

# Hampton Township Comprehensive Plan Update

May 2014

# Executive Summary

The Township desires to continue its successes in community planning and in its delivery of quality services to residents and businesses. One component guiding such decisions is rooted in the Township's Comprehensive Plan Update. This document seeks to address and inform the general nature of planning, development and policy decisions over the next ten years. Ideas and strategies created as part of this document continue to reinforce a range of community development strategies the Township has put in motion in previous years. The key strategies within the Comprehensive Plan consider future land use and housing, infrastructure, civic amenities, natural resources and regional considerations.

Hampton Township's residents and leaders desire to continue strengthening the sense of community while taking opportunities to maintain a high level of quality of life. This outlook reinforces the Township's past decisions that embrace a spirit of cooperation between public and private sectors as both are extremely important to successfully implementing the Comprehensive Plan.

Opportunities associated with the Township's relative location and accessibility within the greater metropolitan region, the Township's suburban setting, natural resource characteristics, proximity to recreational amenities, policy enforcement and community-oriented partnerships continue to define the Township's residential and non-residential stability. Through the past decade and anticipated in the coming years, a range of community planning matters remain at the forefront of the Township's needs to carefully coordinate development. These include traffic safety and capacity along Route 8, other roadways and intersections, the Township's configuration and marketability of non-residential development, developers' perceptions, land-locked parcels, replacement of infrastructure and evolution of pedestrian facilities.

As part of the comprehensive planning process and assessment of the Township's opportunities and challenges, the following goals have been outlined. These goals are based upon planning analyses as well as input from the project's Steering Committee members and general public. They are for use in guiding Hampton's residents, property owners, developers and political leaders in achieving the quality of life that is desired.

Goal 1: Protect the Township's existing residential neighborhood character.

Goal 2: Continue promoting appreciation of the Township's sensitive natural resources and enhancement of recreation amenities.

Goal 3: Foster retention of long-term residents and attract a new generation of long-term residents.

Goal 4: Encourage high-quality non-residential redevelopment opportunities to strengthen the Township's tax base.

Goal 5: Continue to build partnerships and collaborate to address multi-jurisdictional issues and to implement innovative solutions.

Goal 6: Optimize development opportunities by strategically investing in infrastructure improvements.

Goal 7: Support meaningful citizen participation in all aspects of local government to inform, engage in and stay abreast of trends.

To further realize possibilities through Hampton Township's goals, the Township aims to implement recommendations outlined in the Comprehensive Plan and continue to align its municipal actions within its Departments and through technical policies.

Strategic actions, including specific projects, policies or improvement activities, address a wide range of topics and can be categorized into the several themes:

- Local Government and Services
- Land Use and Housing
- Transportation
- Recreation and Open Space

The extent and manner in which municipal leaders and staff, residents and businesses of Hampton Township continue to care and cooperate on efforts to implement projects, policies and actions will enable the community to continue building upon its past efforts and realizing new opportunities in the years to come. Hampton Township's distinctions will continue to emerge from these successes.

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# Acknowledgements

The help and input from the following community residents and leaders have made the development of the 2014 Hampton Township Comprehensive Plan Update possible:

## **Township Council**

Victor Son, President  
Peter Russ, Vice President  
Richard Dunlap  
Cary Montgomery  
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Jerry Speakman (Controller)

## **Steering Committee Members**

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Kevin DeMoss

## **Township Staff**

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# Part 1

## Introduction

### What is a Comprehensive Plan?

Hampton Township's Comprehensive Plan helps the community to prepare for and manage population and business development patterns, as well as plan for and coordinate major public investments. Hampton Township is now updating its Comprehensive Plan as outlined by the Pennsylvania Municipalities Planning Code and the planning successes that the Township has achieved over the course of the past decade. This update aims to provide the overview of primary actions the Township continues to seek in the context of all its other related planning efforts.

A comprehensive plan is both a document and a process. It is a public policy guide for big picture thinking about what makes a place to live and work actually a community – its land use patterns, housing choices, transportation networks, utility systems, recreation and the coordination to keep ideas moving forward. It is also a document whose general topics are guided by the Commonwealth of Pennsylvania's Municipalities Planning Code. Relevant planning efforts within the framework of Allegheny County's *Allegheny Places* will be evaluated in the context of the community's detailed planning pursuits. The goals and policies are broad statements of the Township's long term desires, values and preferred future directions related to the physical development of the Township.

Planning is continuous; the penning of a Comprehensive Plan captures both a reflection of past influences and the evolution of emerging ideas and aspirations. This document outlines Hampton Township's intentions and desires for the coming decade regarding its future physical character and all of the requirements to make that happen. At its most basic, it contains goals, recommended actions and analyses of various considerations. Goals describe the intent of a fully realized plan; actions are choices made to carry out the goals.

#### Goals:

- Describe an idea or sought-after end
- Are non-specific/general statements
- Are the foundation to which policies should refer

#### Actions:

- Describe how a goal will be met
- Describe method or provide guidelines
- Are usually measurable and/or time sensitive
- May have an associated cost
- Identify responsible parties

The Plan's goals build upon the framework of Hampton Township's existing Comprehensive Plan. They aim to stay true to the community's established planning philosophy while responding to emerging realities. A summary of key opportunities and challenges follows these aspirations.

## **Goals**

Goal 1: Protect the Township's existing residential neighborhood character.

Goal 2: Continue promoting appreciation of the Township's sensitive natural resources and enhancement of recreation amenities.

Goal 3: Foster retention of long-term residents and attract a new generation of long-term residents.

Goal 4: Encourage high-quality non-residential redevelopment opportunities to strengthen the community's tax base.

Goal 5: Continue to build partnerships and collaborate to address multi-jurisdictional issues and to implement innovative solutions.

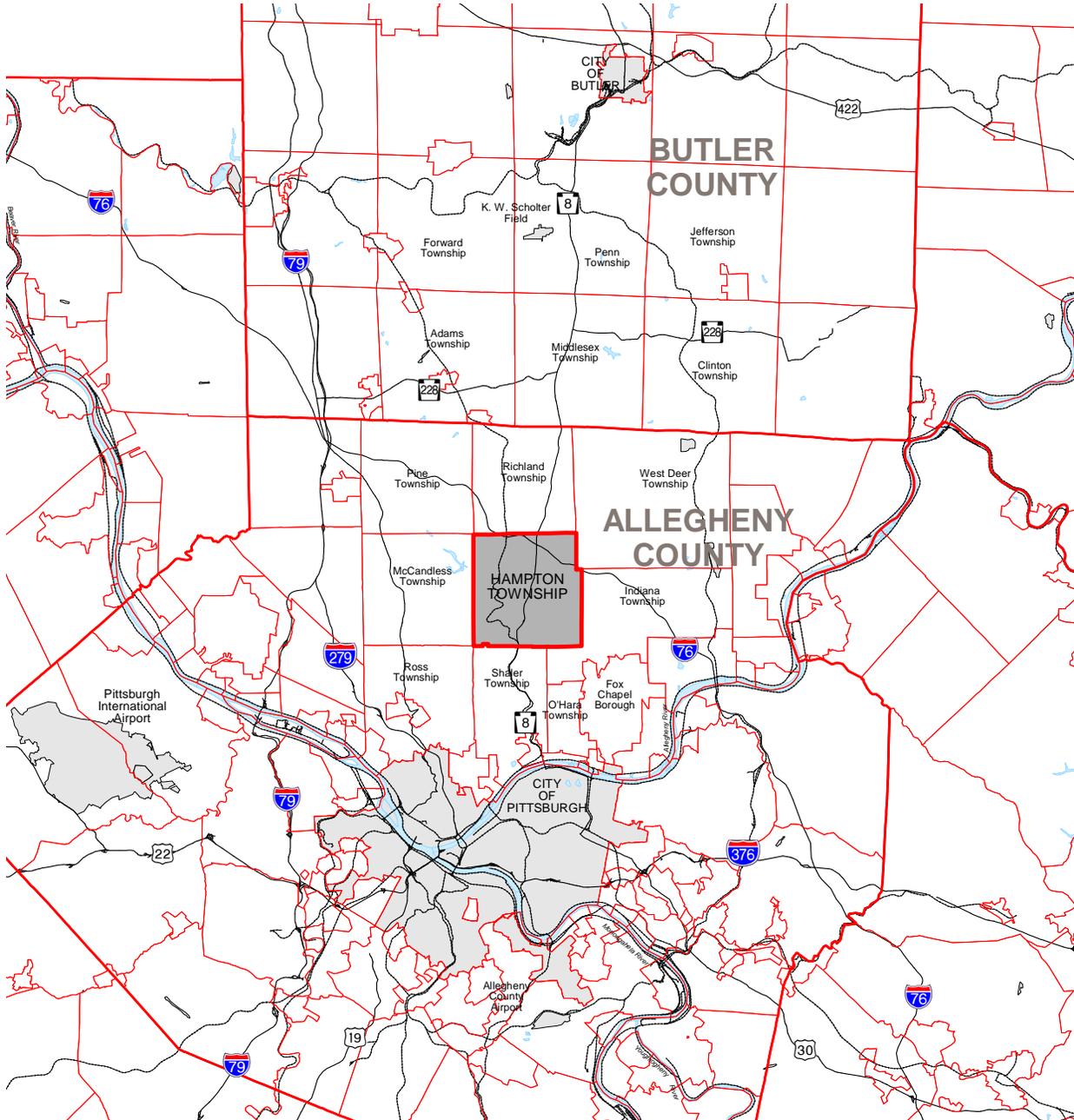
Goal 6: Optimize development opportunities by strategically investing in infrastructure improvements.

Goal 7: Support meaningful citizen participation in all aspects of local government to inform, engage in and stay abreast of trends.

Goal 8: Create and maintain healthy and safe connections for all those traveling within and through the community

Adopted by resolution, a Comprehensive Plan is not legally binding as is a zoning ordinance (adopted by ordinance). The Township's ordinances are amended as appropriate in order to legally implement the Comprehensive Plan. Building on a series of technical analyses, observations from fact finding and field work along with feedback from the public, the Comprehensive Plan presents a range of concepts and recommended actions for the Municipality and its implementation partners to pursue over the coming decade.

