	Owner-Occupied	1,097	58%
	Renter-Occupied	794	42%
<i>Osborne</i>	Owner-Occupied	201	93%
	Renter-Occupied	15	7%
<i>ASO Total</i>	Owner-Occupied	1,711	66%
	Renter-Occupied	879	34%
<i>Allegheny County</i>	Owner-Occupied	360,036	67%
	Renter-Occupied	177,114	33%
<i>Pennsylvania</i>	Owner-Occupied	3,406,337	71%
	Renter-Occupied	1,370,666	29%

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AGE OF HOUSING STOCK

A large majority of the homes in ASO are at least 60 years old. The age of the area’s housing stock is much older than what is generally found throughout Allegheny County and Pennsylvania. Throughout the County and statewide, approximately 30% of the housing stock is of this age. The majority of both Sewickley and Osborne’s housing stock falls in the oldest category (60 years and older). In fact, the majority of Sewickley and Osborne’s homes were built circa the 1930s compared to Aleppo’s homes, which were typically built circa 1970-1979. Few homes were built between 1995 and 2000 in any of the three communities.

TABLE 7: AGE OF HOUSING STOCK

Age of Housing (years)	Aleppo		Sewickley		Osborne		ASO Total		Allegheny County		Pennsylvania	
	Number of Homes	Proportion of Total	Number of Homes	Proportion of Total	Number of Homes	Proportion of Total						
< 1	12	2%	0	0%	4	2%	16	1%	4,037	1%	66,916	1%
1 to 5	14	3%	6	0%	6	3%	26	1%	11,467	2%	212,916	4%
> 5 to 10	28	6%	13	1%	4	2%	45	2%	15,599	3%	266,445	5%
> 10 to 20	62	12%	57	3%	21	9%	140	5%	37,182	6%	531,986	10%
> 20 to 30	187	37%	101	5%	18	8%	306	11%	64,173	11%	709,768	14%
> 30 to 40	31	6%	168	8%	7	3%	206	7%	75,032	13%	595,897	11%
>40 to 60	96	19%	499	24%	63	28%	658	24%	188,477	32%	1,275,149	24%
> 60	73	15%	1,193	59%	105	46%	1,371	50%	187,679	32%	1,590,673	30%

PART THREE: THE PAST AND PRESENT

LENGTH OF RESIDENCY

Overall, a large portion of ASO residents have not lived in the community for longer than ten years (59% of the ASO region). In contrast to the lower figures found in Aleppo and Sewickley, greater than 50% of Osborne’s residents have lived there for ten years or more.

TABLE 8: LENGTH OF RESIDENCY

Length of Residency (years)	Aleppo		Sewickley		Osborne		ASO Total		Allegheny County		Pennsylvania	
	Number of Householders	Proportion of Total										
< 1	57	12%	354	19%	14	6%	425	16%	80,795	15%	696,279	15%
> 1 to 5	144	30%	526	28%	57	26%	727	28%	123,674	23%	1,139,483	24%
> 5 to 10	69	14%	279	15%	36	16%	384	15%	78,116	15%	734,248	15%
> 10 to 20	101	21%	309	16%	46	21%	456	18%	84,731	16%	821,152	17%
> 20 to 30	45	9%	154	8%	33	15%	232	9%	64,830	12%	575,344	12%
> 30	63	13%	269	14%	34	15%	366	14%	105,004	20%	810,497	17%

HOUSING VALUES

All three ASO communities have greater median housing values than Allegheny County and Pennsylvania. Osborne features the highest median housing value of the three communities (\$197,500). The greatest percentage of homes in Osborne is valued between \$300,000 and \$499,999 (27%). Sewickley has the second highest median housing value of the three communities (\$132,500) despite having the highest percentage of homes valued above \$500,000 (10%). Although Aleppo’s median housing value is least among the three communities, it is still

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significantly greater than those of the County and Commonwealth.

Based on the data compiled in the Sewickley Valley Visioning and Economic Impact Study – Phase One Report, there appears to be a discrepancy between the median housing values reported in the 2000 Census and the median price of total residential sales in 2000 provided by RealSTATs Inc. of Pittsburgh. Osborne’s reported median housing value, according to the 2000 US Census, was \$197,500. However, the median price of total residential sales in 2000, according to RealSTATs Inc. data, was \$300,000. Generally, Sewickley and Aleppo’s RealSTATs and Census figures are similar.

TABLE 9: HOUSING VALUE

Housing Value	Aleppo		Sewickley		Osborne		Allegheny County		Pennsylvania	
	# of Owner-Occupied Units	Proportion of Total	# of Owner-Occupied Units	Proportion of Total	# of Owner-Occupied Units	Proportion of Total	# of Owner-Occupied Units	Proportion of Total	# of Owner-Occupied Units	Proportion of Total
Less than \$50,000	9	2%	37	4%	6	3%	64,747	20%	435,193	15%
\$50,000 to \$99,999	123	33%	292	34%	34	17%	145,286	44%	1,079,698	37%
\$100,000 to \$149,999	165	44%	146	17%	40	21%	66,386	20%	703,093	24%
\$150,000 to \$199,999	26	7%	97	11%	18	9%	27,101	8%	344,172	12%
\$200,000 to \$299,999	35	9%	120	14%	35	18%	17,176	5%	214,812	7%
\$300,000 to \$499,999	14	4%	76	9%	52	27%	7,702	2%	84,425	3%
\$500,000 to \$999,999	0	0%	81	10%	10	5%	2,671	1%	23,654	1%
\$1,000,000 or more	0	0%	0	0%	0	0%	367	0%	4,437	0%
Median Housing Value 2000										
	\$115,000		\$132,500		\$197,500		\$84,200		\$97,000	
Median Price of Total Residential Sales¹										
2000	\$134,000		\$137,500		\$300,000					
2001	\$131,000		\$128,000		\$380,000					

1: Data compiled by RealSTATs Inc. of Pittsburgh, January 2002

PART THREE: THE PAST AND PRESENT

HOUSING CHARACTERISTICS

Aleppo's housing stock is comprised of approximately 50% single family detached and 50% single family attached homes. Osborne is almost entirely single family detached homes (96%). Sewickley's housing is much more diverse, containing approximately 50% single family detached, and approximately 10% each of town homes and apartments (2-19 units per building). As in Aleppo and Osborne, both Allegheny County and Pennsylvania's housing are mostly single family.

TABLE 10: HOUSING CHARACTERISTICS

Type of Unit	Aleppo		Sewickley		Osborne		Allegheny County		Pennsylvania	
	Number of Structures	Proportion of Total								
1-unit, detached	252	50%	1,024	50%	218	96%	361,753	62%	2,935,248	56%
1-unit, attached	237	47%	60	3%	8	4%	52,127	9%	940,396	18%
2 units	0	0%	175	9%	0	0%	34,567	6%	273,798	5%
3 or 4 units	2	0%	196	10%	2	1%	30,080	5%	241,745	5%
5 to 9 units	10	2%	235	12%	0	0%	28,391	5%	179,909	3%
10 to 19 units	2	0%	213	10%	0	0%	24,200	4%	131,691	3%
20 or more units	0	0%	134	7%	0	0%	48,043	8%	283,714	5%
Mobile home	0	0%	0	0%	0	0%	4,401	1%	258,551	5%
Boat, RV, van, etc.	0	0%	0	0%	0	0%	84	0%	4,698	0%

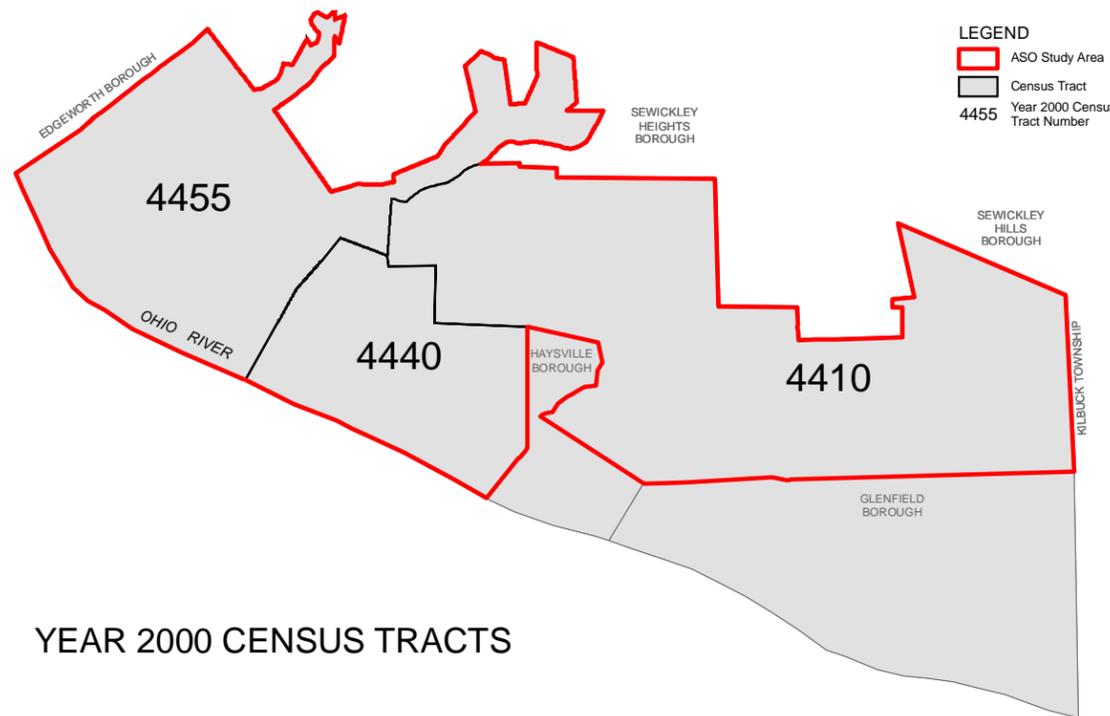
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Non-family households are those that are occupied by a householder living alone, or a householder living with people to whom he/she is not related. Generally, the ASO region is mostly made up of “traditional” family households, those with at least two related adults. Of the three communities, Sewickley contains the greatest percentage of non-family households with approximately 47%.

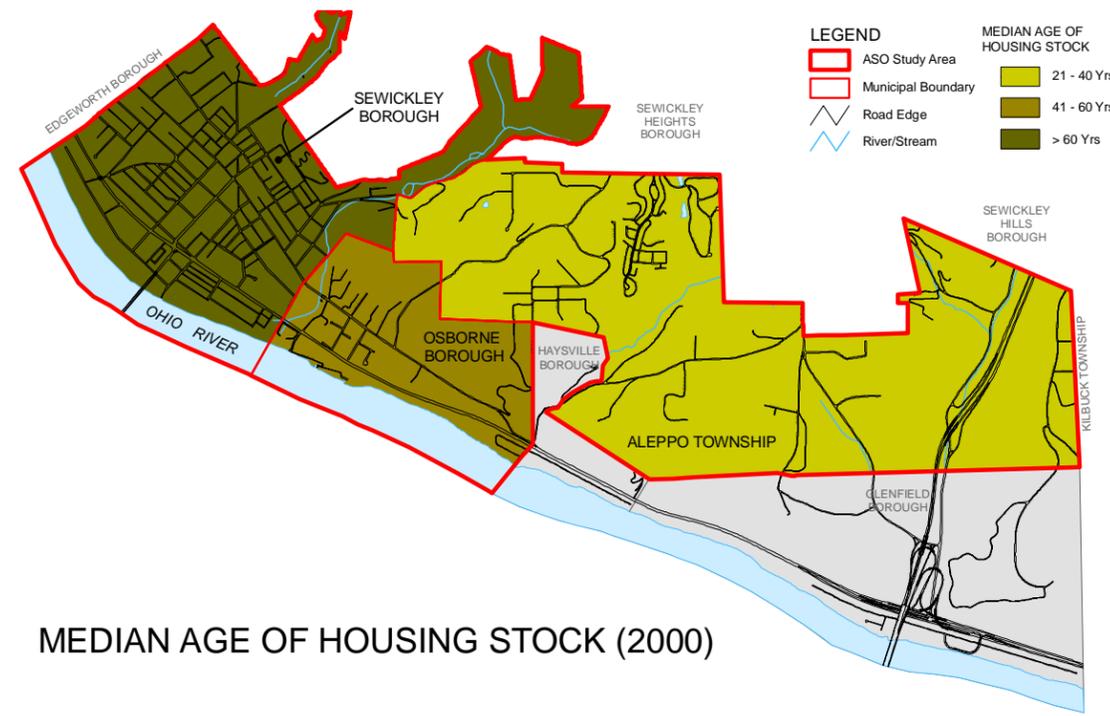
TABLE 11: FAMILY AND NON-FAMILY HOUSEHOLDS

		2000	
		Number of Households	Proportion of Total
<i>Aleppo</i>	Family	298	62%
	Non-Family	185	38%
<i>Sewickley</i>	Family	1,000	53%
	Non-Family	891	47%
<i>Osborne</i>	Family	168	78%
	Non-Family	48	22%
<i>ASO Total</i>	Family	1,466	57%
	Non-Family	1,124	43%

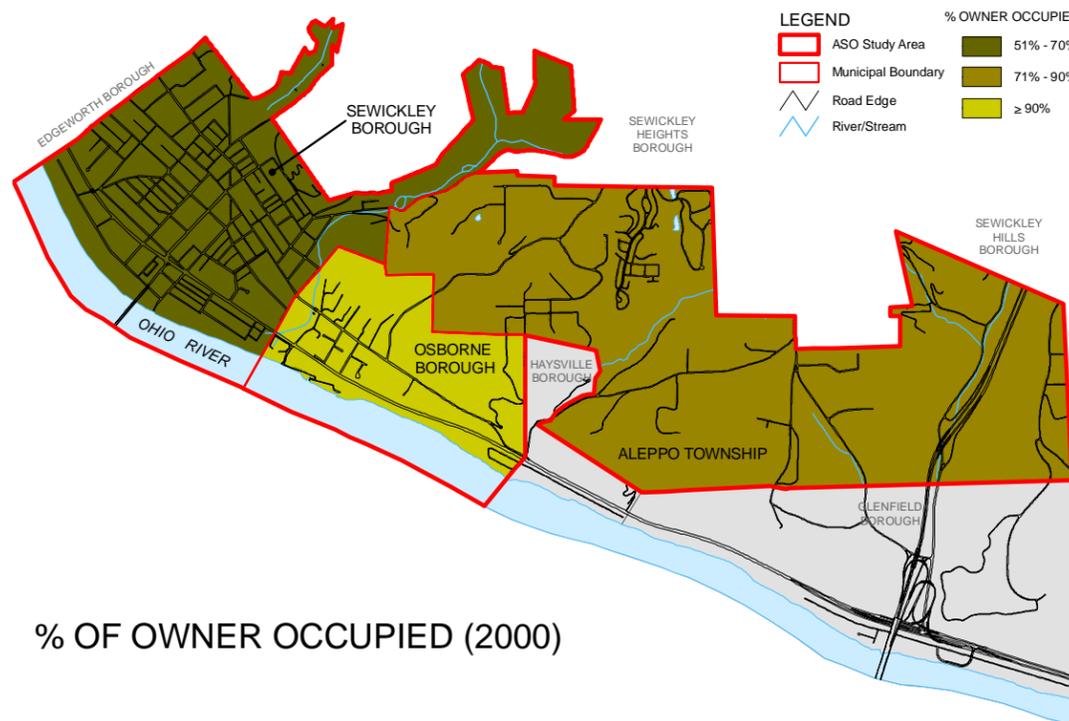
PART THREE: THE PAST AND PRESENT



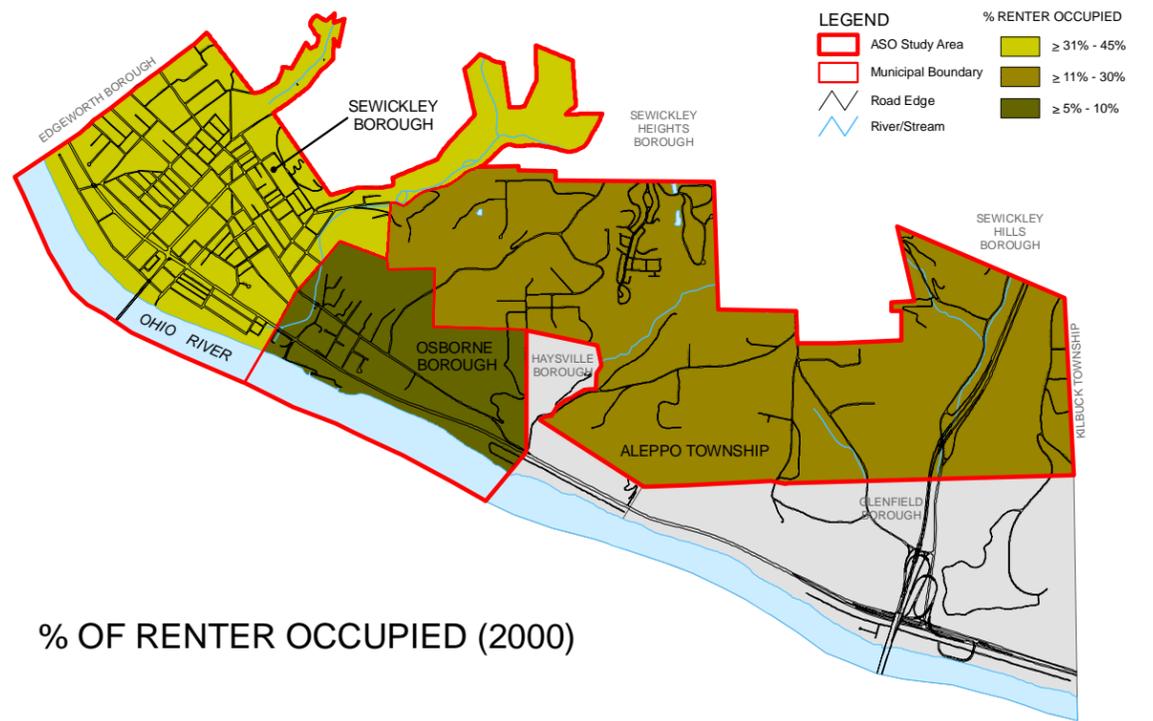
YEAR 2000 CENSUS TRACTS



MEDIAN AGE OF HOUSING STOCK (2000)

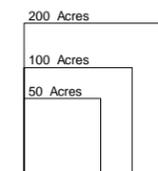


% OF OWNER OCCUPIED (2000)



% OF RENTER OCCUPIED (2000)

Source: Unless noted otherwise, all data is from the United States Census Bureau.

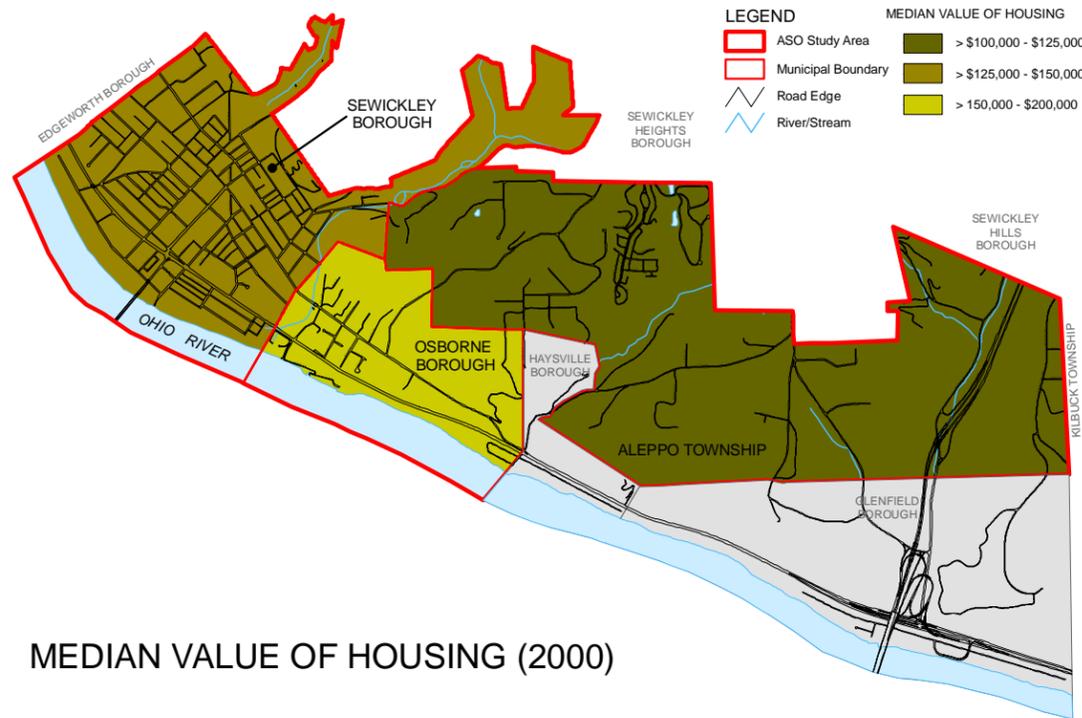


HOUSING ANALYSIS 1 OF 2
ALEPPO, SEWICKLEY AND OSBORNE
JOINT MUNICIPAL PLAN

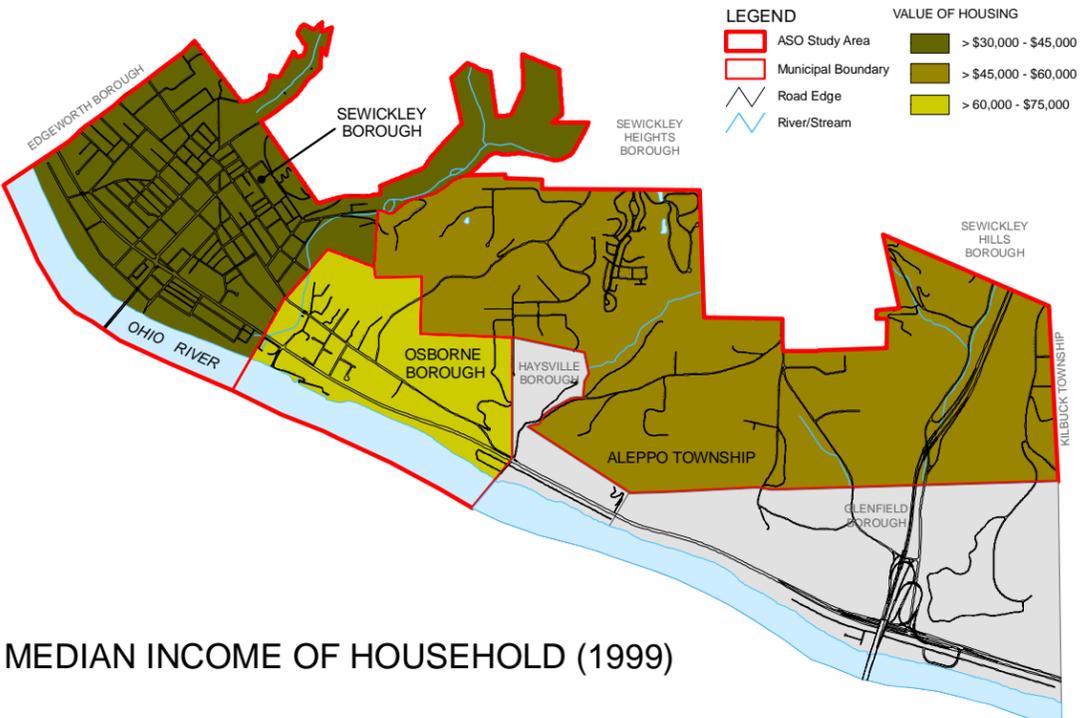
Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
Prepared by: Environmental Planning and Design, LLC