Map 1: Regional Context



## **Issues and Opportunities**

### **Access within the Region**

In 2012, approximately 20,000 travelers drove north and south each day on Route 8 with the greatest number of vehicles in proximity to the Route 8 – Wildwood Road intersection. Route 8 provides access to Downtown Pittsburgh and Butler each a 20+ minute drive from Hampton Township. Between 31,000 and 35,000 vehicles travel per day on the Pennsylvania Turnpike (I-76) through Hampton Township. The Turnpike provides Township residents and workers with direct access to and from shopping, entertainment and recreation venues throughout the region. Along with the City of Pittsburgh, the communities of Cranberry and Monroeville, accessible via the Turnpike, are notable employment destinations for Hampton residents.

### **Community Character**

As a bedroom community in the Pittsburgh region, Hampton Township is known for its safe, attractive residential neighborhoods and wooded open space areas. Patterns of narrow ridges and steep valleys within the Township often necessitate the construction of larger lot developments as well as distinctive neighborhood enclaves that welcome both young families and older residents. In general, property owners have historically experienced stable property values and attractive resale values. Today, the Township is nearly built-out with limited areas available for additional residential development. The Township's undevelopable hillsides help it retain a rural character.

### **Recreational Amenities**

Recreation is an important part in Hampton residents' daily lives. The construction and operation of the Township's Community Center, built in 2005, has created a civic destination that many communities in the region admire and view as an example of how to offer residents and visitors alike with quality recreation. The facility has been a great success—housing the library and other community amenities and attracting a sizable number of non-residents. It is maintained through user fees. Youth sports activities have also been expanded in recent years to include 1<sup>st</sup> through 12<sup>th</sup> grades.

In addition, approximately 560 acres of North Park, a portion of the Rachel Carson Trail and Hartwood Acres are situated within the Township and provide the community with convenient access to large contiguous open space areas and trails. The parks' locations (along the Township's western and eastern borders), in concert with the parks' range of active and passive spaces, create unique opportunities for providing recreation and economizing a high quality of

life in Hampton. The Township also owns and manages more than 200 acres of its own recreation and open space that are utilized on a daily basis to promote community health and well being.

## **Natural Resources**

Woodlands cover a large portion of the Township's hillsides and stream valleys. The significant amount of green space that remains in this nearly built-out community is a result of the attentive involvement of Township leaders and residents. This long history in protecting these resources stems from a combination of factors including the Township's Environmental Advisory Council, its commitment to strengthen land development ordinances and its conservation-oriented zoning districts. The quality and extent of these natural resources establishes a unique identity and ambience for Hampton that many other growing western Pennsylvania communities have lost because of poor development standards.

## **Government**

Hampton Township's leadership promotes the application of detailed development standards and a rigorous development approval process. This attention to development has created coherent development patterns and has generally minimized conflicts between land uses. While enforcement of the standards and approval process requires commitments of time and resources, these commitments have enabled the Township to consistently offer high quality, livable neighborhoods that support the Township's tax base.

## **Hampton Township School District**

Distinguished by its academic and athletic programs as well as its quality facilities, the Hampton Township School District is consistently recognized by the Commonwealth and throughout the nation for its on-going excellence in educating the Township's young residents. Further evidenced by the range of after-school programs that it offers, the School District is committed to being an active partner in helping to maintain and strengthen the Township's well-being.

## **Multi-Municipal Partnerships**

On an increasingly frequent basis, the Township is joining with neighboring communities and organizations in multi-municipal partnerships to address issues that transcend political boundaries. Ultimately, these partnerships promote the sharing of resources and services as a means of maintaining or enhancing the quality of service delivery. These relationships generate

numerous physical and economic benefits for the Township. For example, Hampton's continued involvement with Route 8 communities is evidence of the Township's commitment to achieving its own development goals while cooperating in regional endeavors. Another example is the Hampton-Shaler Water Authority, which is now providing service to Etna Borough, parts of West Deer, O'Hara, Indiana, Richland, Reserve, Millvale and Ross Townships.

## **Connectivity**

Sidewalks, bikeways or other pedestrian-oriented facilities are in targeted locations in the Township. Topography and the winding nature of many of the Township's local roads also make some pedestrian routes challenging; yet, opportunities exist to expand this pedestrian network in strategic locations and linkages and the Township is encouraged to explore and realize these opportunities where possible. Mass transit options focus on a bus line run by the Port Authority of Allegheny County and a bus line run by Meyers along Route 8. Consequently, there are limited connections between residential neighborhoods as well as between residential and non-residential uses; most residents are dependent upon their vehicles for traveling to work, errands and community events.

## **Non-Residential Development**

Hampton's north-south connector, Route 8, serves as the Township's primary arterial road. Route 8 also functions as the Township's principal commercial district - home to a wide range of businesses and services. While businesses along Route 8 are catering to a larger area than Hampton Township, the Township needs to consider the impacts of increasing traffic congestion and conflicts as part of all future land use decisions.

Just as the communities of Cranberry and Monroeville, accessible via the Turnpike, offer destinations for employment, these communities also host national retail and office markets that typically target the demographics of Hampton households. These market forces, along with Route 8's parcel configurations, continue to shape the character, scale and nature of development in the Township.

## **Tax Base**

Based on Hampton's existing development patterns, the majority of the land use, and, subsequently, both the municipality's and the school district's income source, is residential in nature. The manner in which land is developed or, in many future cases, redeveloped, is imperative in order for the Township to continue its high quality of life, School District services, and realized residential values.

## **Shifting Demographics**

Like most communities in the region, the Township's demographic patterns have been gradually shifting. The percentage of residents at least 65 years in age has grown, especially in comparison to the growth of residents less than 18 years old. Although it is not certain that these trends will continue, the Township may need consider the value of outlining a range of potential services and infrastructure improvements in the future to support these population dynamics. Furthermore, residential patterns also have the potential to shape the extent to which a balanced tax base can be maintained.

## **Replacement of Infrastructure**

As a nearly built-out community, Hampton has an aging infrastructure. As years pass and significant improvements to the utility systems are needed, the Township will continue to identify and prioritize funding for systems upgrades and replacements. Any remaining combined sewers should be resolved along with continued sensitivities for quality and responsive stormwater management in the Pine Creek watershed.

## Part 2

### Vision

The following recommendations build upon considerations for land use and housing, connectivity, economics, infrastructure, energy, civic responsibilities and amenities as well as natural and cultural resources. There are several fundamental aspects for the Township to act upon in order to realize continued success in the future.

#### **Future Land Use and Housing Plan**

The Comprehensive Plan's Future Land Use Plan has been formulated based upon the patterns of previous community planning efforts. Recommendations reflect existing general development patterns and ways to best leverage investments in transportation or infrastructure systems. The intensities of future residential development, found mostly through approaches of infill or redevelopment, should respect the established built environment. With such intensities, Hampton can continue to meet the future needs of its shifting demographics and continue incorporate a variety of dwelling types including detached and attached single family units, townhomes, and apartments as the real estate market evolves. As the evolution of redevelopment along Route 8 and in the vicinity of the Turnpike interchange occurs, it is recommended the Township encourage opportunities for underutilized and/or vacant sites be transformed to quality development compatible with surrounding land uses.

The community's expansive and intact system of natural resources and strategically placed residential areas, along with the accommodation of activities associated with productive landscapes, could be considered where those uses are compatible with existing land use and residential patterns.

#### *Design Guidelines*

A number of discussions throughout the comprehensive planning process reinforced interest in promoting high quality development. Dialogue among residents and Township leaders honed in on design guidelines for nonresidential development. A detailed outline related to the range of potential design guideline topics can be found in the Appendix.

### Purpose and Applicability

Planning for growth in an efficient, practical, and sensitive manner enables continued vitality of the community environment. With design guidelines, communities can create a framework for directing the patterns of future growth in order to promote the most efficient use of land resources and the protection of community character. Hampton Township could develop guidelines that would be applicable to nonresidential development—particularly directed at the overlay areas outlined in the Comprehensive Plan Map. Provisions within each overlay can be customized to respond to the unique characteristics, dimensions and design influences within these geographic areas.

The primary goals for the design guidelines are to; (1) create and preserve architecturally distinctive characteristics, (2) create and maintain appropriate scale, and (3) protect natural resources and integrate the natural environment.

### General Design Principles

General principles should be developed related to site design and building design. Site design should consider the context and function while providing for transitions to off-site uses. Buildings should be designed with proportions, visual interest and harmony, and maintenance in mind. Overall, new development should coordinate with existing development while upholding the goals of the design guidelines.

### Community Corridors

The existing roadway corridors should be considered an integral part of a proposed development, with attention given to details that will enhance the corridor. Guidelines could address issues such as street orientation, scale, façade design, materials and architectural details and public spaces.

Guidelines could address specific types of nonresidential development such as large-scale retail projects or industrial projects. Additionally, guidelines for specific uses could be developed. The uses could include auto dealerships, fast food restaurants, offices, and service stations.

### Site Planning and Design Details

All guidelines should address specific site planning and design detail considerations such as landscaping, parking facilities, public art, site drainage, and storm water retention. Signage is another significant factor that impacts the quality of nonresidential developments and corridors.

## **Transportation and Infrastructure Plan**

Hampton Township's Transportation and Infrastructure Plan recognizes pedestrian connectivity and sanitary sewer service areas. The Comprehensive Plan's goal to strategically invest in infrastructure improvements and optimize development opportunities can be furthered with these systems.

### **Transportation**

The Township continues to proactively respond to its transportation needs as part of its on-going transportation planning efforts. Along with the Township's needed on-going neighborhood intersection and safety improvements, two regionally significant projects that are important for the Township to implement for residents, business, visitor safety, and traffic efficiency, are the upgrades to the intersections at Route 8 and Wildwood Road and at Route 8 and Hardies Road. The improvements to the Duncan Avenue/Route 8 Park-and-Ride, with associated turning needs, will offer commuters new opportunities in the Township.

Creating pedestrian and bicycle linkages between strategic locations is key to enhancing connectivity in the Township. These linkages can be created using signage, striping and paint to designate bikeways, pedestrian lanes and crosswalks. In the future, the Township may want to consider the creation of a Connectivity Plan that analyzes and details needs and solutions in a more detailed manner.

## Connectivity Plan

Sidewalks and bikeways can be a critical component of desirable communities. A Connectivity Plan that fully studies a network of corridor designations, signing, and striping could foster a concept of community that would increase the safety of non-motorized transportation within the Township. It would explore the roles that pedestrian and bicycle infrastructure could play in the community and the highest and best locations for this infrastructure.

While Hampton Township is primarily a residential community, commercial areas provide close, convenient shopping locations. Although many residents are well within walking distance of these areas, they have no safe means to walk or bike to them. A connectivity network could provide residents with safe access to commercial areas without the need to use automobiles.

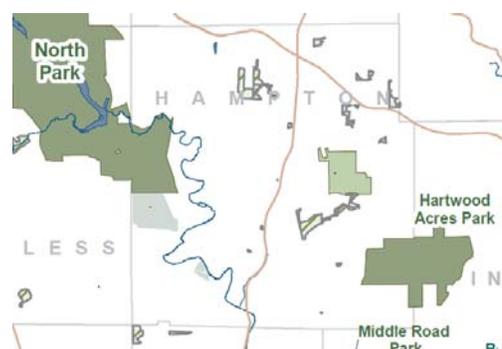
North Park lies in the northwest of Hampton while Hartwood Acres lies in the southeast. Hampton Township Community Park is north of Hartwood Acres and is connected to North Park via the Rachel Carson Trail, which bisects the Township from east to west. Enhancing connectivity between these key amenities could give residents, especially children, a safe route to many parks and recreational areas that otherwise would have little non-motorized access.

Connectivity to schools could provide students and Faculty with alternative means of transportation. An implemented Connectivity Plan could provide:

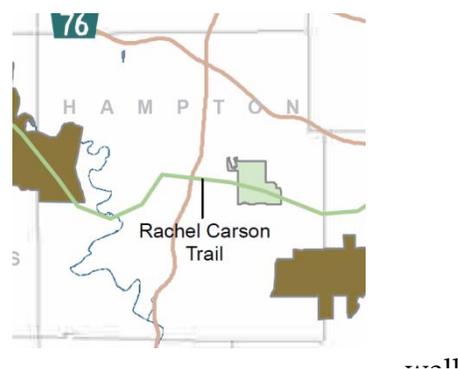
- Students with an opportunity to walk safely to school
- Pedestrians the ability to safely travel between recreation areas like Hartwood Acres, North Park, and Township park facilities
- Residents the freedom and convenience to enjoy the outdoors

There are a number of resources that could be consulted when creating a Pedestrian and Bicycle Plan:

- Bicycle Federation of America
- The League of American Bicyclists
- National SAFE Kids Campaign - Pedestrian Safety



Map 2: Open Space in and around the Township (per Allegheny Places)



Map 3: Rachel Carson Trail Alignment (per Allegheny Places)

## **Utilities, Water Supply and Infrastructure**

Throughout the Western Pennsylvania region, dialogue in recent years has focused on a broad community desire to control the locations and types activity associated with the oil and gas industry. The dialogue is anticipated to continue for years to come. Minimizing unwanted impacts on quality of life, residential patterns as well as ensuring opportunities for other types of future development are of utmost importance to Hampton Township. Considerations for land use activities, transportation network impacts and long-term resident well-being are significant to considerations in municipal discussion and policy decisions.

Hampton Township Council is in charge of the financing, maintenance and construction of the Township's sanitary collection system and treatment facility. Township Council assumed responsibility for the sanitary collection system in 2002, after the Hampton Township Sanitary Authority was dissolved. Nearly 8,000 acres of the Township are serviced by the public sanitary collection system

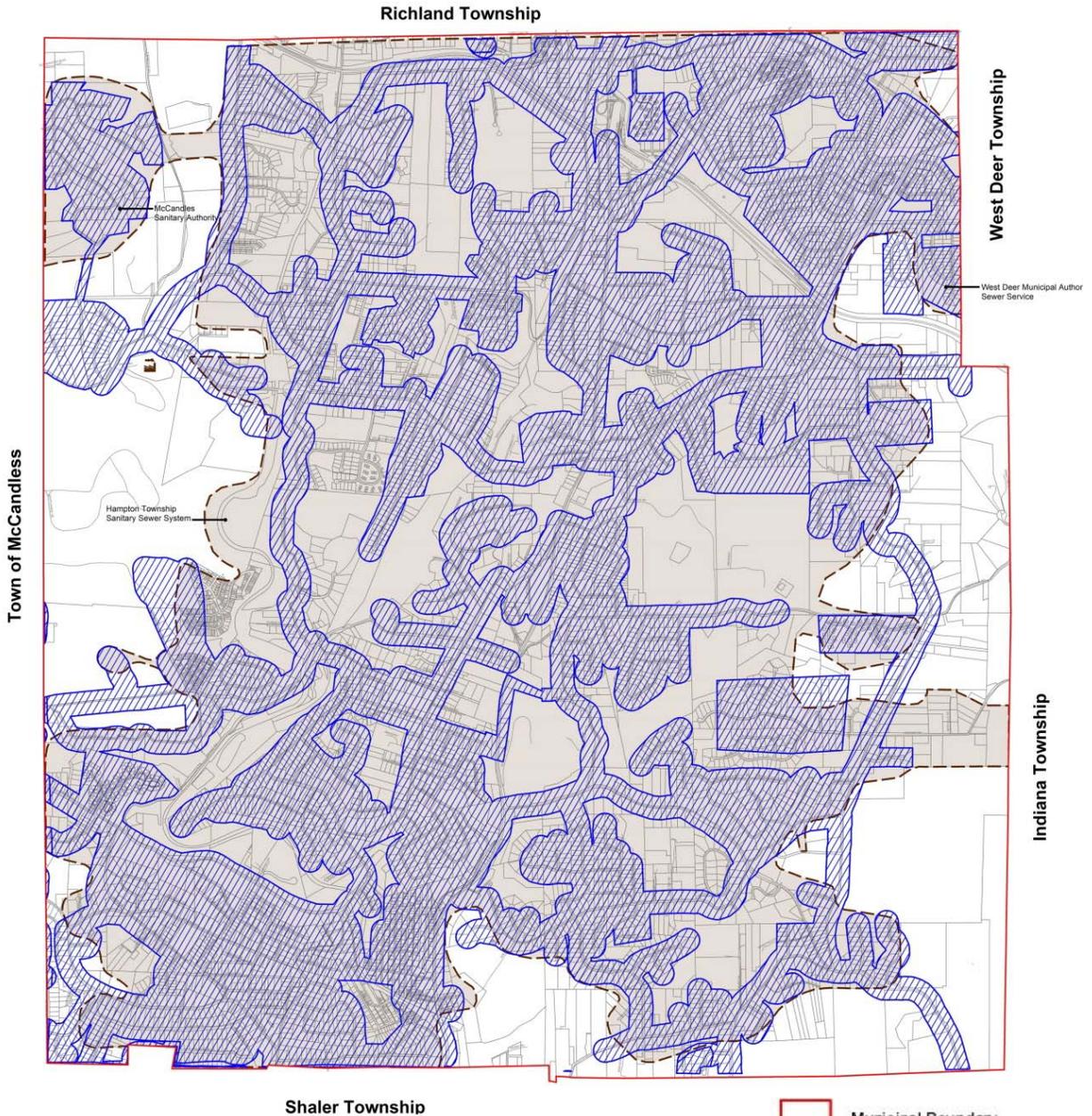
Potable water lines generally fall within the corridors where the collection sewer system exists. The Hampton-Shaler Water Authority oversees the financing and construction of the Township's water distribution system. Maintaining adequate water pressure for fire protection is another priority of the Hampton-Shaler Water Authority.

The Infrastructure Plan provides a generalized map of the area of Hampton Township that is anticipated to be serviced by public sanitary sewer. The majority of the Township is serviced, but gaps exist along the western, southern, and eastern edges of the Township. The placement and/or operation of public sanitary sewers remains a challenge in some places because of Hampton's topography; however, the use of septic systems is also often limited because of less than ideal soils. The intensity of future redevelopment should be coordinated within areas of adequate sewer improvements to maximize the effectiveness and economic return of improvements and/or the expansion of the Township's infrastructure.

### *Energy resources*

Over the years, Hampton Township has aimed to prudently plan for energy resource activity in accordance with legislation of the Commonwealth as well as relevant legal decisions. In the years ahead, the Township remains poised to examine, develop and pursue long-term strategies that balance the type and extent of potential impacts on municipal systems, resources and land as they are also key in the Township's planning considerations.

**Map 4: Public Sanitary Sewer and Water**



-  Municipal Boundary
-  Lot Line
-  Roads
- SANITARY SEWERS**
-  Generalized Sanitary Sewer Service Area
-  Sewage Treatment Plant
- WATER SERVICE**
-  Generalized Water Service Area

# **Civic Responsibilities and Amenities Plan**

## **Community Facilities**

Township facilities are community assets that influence the health, safety and welfare of the area. Hampton has a Township Municipal Complex located on McCully Road, adjacent to the Community Park, Community Center and Hampton High School. The Township Municipal Complex contains Township administrative offices, the Hampton-Shaler Water Authority office, Community Services Department and the Police Department. These facilities have been centralized to provide convenient services to the entire Township.

### *Community Center*

Hampton Township's Community Center provides amenities to residents, from children to senior citizens and from athletes to literary enthusiasts. The Hampton Community Center is open to the residents of Hampton and the northern Allegheny County regional area. With recreation programs, fitness area, indoor track, facility rentals, social gatherings, quiet library time, and much more, the Hampton Community Center is open to all.

The Community Center was constructed without significantly burdening the Township residents because of creative thinking and favorable interest rates. As Council was phasing out the Township Sanitary Authority, it was able to refinance existing debt and issue additional bonds that covered the cost to build the Community Center. The annual debt service cost after implementing this refinancing plan and issuing new bonds is lower than the annual \$1.6 million dollar combined annual average debt of the Township and Sanitary Authority at that time. Only ten additional years were added to the original debt schedule.