Date: July 2005
1999.05.07r1

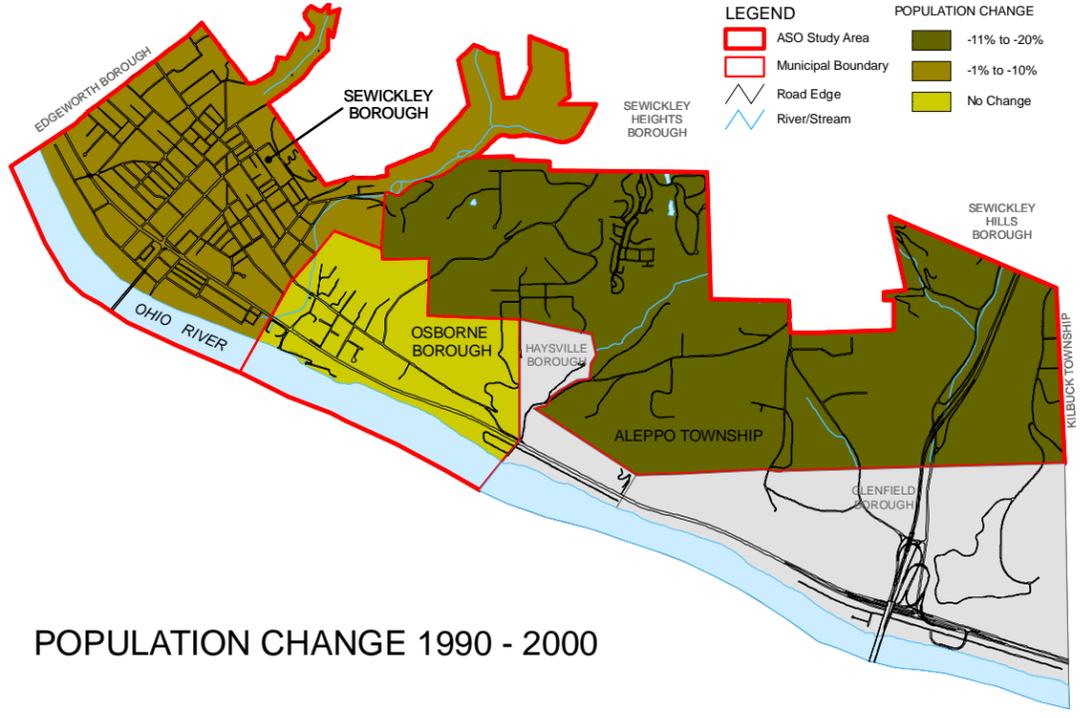




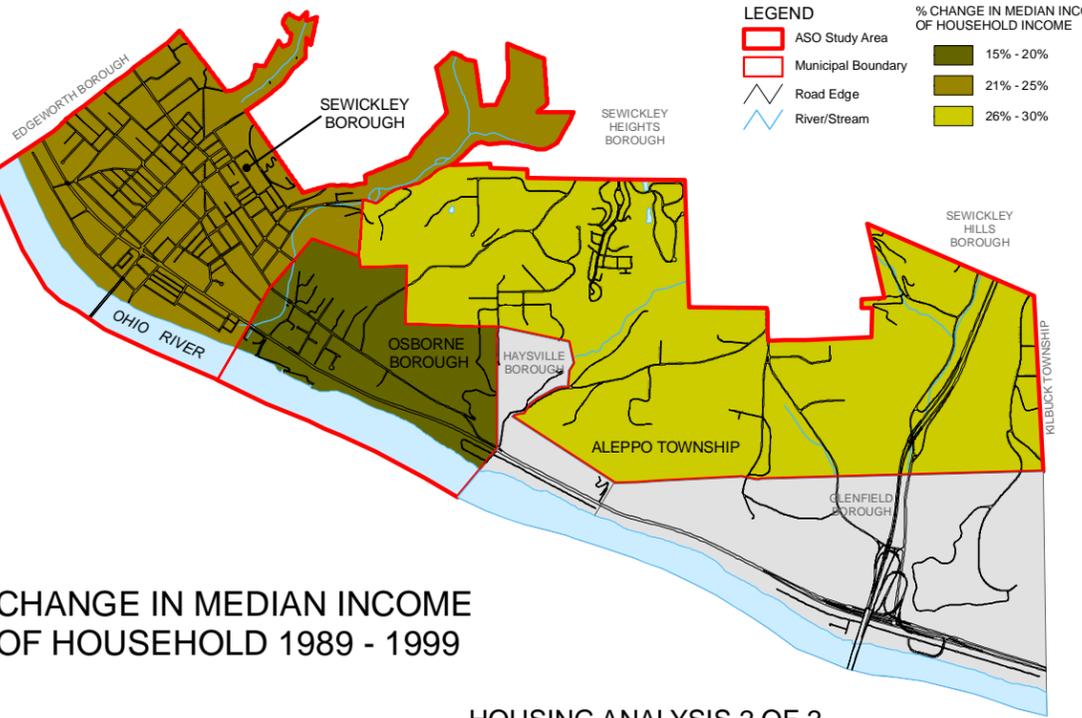
MEDIAN VALUE OF HOUSING (2000)



MEDIAN INCOME OF HOUSEHOLD (1999)

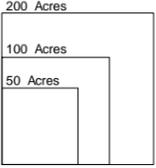


POPULATION CHANGE 1990 - 2000



CHANGE IN MEDIAN INCOME OF HOUSEHOLD 1989 - 1999

Source: Unless noted otherwise, all data is from the United States Census Bureau.



HOUSING ANALYSIS 2 OF 2
ALEPPO, SEWICKLEY AND OSBORNE
JOINT MUNICIPAL PLAN

Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
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Date: July 2005
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PART THREE: THE PAST AND PRESENT

EDUCATION

Overall, residents in ASO are well educated. Over 90% of the population 25 years and older has a high school education or better and over 50% has a college degree. These figures are significantly greater than Allegheny County and Pennsylvania and highlight the three communities' prominent values regarding education.

TABLE 12: EDUCATIONAL ATTAINMENT

Educational Attainment	Aleppo		Sewickley		Osborne		ASO Total		Allegheny County		Pennsylvania	
	Number of Persons	Proportion of Total										
Less than 9th grade	17	2%	102	4%	9	2%	128	3%	33,163	4%	452,069	5%
9th to 12th grade, no diploma	41	5%	192	7%	18	5%	251	6%	88,673	10%	1,044,036	13%
High school graduate (includes equivalency)	181	23%	669	23%	76	19%	926	23%	301,774	34%	3,150,013	38%
Some college, no degree	138	17%	380	13%	60	15%	578	14%	151,441	17%	1,284,731	16%
Associate degree	54	7%	247	9%	9	2%	310	8%	63,537	7%	487,804	6%
Bachelor's degree	213	27%	732	26%	148	37%	1093	27%	154,369	17%	1,153,383	14%
Graduate or professional degree	146	18%	548	19%	80	20%	774	19%	98,214	11%	694,248	8%

INDUSTRY OF EMPLOYMENT

Most residents in ASO work in education, health and social services (26%). This is the largest employment sector in each of the three communities individually as well as

ASO COMPREHENSIVE PLAN
FEBRUARY 2007

Allegheny County and Pennsylvania. Professional, scientific, management, administrative and waste management services is typically the second largest employment sector in the communities. Retail employment also accounts for a large portion of the region's employment base.

TABLE 13: INDUSTRY OF EMPLOYMENT

Industry of Employment	Aleppo		Sewickley		Osborne		ASO Total		Allegheny County		Pennsylvania	
	Number of Persons	Proportion of Total										
Agriculture, forestry, fishing and hunting, and Construction	0	0%	0	0%	0	0%	0	0%	1,417	0%	73,459	1%
Manufacturing	18	3%	48	3%	14	5%	80	3%	32,142	5%	339,363	6%
Wholesale trade	52	9%	115	6%	21	8%	188	7%	53,523	9%	906,398	16%
Retail trade	34	6%	25	1%	11	4%	70	3%	20,413	3%	201,084	4%
Transportation and warehousing, and utilities	48	8%	251	14%	34	12%	333	12%	70,520	12%	684,179	12%
Information	53	9%	159	9%	4	1%	216	8%	35,514	6%	304,335	5%
Finance, insurance, real estate, and rental	10	2%	97	5%	9	3%	116	4%	19,145	3%	148,841	3%
Professional, scientific, management, administrative, and waste management services	42	7%	127	7%	31	11%	200	7%	50,452	9%	372,148	7%
Educational, health and social services	92	16%	216	12%	34	12%	342	13%	66,081	11%	478,937	8%
Arts, entertainment, recreation, accommodation	139	24%	513	28%	58	21%	710	26%	144,665	24%	1,237,090	22%
Other services (except public administration)	29	5%	146	8%	19	7%	194	7%	48,354	8%	397,871	7%
Public administration	29	5%	87	5%	23	8%	139	5%	30,169	5%	274,028	5%
	26	5%	52	3%	15	5%	93	3%	19,510	3%	235,767	4%

PART THREE: THE PAST AND PRESENT

MORTGAGE STATUS AND SELECTED MONTHLY OWNERSHIP COSTS

Osborne residents pay the most per month to own their homes, between \$400 and \$500 more than Aleppo and Sewickley. Median monthly ownership costs, both with and without mortgage payments, are generally higher in the Aleppo, Sewickley and Osborne communities than the county and state.

TABLE 14: MORTGAGE STATUS

		With a mortgage							Not mortgaged		
		Less than \$300	\$300 to \$499	\$500 to \$699	\$700 to \$999	\$1,000 to \$1,499	\$1,500 to \$1,999	\$2,000 or more	Median (dollars)	# Not Mortgaged	Median (dollars)
<i>Aleppo</i>	Number of Owner-Occupied	0	0	18	60	121	26	18	\$1,155	129	\$421
	Proportion of Total	0%	0%	5%	16%	33%	7%	5%		35%	
<i>Sewickley</i>	Number of Owner-Occupied	0	20	35	149	117	49	144	\$1,258	335	\$435
	Proportion of Total	0%	2%	4%	18%	14%	6%	17%		39%	
<i>Osborne</i>	Number of Owner-Occupied	0	3	7	12	29	25	41	\$1,656	78	\$589
	Proportion of Total	0%	2%	4%	6%	15%	13%	21%		40%	
<i>Allegheny County</i>	Number of Owner-Occupied	920	13,080	33,209	59,119	57,339	21,847	16,403	\$971	129,519	\$342
	Proportion of Total	0%	4%	10%	18%	17%	7%	5%		39%	
<i>Pennsylvania</i>	Number of Owner-Occupied	9,157	108,720	270,083	498,003	546,365	220,493	145,581	\$1,010	1,091,082	\$318
	Proportion of Total	0%	4%	9%	17%	19%	8%	5%		38%	

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RENT PAYMENTS

Sewickley's median rent (at \$549) is comparable to Allegheny County (at \$516) and Pennsylvania (at \$531). In contrast, median rent is highest in Aleppo (at \$1,087), which is almost twice Sewickley's median rent. Osborne's median rent (at \$850) is also significantly greater than Sewickley's, Allegheny County's and Pennsylvania's, but less than Aleppo's. Sewickley's relatively lower median rent may be due to its older and smaller units as compared to Aleppo which has a number of relatively new units.

TABLE 15: RENTAL RATES

		Less than \$200	\$200 to \$299	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 to \$1,499	\$1,500 or more	No cash rent	Median (dollars)
<i>Aleppo</i>	Number of Renter-Occupied Households	0	0	7	5	14	37	5	7	\$1,087
	Proportion of Total	0%	0%	9%	7%	19%	49%	7%	9%	
<i>Sewickley</i>	Number of Renter-Occupied Households	22	17	244	356	55	41	10	47	\$549
	Proportion of Total	3%	2%	31%	45%	7%	5%	1%	6%	
<i>Osborne</i>	Number of Renter-Occupied Households	0	0	2	0	3	2	0	3	\$850
	Proportion of Total	0%	0%	20%	0%	30%	20%	0%	30%	
<i>Allegheny County</i>	Number of Renter-Occupied Households	13,638	12,051	53,378	62,405	18,929	6,620	1,773	7,743	\$516
	Proportion of Total	8%	7%	30%	35%	11%	4%	1%	4%	
<i>Pennsylvania</i>	Number of Renter-Occupied Households	85,346	89,493	389,144	454,749	167,064	65,230	19,811	77,987	\$531
	Proportion of Total	6%	6%	26%	30%	11%	4%	1%	5%	

PART THREE: THE PAST AND PRESENT

LAND USE PATTERNS

This section describes Aleppo, Sewickley and Osborne's existing physical development and growth patterns. Specifically, it includes an analysis of the existing land use, zoning and infrastructure systems. Information from the individual communities has been combined to create a comprehensive survey of the entire area. The sources of background data for each of the analyses are noted on the corresponding figures.

EXISTING LAND USE

The region's "town and country" dichotomy is represented by the characteristics of its land uses. The region features a significant proportion of residential, commercial and industrial development as well as recreational, open space and vacant land. Residential uses, the largest land use category within the region in terms of land area (approximately 956 acres), comprise nearly 47% of the ASO region. These uses vary from more dense residential uses in Sewickley and Osborne to larger lot residential uses in Aleppo. The second largest land area within the region is vacant land (approximately 519 acres or nearly 26% of the ASO region). While Sewickley and Osborne contain smaller portions of vacant land, the majority is situated in Aleppo. Approximately 7% of the region's land is currently dedicated for recreational use and open space. All 132 acres of this land is located within Sewickley. Aleppo contains nearly all of the region's industrial land (78 of the region's 82 acres). Industrial land comprises approximately 4% of the region's land area. Institutional uses also comprise a significant portion, approximately 3%, of the region. A majority of this land, 42 of the region's 72 acres, is situated within Sewickley. The Sewickley Village, generally situated along Beaver and Broad streets, features a high concentration of these institutional uses. The remainder of the region's land area includes infrastructure rights-of-way and other support-type uses.

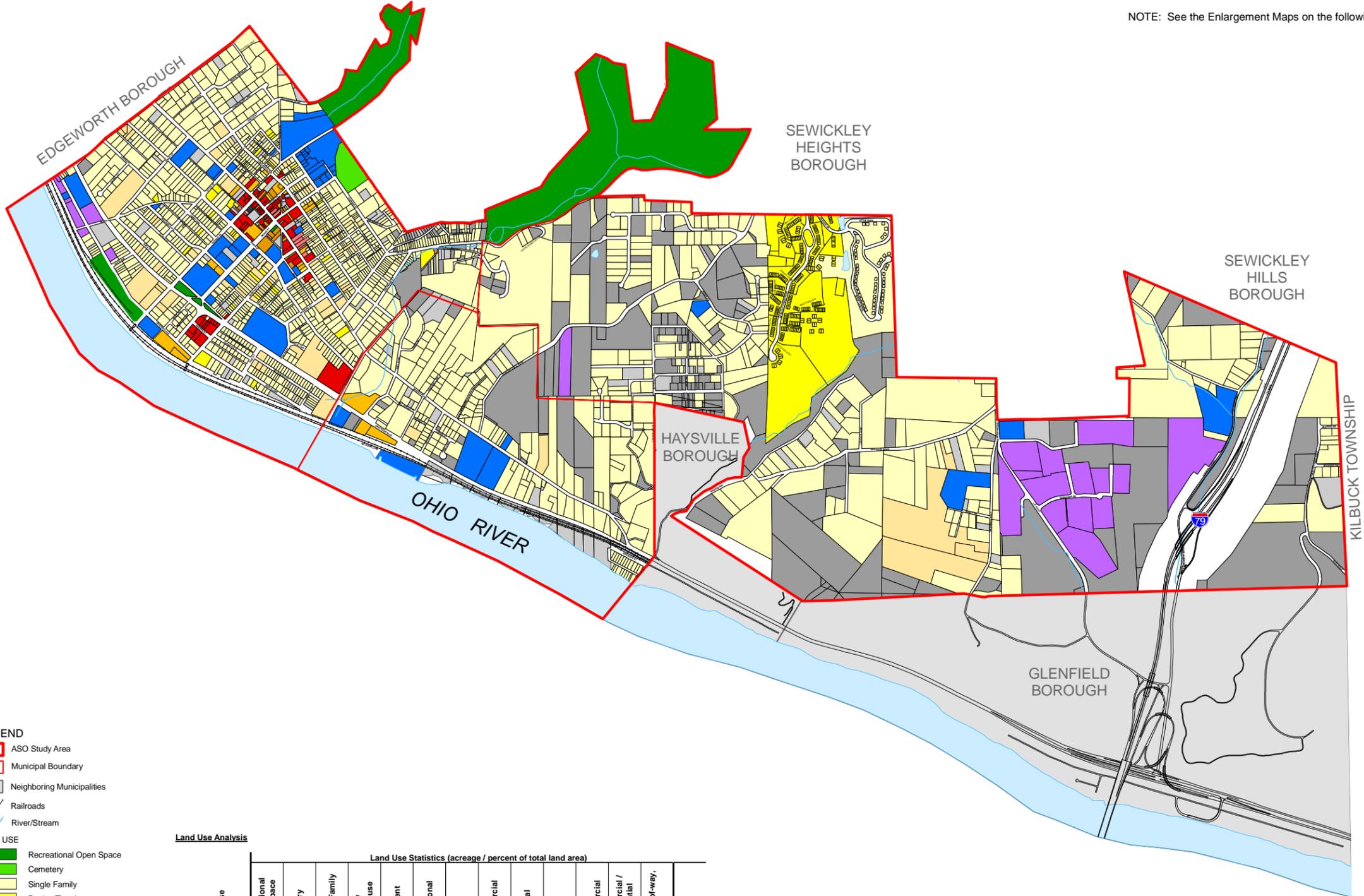
ASO COMPREHENSIVE PLAN
FEBRUARY 2007

TABLE 16: LAND USE STATISTICS
(acreage/percent of total land area)

Land Use	Recreational Open Space	Cemetery	Single-Family	Duplex / Townhouse	Apartment	Institutional	Office	Commercial	Industrial	Vacant	Office / Commercial	Commercial / Residential	Rights-of-way, etc.	Total
Aleppo														
Acres			418	77	38	18			78	418			79	1,126
% of Total			37%	7%	3%	2%			7%	37%			7%	
Sewickley														
Acres	132	6	226	7	34	42	7	14	4	35	2	2	117	627
% of Total	21%	1%	36%	1%	5%	7%	1%	2%	1%	6%	0%	0%	19%	
Osborne														
Acres			154		3	12	5			66			30	269
% of Total			57%		1%	4%	2%			25%			11%	
ASO Total														
Acres	132	6	797	84	75	72	11	14	82	519	2	2	226	2,022
% of Total	7%	0%	39%	4%	4%	3%	1%	1%	4%	26%	0%	0%	11%	

PART THREE: THE PAST AND PRESENT

NOTE: See the Enlargement Maps on the following pages.



LEGEND

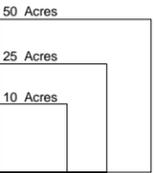
- ASO Study Area
- Municipal Boundary
- Neighboring Municipalities
- Railroads
- River/Stream

LAND USE

- Recreational Open Space
- Cemetery
- Single Family
- Duplex/Townhouses
- Apartment
- Institutional
- Office
- Commercial
- Industrial
- Vacant Maintained
- Vacant Unmaintained
- Office/Commercial
- Office/Residential
- Commercial/Residential

Land Use Analysis

Land Use	Land Use Statistics (acreage / percent of total land area)													Total
	Recreational Open Space	Cemetery	Single-Family	Duplex / Townhouse	Apartment	Institutional	Office	Commercial	Industrial	Vacant	Office / Commercial	Commercial / Residential	Rights-of-way, etc.	
Aleppo			418	77	38	18			78	418			79	1,126
Acres			418	77	38	18			78	418			79	
% of Total			37%	7%	3%	2%			7%	37%			7%	
Sewickley	132	6	226	7	34	42	7	14	4	35	2	2	117	627
Acres	132	6	226	7	34	42	7	14	4	35	2	2	117	
% of Total	21%	1%	36%	1%	5%	7%	1%	2%	1%	6%	0%	0%	19%	
Osborne			154		3	12	5			66			30	269
Acres			154		3	12	5			66			30	
% of Total			57%		1%	4%	2%			25%			11%	
ASO Total	132	6	797	84	75	72	11	14	82	519	2	2	226	2,022
Acres	132	6	797	84	75	72	11	14	82	519	2	2	226	
% of Total	7%	0%	39%	4%	4%	3%	1%	1%	4%	26%	0%	0%	11%	

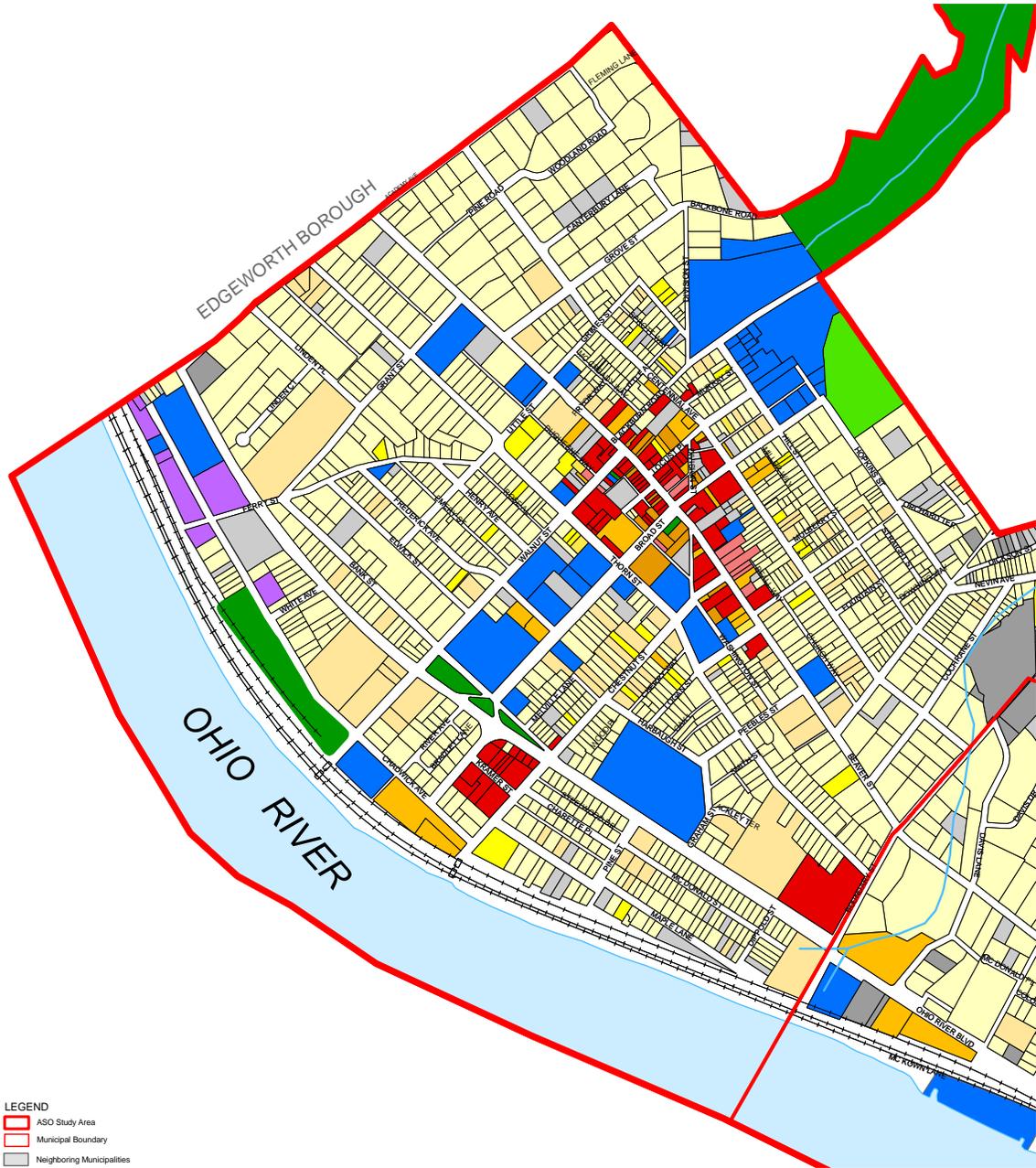


EXISTING LAND USE
ALEPPO, SEWICKLEY AND OSBORNE
JOINT MUNICIPAL PLAN

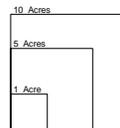
Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
 Prepared by: Environmental Planning and Design, LLC
 Date: October 2006
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PART THREE: THE PAST AND PRESENT