Hampton Township should continue to operate its Community Center to meet the needs of its residents with high quality programming and facilities. The addition of an outdoor classroom could present many benefits to the facility and the community as a whole. Lessons learned in the construction of this facility should be applied to other high-priority endeavors that can help keep the Township competitive while minimizing tax burden on the residents.

### *Trails*

The Rachel Carson Trail was designated in 1975 by the Pittsburgh Council of the American Youth Hostels and is currently maintained by the Rachel Carson Trails Conservancy. This trail traverses private land for a total length of nearly 35 miles within Allegheny County including about 10 miles within Hampton Township. On occasion, the trail's alignment is modified based on property owners' willingness to participate in the historic program.

The proposed Township Trail is designed to take advantage of the areas of sensitive natural resources. As suggested in Hampton's 2005 Comprehensive Plan, there are opportunities to

connect Hampton's open spaces with future trails, conservation lands, and easements along streams. The proposed trail capitalizes on this recommendation while also meeting the Township's objective to improve pedestrian connections between residential areas, non-residential areas, and other amenities. In addition, it has the potential to encourage Hampton residents to walk or bike to surrounding uses, rather than drive their vehicles.

### *Schools*

The Hampton Township School District enjoys a tradition of academic and athletic excellence, and its leaders and students have received statewide recognition for their accomplishments. The High and Middle Schools are located at the Hampton Township School Campus next to the Township Municipal Complex along McCully Road. The three elementary schools, Poff, Central and Wyland, are located in the northeast, southeast and southwest quadrants of the Township respectively.

The positive working relationship between the School District and Township should be expanded and continued into the future. While the School District currently allows the Township to use its recreational facilities during times of non-school use for no or minimal fees, other areas of cooperation should be explored. In addition, the School District and the Township have maintained a successful partnership to involve young people in the community.

### **Natural and Historic Resources**

As part of the planning process, mapping of existing natural resources (e.g. steep slopes, floodplain/stream areas and greenway/open space information inventoried in the Allegheny County's Plan Allegheny Places) is noted as part of the Township's Primary Natural Resource Network information on the Comprehensive Plan diagram. Through its policies and its capital improvement projects that have continued over the years, the Township actions speak to its aim to promote best management practices associated with flooding and resource management within its public rights-of-way. The Township strives to continue upholding its existing related standards and the ways in which they contribute to quality future growth and development. Hampton Township's natural and historic resources give flavor and vitality to the community and play a major role in its perceived "quality of life." To optimize the use and protection of Hampton's amenities, Township officials should identify potential long-term costs and funding sources for civic resource improvements.

## Biological Diversity Areas

The Allegheny County Natural Heritage Inventory identifies and maps important biotic and ecological resources that make up the natural heritage of Allegheny County. These areas, which include Biological Diversity Areas (BDA), provide habitat for a great diversity of plants and animals, including rare, threatened and endangered species. Natural heritage areas also provide scenic and recreational opportunities for residents and visitors. In addition to this classification system, each area has been assigned one of three County significance ranks of either 'Exceptional', 'High' or 'Notable'. The significance rankings have been used to set priorities for protection.

BDAs are:

- Natural or human influenced habitat that harbor one or more occurrences of plants or animals recognized as state or national species of special concern,
- Areas that possess a high diversity of native species of plants and animals, or
- Areas that support a rare or exemplary natural community, including the highest quality and least disturbed examples of relatively common community types.

BDAs within Hampton Township include the following:

- Willow Run Slopes BDA (high quality) is habitat for state listed plant species.
- Hemlock Grove BDA (high quality) is a unique forest site and habitat for a state listed plant species.
- Crouse Run Valley BDA (exceptional quality) is a unique forest site and habitat for a state listed plant species.

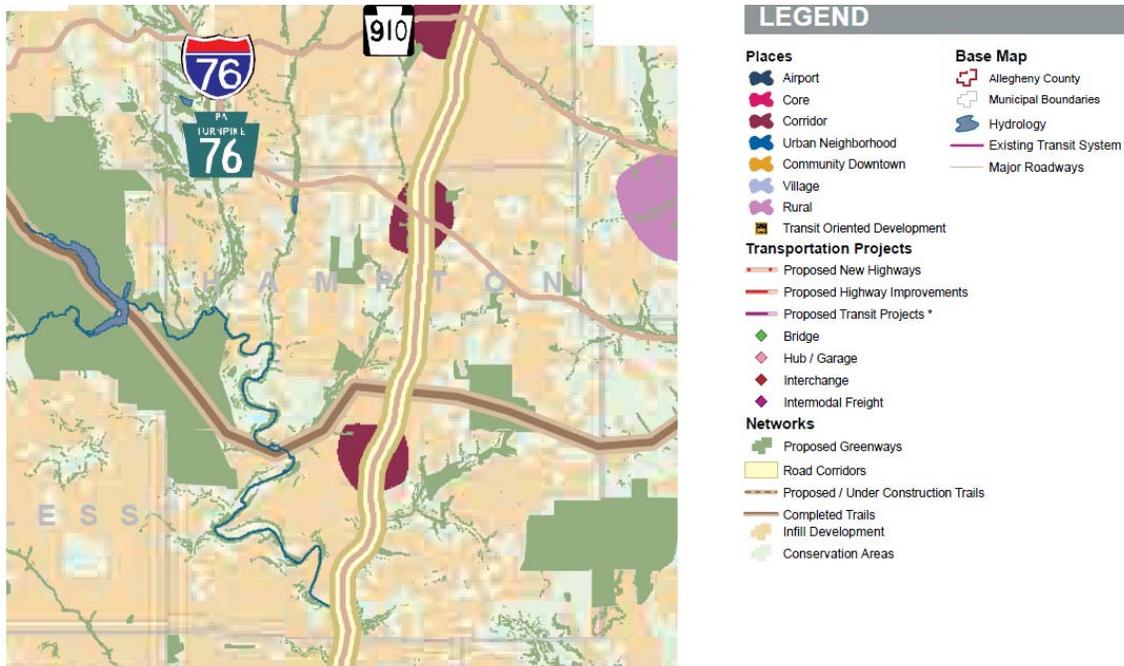
### *Parks and Open Space*

Hampton Township is fortunate to have a large quantity of parkland within its boundaries. Two Allegheny County parks, North Park and Hartwood Acres, provide approximately 560 acres of regional park and recreational space within the Township. These County parks provide a diverse range of active and passive recreational opportunities including hiking, swimming, athletic fields and seasonal outdoor concerts. In addition to the regional parks at the eastern and western edges of the community, the Hampton Community Park (and adjacent Hampton Township School District lands) provides additional park and recreational activities at a centralized location. The Community Park consists of approximately 195 acres. Developed areas of the Community Park include a swimming pool, pavilions, athletic fields and courts, playgrounds, and nature trails. The location of the Community Park is nearly ideal in that 98% of the Township is within the park's 3-mile service radius.

# Relationships

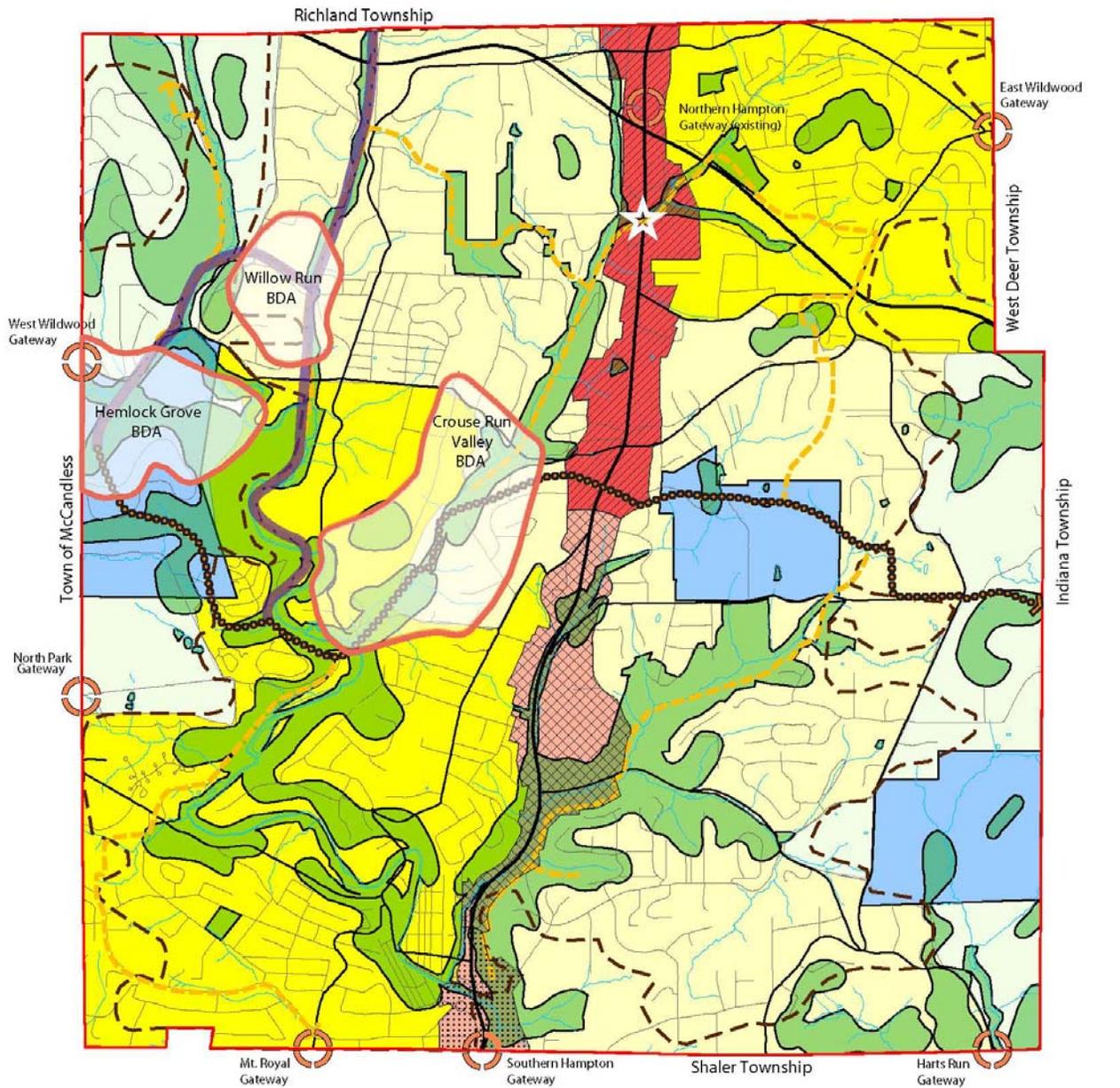
## Contiguous Municipalities and County Comprehensive Plan

This Comprehensive Plan is consistent with the land use patterns of all contiguous municipalities. Through its corridor planning efforts and its many other pursuits, the Township aims for the policies outlined in this Comprehensive Plan to be consistent with the Allegheny County Comprehensive Plan and its Future Land Use Plan.



Map 5: Allegheny Places' Planning Considerations

# Comprehensive Plan



## Legend

### Predominant Land Use Character

- Conservation/Rural Residential Development
- Low Intensity Residential Development
- Moderate/High Intensity Residential Development
- Community-Scale Retail, Entertainment and Civic
- Neighborhood-Scale Retail, Office and Consumer Services

- Primary Natural Resource Network
- Civic and Public Open Space
- Northern Route 8 Overlay
- Pine Creek Valley Overlay
- Southern Route 8 Overlay

- Proposed Township Trail
- Urban Service Boundary
- Rachel Carson Trail
- Regional/Township Trail Network
- ★ Potential Pedestrian Connection Under Route 8
- Gateway

## Part 3

### Action Plan

The following Action Plan summarizes the ideas for implementation. This Action Plan is the result of public input, collaboration with Township staff and input from project stakeholders and elected officials. In understanding the recommendations in the context of their goals, the Township's action plan table reinforces each action. The timeframe for implementation, the lead or potential partners of specific recommendations, generalized costs and possible funding are all factors unique to each recommendation.

While a municipal department, board or leadership will take the lead in implementing each recommendation, there are others in the Township who can contribute to the completion of the task or who will need to support the completion of the task. Additionally, outside agencies, neighboring municipalities, County and State governmental organizations, as well as others could partner with Hampton Township in the completion of the tasks. For particular efforts, volunteerism may be another important component in implementing this plan.

To implement complex projects, the cooperation and collaboration of many will most likely be needed. Each project, policy and action will require the commitment and cooperation of Township leaders, authorities, residents, institutions, and businesses. Complex projects also will typically have a high level of direct involvement with elected leaders and Township staff. Smaller-scale projects should be initiated by community leaders but may be supported by volunteers. The manner in which the community's volunteers become engaged in and remain aware of opportunities will be critical to the success of implementing the Comprehensive Plan's actions.

Public-private partnerships are also anticipated to be an important component of Comprehensive Plan implementation. A public-private partnership is commonly formed as a contractual agreement between a public agency (federal, state or local) and a private sector entity. Through this agreement, the skills and assets of each sector (public and private) are shared in delivering a service or facility for the use of the general public. A range of timeframes and costs are associated with the Comprehensive Plan's actions:

- Immediate – within 1 to 3 years
- Short-term – within 3-5 years
- Long-term – within 5-10 years
- On-going – multiple instances of action anticipated over the course of the Plan's life

\$	\$0 to \$5,000 (organizing events, staff sessions to prioritize recommendations, etc.)
\$\$	\$5,000 to \$20,000 (community outreach, etc.)
\$\$\$	\$20,000 to \$100,000 (may require consultants)
\$\$\$\$	\$100,000+ (construction projects, property acquisition, development pursuits, etc.)

	Time	Lead or Potential Partners	Prob. Costs	Possible Funding
<b>Local Government and Services</b>				
<b>Actions</b>				
1	Annually review and report to Council on the progress in implementing the Township's Comprehensive Plan	On-Going	PC, Staff, Council	\$ GF
2	Outline recommended upcoming actions and foci within the annual review report	On-Going	PC, Staff, Council	\$ GF
3	Continue working with public water and sewer providers to time and align extended systems with areas of population growth	On-Going	Developers, HSWA	\$\$ GF, Grants
4	Support sewer/water infrastructure improvements that are contained to the community's identified development zones	On-Going	PC, Staff, Council	\$ GF, Grants
5	Continue pursuing and striving for increased material and service efficiencies in cooperation with other regional entities	On-Going	MD, Council	\$ GF
6	Align public safety and public works personnel and equipment levels with population and business needs	On-Going	MD	\$\$ GF, Grants
7	Maintain support and continue to improve current recycling efforts setting annual goals for increased participation/volume	Immed.	MD, Council	\$ GF, Fees
8	Conduct periodic information get-togethers (e.g. Informational Breakfasts) with representatives in real estate, developers and business owners, preservation groups and other interested stakeholders to share insights and observations of current and emerging trends within redevelopment, education, employment and other relevant community/regional patterns. Consider and respond to relevant planning policy impacts as appropriate	Immed.	MD, Developers, Businesses, Real Estate reps.	\$ GF, Sponsorships
9	Promote a vibrant and active community development corporation serving new and established businesses	On-Going	MD, Community Organizations. Businesses	\$ Staff Time

	Time	Lead or Potential Partners	Prob. Costs	Possible Funding
<b>Land Use and Housing</b>				
<b>Actions</b>				
1 Encourage non-residential development to be a safe, pedestrian-oriented, mixed use promoting the growth of professional offices and services along with accessibility to the business vibrancy along Route 8	Long-term	MD, Developers, Businesses, Real Estate reps.	\$\$	GF, Fees, Sponsorships
2 Develop public-private partnerships where possible and practical to realize construction of in-fill projects	Long-term	Council/MD and Private Sector Development	\$	
3 Prepare a housing strategy that reflects existing residential development characteristics and supports housing that is: <ul style="list-style-type: none"> <li>- Diverse and provides for a mix of socio-economic interests</li> <li>- Sustainable, well-designed and barrier-free</li> <li>- In character with the surrounding neighborhood</li> <li>- Strategically located to complement public safety, public works, infrastructure and transportation system capacities</li> </ul>	Immed.	PC, Staff, Council	\$	GF, Grants, AC
4 Compile and update the community rental registration to identify the timing/longevity of rental residential properties in the community	On-going	MD	\$	Staff Time, IO
5 Promote the strongest standards of education, safety and recreation as part of continuing the community's "stand-out" identity	On-going	MD, Council, Developers, Residents	\$	Staff Time
6 Encourage the continuation of lands and locations for locally cultivated foods	On-going	MD, Council, Community Organizations, Residents	\$	Staff Time
7 Encourage commercial development/ reinvestment and strategically located industrial-oriented development/ reinvestment along major corridors in non-residential areas	Immed.	Council, Developers, Residents	\$	GF, Grants
8 Outline criteria and create an evaluation worksheet related to code enforcement; increase Township time dedicated to enforcement	Long-term	Council, PC, MD	\$\$	GF, Fee

	<b>Time</b>	<b>Lead or Potential Partners</b>	<b>Prob. Costs</b>	<b>Possible Funding</b>
9 Evaluate the applicability of creating a community architectural review board for non-residential properties; pursue as warranted	Long-term	Council, PC, MD	\$	GF
10 Continue to support zoning provisions as applicable that concentrate commercial and residential development in the areas where they already exist and in those areas where the land meets these specific uses	On-going	Council, PC, MD	\$	Staff Time
11 Encourage innovative construction practices for major new buildings to use less energy and help offset their resource demands	Short-term	Council, PC, MD	\$	GF, Grants

## Transportation

### Actions

1 Prioritize and pursue transportation network projects to improve overall safety, efficiency and alignment on Hampton roads	Long-term	Council, MD, AC, PennDOT	\$	GF, Grants
2 Continue working with surrounding communities and local stakeholders to realize trail implementation and complementing tie-ins and/or buffering of surrounding land uses	On-going	Council, Trail Groups, Volunteers	\$\$\$	GF, WC, Grants
3 Coordinate with community and regional organizations as applicable regarding the extent and pursuit of potential funding avenues for trail and sidewalk improvements	On-going	Council, Trail Groups, Civic Orgs./Insti	\$	Staff Time
4 Designate and implement key on-road bike routes to establish the community's formal "baseline" of the bicycling network	Short-term	Council, Trail Groups, PW	\$\$	GF, Grants
5 Pursue implementation of other portions of the community's expanding pedestrian network as resources allow	Long-term	Council, Trail Groups, Volunteers	\$- \$\$\$\$	GF, Grants

	Time	Lead or Potential Partners	Prob. Costs	Possible Funding
<b>Recreation and Open Space</b>				
<b>Actions</b>				
1 Continue the implementation of Hampton's Park and Recreation Planning Initiatives	On-going	Council, MD, Volunteers, Civic Organizations	\$\$\$\$	Staff Time, GF, Grants
2 Identify and formalize policies associated with ways in which existing and future civic space becomes: 1) integral with development and 2) accessible to the community's overall pedestrian network	Long-term	Council, MD, Volunteers, Civic Organizations	\$\$	GF

Legend

MD = Municipal Departments      PC = Planning Commission  
 PW = Public Works                  AC = Allegheny County  
 HSWA = Hampton Shaler Water Authority  
 GF = General Fund                  IO = Intern Opportunity

## Part 4

# Background

### Community Survey

A community survey was conducted to assess the needs, opinions and priorities of Hampton Township's residents. The survey was promoted at the 4<sup>th</sup> of July fireworks event and a drawing for a gift card was offered for those who filled out the survey. Nearly 150 people completed the survey. The results of the survey can be found in the Appendix.

### General Demographic Observations

As part of the Comprehensive Plan, the Township examined 2010 US Census information related to households, housing and population. Continued examination of the Township's resident characteristics as well as regional socio-economic influences (see Appendix B) will enable the Township to identify influences on future growth and development.