- LEGEND**
- ASO Study Area
 - Municipal Boundary
 - Neighboring Municipalities
 - Railroads
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- LAND USE**
- Recreational Open Space
 - Cemetery
 - Single Family
 - Duplex/Townhouses
 - Apartment
 - Institutional
 - Office
 - Commercial
 - Industrial
 - Vacant Maintained
 - Vacant Unmaintained
 - Office/Commercial
 - Office/Residential
 - Commercial/Residential



**EXISTING LAND USE -
SEWICKLEY ENLARGEMENT
ALEPPO, SEWICKLEY AND OSBORNE
JOINT MUNICIPAL PLAN**

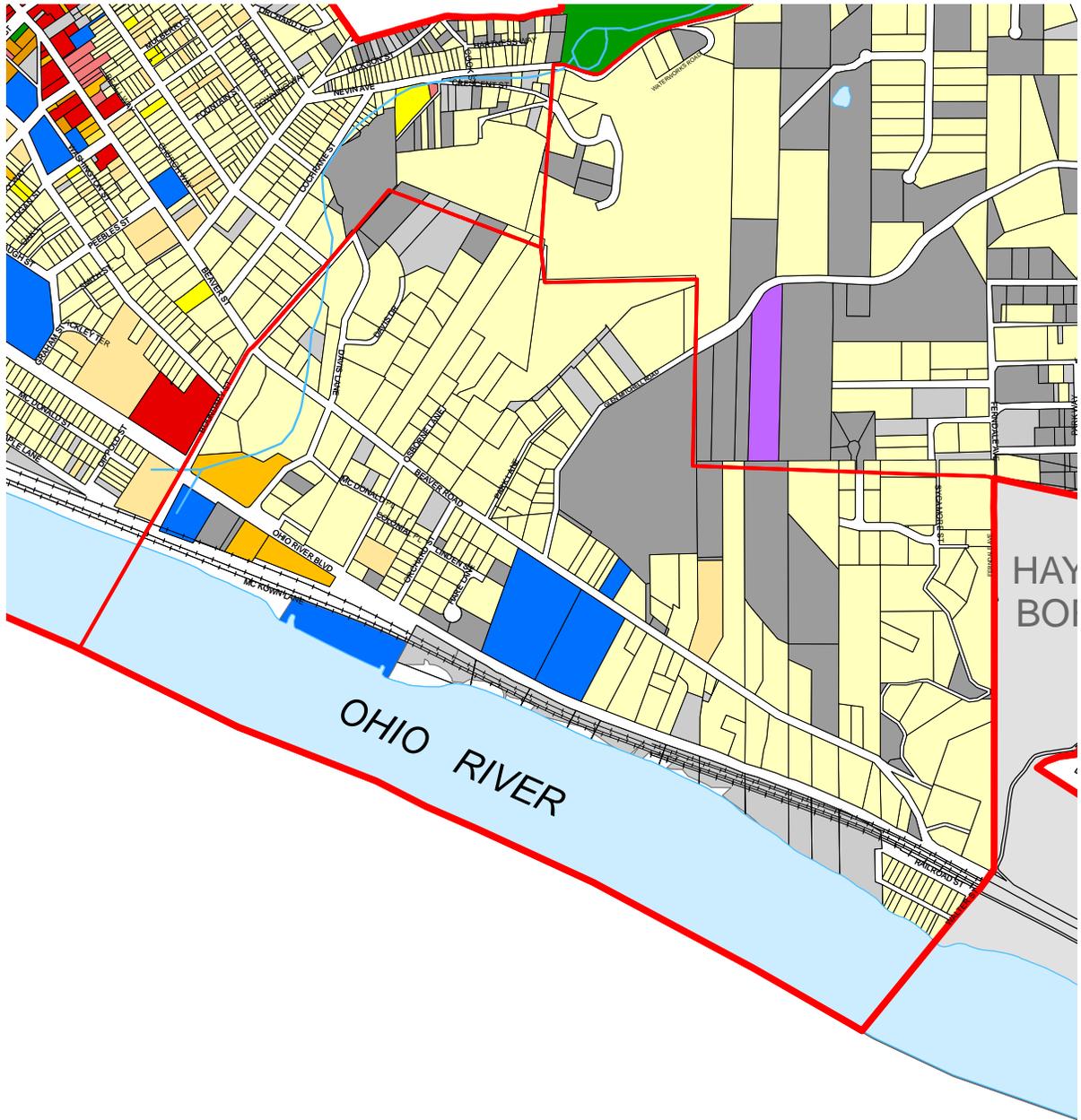
Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
Prepared by: Environmental Planning and Design, LLC

Date: October 2006
1999.06.15

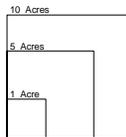


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PART THREE: THE PAST AND PRESENT



- LEGEND**
- ASO Study Area
 - Municipal Boundary
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- LAND USE**
- Recreational Open Space
 - Cemetery
 - Single Family
 - Duplex/Townhouses
 - Apartment
 - Institutional
 - Office
 - Commercial
 - Industrial
 - Vacant Maintained
 - Vacant Unmaintained
 - Office/Commercial
 - Office/Residential
 - Commercial/Residential



EXISTING LAND USE - OSBORNE ENLARGEMENT ALEPPO, SEWICKLEY AND OSBORNE JOINT MUNICIPAL PLAN

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1999.06.16



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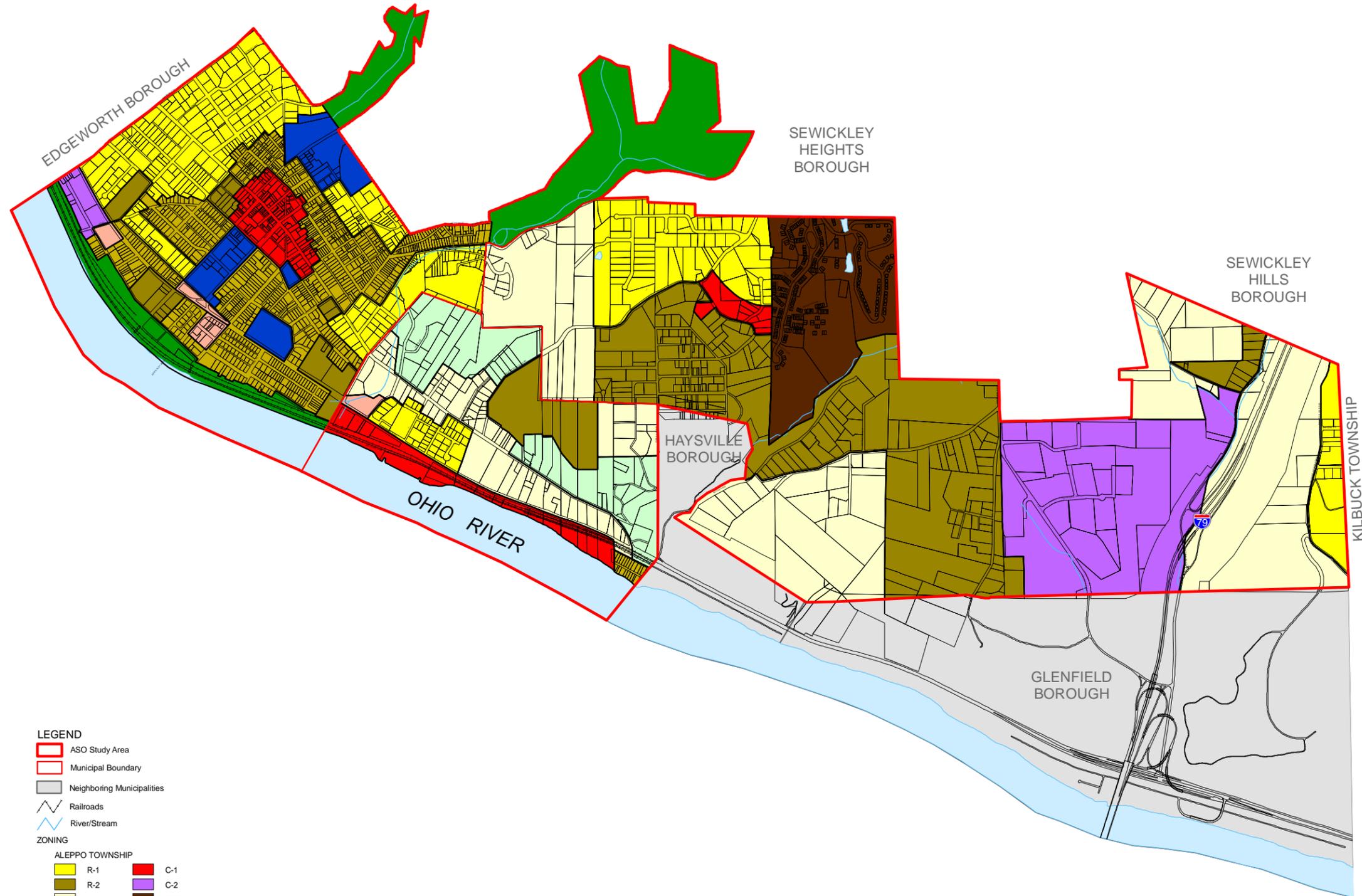
PART THREE: THE PAST AND PRESENT

ZONING

Aleppo, Sewickley and Osborne each have separate zoning ordinances and zoning maps. Combined, there are currently 21 zoning districts within the three communities. Many of these zoning districts allow similar uses and densities. For example, the residential R-1 zoning district in Aleppo is comparable to the R-1 district in Osborne in terms of permitted land uses and is similar in gross density requirements (1 DU/acre in Aleppo's R-1 and 1 DU/0.5 acre in Osborne's R-1). However, there are some differences with respect to setbacks, building heights, etc.

Map 11: Existing Zoning summarizes the locations and extent of each community's zoning districts. When similar, the zoning districts are shown on the same column. In these cases, the same color has been used in the communities to denote the area.

ASO COMPREHENSIVE PLAN
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LEGEND

- ASO Study Area
- Municipal Boundary
- Neighboring Municipalities
- Railroads
- River/Stream

ZONING

ALEPPO TOWNSHIP

- R-1
- C-1
- R-2
- C-2
- R-3
- PRD

OSBORNE BOROUGH

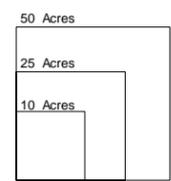
- R-1
- R-5
- R-2
- C-1
- R-3
- LP
- R-4

SEWICKLEY BOROUGH

- R-1
- C-2
- R-1A
- I
- R-2
- Inst.
- C-1
- OS

Zoning Analysis

	Zoning Statistics (acreage / percent of total land area)										Total
	Residential					Commercial		Industrial		Other	
	R-1	R-2	R-3	PRD	C-1	C-2	I	Inst.	OS		
Aleppo	115	306	389	114	11	191					1,126
Acreage	10%	27%	35%	10%	1%	17%					
% of Total											
Sewickley	168	168	32		29	9	9	46	166		627
Acreage	27%	27%	5%		5%	1%	1%	7%	27%		
% of Total											
Osborne	90	84	21	4	34	3					269
Acreage	34%	31%	8%	1%	13%	1%					
% of Total											
ASO Total	1,524					86	200	211			2,022
Acreage	75%					4%	10%	11%			
% of Total											



EXISTING ZONING
ALEPPO, SEWICKLEY AND OSBORNE
JOINT MUNICIPAL PLAN

Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
 Prepared by: Environmental Planning and Design, LLC

Date: August 2005
 1999.05.10r1

0 500 1,000 Feet

NORTH ↑

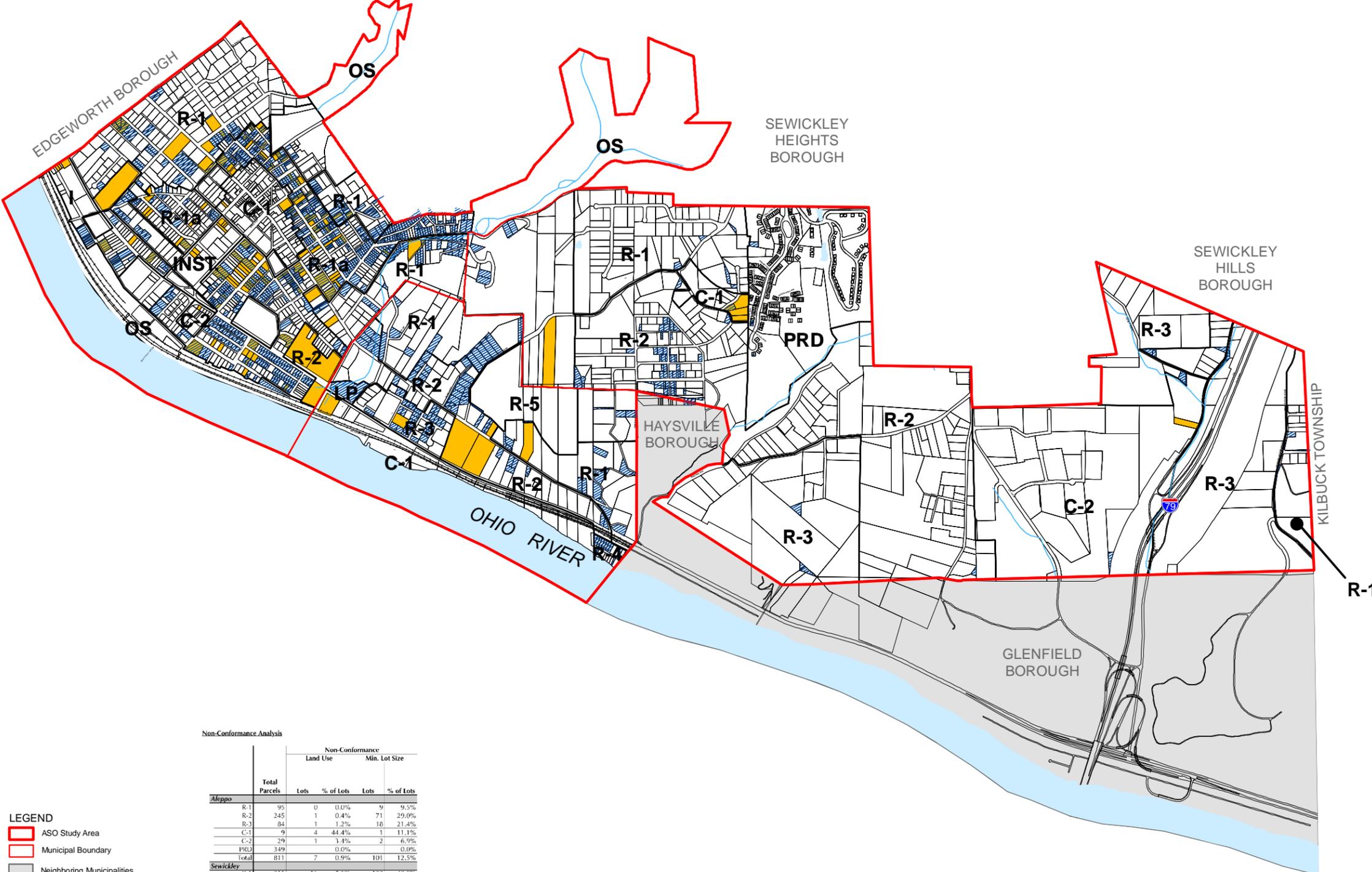
PART THREE: THE PAST AND PRESENT

In addition to evaluating the relationships of the communities' zoning districts, an analysis of non-conforming parcels was created. The analysis reveals that all three communities have a notable number of parcels that do not conform to the land use and/or the minimum lot size requirements of their respective zoning ordinances. As an average, 7% of the region's lots do not conform to applicable land use provisions; 37% of the region's lots do not conform to minimum lot size requirements.

TABLE 17: ANALYSIS OF ZONING NON-CONFORMANCE

	Total Parcels	Non-Conformance			
		Land Use		Min. Lot Size	
		Lots	% of Lots	Lots	% of Lots
Aleppo					
R-1	95	0	0.0%	9	9.5%
R-2	245	1	0.4%	71	29.0%
R-3	84	1	1.2%	18	21.4%
C-1	9	4	44.4%	1	11.1%
C-2	29	1	3.4%	2	6.9%
PRD	349		0.0%		0.0%
Total	811	7	0.9%	101	12.5%
Sewickley					
R-1	311	16	5.1%	133	42.8%
R-1A	923	112	12.1%	581	62.9%
R-2	25	2	8.0%	1	4.0%
C-1	144	19	13.2%		0.0%
C-2	19	3	15.8%		0.0%
Inst.	40	6	15.0%		0.0%
I	13	5	38.5%		0.0%
OS	3		0.0%		0.0%
Total	1,478	163	11.0%	715	48.4%
Osborne					
R-1	63	1	1.6%	37	58.7%
R-2	98	3	3.1%	53	54.1%
R-3	50	1	2.0%	31	62.0%
R-4	22		0.0%	12	54.5%
R-5	4		0.0%	2	50.0%
C-1	16	1	6.3%		0.0%
LP	0		0.0%		0.0%
Total	253	6	2.4%	135	53%
Grand Total	2,542	176	7%	951	37%

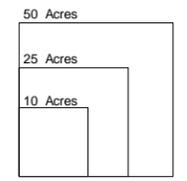
ASO COMPREHENSIVE PLAN
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- LEGEND**
- ASO Study Area
 - Municipal Boundary
 - Neighboring Municipalities
 - Railroads
 - River/Stream
 - ZONING**
 - Zoning District Boundary
 - OS** Zoning Districts
 - Non-Conforming Parcels**
 - Existing use not allowed
 - Less than minimum lot size

Non-Conformance Analysis

	Total Parcels	Non-Conformance			
		Land Use		Min. Lot Size	
		Lots	% of Lots	Lots	% of Lots
Aleppo					
R-1	95	0	0.0%	9	9.5%
R-2	245	1	0.4%	71	29.0%
R-3	84	1	1.2%	18	21.4%
C-1	9	4	44.4%	1	11.1%
C-2	29	1	3.4%	2	6.9%
PRD	349	0	0.0%	0	0.0%
Total	811	7	0.9%	101	12.5%
Sewickley					
R-1	311	16	5.1%	133	42.8%
R-1A	923	112	12.1%	381	62.9%
R-2	25	2	8.0%	1	4.0%
C-1	144	19	13.2%	0	0.0%
C-2	19	3	15.8%	0	0.0%
Inst.	40	6	15.0%	0	0.0%
I	13	5	38.5%	0	0.0%
OS	3	0	0.0%	0	0.0%
Total	1,478	163	11.0%	715	48.4%
Osborne					
R-1	20	1	1.7%	32	55.2%
R-2	93	3	3.2%	49	52.7%
R-3	50	1	2.0%	31	62.0%
R-4	22	0	0.0%	12	54.5%
R-5	4	0	0.0%	2	50.0%
C-1	16	1	6.3%	0	0.0%
LP	0	0	0.0%	0	0.0%
Total	243	6	2.5%	126	52%
Grand Total	2,532	176	7%	942	37%



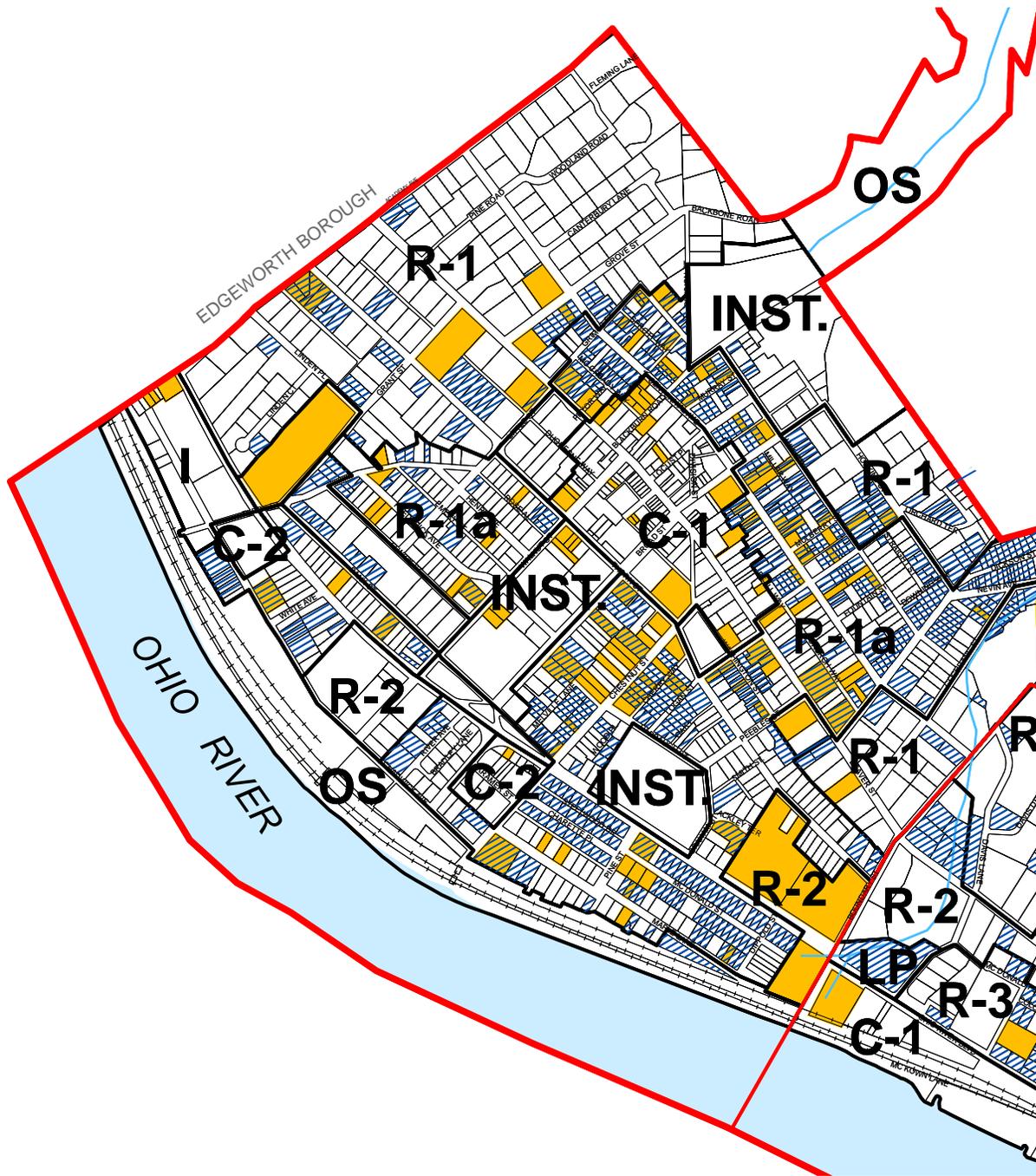
NON-CONFORMING PARCEL ANALYSIS
ALEPPO, SEWICKLEY AND OSBORNE
JOINT MUNICIPAL PLAN

Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
 Prepared by: Environmental Planning and Design, LLC

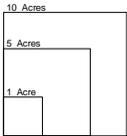
Date: August 2005
 1999.05.14r2



PART THREE: THE PAST AND PRESENT



- LEGEND**
- ASO Study Area
 - Municipal Boundary
 - Neighboring Municipalities
 - Railroads
 - River/Stream
- ZONING**
- Zoning District Boundary
 - OS** Zoning Districts
- NON-CONFORMING PARCELS**
- Existing Use Not Allowed
 - Less Than Minimum Lot Size



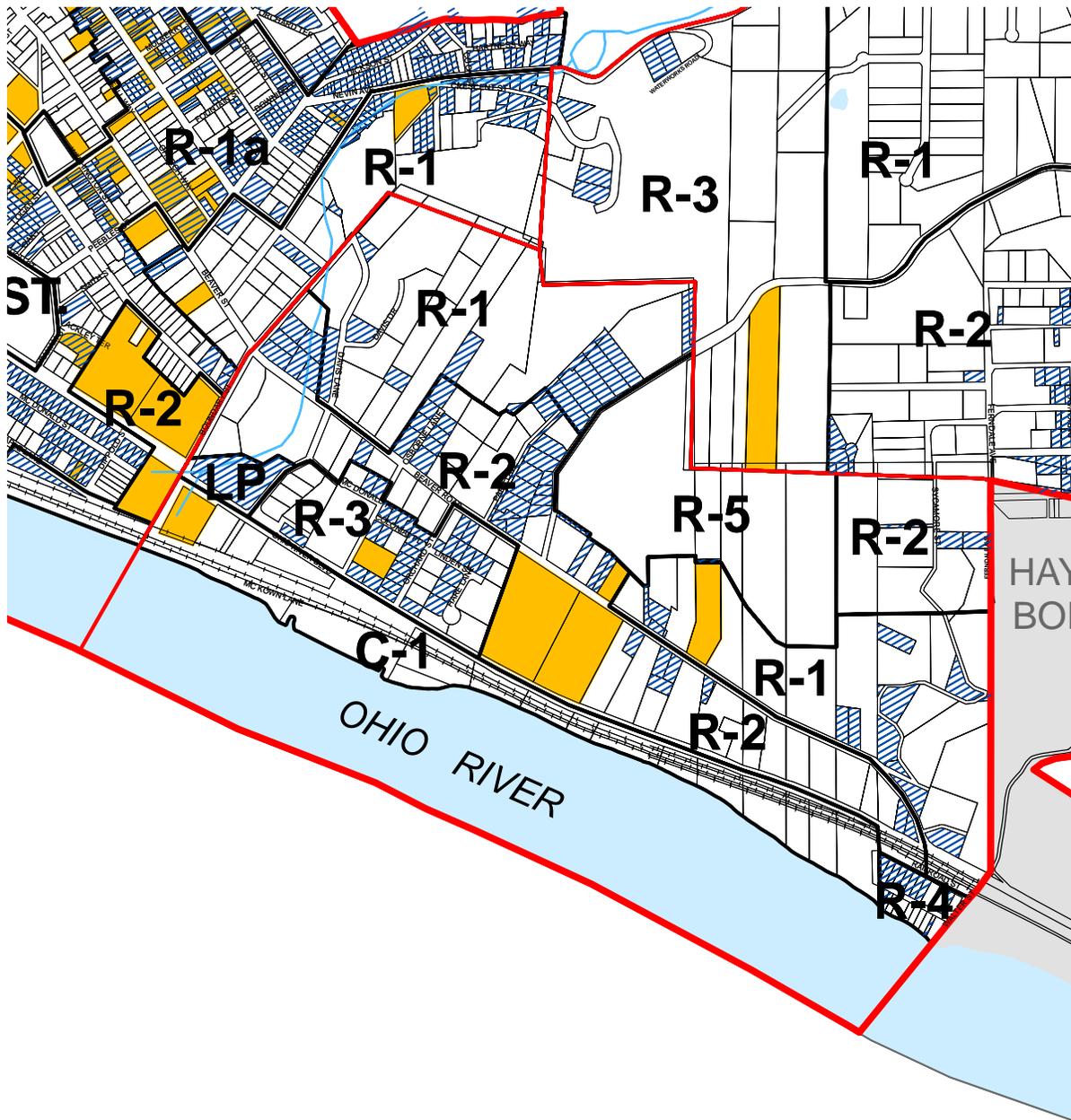
NON-CONFORMING PARCEL ANALYSIS - SEWICKLEY ENLARGEMENT
ALEPPO, SEWICKLEY AND OSBORNE JOINT MUNICIPAL PLAN

Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
 Prepared by: Environmental Planning and Design, LLC
 Date: October 2006
 1999.06.17

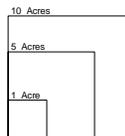


ASO COMPREHENSIVE PLAN
FEBRUARY 2007

PART THREE: THE PAST AND PRESENT



- LEGEND**
- ASO Study Area
 - Municipal Boundary
 - Neighboring Municipalities
 - Railroads
 - River/Stream
- ZONING**
- Zoning District Boundary
 - OS** Zoning Districts
- NON-CONFORMING PARCELS**
- Existing Use Not Allowed
 - Less Than Minimum Lot Size



**NON-CONFORMING PARCEL ANALYSIS -
OSBORNE ENLARGEMENT
ALEPPO, SEWICKLEY AND OSBORNE
JOINT MUNICIPAL PLAN**

Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
Prepared by: Environmental Planning and Design, LLC

Date: October 2006
1999.06.18



ASO COMPREHENSIVE PLAN
FEBRUARY 2007

PART THREE: THE PAST AND PRESENT

EXISTING UTILITIES AND INFRASTRUCTURE

The following section describes existing conditions of potable water, sanitary sewer and storm sewer systems and facilities within the region. Analysis was completed with assistance from the three communities by Lennon, Smith, Souleret Engineering, Inc. Analyses described focus on technical aspects of the system including usage, capacity, service area, etc.

POTABLE SYSTEMS

Existing Facilities. The Study Area is served by one water treatment facility in the area (Sewickley Water Authority) and one water treatment facility outside of the Sewickley Valley Study Area (West View Water Authority). There are a total of three potable water suppliers which provide service throughout a majority of in the Study Area.

The Aleppo Township Authority currently purchases bulk water from the West View Water Authority (primarily) and the Sewickley Water Authority. As shown on the Potable Water Coverage map, the Authority provides direct service to a majority of Aleppo Township and a small portion of Osborne Borough within the Study Area. Outside of the Study Area, the Authority provides bulk sale of water to the Glenfield Water Department and direct service to portions of Glenfield, Sewickley Heights, Sewickley Hills, and Haysville.

The Borough of Sewickley Water Authority owns and operates a water treatment and distribution system which provides bulk water sale to the Aleppo Township Authority and direct service to Sewickley, Edgeworth, Haysville, Osborne, Sewickley Heights, Bell Acres Borough, and Aleppo.

A small portion of Sewickley Borough is served by the Edgeworth Water Authority.

Table 18 presents the population served, permitted, average, and reserve capacities of the water systems in the Study Area. However, the community as well as the Project Engineer felt after reviewing the other technical reports related to the region's water

ASO COMPREHENSIVE PLAN
 FEBRUARY 2007

systems that no major improvements were needed. Therefore, no additional components of a Water Plan were necessary.

TABLE 18: POTABLE WATER SYSTEM INFORMATION
 (Based on 2004 Annual Water Supply Reports)

Supplier	Source	Permitted Capacity (gpd)	Average Water Use (gpd)	Metered Service Connections	Population Served	Estimated Surplus (gpd)	Interconnection
Aleppo Township Authority ⁽¹⁾	Bulk Purchase from West View and Sewickley	500,000	197,077	625	1328	302,923	West View, Sewickley, Glenfield
Borough of Sewickley Water Authority ⁽²⁾	Intake Crib under Ohio River	1,600,000	812,710	2219	7500	787,290	Aleppo, Edgeworth

(1) Permitted capacity is maximum water transfer capacity from West View and Sewickley (250,000 gpd from each source). Surplus capacity is permitted capacity minus average water use.

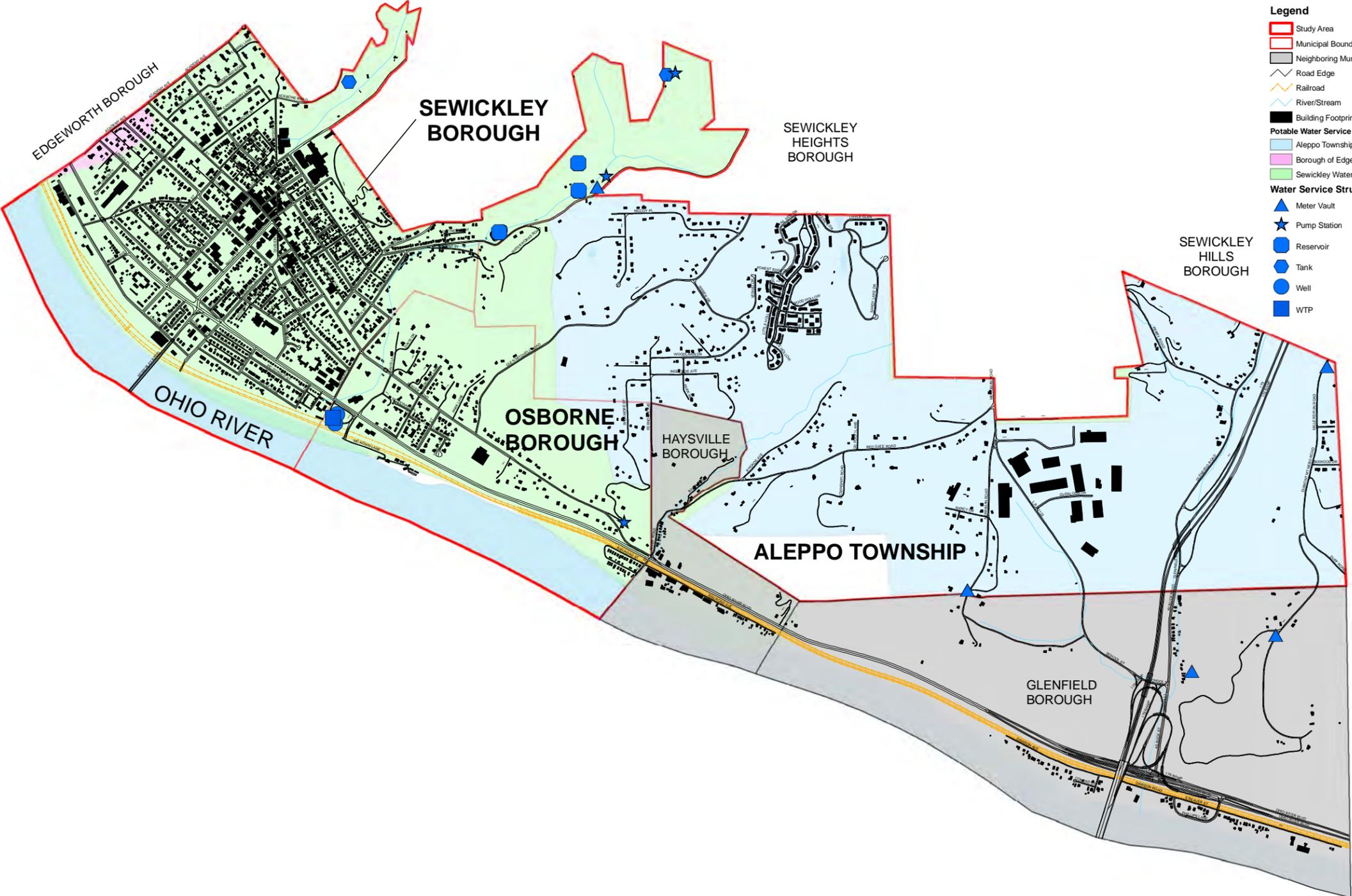
(2) Surplus capacity is permitted capacity minus average water use.

Service Rates. The current water service rates for the Aleppo Township Authority are presented in Table 19.

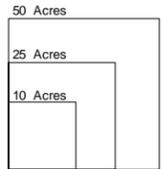
TABLE 19: ALEPPO TOWNSHIP AUTHORITY WATER CHARGES

Meter Size	Cost per Quarter	Allotted Water Use Per Quarter (gallons)
5/8"	\$69.48	12,000
1"	\$133.61	24,000
1.5"	\$283.94	51,000
2"	\$501.04	90,000
3"	\$750.51	135,000
4"	\$1,001.07	180,000
6"	\$1,503.17	270,000
8"	\$2,004.17	360,000

* A surplus usage rate of %5.15 per 1,000 gallons is applied for usage over the allotted quarterly amount.

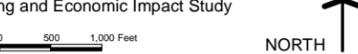


- Legend**
- Study Area
 - Municipal Boundary
 - Neighboring Municipalities
 - Road Edge
 - Railroad
 - River/Stream
 - Building Footprint
- Potable Water Service Provider Coverage**
- Aleppo Township Authority
 - Borough of Edgeworth Water Authority
 - Sewickley Water Authority
- Water Service Structures**
- ▲ Meter Vault
 - ★ Pump Station
 - Reservoir
 - Tank
 - Well
 - WTP



**POTABLE WATER COVERAGE
ALEPPO, SEWICKLEY AND OSBORNE
JOINT MUNICIPAL PLAN**

Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
 Prepared by: LSSE, Inc
 Source: Sewickley Valley Visioning and Economic Impact Study
 Date: January 31, 2006
 1999.05.01



PART THREE: THE PAST AND PRESENT

The current water service rates for the Sewickley Water Authority are presented in Table 20.

TABLE 20: SEWICKLEY WATER AUTHORITY WATER CHARGES (QUARTERLY)

Meter Size	Water Rate	Capital Surcharge	Minimum Charge
5/8"	\$25.47	\$15.28	\$40.75
3/4"	\$25.47	\$15.28	\$40.75
1"	\$30.42	\$18.25	\$48.67
1.5"	\$58.95	\$35.37	\$94.32
2"	\$77.73	\$46.64	\$124.37
3"	\$113.65	\$68.19	\$181.84
4"	\$209.33	\$125.60	\$334.93
6"	\$304.06	\$182.44	\$486.50

* The minimum charge includes 5000 gallons of water per quarter

* In addition to the minimum charge, the consumption charge is applicable to the excess consumption per meter per 1000 gallons over that included in the minimum charge.

* For all additional usage (rate/1000 gallons) \$4.25 to all water consumption charges there will be an additional 60% capital reserve charge.

Improvement Projects. The Sewickley Water Authority has spent approximately \$4 million on capital improvement projects since 1998. Improvements include treatment facility upgrades, water line replacements, equipment purchase, and mapping.

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SANITARY SEWER SYSTEMS

Existing Facilities. Sanitary sewage disposal is provided by central sewage collection, conveyance, and treatment facilities as well as individual on lot disposal systems. There are three sewage treatment facilities that serve the Study Area. On lot sewage disposal systems are not the predominate method of sewage disposal for the municipalities. Table 21 indicates the percent of on lot use (by customer) for each municipality in the study area.

TABLE 21: ONLOT SEWAGE DISPOSAL SYSTEMS

Municipality	Percent of municipality utilizing onlot systems*
Aleppo Township	30%
Osborne Borough	<1%
Sewickley Borough	<1%
* Percent based on number of customers information obtained from municipal personnel	

The Aleppo Township Authority currently owns and operates two package wastewater treatment plants (WWTP) within the Township as well as the attendant separate sewer collection systems. The I-79 North WWTP has a permitted capacity of 99,500 gallons per day (gpd). This WWTP was upgraded in 2003 from a 50,000 gpd WWTP. The I-79 North WWTP serves the Industrial Park, Masonic Village, and residential development in the area. The Sewickley Heights Manor WWTP has a permitted capacity of 84,000 gpd. The WWTP serves the immediate residential development as shown in the Sanitary Sewer Coverage map.

Osborne Borough owns and operates a separate sewer collection system consisting of approximately four miles of sewers and a conveyance system consisting of two pump stations. Sewage generated in Osborne Borough is tributary to the Sewickley Borough WWTP. The Osborne Borough sewer system serves Osborne Borough as well as several homes in Aleppo Township.

Sewickley Borough currently owns and operates a 900,000 gallon per day (gpd) conventional activated sludge WWTP. The

PART THREE: THE PAST AND PRESENT

Sewickley WWTP is located within Sewickley Borough and discharges to the Ohio River. The WWTP serves primarily Sewickley Borough and Osborne Borough; however a home in Sewickley Heights and several homes in Aleppo Township are also served. The Sanitary Sewer Coverage Map presents the sewer service area for the Sewickley Borough WWTP. The Sewickley Borough sewer collection and conveyance system consists of approximately twenty miles of combined sewers and three pump stations.

Existing Conditions. Based on 2004 Chapter 94 Wasteload Management Reports (2002 report was utilized for Sewickley Heights Manor WWTP) prepared by each of the operators of the WWTPs, each of the treatment facilities is operating within its permitted capacity. Table 22 below indicates the permitted capacity of each WWTP, the average annual flow, and the reserve capacity.

TABLE 22: CURRENT WASTEWATER FLOWS

Facility	Permitted Flow (gpd)	Average Flow (gpd) (1)	Reserve Capacity (gpd) (2)
I-79 North WWTP	99,500	51,000	48,500
Sewickley Heights Manor WWTP	84,000	38,000	46,000
Sewickley WWTP	900,000	420,000	480,000

(1) Average flow based on 2004 Chapter 94 Wasteload Management Reports.

(2) Reserve Capacity is permitted flow minus average flow and does take into consideration approved development plans or anticipated future development.

ASO COMPREHENSIVE PLAN
 FEBRUARY 2007

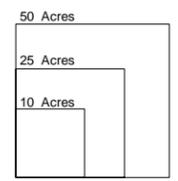
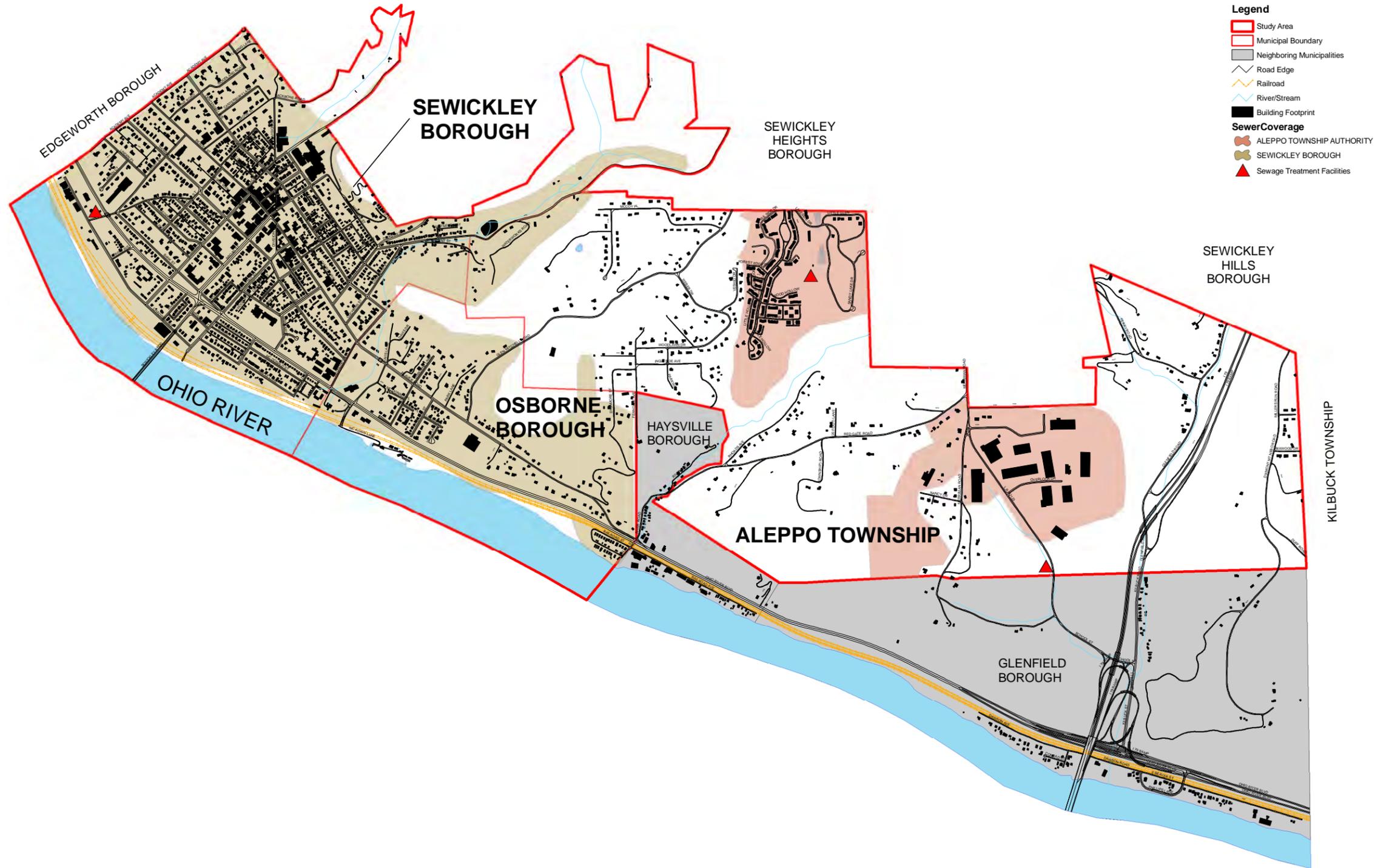
Service Rates. The current sanitary sewer service rate for the Aleppo Township Authority is \$51.23 per quarter for up to 12,000 gallons per quarter plus \$4.09 for each 1,000 gallons beyond 12,000 per quarter.

The current sanitary sewer service rates for Sewickley Borough are summarized in the table below.

TABLE 23: CURRENT SANITARY SEWER RATES
 (QUARTERLY)

Meter Size	Water Rate
5/8"	\$20.00
3/4"	\$20.00
1"	\$24.00
1.5"	\$50.82
2"	\$68.53
3"	\$101.31
4"	\$180.95
6"	\$270.82

- * The minimum charge includes 5,000 gallons of water per quarter per meter.
- * In addition to the minimum charge, the consumption charge is applicable to the excess consumption per meter over that included in the minimum charge.
- * For the next 45,000 gallons per quarter it is \$2.80 per 1,000 gallons.
- * For the next 50,000 gallons per quarter it is \$3.03 per 1,000 gallons.
- * For the next 100,000 gallons per quarter it is \$3.20 per 1,000 gallons.



**SANITARY SEWER COVERAGE
ALEPPO, SEWICKLEY AND OSBORNE
JOINT MUNICIPAL PLAN**

Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
 Prepared by: LSSE, Inc
 Source: Sewickley Valley Visioning and Economic Impact Study
 Date: April 11, 2006
 1999.05.01



PART THREE: THE PAST AND PRESENT

Act 537 Sewage Facilities Planning. The official Act 537 Plans of Osborne and Sewickley Boroughs, which are largely built out and therefore have less development potential than Aleppo Township, are dated 1970. Aleppo Township has adopted an Act 537 Plan which was approved by the Pennsylvania Department of Environmental Protection, dated September 2001. The Aleppo Act 537 Plan divides the Township into six sub-basins (A through F) which generally are located from west to east across the Township. The Aleppo Township Act 537 Plan has not been turned over to the Aleppo Township Authority for implementation. The key recommendations/actions described in Aleppo's Act 537 Plan include:

- Future sewage flow from Aleppo sub-basins A, B and C (generally situated between Sewickley and Red Gate Road) should be collected by the Osborne Borough sewer system and conveyed to and ultimately treated at Sewickley waste water facilities. Intermunicipal agreements should be used to describe details of the arrangement regarding billing, flow measurement, etc.
- Sewage flow from Sub-basin D (generally located near Haysville on the Township's southern border and including the Masonic Village) should be collected and conveyed by gravity to a new pump station located at the lowest point of elevation that can be feasibly constructed and accessed within Aleppo Township and the watershed. This pumping facility will convey wastewater to the existing I-79 North sewer system for treatment at the Aleppo Township Authority's I-79 North WWTP.
- A pump station is being constructed on the Masonic Homes property. Provisions have also been made to serve the residents along Red Gate Road in Aleppo Township. The pump station is being constructed by Masonic Homes but will be owned and operated by the Aleppo Township Authority. Ownership and operation responsibility will be transferred to the Aleppo Township Authority when the Red Gate Road residents are provided sanitary sewage service. The pump station will

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have an additional 7,000 GPD capacity for public sewer service. Finally, the I-79 North WWTP will need to be expanded from 50,000 GPD to 100,000 GPD to account for sewage associated with Masonic Homes (54,000 GPD), the I-79 North Industrial Park (31,000 GPD) and Aleppo Township residences (15,000 GPD).