### Households

1. The total number of households has increased at a relatively steady rate since 1980. Households grew at a rate of 17.4% between 1980 and 1990, at 16.3% between 1990 and 2000 and at a rate of 15.5% between 2000 and 2010.
2. Non-family households, consisting of individuals living alone or with non-relatives only, have significantly increased as a proportion of total households since 1970. In 1970, only 7.3% of the total households were considered non-family households, but by the year 2000 non-family households made up 21.7% of the total households in the Township. In 2010, that percentage increased to 27.9%.
3. The household size is significantly shrinking. In 1970, there were an average of 3.7 persons per household; by 2000, the average household size had dropped to only 2.76 persons per household. The average household size continues to decline. In 2010, it was 2.54 persons per household.

**Table 2: Households**

Households by Type	1970	1980	1990	2000	2010	Change 2000-2010	
						#	%
Total Households	3,370	4,580	5,375	6,253	7,223	970	15.5%
Family Households (families)	3,123	3,946	4,456	4,899	5,209	310	6.3%
Married couple families	2,876	3,550	3,967	4,304	4,518	214	5.0%
Percent of total households	85.3%	77.5%	73.8%	68.8%	62.6%		
Non-family households	247	634	919	1,354	2,014	660	48.7%
Percent of total households	7.3%	13.8%	17.1%	21.7%	27.9%		
Householders living alone		570	809	1,176	1,765	589	50.1%
Householder 65 years & over		197	312	455	890	435	95.6%
Persons living in households	12,465	14,251	15,372	17,259	18,343	1,084	6.3%
Average persons per household	3.70	3.11	2.86	2.76	2.54	0	-8.0%

### Housing Units

1. There has been stability in the ratio of owner occupied units to renter occupied units. Owner occupied units have made up about 88% of the total occupied housing units in every decade between 1970 and 2000. However, the proportion dropped in 2010 to 84%.
2. The proportion of rental units left vacant steeply increased in 2000 to 22.3% as compared to a rental vacancy rate of only 4.8% in 1990. Rental vacancy experienced a significant decrease in the decade from 2000 to 2010—with a rate of 8.5% in 2010.

**Table 3: Housing Units**

Occupancy and Tenure	1970	1980	1990	2000	2010	Change 2000-2010	
						#	%
Total housing units	3,423	4,874	5,526	6,627	7,555	928	14.0%
Occupied housing units	3,370	4,580	5,375	6,253	7,039	786	12.6%
Owner occupied units	2,971	3,988	4,774	5,551	5,877	326	5.9%
Percent owner occupied	88.2%	87.1%	88.8%	88.8%	83.5%		
Renter occupied units	399	592	601	702	1,161	459	65.4%
Vacant housing units	53	294	151	374	516	142	38.0%
Percent vacant, homeowner units	0.6%	3.4%	0.6%	1.3%	0.9%		
Percent vacant, rental units	2.2%	7.2%	4.8%	22.3%	8.5%		

## Housing Characteristics

1. One-unit houses have consistently been the major type of housing unit in the Township. In every decade between 1970 and 2000, one-unit housing has made up 90-94% of the total housing units.
2. Between 1990 and 2000, there was a shift in multi-family housing towards buildings with a larger number of units per structure. The number of housing units in structures with 10 or more units increased by over 300% between 1990 and 2000. The proportion of housing units in structures with 10 or more units, to the total housing units in structures with 2 or more units, grew from 27% in 1990 to over 60% in 2000. The number of multi-family housing structures with 10 or more units increased by over 300% between 1990 and 2000. The proportion of buildings with 10 or more units grew from 27% of the total multi-family unit structures in 1990 to over 60% in 2000. This trend has continued. 5 to 9 unit structures more than doubled from 2000 to 2010; structures with 10 or more units increased by over 70% in the same time period.

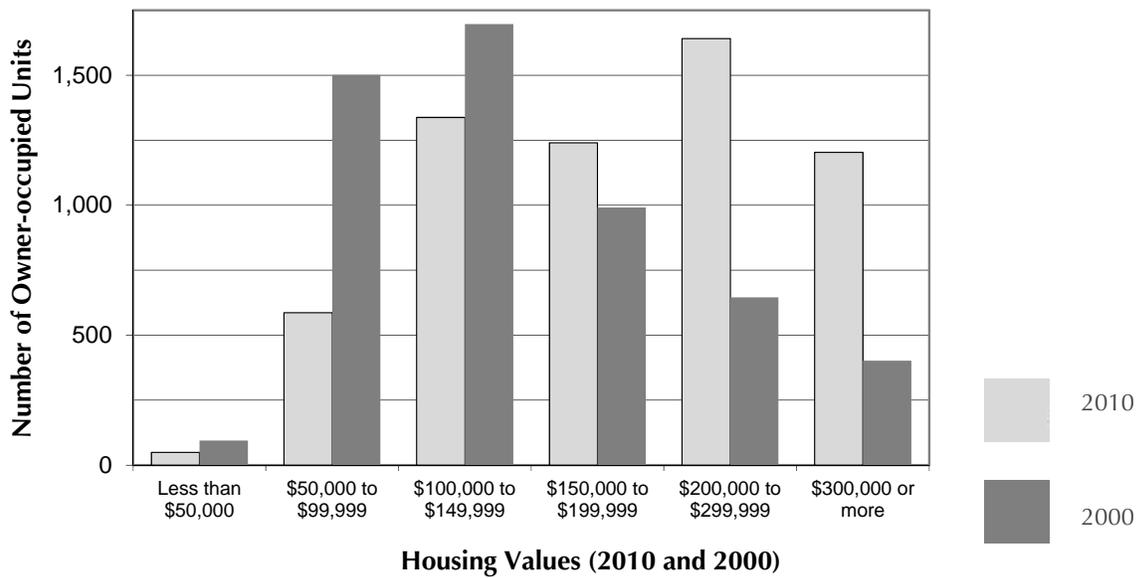
*Table 4: Housing Characteristics*

Occupancy and Tenure	1970	1980	1990	2000	2010	Change 2000-2010	
						#	%
Persons per owner-occupied unit	3.60	3.18	2.93	2.83	2.69	-0.1	-4.9%
Persons per renter-occupied unit	2.70	2.69	2.28	2.19	1.76	-0.4	-19.6%
<b>Units in Structures</b>							
Total housing units	3,423	4,858	5,526	6,627	7,308	681.0	10.3%
1-unit, detached	3,199	3,975	4,713	5,395	5,583	188.0	3.5%
1-unit, attached		420	503	706	892	186.0	26.3%
2 to 4 units	184	237	112	91	88	-3.0	-3.3%
5 to 9 units	40	114	80	105	227	122.0	116.2%
10 or more units		112	71	306	527	221.0	72.2%

## Housing Values

1. The median housing value dramatically increased by 54% from \$86,800 in 1990 to \$133,700 in 2000. From 2000 to 2010, the median housing value increased again to just over \$192,000.
2. In 1990, most Township houses (approximately 2,300 homes) were valued between \$50,000 and \$99,999. In 2000, the largest numbers of houses (approximately 1,700 homes) were valued in the \$100,000 to \$149,999 range. By 2010, the largest numbers of houses (about 1,600) were valued between \$200,000 and \$299,999.

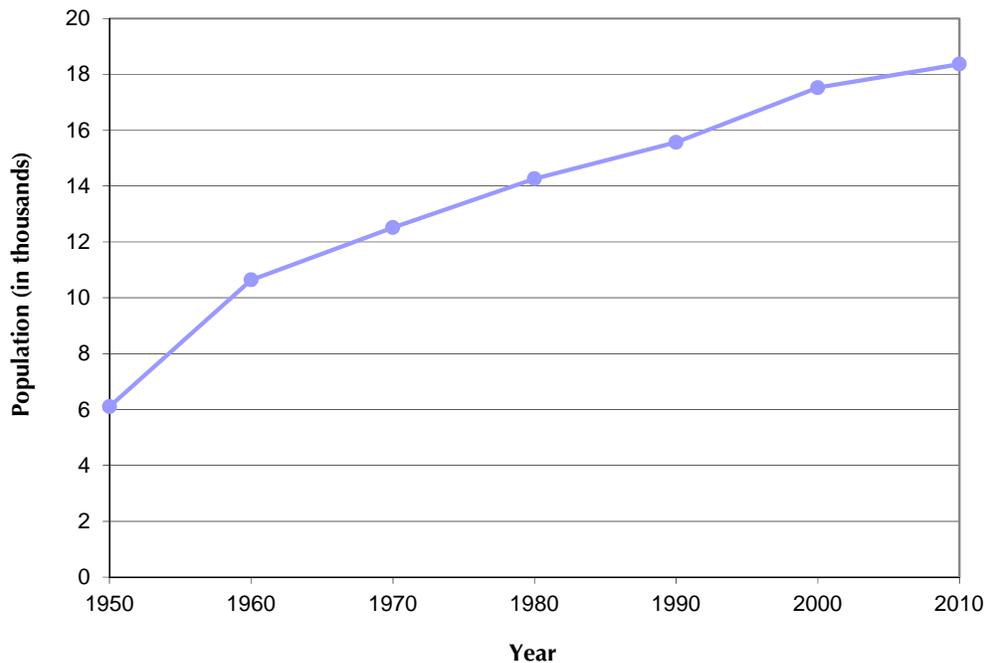
*Table 5: Housing Values*



## Population

1. At an increase of 12.6%, the Township population grew more rapidly between 1990 and 2000 than it had during the 9.2% increase between 1980 and 1990. The population grew by more than 4% between 2000 and 2010.