- Sewage flow from the Merriman Road area of Sub-basin E (generally extending from just west of Merriman Rd. to just east of I-79) should be collected and conveyed by gravity to the I-79 North WWTP. Sewage flow from the northeastern portion of Sub-basin E (including the homes along Glenfield and Ferry Roads) should be collected and conveyed to a newly constructed packaged WWTP located in the approximate area proposed in this plan. The treatment facility should be designed to accommodate development within Aleppo Township according to a 20 year projection. Additional capacity would also be needed if the Aleppo Township Authority intends to continue accommodating service areas/future growth in Glenfield Borough. The feasibility of constructing the treatment facility will be contingent upon effluent requirements set forth by the DEP.
- Sub-basin F (situated within the upstream portions of Toms Run Watershed) accounts for only a small portion of the Toms Run Watershed. Consequently, sewage treatment facilities will likely be more efficient if located downstream in Kilbuck Township. Preliminary planning for development of the former Dixmont State Hospital property has been proposed in both Aleppo and Kilbuck Townships. The private rehabilitation of the Dixmont WWTP or a newly constructed package WWTP is being considered for sewage generated by future development.

The overall recommendation of the Aleppo Act 537 Plan states:

- “Since specific knowledge regarding sewage problems is not apparent, there are no municipally financed sewer extensions recommended at this time. However, the method of developer-funded sewer extensions should

PART THREE: THE PAST AND PRESENT

continue with the Township exercising some control on serving currently unsewered areas that are proximate to new development.”

Since the time of approval of the Aleppo Act 537 Plan, the following has occurred:

- The I-79 North WWTP was expanded to handle additional flow from the Masonic Village.
- The development at the former Dixmont State Hospital, currently under construction, will convey sewage generated at the site to an existing pump station owned by Emsworth Borough for treatment at ALCOSAN treatment facilities.

The Official Act 537 Plans of Osborne and Sewickley Boroughs which are largely build out and therefore have minimal development potential are dated 1970.

Compliance. Based on the information obtained for each of the municipal sewer systems, there are no compliance issues in the Study Area. Sewickley Borough operates a combined sewer system under its NPDES Permit and in accordance with a PADEP-approved Combined Sewer Overflow Long Term Control Plan.

Improvement Projects. Per Osborne Borough personnel, several capital improvements projects have been completed on the sewer system in recent years. Currently, there are no improvement projects planned. Sewer system televising is being conducted in order to prepare a future list of improvements.

Sewickley Borough completed several capital improvements projects in recent years. Projects include the Maple Lane Pump Station upgrade, Academy Avenue Pump Station elimination, the Chestnut Street sewer project, and new storm and sanitary sewers along Broad Street. Sewickley Borough also instituted a storm sewer installation/replacement program as part of the annual road program in an effort to reduce the amount of runoff directed to the combined sewer.

ASO COMPREHENSIVE PLAN FEBRUARY 2007

STORM SEWER SYSTEMS

Existing Facilities. The general purpose of storm sewers is to convey stormwater runoff away from roadway areas and development. Storm sewers are generally located throughout the Study Area; however, storm sewer mapping is generally not available in the same quantity and quality as sanitary sewer or water system mapping. Stormwater facility management/control requirements are generally watershed-specific, development-driven, and for the purpose of this study, do not warrant an analysis of capacity of existing systems. Repair to existing storm sewer systems is typically on an as-needed basis.

Current Stormwater Regulations. The National Pollutant Discharge Elimination System (NPDES) Phase II requirements regulate separate storm sewer systems (MS4s) in municipalities with populations from 0 – 10,000 and require operators of MS4s to implement the six minimum control measures identified below.

1. Public Involvement, Education/Outreach
 - a) Determine target audience
 - b) Develop and implement public education plan.
2. Public Involvement and Participation
 - a) Develop public involvement/participation program
3. Illicit Connection/Discharge Detection and Elimination
 - a) Map and sample sewer system outfalls
 - b) Adopt and enact illicit discharge ordinance
 - c) Eliminate illicit discharges
4. Construction Site Sediment and Erosion Control
 - a) Establish agreement with County Conservation District
 - b) Enact ordinance requiring review of Erosion and Sedimentation Control Plans.

Older communities typically feature sewer systems that jointly handle (convey) sanitary sewage and storm sewage. The capacity of these "combined" systems are challenged during large storm events. If the amount of flow passes a threshold, pressure is released through combined sewer outflows (CSOs). In order to mitigate problems resulting from the overflow of sewage, more and more communities are separating stormwater and sanitary sewage. Municipal Separate Storm Sewer Systems (MS4) can be installed in coordination with new development projects. However, transition from a combined system to MS4 within previously developed areas can be challenging.

PART THREE: THE PAST AND PRESENT

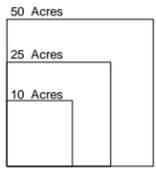
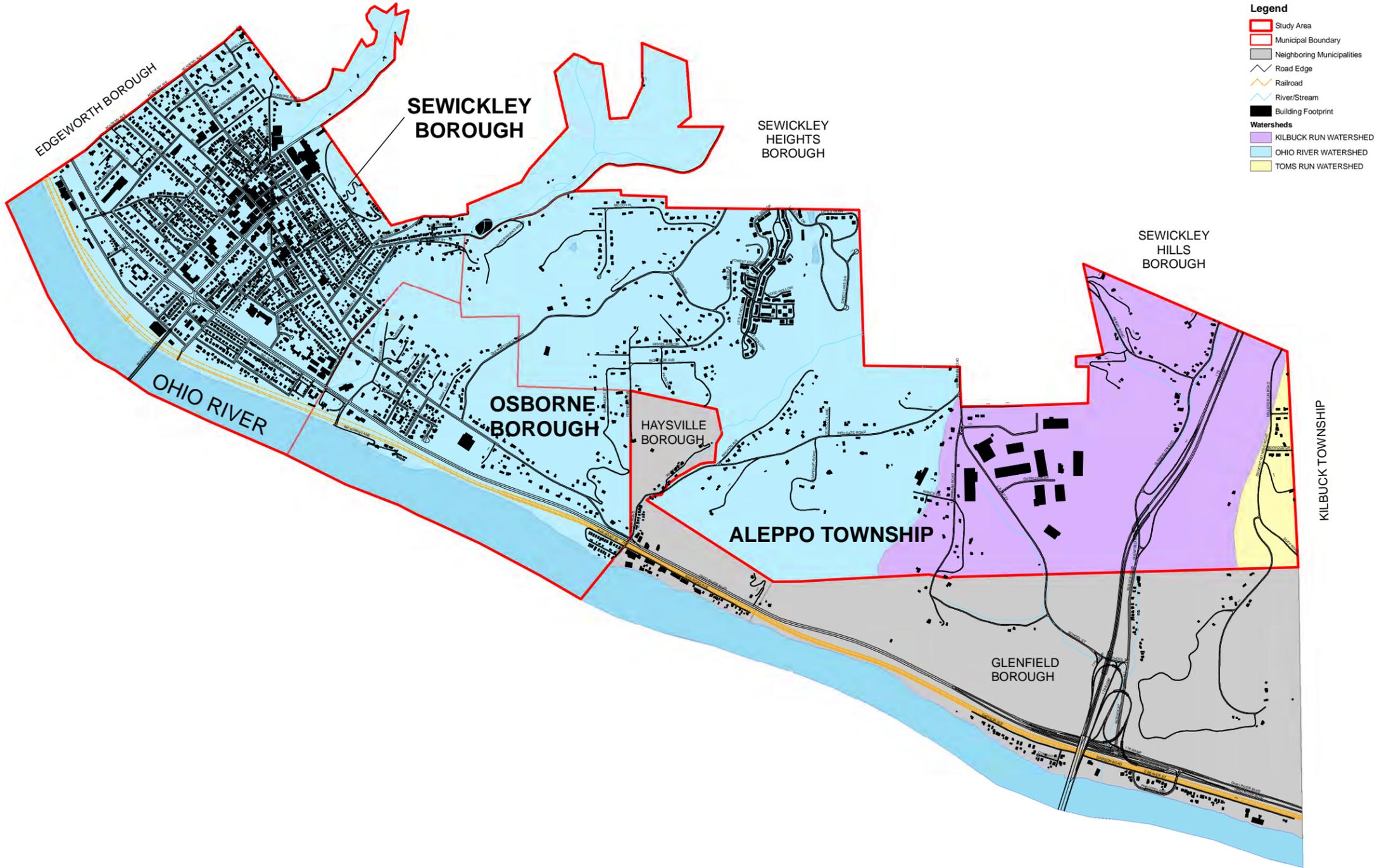
5. Post-Construction Stormwater Management in New Developments and Re- Development Areas
6. Adopt and enact ordinance requiring post construction stormwater management controls
7. Pollution Prevention/Good Housekeeping of Municipal Operations
 - a) Develop and implement an operation, maintenance, and inspection program for stormwater facilities and public works facilities.
 - b) Conduct awareness training for municipal employees.

Municipalities with populations less than 1,000 persons which have located in the “urbanized” area and who do not contribute pollutant loadings to impaired streams or downstream MS4s are waived from NPDES Phase II requirements. Osborne Borough received a waiver of MS4 requirements while both Aleppo Township and Sewickley Borough are both operating under five-year General NPDES Permits to meet Phase II requirements.

Stormwater Management. The Pennsylvania Stormwater Management Act (Act 167) requires stormwater management plans to be prepared on a watershed basis. Sewickley and Osborne have applied for a DCNR Grant to conduct a Watershed Management Study. There are currently no Act 167 Stormwater Management Plans for any of the watersheds located within the Study Area. Each of the municipalities has adopted Stormwater Management Ordinances.

The Watershed Coverage map indicates each of the watersheds located in the study area. Sewickley and Osborne are within the Ohio River Watershed. Aleppo is located in the Ohio River Watershed, the Kilbuck Run Watershed, and the Toms Run Watershed.

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WATERSHED COVERAGE
ALEPPO, SEWICKLEY AND OSBORNE
JOINT MUNICIPAL PLAN

Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
 Prepared by: LSSE, Inc

Date: January 31, 2006
 1999.05.01



PART THREE: THE PAST AND PRESENT

TRANSPORTATION

EXISTING TRANSPORTATION SYSTEM

Roadway Infrastructure. Each of the three municipalities has a distinct and diverse transportation system. However, all three municipalities are linked to the surrounding metropolitan area by common major arterials/interstate highways such as Interstate 79 and the near by interchange in Glenfield, Route 65, and the Sewickley Bridge. In addition to these major highways, each municipality has a unique transportation system of its own. The roadway network in Sewickley Borough is laid out in a slightly irregular grid-pattern. Major intersections in Sewickley are controlled by numerous multi-way stop controls and traffic signals. The transportation system in Sewickley is also characterized by on-street parking and adjacent sidewalks. Pedestrian activity can be accomplished throughout most of Sewickley Borough. Osborne Borough is distinctly different from Sewickley Borough in that it is primarily traversed by a few primary streets with several residential streets branching off the primary streets. The pedestrian facilities present in Sewickley do not continue into Osborne. Aleppo Township is the least dense of the three municipalities in terms of roadway network. Roadways within Aleppo Township generally follow the hilly topography and traffic volumes along the primary roadways within Aleppo are typically the lowest of the three municipalities.

The following is a summary of the total roadway mileage within each of the three municipalities:

Aleppo Township:	4.2 miles locally owned 4.9 miles county owned (1.0 miles shared with Sewickley) 5.3 miles state/county owned (includes I-79) 14.4 miles total
Sewickley Borough:	16.8 miles locally owned 1.0 miles county owned (shared with Aleppo) 2.4 miles state owned 20.2 miles total

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Osborne Borough: 3.2 miles locally owned
0 miles county owned
2 miles state owned
5.2 miles total

Rail Operations. The rail lines located between Route 65 and the Ohio River have had a long history in this region. Originally known as the Pennsylvania Railroad Main Line, the tracks are currently owned by Norfolk Southern, a Class I freight rail company operating in the eastern United States. In addition to freight traffic, Amtrak holds usage rights to the rail line for intercity passenger service. The rail line begins in Philadelphia and ultimately extends to Chicago. The rail line is one of the most highly trafficked rail lines in the United States, connecting the ports and metropolitan areas of the Northeast with the Midwest. Locally, the segment of the rail line within Sewickley Borough and Osborne Borough is known as the Fort Wayne Line.

Public Transit. Public Transit within the area is provided by the Port Authority of Allegheny County. Currently, four bus routes travel the area. Two bus routes service both Sewickley Borough and Osborne Borough: Route 16A (Ohio River Boulevard) and Route OV (Ohio Valley). Two additional bus routes service only Sewickley Borough: Route 21A (Coraopolis) and Route CO (Coraopolis Flyer). Travel between Sewickley/Osborne and Downtown Pittsburgh is considered a two zone trip. The current cost for a two zone trip is \$2.25 one-way.

Route 16A

The Route 16A bus travels between Aliquippa and Downtown Pittsburgh. Within Sewickley and Osborne, the Route 16A bus travels along Beaver Street/Beaver Road. Currently there are 36 inbound trips and 34 outbound trips during the weekday, 15 inbound trips and 15 outbound trips on Saturday, and 14 inbound trips and 15 outbound trips on Sunday/Holidays. Service frequency varies throughout the day, with peak frequency of less than 15 minutes during rush hour. Travel to Pittsburgh is considered a zone 2 trip and cost \$2.75.

Route OV

The Route OV bus travels between Aliquippa and Downtown Pittsburgh. Within Sewickley and Osborne, the Route OV bus

PART THREE: THE PAST AND PRESENT

travels along Beaver Street to Broad Street to Ohio River Boulevard. The route is an express route with 2 weekday inbound trips and 2 weekday outbound trips.

Route 21A

The Route 21A bus travels between Sewickley and Downtown Pittsburgh via Coraopolis and Neville Island. Within Sewickley, the Route 21A bus travels primarily along Broad Street and crosses the Sewickley Bridge towards Coraopolis. Currently there are 22 inbound trips and 20 outbound trips during the weekday, 11 inbound trips and 11 outbound trips on Saturday, and 9 inbound trips and 9 outbound trips on Sunday/Holidays. Service frequency varies throughout the day, with peak frequency of less than 15 minutes during rush hour.

Route CO

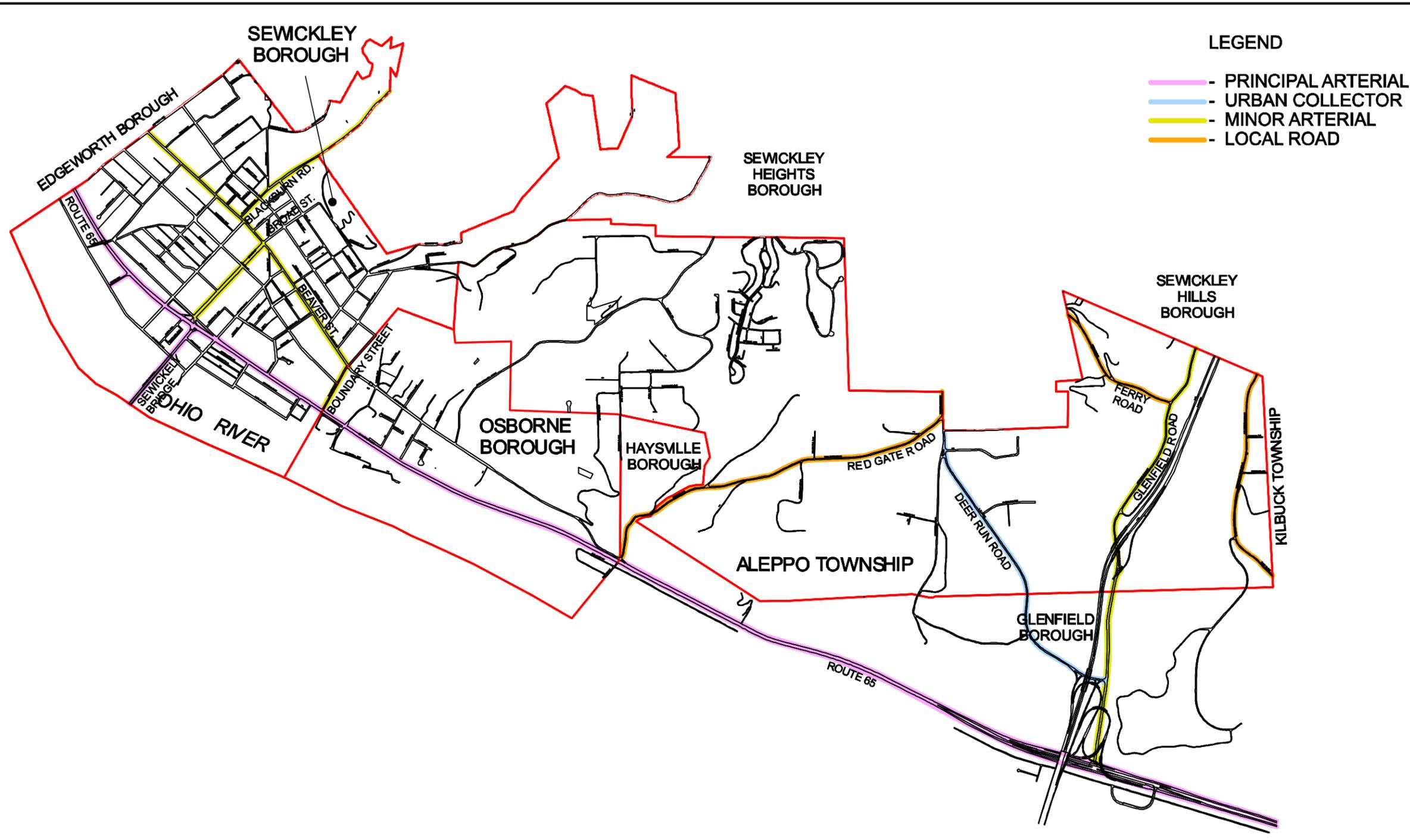
The Route CO bus travels between Sewickley and Downtown Pittsburgh via Coraopolis. Within Sewickley, the Route 21A bus travels primarily along Broad Street and crosses the Sewickley Bridge towards Coraopolis. The route is an express route with 2 weekday inbound trips and 1 weekday outbound trips.

In addition to the Port Authority, public transit is also provided by the Beaver County Transit Authority. Route One connects Chippewa, Beaver Falls, Rochester and Ambridge in Beaver county to Sewickley and Pittsburgh via Route 65. Although Route One is the only one to stop in Sewickley, riders can transfer to other routes in Chippewa or Rochester. Travel to Beaver County is within Zone One and costs \$1.75 per trip.

ASO COMPREHENSIVE PLAN
FEBRUARY 2007

PLOTTED: 2/3/2006

FILE NAME: p:\enviro\00\04342\Roadway_Functional Class_02-02-06.dgn



 SCALE: N.T.S.	 Transportation Solutions for Today and Tomorrow Twin Towers Suite 400 / 4955 Steubenville Pike Pittsburgh, Pennsylvania 15205 / (412) 490-0630	PROJECT NO. ENVIR00 - 04342	FIGURE
		PROJECT: ALEPPO, SEWICKLEY & OSBORNE COMPREHENSIVE PLAN	1
		TITLE: ROADWAY FUNCTIONAL CLASSIFICATIONS	D.B. <u>MAP</u> C.B. <u>CR</u> REV. _____

PART THREE: THE PAST AND PRESENT

Relationship Between Transportation Network and Land Use.

Roadways are classified based upon their functional in terms of providing mobility and access. High-end types of facilities, such as interstates and major arterial highways, provide a high level of mobility with a low level of access. At the other end of the spectrum, a low-end type of facility, such as a local road, provides a low level of mobility with a high level of access. The following is a general summary of roadway classifications and the levels of mobility and access associated with each:

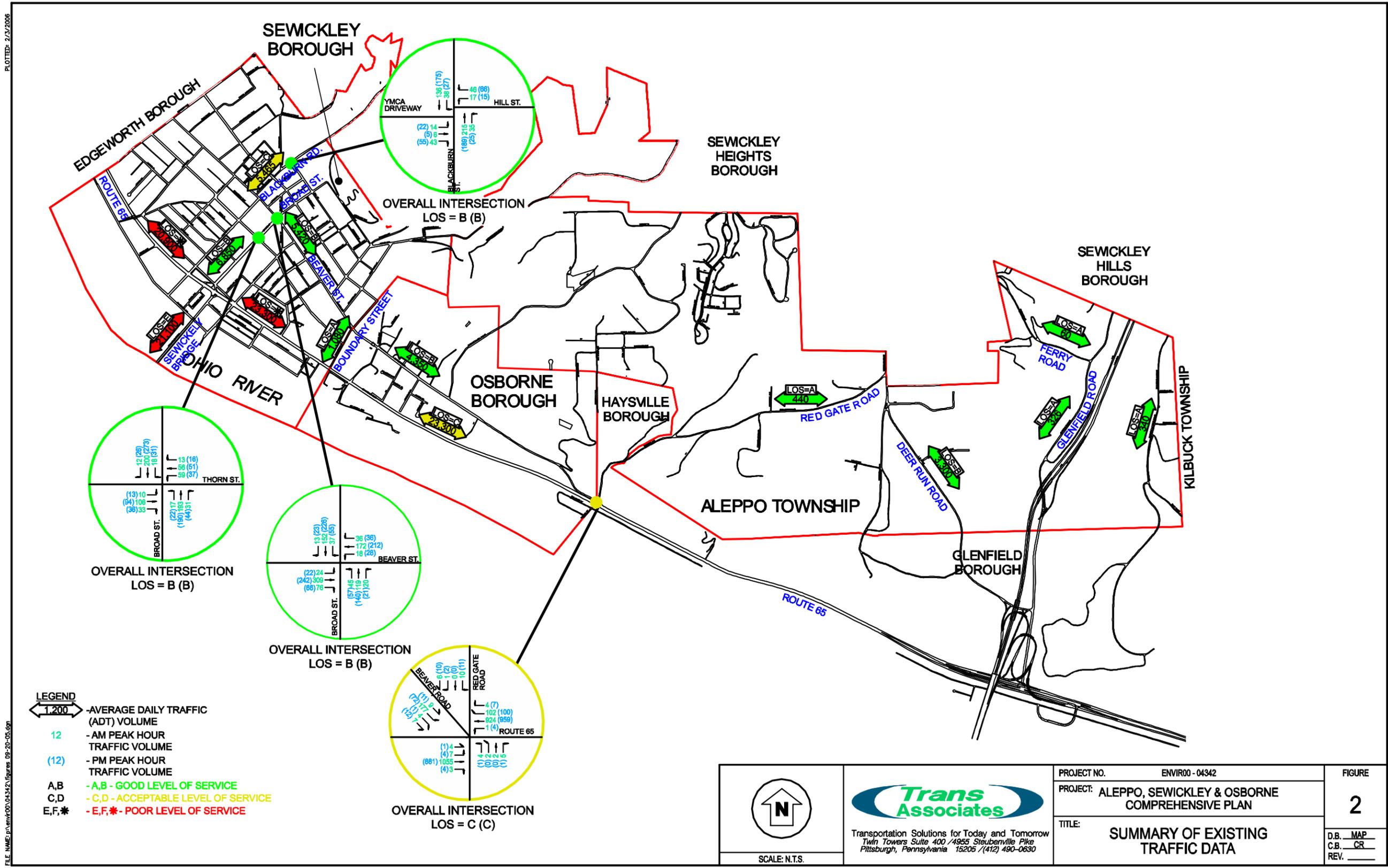
- Arterial Roadways – high level of mobility & low level of access
- Collector Roadways – moderate level of mobility & moderate level of access
- Local Roadways – low level of mobility & high level of access

Arterial and collector roadways can be further broken down into primary and minor classifications further refining the level of mobility and access. The classifications of roadways within the ASO region are determined by Allegheny County, SPC and PennDOT.

Map 16, Roadway Functional Classifications, summarizes the functional classification of roadways within the three municipalities. As shown on Map 16, Route 65 and the Sewickley Bridge are classified as primary arterial highways. Beaver Street, Beaver Road, Broad Street, Blackburn Road, Boundary Street, and Glenfield Road are classified as minor arterial highways. Deer Run Road is classified as an urban collector road. All other roadways are classified as local roads.

Access to Route 65 is the most controlled compared to other roadways within the three municipalities. This is due to the heavy amount of regional traffic using this roadway. Efforts to maintain a high level of mobility and a low level of access should be maintained through implementation of the comprehensive plan.

ASO COMPREHENSIVE PLAN
FEBRUARY 2007



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 PLOTTED: 2/2/2006

 SCALE: N.T.S.	 Transportation Solutions for Today and Tomorrow Twin Towers Suite 400 / 4955 Steubenville Pike Pittsburgh, Pennsylvania 15205 / (412) 490-0630	PROJECT NO. ENVIR00 - 04342	FIGURE	
		PROJECT: ALEPPO, SEWICKLEY & OSBORNE COMPREHENSIVE PLAN		2
		TITLE: SUMMARY OF EXISTING TRAFFIC DATA		D.B. MAP C.B. CR REV. _____

PART THREE: THE PAST AND PRESENT

Those roadways designated as minor arterial streets are typically designated as the major street approach within the roadway system. Efforts to maintain a relatively high level of mobility should be maintained through implementation of the comprehensive plan. Because Beaver Street, Beaver Road, Broad Street, Blackburn Road, and Glenfield Road are classified as minor arterials, control of access to adjacent land uses does not need to be as restrictive compared to Route 65.

General Level of Service and Capacity Issues. Roadway capacity is typically described using a qualitative measurement known as Level of Service (LOS). LOS is a qualitative scale using letter grades ranging from LOS A (best) to LOS F (worst) to describe traffic conditions such as volume, capacity, traffic interruptions, comfort, and convenience. Using existing traffic count data, it was determined the LOS along the primary roadways within the three municipalities. The LOS were determined to be generally acceptable with the exception of Route 65 in the vicinity of the Sewickley Bridge. The intersection of Route 65 and the Sewickley Bridge is the crossroads of two primary arterials. The existing roadways are constrained by adjacent land uses and the Bridge provides only one lane in each direction. Providing additional capacity at this intersection is challenging. This intersection operates at LOS F and is over capacity. The majority of traffic traveling through this intersection is comprised of regional traffic passing through the three municipalities. Map 17, Summary of Existing Traffic Data summarizes existing levels of service and existing 24-hour traffic volumes for key roadways within the study area.

KEY INTERSECTIONS.

Route 65 & Sewickley Bridge/Broad Street – As mentioned previously, this intersection is located at the crossroads of two major roadways and includes Broad Street within an offset intersection. Route 65 is an undivided highway with two lanes of traffic in each direction and turn lanes at the intersection. The Sewickley Bridge is a two-lane bridge with turn lanes at the intersection. Broad Street functions as the primary gateway into Sewickley Borough. Because of the high number of turning movements at this intersection and the offset between the Sewickley Bridge and Broad Street, the traffic signals at this intersection are currently over-capacity.

ASO COMPREHENSIVE PLAN FEBRUARY 2007

Beaver Street & Broad Street – This intersection is located within the center of Sewickley Borough. The traffic signal has been recently upgraded. The intersection currently operates at a LOS B.

Route 65 & Beaver Road/Red Gate Road – This signalized intersection is located at the borough line between Osborne and Haysville. Beaver Road is a two lane roadway which functions as the primary local access to Osborne Borough. Red Gate Road passes through Haysville before entering Aleppo Township. Red Gate Road is a narrow two lane roadway with a one-lane bridge at the municipal boundary between Haysville and Aleppo. Route 65 does not have turn lanes. The intersection currently operates at LOS C.

Key Transportation Enhancement Projects. The Southwestern Pennsylvania Commission (SPC) is the metropolitan planning organization through which major transportation project are scheduled and funded. A review of the most recent SPC Transportation Improvement Program for 2005-2008 shows no projects within any of the three municipalities. A review of the SPC 2030 Long Range Plan shows a major capital maintenance project for Route 65 from Leetsdale to the City of Pittsburgh some time between 2007 and 2014 with an overall cost in the \$0-\$15 million dollar range. Major capital maintenance projects primarily involve roadway resurfacing and safety improvements and typically do not involve increased roadway capacity.

PART THREE: THE PAST AND PRESENT

NATURAL FEATURES

SLOPES

Based on an analysis of 20-foot contour intervals, the majority of Aleppo, Sewickley and Osborne are characterized by slopes with gradients less than 15%. Given the general soil types found in the area, development on 0-15% slopes is typically unrestricted unless there is a presence of environmentally sensitive areas. Approximately, 36% of the communities possess slopes >25% in gradient; these slopes are generally more costly to develop and can present greater challenges than slopes <25% in gradient. There are currently few restrictions to development on steep slope areas within the Aleppo, Sewickley and Osborne region.

LANDFORM

The Aleppo, Sewickley and Osborne region features a range of landforms. Aleppo is generally characterized as a series of ridges and valleys, while Osborne and Sewickley are predominately comprised of flatter land. Land elevations within the region range from approximately 700' (above sea level) along the Ohio River to >1,160' along several ridges in Aleppo and Osborne. Based on the landform pattern, the three communities' stream and natural drainage patterns generally flow from the northeast to the southwest before emptying into the Ohio River. Contour lines on Map 19, Landform Analysis, represent 20-foot change in elevation.

LANDSLIDE-PRONE AREAS AND 'RED BED' SOILS

Areas with poor soil have a lower capacity for development and a greater risk of property damage and loss of life due to instability, landslides or settling of structures. Below is a conceptual map illustrating the general location of red bed soils and landslide prone area within the ASO area? Red bed soils are clay-based soils that are typically susceptible to 'creep' or movement when exposed to surface water and drainage. Landslide areas are comprised of other soil types typically associated with landslides or similar lateral movements. Landslide prone areas often consist of soil types that are unconsolidated colluvial materials which have been placed as a result of erosional forces. The source for

ASO COMPREHENSIVE PLAN FEBRUARY 2007

this data was compiled by Allegheny County in 1974, and is still the best reference source for this information.

BIOLOGICAL DIVERSITY AREAS

Within Allegheny County, Biological Diversity Areas (BDAs) were identified and mapped as part of the Natural Heritage Inventory (NHI). These areas are home to unique or threatened species or habitats. Within the ASO region, there are two such areas: the Toms Run Valley BDA located on the eastern edge of Aleppo and the Ohio River BDA. The Toms Run Valley BDA is ranked at the highest level of significance county-wide (exceptional). The Ohio River BDA is ranked slightly lower in significance county-wide (high). A brief description from the NHI has been included below for each of the BDAs.

Toms Run Valley. Forested watershed significant for its high biological diversity and significant examples of a Dry-Mesic Acidic Central Forest and Mesic Central Forest Communities.

Ohio River. Recovering river system that provides habitat for a state listed animal species. River continues to be altered by human influences including effluent discharges, point source discharges, navigational locks and dams, and dredging of riverbed.

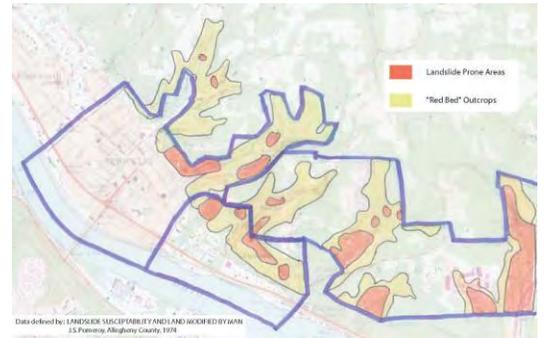
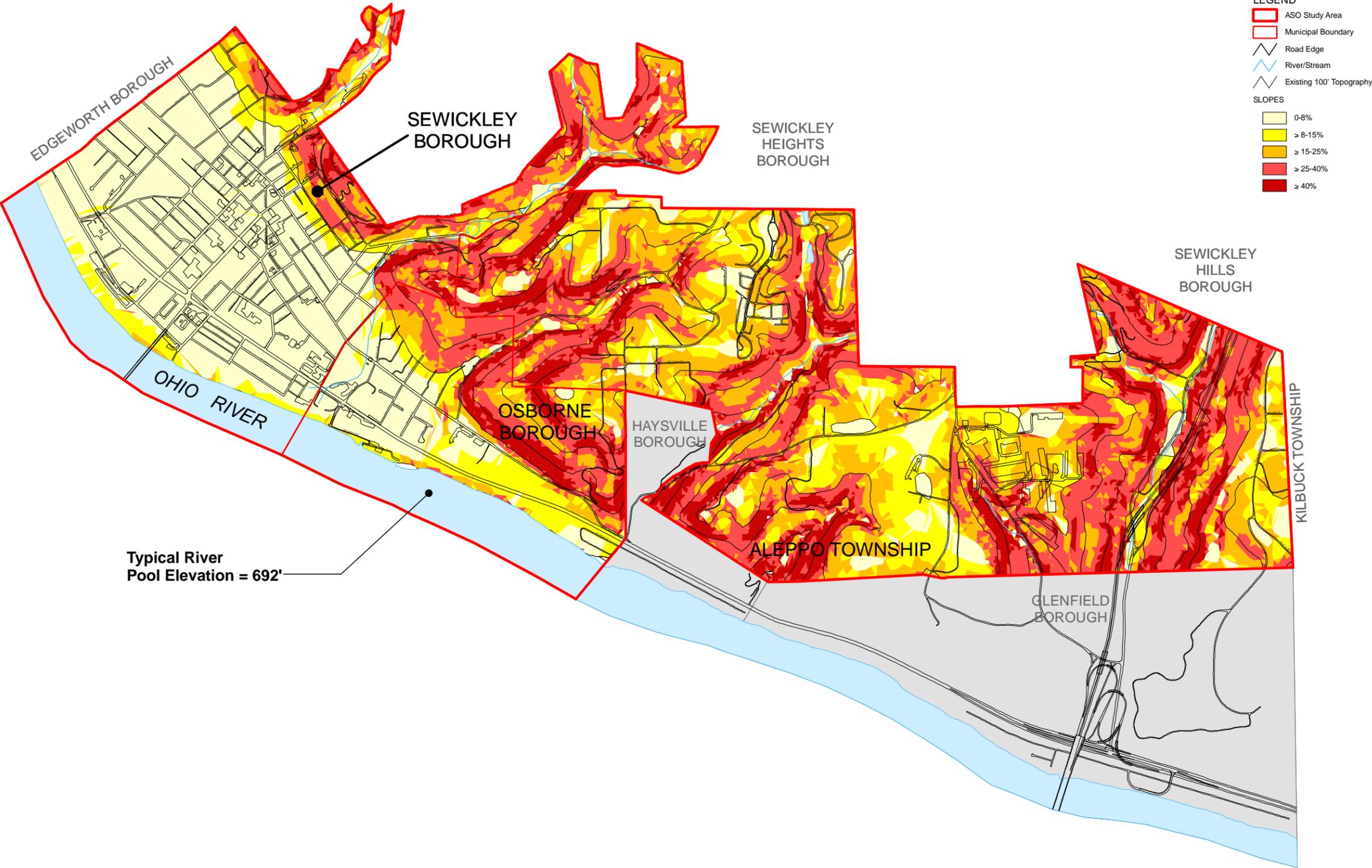


Figure 14 "Red Bed" Outcrops and Landslide Prone Areas



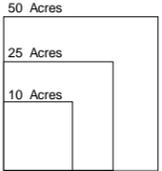
LEGEND

- ASO Study Area
- Municipal Boundary
- Road Edge
- River/Stream
- Existing 100' Topography

SLOPES

- 0-8%
- > 8-15%
- ≥ 15-25%
- > 25-40%
- ≥ 40%

Typical River Pool Elevation = 692'



SLOPE ANALYSIS
ALEPPO, SEWICKLEY AND OSBORNE
JOINT MUNICIPAL PLAN

Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
 Prepared by: Environmental Planning and Design, LLC

Date: March 2006
 1999.06.07



PART THREE: THE PAST AND PRESENT

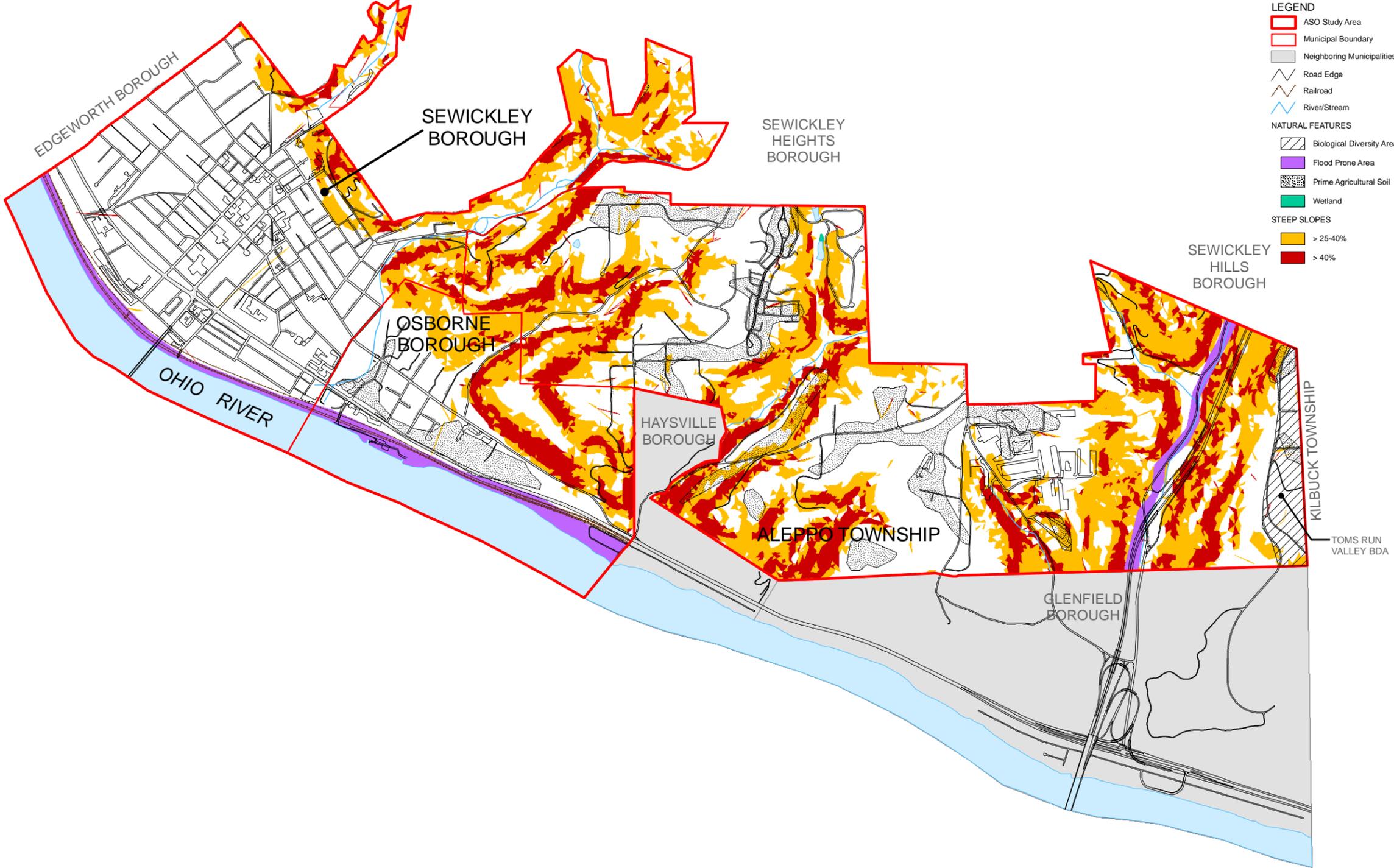
ENVIRONMENTALLY SENSITIVE AREAS

Based on natural resource information compiled by the Southwestern Pennsylvania Commission (SPC) and the Western Pennsylvania Conservancy (WPC), several types of environmentally sensitive areas are found within the ASO Region. These resources include biological diversity areas, flood prone areas, prime agricultural soils, wetlands and steep slopes.

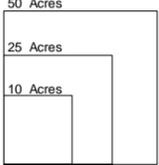
TABLE 24: ENVIRONMENTALLY SENSITIVE RESOURCES

	Acres					
	Total Area	Biological Diversity Areas	Flood Prone Areas	Prime Agricultural Soils	Wetlands	Steep Slopes (>25%)
Aleppo Township	1,043.0	36.2	15.5	135.8	0.4	506.1
Sewickley Borough	627.0	0.0	112.8	0.6	0.0	115.1
Osborne Borough	294.0	0.0	117.0	29.8	0.0	89.1
Total	1,964.0	36.2	245.3	166.2	0.4	710.3
% of Total	100%	1.8%	12.5%	8.5%	0.0%	36.2%

ASO COMPREHENSIVE PLAN
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	Acres					
	Total Area	Biological Diversity Areas	Flood Prone Areas	Prime Agricultural Soils	Wetlands	Steep Slopes (>25%)
Aleppo Township	1,043.0	36.2	15.5	135.8	0.4	506.1
Sewickley Borough	627.0	-	112.8	0.6	-	115.1
Osborne Borough	294.0	-	117.0	29.8	-	89.1
Totals	1,964.0	36.20	245.30	166.20	0.40	710.30



NATURAL FEATURES
ALEPPO, SEWICKLEY AND OSBORNE
JOINT MUNICIPAL PLAN

Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
 Prepared by: Environmental Planning and Design, LLC

Date: October 2006
 1999.05.03r2



PART THREE: THE PAST AND PRESENT

COMMUNITY FACILITIES

The Aleppo, Sewickley and Osborne region is rich with community facilities. Types of community facilities examined as part of the Comprehensive Plan include education facilities, libraries, community centers, places of worship and spiritual centers, museums and art galleries, parks and open space, cemeteries, municipal buildings, hospitals, police and fire facilities. Although these facilities are found throughout the three communities, the majority of these largely non-profit entities are located in Sewickley Borough, typically in the area just south of the village. The non-profit status in many cases makes the facilities and properties eligible for non-tax status.

EDUCATION

The three communities are members of the Quaker Valley School District. Within Aleppo, Sewickley and Osborne, there are five primary and secondary schools as well as six early childhood education centers. The two public schools located within the region, Osborne Elementary School and Quaker Valley Middle School, are part of the Quaker Valley School District. While some students attending these two schools live outside of Aleppo, Sewickley and Osborne, more than 925 children were enrolled to attend one of these facilities during the 2005-2006 school year¹:

- Quaker Valley Middle School
- Osborne Elementary School
- St. James Catholic Elementary
- Montessori Children's Community
- Friendship Nursery School
- Laughlin Center Preschool
- Learning Tree Preschool
- Noah's Ark Nursery School
- Saint James Preschool

¹ Source: <http://www.qvsd.org/25507582316334/site/default.asp>
accessed - March 2006

ASO COMPREHENSIVE PLAN FEBRUARY 2007

LIBRARY

The Sewickley Public Library, a division of the Quaker Valley School District, is located at 500 Thorn Street in Sewickley (412-741-6920). Sewickley Public Library is a member of the Allegheny County Library Association.

In addition to the Sewickley Public Library, the ASO region enjoys the presence of an integrated library system. The Sewickley Area Libraries is a community network of all the area's school and public libraries and a neighborhood book store. Members of Sewickley Area Libraries include Edgeworth Elementary, Osborne Elementary, the Penguin Bookshop, Quaker Valley Middle School, Quaker Valley High School, St. James School, Sewickley Academy, Sewickley Public Library and the Watson institute.

COMMUNITY CENTERS

The region features two community center type facilities that are both located in Sewickley Borough: Sewickley Community Center and the Sewickley Valley YMCA. Sewickley Community Center, located near Sewickley Borough's western border along Chadwick Avenue, offers a variety of programs to the region's youth and their families. The Sewickley Valley YMCA is located in the northern portion of Sewickley Borough and features various indoor and outdoor recreation and leisure facilities for residents of all ages within the region. Both the Sewickley Community Center and the YMCA are membership based facilities but offer joint programs with other community organizations.

HOSPITALS/HEALTH CARE

Sewickley Valley Hospital, located near War Memorial Park in Sewickley Borough provides a range of health care opportunities for residents of Aleppo, Sewickley and Osborne and other surrounding communities. The hospital is a 191 bed facility which is part of the Heritage Valley Health System.

The hospital is a major employer in the three communities and region, and the only facility of this type readily accessible to the ASO communities. Although the Hospital does include a large parking garage, access to the hospital remains an issue and is

PART THREE: THE PAST AND PRESENT

critical to its operations. As a non-profit entity, the Hospital is not required to pay property taxes to Sewickley Borough although it does provide contributions to depreciate the cost of the Borough of Sewickley's aerial fire truck.

OTHER FACILITIES

MUSEUMS AND GALLERIES

There are approximately five museums and art galleries within the region. While some of the galleries are of regional significance, most are mall-scale. However, the concentration of galleries in the Sewickley Village creates a unique destination. Many of these facilities also conduct special events or classes. All of these facilities are situated within Sewickley Borough and include the following:

- Sewickley Gallery;
- Sweetwater Center for the Arts; and
- International Images.