*Table 6: Population 1950-2010*

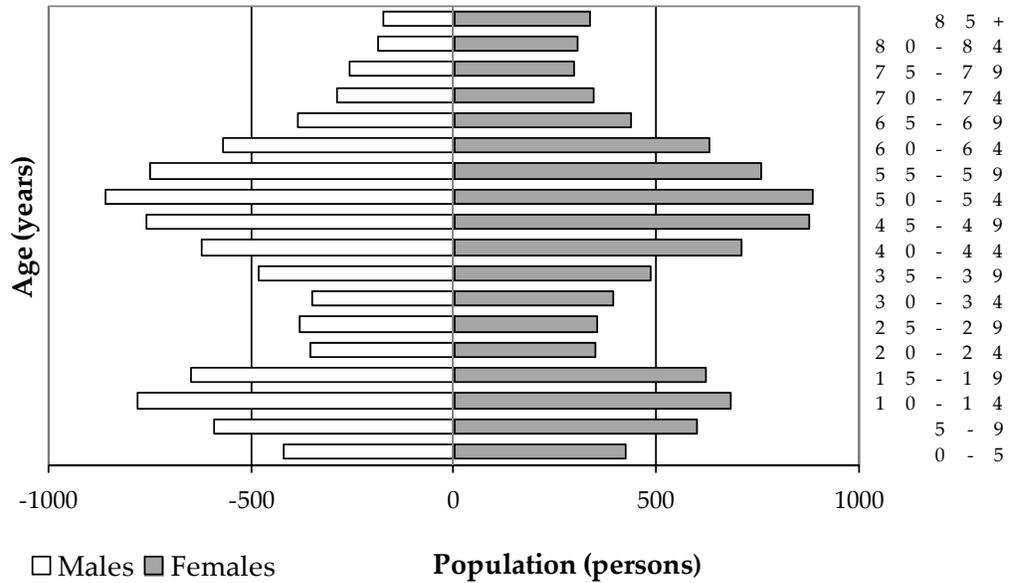


2. Over the past several decades, there has been significant growth in age categories (cohorts) of 45 years and older. Between 2000 and 2010, there was an increase in the percentage of every age category of residents over 45 years old. However, there was also a 70% increase in the 20 to 24 age category during the same time.
3. After dropping between 1980 and 1990, the number of children between ages 5 and 19 years increased in 2000 (representing nearly 22% of the total population). However, that number dropped again from 2000 to 2010 with a 7% reduction.

**Table 7: Population**

Population Characteristics	1970	1980	1990	2000	2010	Change 2000-2010	
						#	%
<b>Total Population</b>	12,515	14,260	15,568	17,526	18,363	837	4.8%
Male	6,157	7,092	7,630	8,570	8,887	317	3.7%
Female	6,358	7,168	7,938	8,956	9,476	520	5.8%
<b>Age Distribution</b>							
Under 5 years	1,051	947	1,157	1,101	848	-253	-23.0%
5 to 19 years	4,463	3,996	3,528	4,268	3,955	-313	-7.3%
20 to 24 years	463	823	556	406	704	298	73.4%
25 to 44 years	3,124	4,313	5,358	4,831	3,778	-1,053	-21.8%
45 to 54 years	1,721	1,835	1,847	2,940	3,386	446	15.2%
55 to 59 years	560	841	757	947	1,510	563	59.5%
60 to 64 years	387	518	729	729	1,200	471	64.6%
65 to 74 years	462	684	1,072	1,277	1,456	179	14.0%
75 to 84 years	229	235	436	800	1,044	244	30.5%
85 years & over	55	68	128	227	509	282	124.2%
Median Age	27.2	30.8	35.4	39.8	44.7	5	12.3%
Under 18 years	5,049	4,289	4,170	4,921	4,430	-491	-10.0%
Percent of total population	40.3%	30.1%	26.8%	28.1%	24.1%		
65 years & over	746	987	1,636	2,304	3,009	705	30.6%
Percent of total population	6.0%	6.9%	10.5%	13.1%	16.4%		

**Table 8: Population Cohorts**



- In 1990, each age category (cohort) had more males than females until the 30-34 year old cohort. By 2010, the cohort in which females started to outnumber males shifted to the 40-44 year old cohort.

## Resident Employees and Relocation

1. The majority of employed Hampton Township residents work in other communities. Approximately 14% of the total number of workers ages 16 and older residing in Hampton were employed in their place of residence (within the Township boundaries) in 2010.
2. Nearly 70% of Hampton's population of 5 years and over lived in the same house in 2010 as they had in 1995.

## Education

1. In 2010, Hampton students attending public schools (kindergarten through high school) outnumbered those attending private schools by more than 5 times. This is similar to Allegheny County as a whole.

## Regional Comparison

1. The trends between 2000 and 2010 show that Hampton Township continues to grow, both in total population and housing units, at a relatively steady rate. In contrast, several neighboring communities have lost population, even while increasing their total number of housing units.

*Table 9: Regional Comparison*

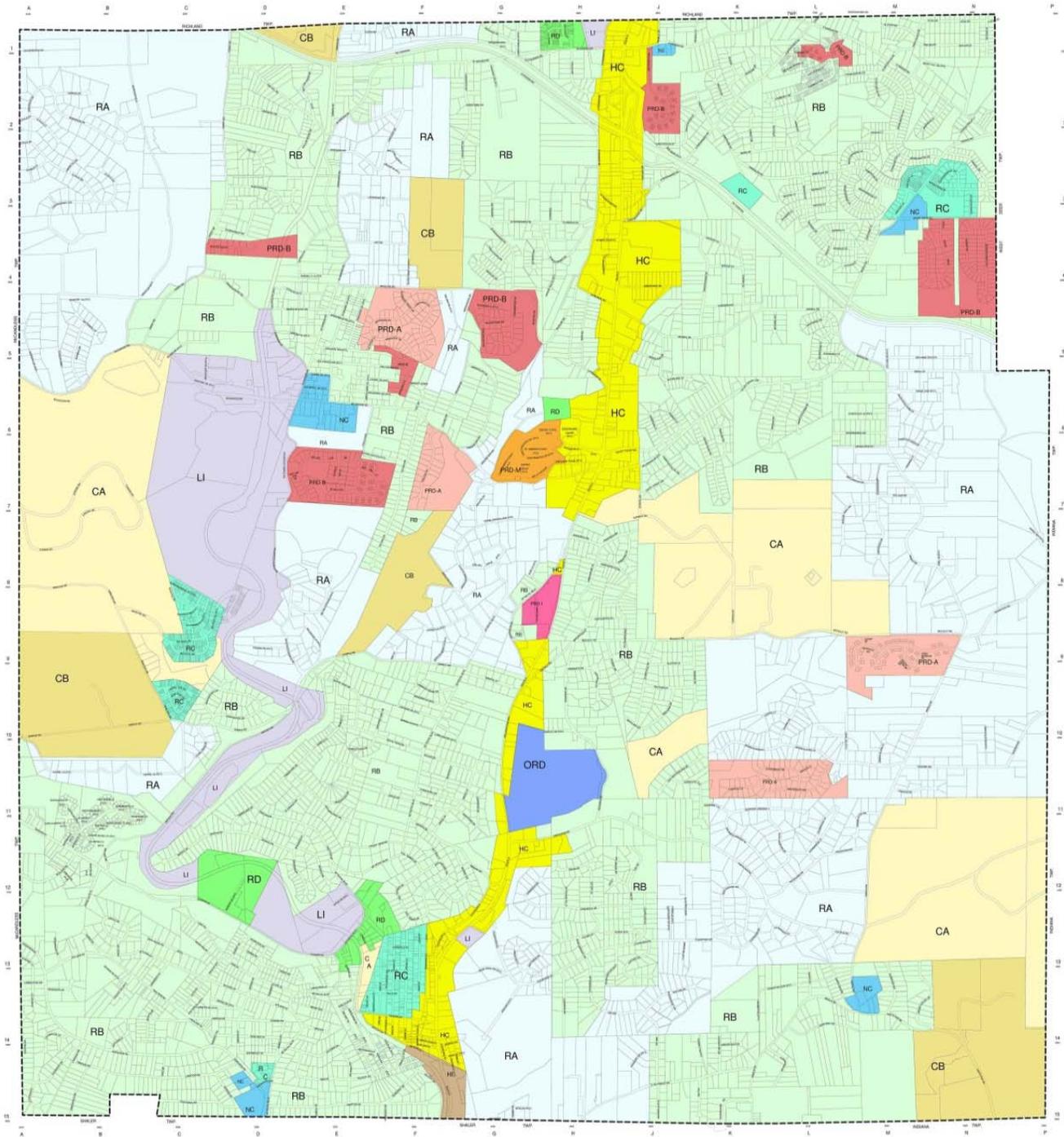
Area	Total Population			Total Housing Units		
	Percent Change 1980-1990	Percent Change 1990-2000	Percent Change 2000-2010	Percent Change 1980-1990	Percent Change 1990-2000	Percent Change 2000-2010
Hampton Township	9.2%	12.6%	4.8%	13.4%	19.9%	12.4%
Allegheny County	-7.8%	-4.1%	-4.6%	1.7%	0.5%	1.0%
Shaler Township	-9.4%	-2.5%	-3.4%	2.6%	4.3%	0.1%
Ross Township	-4.6%	-2.8%	-4.4%	5.5%	2.3%	2.9%
Indiana Township	-0.9%	13.0%	6.5%	8.6%	11.3%	12.0%
West Deer Township	4.3%	1.7%	1.8%	12.5%	6.5%	4.6%
Town of McCandless	9.6%	0.8%	-1.9%	20.2%	7.0%	2.8%
Richland Township	11.0%	7.3%	20.2%	10.9%	9.6%	14.8%
Pine Township	3.6%	89.8%	49.6%	21.3%	65.1%	47.4%

## **Existing Conditions: Physical Patterns and Zoning**

### **Zoning and Land Use**

At nearly 10,000 acres in size, Hampton Township has four basic residential districts. The Residential Zoning Densities table summarizes the general bulk characteristics in matrix form. In addition, the existing Zoning Map illustrates the location and extent of the various zoning districts. Few parcels are non-conforming, thus the map is generally representative of the Township's existing land use patterns. In Hampton Township, nearly 90% of the Township is developed and the majority of the total land area is used for residential uses.