PLACES OF WORSHIP

There are 14 places of worship within the ASO region which conduct services for a wide range of denominations. The majority of these facilities are located in the area just south of the Sewickley Village. Due to the density of this area, parking and access to these facilities is a major issue. The list below summarizes the type and location of places of worship within the three communities:

ALEPPO

St. Mary's Roman Catholic Church

SEWICKLEY

Antioch Baptist Church

First Church – Church Scientist

Presbyterian Church of Sewickley

St. Andrew's Presbyterian Church

St. James Catholic Church

St. Matthew's Ame Zion Church

St. Paul's Lutheran Church

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St. Stephen's Episcopal Church
Sewickley Baptist Church
Sewickley United Methodist
Triumph Baptist Church

OSBORNE

Grace Orthodox Presbyterian

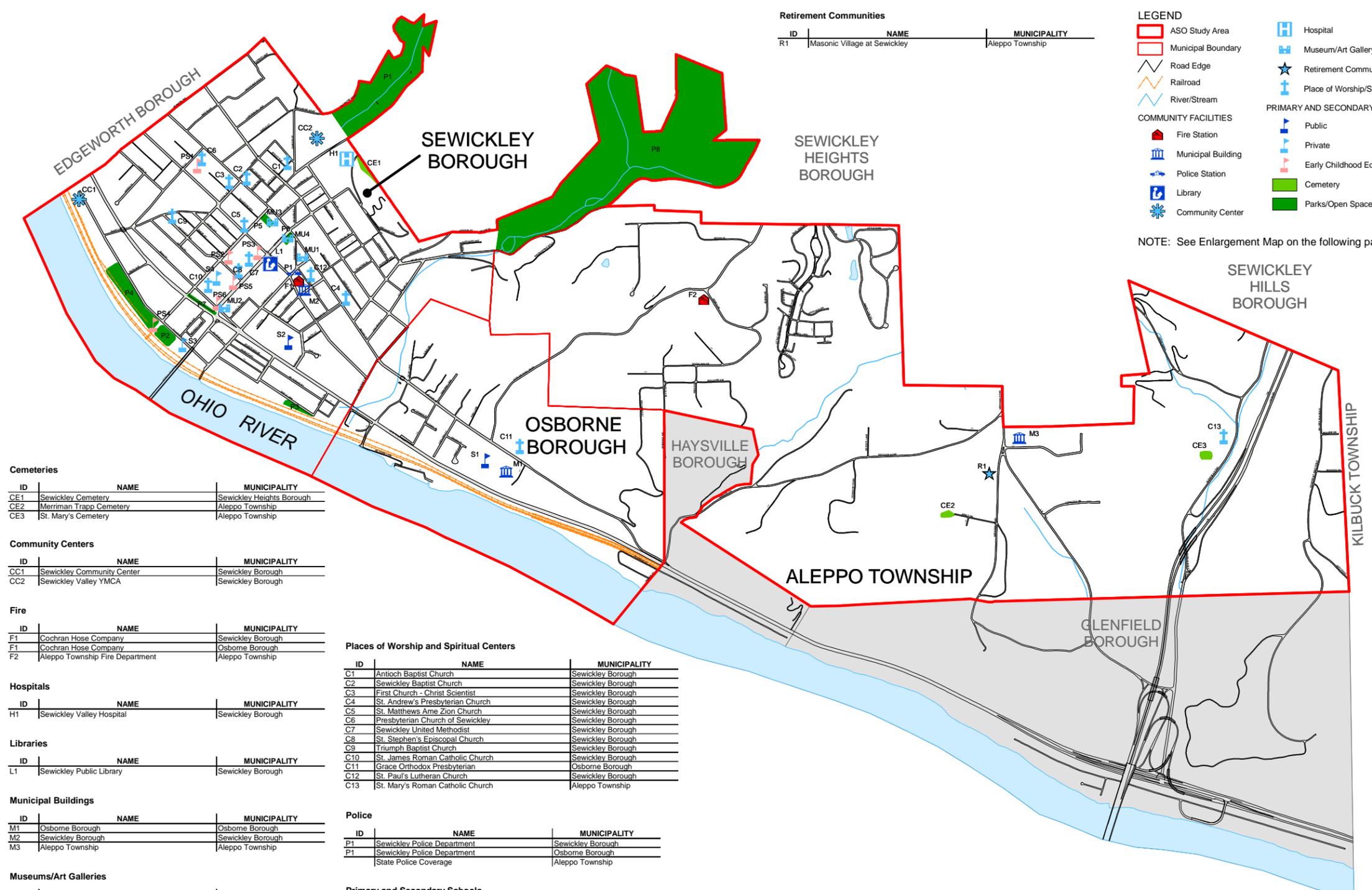
CEMETERIES

Sewickley Borough contains a portion of the Sewickley Cemetery, which is mostly situated in Sewickley Heights Borough.

Aleppo Township contains St. Mary's Cemetery and Meriman Trap Cemetery.

PARKS, RECREATION AND OPEN SPACE

The region's eight parks and open spaces are all situated within the Borough of Sewickley. The two largest, War Memorial Park and the Waterworks Open Space, are located in the northern portion of the Borough. Part of the Waterworks Open Space abuts the Township of Aleppo. Walnut Street Park, Wolcott Park and Park Place are situated within the heart of Sewickley Borough generally along either Broad Street or Walnut Street. Chadwick Street Park, Maple Lane Park and Riverfront Park are all located within the portion of Sewickley between Ohio River Boulevard and the Ohio River.



Retirement Communities

ID	NAME	MUNICIPALITY
R1	Masonic Village at Sewickley	Aleppo Township

LEGEND

[Red Outline]	ASO Study Area	[Hospital Icon]	Hospital
[Red Dashed Outline]	Municipal Boundary	[Museum Icon]	Museum/Art Gallery
[Black Line]	Road Edge	[Star Icon]	Retirement Community
[Orange Line]	Railroad	[Cross Icon]	Place of Worship/Spiritual Center
[Blue Line]	River/Stream	[School Icon]	PRIMARY AND SECONDARY SCHOOLS
[Red House Icon]	Fire Station	[Public School Icon]	Public
[Municipal Building Icon]	Municipal Building	[Private School Icon]	Private
[Police Station Icon]	Police Station	[Early Childhood Icon]	Early Childhood Education Center
[Library Icon]	Library	[Green Square]	Cemetery
[Community Center Icon]	Community Center	[Green Circle]	Parks/Open Space

NOTE: See Enlargement Map on the following page.

Cemeteries

ID	NAME	MUNICIPALITY
CE1	Sewickley Cemetery	Sewickley Heights Borough
CE2	Merriman Trapp Cemetery	Aleppo Township
CE3	St. Mary's Cemetery	Aleppo Township

Community Centers

ID	NAME	MUNICIPALITY
CC1	Sewickley Community Center	Sewickley Borough
CC2	Sewickley Valley YMCA	Sewickley Borough

Fire

ID	NAME	MUNICIPALITY
F1	Cochran Hose Company	Sewickley Borough
F1	Cochran Hose Company	Osborne Borough
F2	Aleppo Township Fire Department	Aleppo Township

Hospitals

ID	NAME	MUNICIPALITY
H1	Sewickley Valley Hospital	Sewickley Borough

Libraries

ID	NAME	MUNICIPALITY
L1	Sewickley Public Library	Sewickley Borough

Municipal Buildings

ID	NAME	MUNICIPALITY
M1	Osborne Borough	Osborne Borough
M2	Sewickley Borough	Sewickley Borough
M3	Aleppo Township	Aleppo Township

Museums/Art Galleries

ID	NAME	MUNICIPALITY
MU1	Sewickley Gallery	Sewickley Borough
MU2	Sweetwater Center for the Arts	Sewickley Borough
MU3	Bird in the Hand	Sewickley Borough
MU4	International Images	Sewickley Borough

Parks/Open Space

ID	NAME	MUNICIPALITY
P1	War Memorial Park	Sewickley Borough
P2	Chadwick Street Park	Sewickley Borough
P3	Maple Lane Park	Sewickley Borough
P4	Riverfront Park	Sewickley Borough
P5	Walnut Street Parklet	Sewickley Borough
P6	Wolcott Park	Sewickley Borough
P7	Park Place	Sewickley Borough
P8	Waterworks Open Space	Sewickley Borough

Places of Worship and Spiritual Centers

ID	NAME	MUNICIPALITY
C1	Antioch Baptist Church	Sewickley Borough
C2	Sewickley Baptist Church	Sewickley Borough
C3	First Church - Christ Scientist	Sewickley Borough
C4	St. Andrew's Presbyterian Church	Sewickley Borough
C5	St. Matthews Arne Zion Church	Sewickley Borough
C6	Presbyterian Church of Sewickley	Sewickley Borough
C7	Sewickley United Methodist	Sewickley Borough
C8	St. Stephen's Episcopal Church	Sewickley Borough
C9	Triumph Baptist Church	Sewickley Borough
C10	St. James Roman Catholic Church	Sewickley Borough
C11	Grace Orthodox Presbyterian	Osborne Borough
C12	St. Paul's Lutheran Church	Sewickley Borough
C13	St. Mary's Roman Catholic Church	Aleppo Township

Police

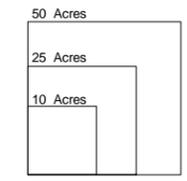
ID	NAME	MUNICIPALITY
P1	Sewickley Police Department	Sewickley Borough
P1	Sewickley Police Department	Osborne Borough
	State Police Coverage	Aleppo Township

Primary and Secondary Schools

ID	NAME	MUNICIPALITY
S1	Osborne Elementary School	Osborne Borough
S2	Quaker Valley Middle School	Sewickley Borough
S3	Montessori Children's Community	Sewickley Borough
S4	St. James Catholic Elementary	Sewickley Borough

Early Childhood Education Centers

ID	NAME	MUNICIPALITY
PS1	Friendship Nursery School	Sewickley Borough
PS2	Laughlin Center Preschool	Sewickley Borough
PS3	Learning Tree Preschool	Sewickley Borough
PS4	Montessori Children's Community	Sewickley Borough
PS5	Noah's Ark Nursery School	Sewickley Borough
PS6	Saint James Preschool	Sewickley Borough



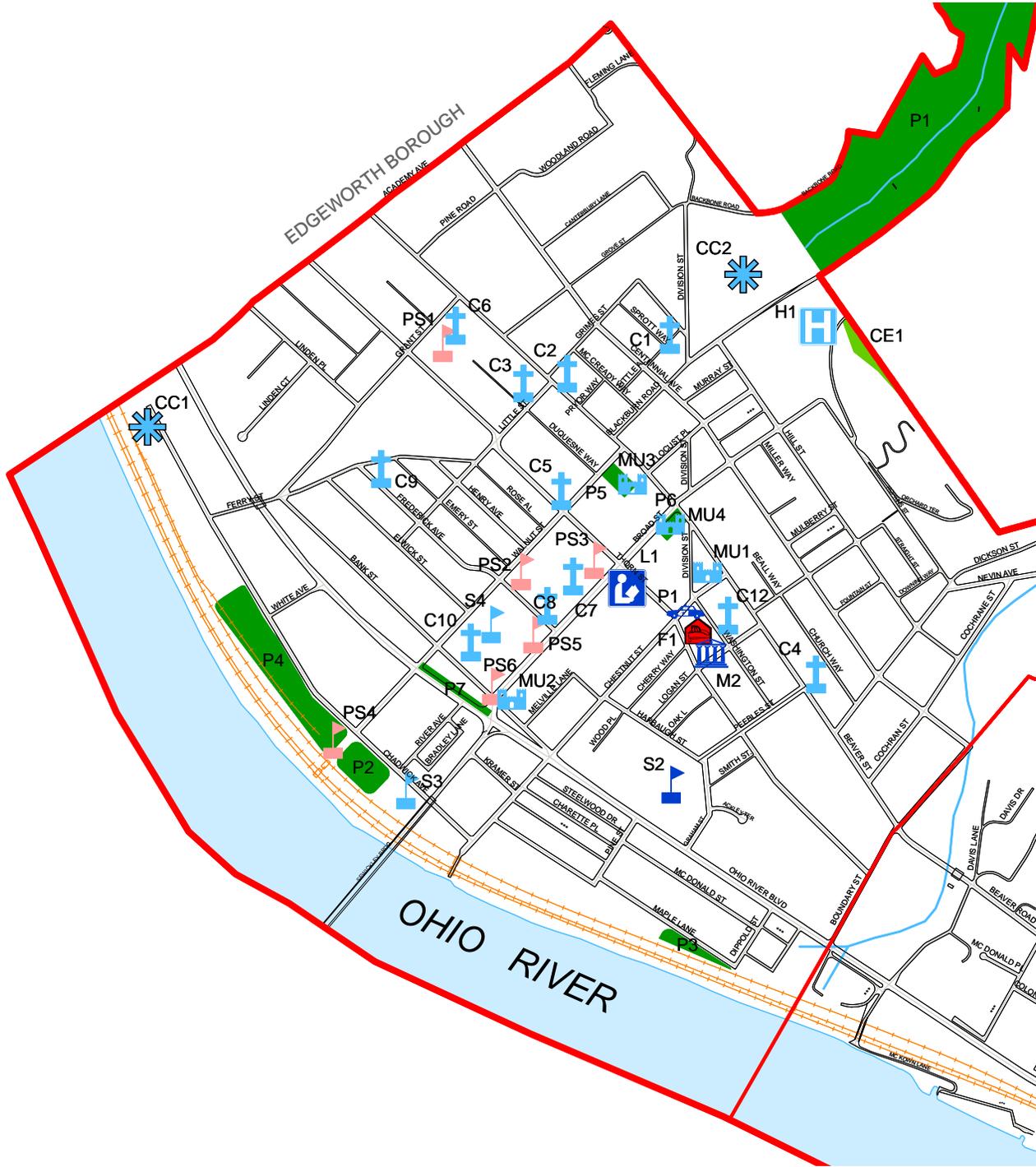
COMMUNITY FACILITIES
ALEPPO, SEWICKLEY AND OSBORNE
JOINT MUNICIPAL PLAN

Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
 Prepared by: Environmental Planning and Design, LLC

Date: November 2006
 1999.05.02r4

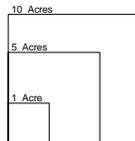


PART THREE: THE PAST AND PRESENT



LEGEND

- ASO Study Area
- Municipal Boundary
- Road Edge
- Railroad
- River/Stream
- COMMUNITY FACILITIES**
- Fire Station
- Municipal Building
- Police Station
- Library
- Community Center
- Hospital
- Museum/Art Gallery
- ★ Retirement Community
- Place of Worship/Spiritual Center
- PRIMARY AND SECONDARY SCHOOLS**
- Public
- Private
- Early Childhood Education Center
- Cemetery
- Parks/Open Space



**COMMUNITY FACILITIES -
SEWICKLEY ENLARGEMENT
ALEPPO, SEWICKLEY AND OSBORNE
JOINT MUNICIPAL PLAN**

Prepared for: Aleppo Township, Sewickley Borough, and Osborne Borough
Prepared by: Environmental Planning and Design, LLC

Date: October 2006
1999.06.19



ASO COMPREHENSIVE PLAN
FEBRUARY 2007

PART THREE: THE PAST AND PRESENT

BUILDOUT ANALYSIS

The Buildout Analysis was created in order to evaluate the current zoning designations relevant to the communities' remaining developable land. Approximately 670 acres in the ASO Region are currently underdeveloped. As part of the Buildout Scenario, the communities considered impacts on both development and the conservation of natural resources. The potential amount and intensity of future development that this land will support at buildout is based upon the Region's approach to regulating land use, density, impacts on topography, floodplains, and stream buffers. The manner in which these issues are regulated will shape the amount of additional dwelling units and residents in the ASO Region. The communities determined after the Buildout Analysis was completed that the current zoning designations are acceptable and the types of potential future development would not adversely alter the Region's character. Moreover, in conjunction with the public cost analysis if the 670 acres of developable land were consumed based upon the current zoning, the communities anticipate they would be able to maintain their fiscal sustainability.

The Buildout Analysis reinforced the need to protect the region's most critical natural resource and consequently led to the recommendations of several land use policies discussed in Part I.

The following table summarizes the characteristics of the Region's undeveloped land area. This table does not include identified sensitive resources to illustrate potential growth based only upon developable land.

TABLE 25: BUILDABLE AREA

	Zoning Statistics (acreage / percent of total land area)										
	Residential					Non-residential (Comm./Ind./Other)					Total
	R-1	R-2	R-3		PRD	C-1	C-2	I	Inst.	OS	
Aleppo											
Acres	56.2	131.1	234.5		36.9	6.3		91.9			557
% of Total	10%	24%	42%		7%	1%		16%			100%
Sewickley											
Acres	15.0	4.7				2.4	1.9		1.0	0.6	26
% of Total	59%	18%				9%	8%		4%	2%	100%
Osborne											
Acres	37.1	11.6	2.2		35.1	1.1					87
% of Total	43%	13%	2%		40%	1%	0%				100%
ASO Total											Total
Acres	564.5					11.7		91.9	1.6		670

ASO COMPREHENSIVE PLAN
FEBRUARY 2007

Current zoning would allow for the development of an additional 500 to 1,400 dwelling units on the buildable area available in the three communities. At current average household size, this represents an additional population of 1,400 to 3,300 individuals.

PART THREE: THE PAST AND PRESENT

PUBLIC COST ANALYSIS

The Public Cost Analysis is the foundation for determining the communities' balance between future land uses, transportation improvements and other community resources. It builds on the work done during the first two phases of the Sewickley Valley Visioning and Economic Impact Study. The Public Cost Analysis serves as the tool for the three communities to explore alternative visions, to evaluate potential development implications, to define community objectives and to establish a preferred land use pattern for future development and conservation. Based upon projected outcomes, the communities have determined a desirable development threshold.

A public cost analysis or fiscal model was created as part of this plan and calibrated using year 2003 data as a base. This data was taken from a number of sources and verified by municipal officials. The model was also run to reflect the buildout scenario, discussed above. Detailed tables from each of the model runs have been included in the appendices to this report.

In general, the cost analysis reflects the environmental and population impacts of development regulations on the buildout of the region. These regulations can also affect the fiscal soundness of each of the communities. In terms of municipal income and expenditures, commercial and higher-value residential properties tend to produce a net fiscal gain per acre. As the region approaches buildout the net income per acre, while still positive, drops from current levels. Because it has been carefully calibrated using current conditions, the cost analysis may not precisely reflect development types that may occur in the future. For example, the analysis for Sewickley Borough is based upon relatively low-value apartment units. Should future development incorporate more high-end units, the net value per acre for this land use type would increase significantly. Regardless of the specific outcome, the general trends illuminated by the cost analysis can be addressed through land use policy within the three communities.

ASO COMPREHENSIVE PLAN

FEBRUARY 2007

VILLAGE MARKET ANALYSIS

Because of its importance within the ASO region, a real estate and buying power analysis was prepared for the Sewickley Village. As part of the analysis, interviews were conducted with business owners from the village. Common themes from these interviews include the following:

- There is limited marketing of the village as a whole
- There is little coordination among stores (e.g., hours of operation)
- Customer parking is limited
- There are time and space restrictions on service and delivery activities
- Older building footprints are difficult convert to modern retail concepts
- There is not enough differentiation among shops

Business interests within Sewickley are represented by a chamber of commerce which organizes special events and conducts limited marketing. The Chamber has recently retained Town Center Associates to conduct a two-phase study of the Sewickley Village. Within the village, there are 3 national retailers, all of which are geared toward women's clothing with the remainder of businesses largely comprised local retailers including gift shops and restaurants. The Village generally lacks businesses providing men's clothing and specialty hardware (i.e. Restoration Hardware).

Because specific data on the economic vitality of shops within the village is not available, further analysis focused on the relative demographics and buying power of the Sewickley Village region. Buying power is a key indicator of local consumer's ability to support retail uses and an early indicator of the feasibility of commercial businesses. Three retail areas within the Pittsburgh area were chosen to provide a comparison to the demographics and buying power of the Village. These areas were selected based on the presence of the major retailers found within the Village (Pendleton, Talbots and Chicos). The areas selected were: the Pine Tree Shoppes in the North Hills (Wexford), the Galleria in the South Hills (Mt. Lebanon) and Walnut Street in Shadyside (Pittsburgh).

PART THREE: THE PAST AND PRESENT

The first step in the analysis process was the mapping of each site and evaluating the household characteristics within three different radii from each market area. Population, median age, number of households, median household income, average household income and total household income were examined within a 1-, 3- and 5-mile radius of each market area. From this comparison, the largest population, youngest median age and greatest number of households can be found within proximity to Shadyside. However, this area has the lowest household income. Similarly, Wexford has a younger population but the least number of households and the highest household income figures. Consequently, although having fewer persons and households in the immediate vicinity, the Sewickley Village and the Galleria market areas have the most comparable age and individual household income characteristics. Summary tables of these findings are found on the following pages.

ASO COMPREHENSIVE PLAN
 FEBRUARY 2007

TABLE 26: MARKET ANALYSIS POPULATION

Radius	Sewickley Village	Wexford	Galleria	Shadyside
1 Mile	5,308	2,992	13,256	35,582
3 Miles	31,364	19,379	108,796	184,967
5 Miles	69,959	59,065	251,835	371,902

TABLE 27: MARKET ANALYSIS MEDIAN AGE

Radius	Sewickley Village	Wexford	Galleria	Shadyside
1 Mile	44.8	41.0	44.8	29.9
3 Miles	41.9	40.2	43.7	36.0
5 Miles	41.9	39.8	42.6	37.9

TABLE 28: MARKET ANALYSIS NUMBER OF HOUSEHOLDS

Radius	Sewickley Village	Wexford	Galleria	Shadyside
1 Mile	\$50,278	\$85,733	\$66,744	\$33,723
3 Miles	\$50,354	\$100,343	\$55,823	\$29,500
5 Miles	\$49,677	\$79,739	\$49,579	\$31,578

TABLE 29: MARKET ANALYSIS MEDIAN HOUSEHOLD INCOME

Radius	Sewickley Village	Wexford	Galleria	Shadyside
1 Mile	2,369	915	5,357	17,656
3 Miles	13,077	6,417	44,970	82,779
5 Miles	28,506	20,889	104,276	160,378

TABLE 30: MARKET ANALYSIS AVERAGE HOUSEHOLD INCOME

Radius	Sewickley Village	Wexford	Galleria	Shadyside
1 Mile	\$90,914	\$114,777	\$91,752	\$65,310
3 Miles	\$69,864	\$123,441	\$69,184	\$45,783
5 Miles	\$64,261	\$102,737	\$60,328	\$45,184

TABLE 31: MARKET ANALYSIS TOTAL HOUSEHOLD INCOME

Radius	Sewickley Village	Wexford	Galleria	Shadyside
1 Mile	\$215,375,266	\$105,020,955	\$491,515,464	\$1,153,113,360
3 Miles	\$913,611,528	\$792,120,897	\$3,111,204,480	\$3,789,870,957
5 Miles	\$1,831,824,066	\$2,146,073,193	\$6,290,762,528	\$7,246,519,552

PART THREE: THE PAST AND PRESENT

BUYING PURCHASING POWER

The second step of the Village Market Analysis involves the evaluation of the purchasing, or buying, power. As part of this assessment, data associated with various types of expenditures including apparel, entertainment and food/beverages was collected for each market area. A comparison was then created to examine both total and average household buying power within 5 miles of each market. A summary of these findings is illustrated on the following tables and graph.

TABLE 32: MARKET ANALYSIS AVERAGE ANNUAL HOUSEHOLD BUYING POWER

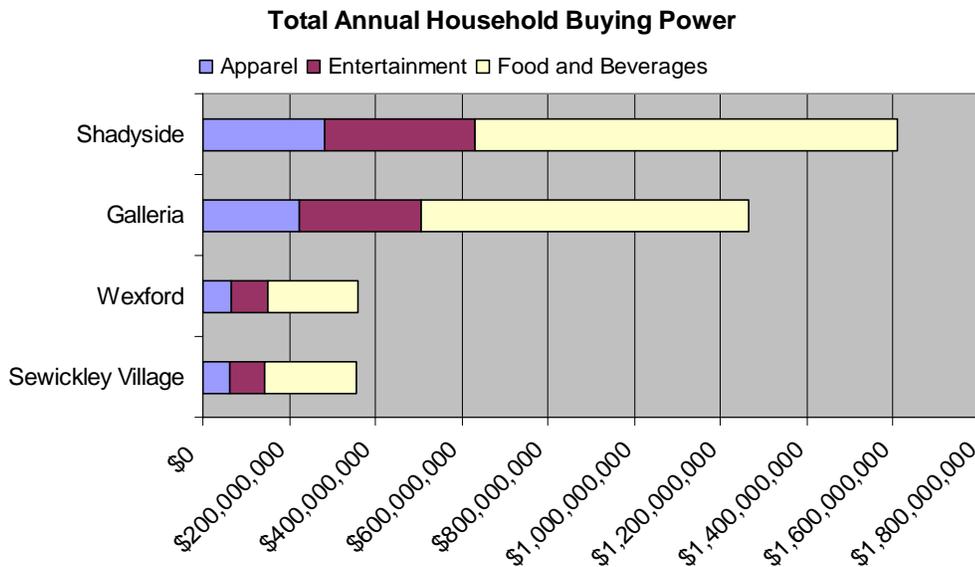
Expenditure	Within 5 Miles of			
	Sewickley Village	Wexford	Galleria	Shadyside
Apparel	\$2,230.11	\$3,152.40	\$2,147.35	\$1,767.11
Entertainment	\$2,792.38	\$3,969.69	\$2,693.24	\$2,169.51
Food and Beverages	\$7,514.56	\$10,150.01	\$7,276.20	\$6,094.72

TABLE 33: MARKET ANALYSIS TOTAL ANNUAL HOUSEHOLD BUYING POWER

Expenditure	Within 5 Miles of			
	Sewickley Village	Wexford	Galleria	Shadyside
Apparel	\$63,571,516	\$65,850,484	\$223,917,069	\$283,405,568
Entertainment	\$79,599,584	\$82,922,854	\$280,840,294	\$347,941,675
Food and Beverages	\$214,210,047	\$212,023,559	\$758,733,031	\$977,459,004

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GRAPH 1: TOTAL ANNUAL HOUSEHOLD BUYING POWER



The demographics and buying power analysis highlights the similarity between the Sewickley Village and Wexford area sites. The buying power available to the Sewickley Village is sufficient to support the current member of national-scale retailers present. This critical mass of large-scale retailers serves as an anchor to support the smaller-scale retailers and creates a unique retail environment within the Pittsburgh area. Although there is turnover among the stores in the Village, it happens relatively quickly without long periods of vacancy. Generally speaking, the Village works as it exists currently, although it could be improved by addressing issues such as the mix of shops, service and parking.

OPPORTUNITIES AND CHALLENGES FOR THE SEWICKLEY VILLAGE

In addition to the analysis of the ASO region's buying power, the Planning Team discussed with the Steering Committee the qualitative/character of the Sewickley Village's physical, economic, cultural and architectural assets. In general, the Sewickley Village is the commercial center of the ASO region. The Village is home to shopping opportunities ranging from convenience and groceries to specialty shops and banking. Residents throughout the ASO region utilize the Sewickley

PART THREE: THE PAST AND PRESENT

Village to meet their everyday needs while residents throughout the Pittsburgh region visit the Village for specialty shopping. The Village's importance to the region and uniqueness necessitates considering factors and conditions that specifically impact the Village. Outlined below is a summary of the key opportunities and challenges within the Village were determined through the results of the village analyses, key person interviews and professional observations:

1) Opportunities

- a. The Sewickley Village possesses a unique balance between smaller, family-oriented businesses and national chains.
- b. The Village has a relatively high occupancy rate in comparison to other "downtown" commercial districts including Mt. Lebanon, Walnut Street (Shady Side), Murray Avenue (Squirrel Hill), Carson Street (South Side) and Allegheny Avenue (Oakmont).
- c. The Village is an established retail destination or retail center and is familiar to many residents throughout greater Pittsburgh.
- d. The Village's high concentration of retail space and two-lane streets create a compact, walkable and safe commercial district that is as conducive to socialization as it is to shopping. To many, the atmosphere is more appealing than other commercial districts including Mt. Lebanon (Rt. 19).
- e. The Village market area possesses above average household incomes. This in turn yields an above average household purchasing power.
- f. Based on basic demographics and the character of the Village, there appear to be opportunities for accommodating additional high-end or destination-type retail establishments.

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- g. Vacant upper floors provide the opportunity to accommodate additional restaurant and/or entertainment-oriented venues.
- h. Several smaller-scale destination retailers exist in the Village or in close proximity. These include: Talbot's, Chico's, Sewickley Spa, Ascot Motors and the Sewickley Car Store.

2) Challenges

- a. While vacancies are relatively low, there is a high turnover rate for businesses located within the Village.
- b. Parking constraints, narrow sidewalks and older buildings/façades make competitiveness with other 'destination'-type retail areas.
- c. There is no or limited way-finding signage for visitors/shoppers traveling from Route 65/Sewickley Bridge to the Village as well as to the parking areas that support the Village.
- d. Narrow sidewalks in some cases make pedestrian circulation challenging and limit cafés and other sidewalk sales venues.
- e. While there is some occupancy of the upper floors within the Village, the vacancy rate of these floors remains high.
- f. Modern requirements such as handicap accessibility and the new Uniform Construction Code make it more difficult to utilize and/or maintain older buildings for contemporary uses.
- g. The Village's street and building signage feels 'tired' and out of date.
- h. Limited service/delivery areas such as garbage collection/drop-offs are difficult to access for several businesses. Day-time delivery policies are difficult to

PART THREE: THE PAST AND PRESENT

enforce and inconvenient for businesses, shoppers and travelers on Beaver Street.

- i. Older building footprints and uneven floor elevations don't easily accommodate certain retailing practices.
- j. Lighting along Beaver and Broad Streets as well as their sidewalks is limited and produces a "subdued" atmosphere.
- k. Businesses within the Village do not feature shared hours of operation.
- l. Limited all-day parking for office tenants and visitors creates uncertainty related to parking availability. This has a particular impact on medical uses such as doctor's offices.
- m. While there are some small destination retailers within the Village, these uses are not of the character that would solely stimulate large amounts of additional retail/business activity.
- n. Given the region's demographics, some market sectors (e.g. men's stores) do not seem to be tapped into.

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GLOSSARY OF TERMS AND ABBREVIATIONS

GLOSSARY OF TERMS AND ABBREVIATIONS

TERMS

Act 537 Plan. The Pennsylvania Sewage Facilities Act (Act 537) requires that all Commonwealth municipalities develop and implement comprehensive official plans that provide for the resolution of existing sewage disposal problems, provide for the future sewage disposal needs of new land development and provide for the future sewage disposal needs of the municipality.

Biological Diversity Area (BDA). An area containing plants or animals of special concern at state or federal levels, exemplary natural communities, or exceptional native diversity. BDAs include both the immediate habitat and surrounding lands important in the support of these special elements.

Capital Improvements Plan. A list or schedule of public projects that a municipality intends to undertake over a period of time, usually one year, but sometimes up to five years. Projects are prioritized, costs are estimated and methods of financing are outlined. The capital improvements program should be consistent with policies in the comprehensive plan and should be upgraded annually. Not to be confused with a Transportation Capital Improvements Plan or Program, which is one of the mandated prerequisites a municipality must develop if it intends to adopt transportation impact fees under Article V-A of the Pennsylvania Municipalities Planning Code.

Combined Sewer. Underground pipes that convey both sanitary sewer and stormwater discharge simultaneously.

Census Tract. A semi-permanent geographic division used by the U.S. Census Bureau, typically encompassing between 2,500 and 8,000 people.

Combined Sewer Outflow (CSO). The release of untreated sanitary sewer waste from a combined sewer system often during a period of flooding or following a heavy rainfall.

Comprehensive Plan. A planning document that guides the physical development of a community or region and which

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consists of maps, charts and textual matter in accordance with the provisions of the PA MPC.

Community Gateway. A point of entry into a community that is typically located along heavily traveled routes and defined by signage and or landscaping.

Corridor. A transportation route characterized by a consistent character, which typically has two distinct termini.

Development Area. Land previously or planned to be developed for residential, commercial, industrial or institutional uses.

Dwelling. One or more rooms for living purposes that contain cooking and sanitary facilities and is used or intended to be used by one family or household.

Environmental Constraints. Natural features such as steep slopes, floodplains, stream corridors and wetlands that limit or inhibit development patterns.

Family. A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together.

Floodplains. A low-lying area near a river or stream that can be expected to flood following heavy rains and snowmelt.

Geographic Information Systems (GIS). A computerized system of compiling, presenting and analyzing spatial or geographic-based data.

Greenway. An open space corridor that can be used for recreation or environmental protection.

Historic District. An area with an identifiable geographic boundary that contains a significant concentration, linkage or continuity of sites, buildings, structures or objects united by past events or aesthetically by plan or physical development.

Housing Unit. A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as a separate

GLOSSARY OF TERMS AND ABBREVIATIONS

living quarters, or, if vacant, is intended for occupancy as separate living quarters.

Household. A person or group of persons who live in a housing unit. These equal the count of occupied housing units in a traditional census.

Householder. The member of a household who lives at the housing unit and owns or rents the living quarters.

Industry. The type of activity at a person's place of work.

Infrastructure. Publicly or privately managed utility systems for water, sanitary and stormwater.

Landslide Prone Area. Areas which, due to their soil type and slope are prone to landslide events, especially when altered or vegetation is removed.

Metropolitan Planning Organization (MPO). The MPO is the county or regional planning body that has the responsibility for the continuing, cooperative and comprehensive transportation planning process required of urbanized areas to qualify for federal transportation funds. The MPO that serves the ASO region is the Southwestern Pennsylvania Commission.

Municipalities Planning Code (MPC). Also known as Act 247 of 1968, as amended, the MPC is the state law, which governs zoning, subdivision and land development and other aspects of land use planning in all jurisdictions of the Commonwealth, with the exceptions of the City of Philadelphia and the City of Pittsburgh.

Non-family Household. A non-family household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

Occupation. The kind of work a person does to earn a living.

Overlay (Zoning Overlay) – A geographic area indicated on the Zoning Map that alters the requirements/restrictions of the

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underlying zoning district(s). Overlays can encompass an area that is subject to the requirements of several different zoning districts. Overlays allow zoning requirements to be adjusted in a given geographic area without the need to revise the requirements of the underlying district(s).

Poverty Rate. The percentage of people (or families) who are below poverty.

Public Lands. Areas that are owned or controlled by public or quasi-public entities for the purpose of parks recreation, leisure and/or open space conservation.

Red Bed Soil. Sedimentary layers composed primarily of sandstone, siltstone, and shale that are predominantly red in color due to the presence of iron oxides.

Redevelopment. Rehabilitation/revitalization of an existing property for reuse or improvement of previously developed land for a different use.

Stormwater Run-Off. Flow of water on the surface of either natural or man-made ground, usually generated during rainfall.

Subdivision. The division or re-division of a lot, tract or other parcel of land into two or more lots, tracts or parcels. The term includes changes in existing lot lines. A municipal ordinance that regulates how this may occur, including, but not limited to, the provision of public streets, parks, utilities and stormwater management.

Tenure. The status of an occupied housing unit as either owner-occupied or renter-occupied.

Watershed. Land area from which water drains toward a common watercourse in a natural basin.

Wet Weather Park – An open area of land generally used for passive recreation that also functions as a stormwater management tool during storm events.

GLOSSARY OF TERMS AND ABBREVIATIONS

Wetland. The land transition between water and land systems where the water table is usually at or near the surface or the land is covered by shallow water, including swamps, marches, bogs, riparian areas, salt flats and vernal pools.

Zoning. The delineation of districts and the establishment of regulations governing the use, placement, spacing and size of land and buildings.

Zoning Ordinance. Municipal regulations that may permit, prohibit, regulate, restrict and determine:

1. Use of land, water courses and other bodies of water.
2. Size, height, bulk, location, construction, repair, maintenance, alteration, razing, removal and use of structures.
3. Areas and dimensions of land and bodies of water to be occupied by uses and structures, as well as areas, courts, yards and other open spaces and distances to be left unoccupied by uses and structures.
4. Density of population and intensity of fundamental rights provided for citizens in the Constitution, which should be protected at all costs.
5. Protection and preservation of natural resources and agricultural land and activities.

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ABBREVIATIONS

Act 167 – Pennsylvania Stormwater Management Act

Act 537 – Pennsylvania Sewage Facilities Act

BDA – Biological Diversity Area

CAP – Corrective Action Plan

COA – Consent Order and Agreement

CPI – Consumer Price Index

CSO – Combined Sewer Outflow

DU – Dwelling Unit

EDU – Equivalent Dwelling Unit

EPA – United States Environmental Protection Agency

LOS – Level of Service

MS4 – Municipal Separate Storm Sewer System

NPDES – National Pollutant Discharge Elimination System

PA DCED – Pennsylvania Department of Community and Economic Development

PA DCNR – Pennsylvania Department of Conservation and Natural Resources

PA DEP – Pennsylvania Department of Environmental Protection

Penn DOT – Pennsylvania Department of Transportation

STP – Sewage Treatment Plant

TEA 21 – Transportation Equity Act for the 21st Century

GLOSSARY OF TERMS AND ABBREVIATIONS

USACE – United States Army Corps of Engineers

USCG – United States Coast Guard

WPC – Western Pennsylvania Conservancy

WWTP – Wastewater Treatment Plant

YMCA – Young Men's Club of America

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FISCAL MODEL COMPONENTS

The Aleppo, Sewickley and Osborne fiscal model has been designed to show the relative revenues and costs associated with various land uses within each of the three municipalities. These relative revenues and costs can be used to project potential impacts related to future land-use scenarios. Potential impacts are determined by comparing future scenarios against a baseline model (control) utilizing a basic data set. This model was developed using work from the Sewickley Valley Visioning and Economic Impact Study.

BASIC DATA SETS

The baseline model uses several key sets of information regarding land use, population, employment and finances. Existing land use patterns, identified by a parcel-based field inventory, were used to determine the amounts of land (acres) by land use type in each municipality. U.S. Census Bureau data was used to determine the population, number of jobs, etc. in each community. The third key set of data includes revenue and expense information from each municipality's 2003 audited financial statement. These figures were generally tied to the land use inventory data by utilizing the number of persons per dwelling unit and jobs per acre.

The fiscal models other computations include the following:

REVENUES

Real Estate Tax

Municipal real estate tax income is determined by multiplying land and building values by their respective millage. Typical land and building values are determined for the various land use types in each municipality. These values are then used to calculate municipal real estate tax income for each land use type in each municipality.

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Real Estate/Deed Transfer Tax

The total real estate transfer tax for each municipality results when the deed transfer tax rate per household is applied to the total number of households of in each municipality. A real estate/deed transfer tax rate per household is derived by multiplying the typical deed transfer (sales) rate by the tax rate paid to the municipality (.5%) before dividing by the number of households.

Earned Income Tax

Municipal earned income tax revenue results from multiplying the number of workers (population over 18 years old) by the earned income tax rate. The typical number of potential workers can be determined based on the character and density of each land use type. Consequently, the number of workers per land use type and earned income tax rate can be used to determine the amount of earned income tax produced by each land use type.

Occupational Privilege Tax

Occupational privilege tax revenue is determined by multiplying the occupational privilege tax rate (\$10 in 2003) by the number of jobs within the municipality. The quotient derived from dividing the number of jobs in the municipality by the number of non-residential acres is the number of jobs per acre of non-residential land. This figure can be used to project the amount of occupational privilege tax created in future land use scenarios by multiplying the number of jobs per non-residential acre by the occupational privilege tax rate.

Per Capita Tax

The per capita tax rate (where it is enacted) can be multiplied by the population within each land use type to determine the amount of per capita tax associated with an acre of each land use type.

Business Privilege Tax

The amount of municipal business privilege tax revenue (if applicable) results from multiplying the number of acres of non-residential land by the business privilege tax rate. Because the business privilege tax is typically apportioned per job and non-residential land produces an identifiable number of jobs per acre, multiplying these figures yields the typical business privilege tax rate.

Other General Revenues

The rate of other general revenues produced per acre of land is determined by dividing all other revenues by the number of developed acres in each municipality. Multiplying the rate of general revenues produced by the number of developed acres in future land use scenarios projects the total amount of other general revenues produced by the scenario.

EXPENDITURES

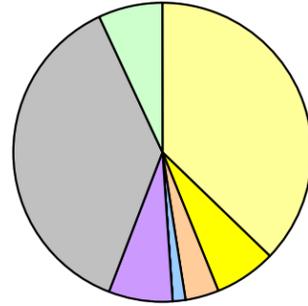
Expenditures were distributed using an estimated breakdown of costs by overall land use to determine the residential/commercial split for the community (e.g., 80%/20%). This was determined from the Sewickley Valley Visioning and Economic Impact Study survey, discussions with officials, experience on other projects and the current land use breakdown (acres). With this split established, costs were distributed per resident (80% of total costs using the example ratio) and per job (20% of total costs using the example ratio). The per resident/per job expenses were calculated using base year population/jobs and expenses. Base year expenses were verified with municipal officials to ensure they had been categorized appropriately. Using this approach expenses were calculated for the following categories:

- General government
- Public safety
- Health and human services
- Public works
- Culture and recreation
- Community development
- Debt service
- Miscellaneous

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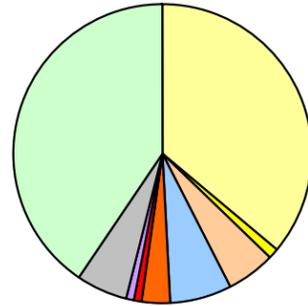
FISCAL / DEVELOPMENT MODEL - BASE (2003)

Aleppo Township



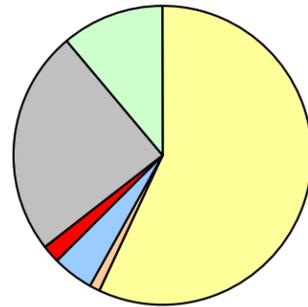
Land Use	Area (acres)	Demographics / Statistics					
		Dwelling Units	Population	Jobs	Sewage Production (gal/day)	Traffic (trips/day)	Annual Income ¹
Low Density Residential	418	210	520	-	52,000	1,100	\$ 440,000
Medium Density Residential	77	260	540	-	54,000	200	\$ 262,000
High Density Residential	38	260	470	-	47,000	200	\$ 259,000
Institutional	18	-	-	110	1,000	600	\$ 11,000
Commercial-Village	-	-	-	-	-	-	\$ -
Commercial-Highway	-	-	-	-	-	-	\$ -
Industrial	78	-	-	490	17,000	500	\$ 324,000
Vacant	418	-	-	-	-	-	\$ 10,000
Public Land/Open Space/Rights-of-Way/Other	79	-	-	-	-	-	\$ -
Total	1,126	730	1,530	600	171,000	2,600	\$ 1,306,000

Sewickley Borough



Land Use	Area (acres)	Demographics / Statistics					
		Dwelling Units	Population	Jobs	Sewage Production (gal/day)	Traffic (trips/day)	Annual Income
Low Density Residential	227	1,090	2,390	-	239,000	600	\$ 3,201,000
Medium Density Residential	7	70	130	-	13,000	-	\$ 113,000
High Density Residential	34	670	1,250	-	125,000	200	\$ 757,000
Institutional	42	-	-	1,700	17,000	1,500	\$ 334,000
Commercial-Village	19	-	-	770	8,000	900	\$ 416,000
Commercial-Highway	6	-	-	250	2,000	300	\$ 128,000
Industrial	4	-	-	170	6,000	-	\$ 66,000
Vacant	35	-	-	-	-	-	\$ 2,000
Public Land/Open Space/Rights-of-Way/Other	255	-	-	-	-	-	\$ -
Total	628	1,830	3,770	2,890	410,000	3,500	\$ 5,017,000

Osborne Borough

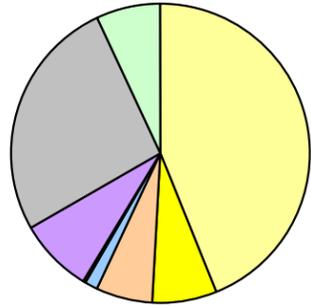


Land Use	Area (acres)	Demographics / Statistics					
		Dwelling Units	Population	Jobs	Sewage Production (gal/day)	Traffic (trips/day)	Annual Income
Low Density Residential	154	210	540	-	54,000	400	\$ 371,000
Medium Density Residential	-	-	-	-	-	-	\$ -
High Density Residential	3	10	10	-	1,000	10	\$ 6,000
Institutional	12	-	-	120	1,000	400	\$ 6,000
Commercial-Village	-	-	-	-	-	-	\$ -
Commercial-Highway	5	-	-	40	-	200	\$ 12,000
Industrial	-	-	-	-	-	-	\$ -
Vacant	66	-	-	-	-	-	\$ 3,000
Public Land/Open Space/Rights-of-Way/Other	30	-	-	-	-	-	\$ -
Total	269	220	550	160	56,000	1,010	\$ 398,000

1. Includes PILOT funds @ \$200,000 per year

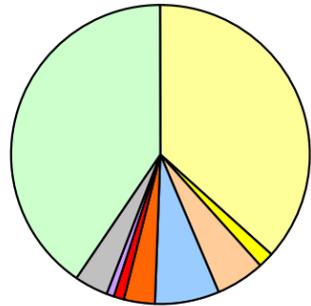
FISCAL / DEVELOPMENT MODEL - FUTURE LAND USE DIAGRAM 1 (EXISTING ZONING)

Aleppo Township



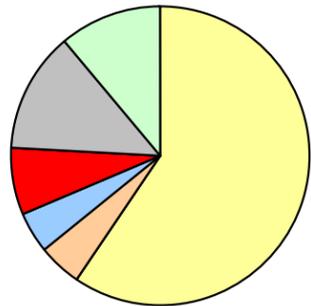
Land Use	Area (acres)	Demographics / Statistics					Annual Income ¹
		Dwelling Units	Population	Jobs	Sewage Production (gal/day)	Traffic (trips/day)	
Low Density Residential	494	410	1,030	-	103,000	1,300	\$ 684,000
Medium Density Residential	77	310	640	-	64,000	200	\$ 303,000
High Density Residential	69	490	890	-	89,000	300	\$ 488,000
Institutional	18	-	-	110	1,000	600	\$ 11,000
Commercial-Village	-	-	-	-	-	-	\$ -
Commercial-Highway	3	-	-	20	-	100	\$ 6,000
Industrial	90	-	-	560	20,000	600	\$ 380,000
Vacant	296	-	-	-	-	-	\$ 7,000
Public Land/Open Space/Rights-of-Way/Other	79	-	-	-	-	-	\$ -
Total	1,126	1,210	2,560	690	277,000	3,100	\$ 1,879,000

Sewickley Borough



Land Use	Area (acres)	Demographics / Statistics					Annual Income
		Dwelling Units	Population	Jobs	Sewage Production (gal/day)	Traffic (trips/day)	
Low Density Residential	231	1,100	2,420	-	242,000	600	\$ 3,253,000
Medium Density Residential	9	80	150	-	15,000	-	\$ 140,000
High Density Residential	34	670	1,250	-	125,000	200	\$ 757,000
Institutional	43	-	-	1,740	17,000	1,500	\$ 342,000
Commercial-Village	21	-	-	860	9,000	1,000	\$ 467,000
Commercial-Highway	8	-	-	320	3,000	400	\$ 167,000
Industrial	4	-	-	170	6,000	-	\$ 66,000
Vacant	23	-	-	-	-	-	\$ 1,000
Public Land/Open Space/Rights-of-Way/Other	255	-	-	-	-	-	\$ -
Total	628	1,850	3,820	3,090	417,000	3,700	\$ 5,193,000

Osborne Borough



Land Use	Area (acres)	Demographics / Statistics					Annual Income
		Dwelling Units	Population	Jobs	Sewage Production (gal/day)	Traffic (trips/day)	
Low Density Residential	160	230	600	-	60,000	400	\$ 408,000
Medium Density Residential	-	-	-	-	-	-	\$ -
High Density Residential	13	60	160	-	16,000	100	\$ 68,000
Institutional	12	-	-	120	1,000	400	\$ 6,000
Commercial-Village	-	-	-	-	-	-	\$ -
Commercial-Highway	19	-	-	180	2,000	900	\$ 51,000
Industrial	-	-	-	-	-	-	\$ -
Vacant	36	-	-	-	-	-	\$ 2,000
Public Land/Open Space/Rights-of-Way/Other	30	-	-	-	-	-	\$ -
Total	269	290	760	300	79,000	1,800	\$ 535,000

1. Includes PILOT funds @ \$769 per high-density dwelling unit per year (based on \$200,000 / year in 2006)