Map 7: Existing Zoning



Zoning Descriptions:

- CA = Conservation A
- CB = Conservation B
- HC = Highway Commercial
- HI = Heavy Industrial
- LI = Light Industrial
- NC = Neighborhood Commercial
- ORD = Office Research and Development

- PRD-A = Planned Residential Development A
- PRD-B = Planned Residential Development B
- PRD-I = Planned Residential Development Industrial
- PRD-M = Planned Residential Development Industrial
- RA = Residential A (one acre)
- RB = Residential B (half acre)
- RC = Residential C (quarter acre)
- RD = Residential D

### **Commercial, Office and Industrial**

Commercial and office uses account for less than 5% of the land in Hampton Township. Land uses in this category include commercial or office establishments situated on their own lot as well as in combination with multi-tenant office buildings, with residential or industrial uses.

In comparison, industrial development also occupies less than 5% of the total land area. The industrial land tends to be dispersed in small clusters throughout the Township.

### **Institutional and Park/Recreation**

More than 13% of the Township's land is devoted to institutional, conservation, and park/recreation uses. The diversification of institutional uses includes both public and private sector facilities. Consequently, institutional uses include places of worship, schools, Township Buildings, libraries, public works facilities and museums. Most of the parks and recreation areas in Hampton Township are large and have a regional draw.

### **Vacant**

Vacant land typically includes undeveloped areas. Vacant structures include buildings or structures that are no longer occupied or in active use. In total, less than 10% of land in Hampton Township is currently considered vacant.

## **Steep Slopes**

Based on an analysis of 5-foot contour intervals, the majority of Hampton Township is 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 17% of the Townships possess slopes >25% in gradient; these slopes are generally more costly to develop and can present greater developmental challenges than slopes <25% in gradient.

## **Landform**

Land elevations within Hampton Township range from < 1,000 feet and > 1,300 feet. Based on the landform pattern, streams in Hampton generally flow south. Contour lines on this map represent 5-foot change in elevation. In many cases, roads throughout the community typically follow stream valleys or trace along ridgelines.

## **Environmentally Sensitive Areas**

Several types of environmentally sensitive areas are found within Hampton Township. The Environmentally Sensitive Areas map identifies the location and relationship of flood prone areas, wetlands, and biological diversity areas. Biological diversity areas encompass more than 7% of the community. In addition, steep slopes, those greater than 25%, are also illustrated. From the analysis, these sensitive slope characteristics are scattered throughout the Township and are not typically found in large, expansive areas; these facilities contribute to the attraction and retention of residents and employers.

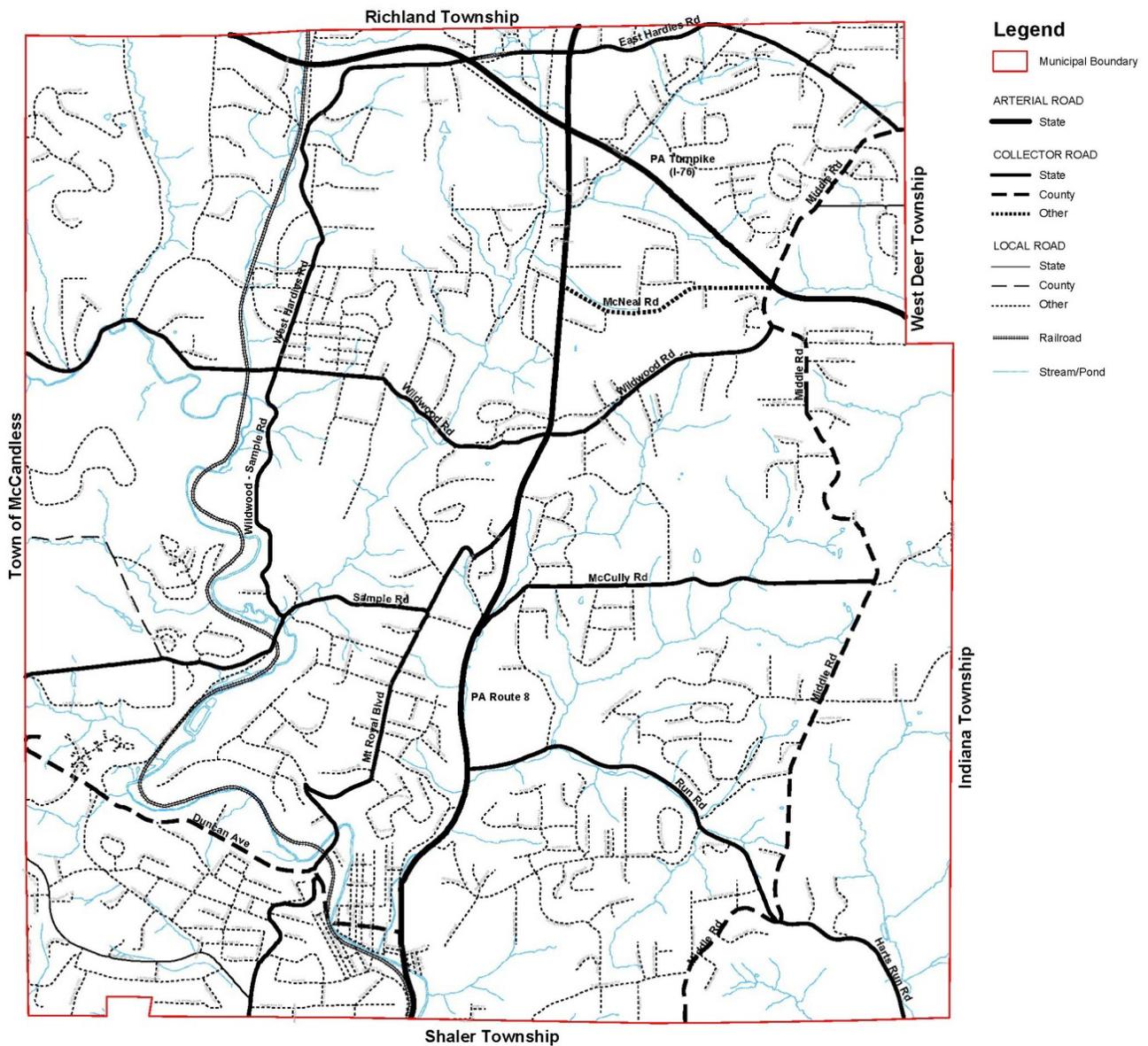
Hampton Township is in the Pine Creek Watershed, which drains into the Allegheny River. To realize the potential of the corridor, Hampton should work with other Pine Creek municipalities, especially Fox Chapel, Indiana, McCandless, O'Hara, Pine, Richland, Etna and Shaler. The Pennsylvania Environmental Council in partnership with the North Area Environmental Council have created a Watershed Restoration Plan with appropriate protection strategies for any areas of natural significance.



## Transportation

Within the Township, there are more than 27 miles of State transportation facilities, 15 miles of County roads and more than 70 miles of Township roads

Map 9: Existing Transportation Facilities

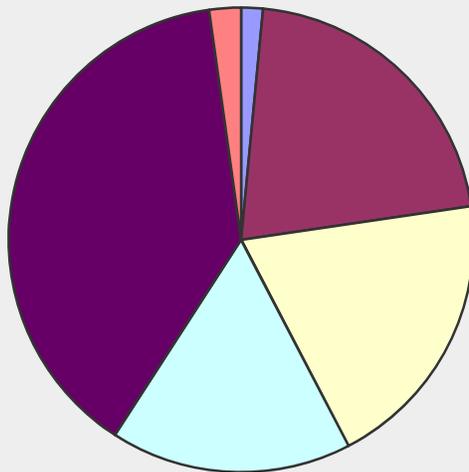


## Community Attitudes Survey 2013

### How many years have you lived in Hampton Township?

Answer Options	Response Percent	Response Count
Less than one year	1.5%	2
1 to 5 years	21.2%	29
6 to 10 years	19.7%	27
11 to 20 years	16.8%	23
over 20 years	38.7%	53
I/We have not lived in Hampton Township	2.2%	3
<i>answered question</i>		<b>137</b>
<i>skipped question</i>		<b>1</b>

### How many years have you lived in Hampton Township?



- Less than one year
- 1 to 5 years
- 6 to 10 years
- 11 to 20 years
- over 20 years
- I/We have not lived in Hampton Township

## Community Attitudes Survey 2013

Please describe you household members. (First note the number of # Male

Answer Options	Response Count
Under 5 years	19
5 to 14 years	38
15 to 19 years	11
20 to 24 years	12
25 to 34 years	24
35 to 44 years	38
45 to 54 years	35
55 to 64 years	31
65 to 74 years	8
75 years or older	2

#Female

Answer Options	Response Count
Under 5 years	15
5 to 14 years	52
15 to 19 years	11
20 to 24 years	4
25 to 34 years	20
35 to 44 years	40
45 to 54 years	44
55 to 64 years	21
65 to 74 years	3
75 years or older	3

Note if Physically Challenged

Answer Options	Response Count
Under 5 years	1
5 to 14 years	3
15 to 19 years	1
20 to 24 years	1
25 to 34 years	0
35 to 44 years	1
45 to 54 years	0
55 to 64 years	0
65 to 74 years	1
75 years or older	0

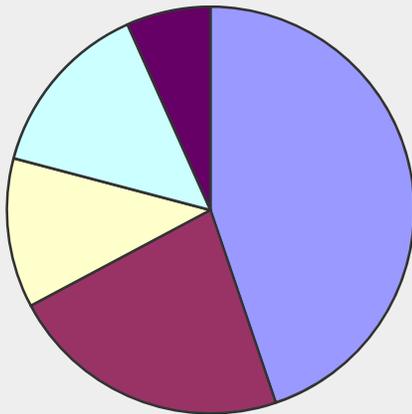
	Question Totals
<i>answered question</i>	136
<i>skipped question</i>	2

## Community Attitudes Survey 2013

Do you believe that the current variety and affordability of housing in Hampton Township will meet your household's needs at retirement?

Answer Options	Response Percent	Response Count
Yes	44.8%	60
No	22.4%	30
Unsure of current housing market	11.9%	16
No opinion	14.2%	19
My household has already retired from the workforce	6.7%	9
<i>answered question</i>		<b>134</b>
<i>skipped question</i>		<b>4</b>

Do you believe that the current variety and affordability of housing in Hampton Township will meet your household's needs at retirement?



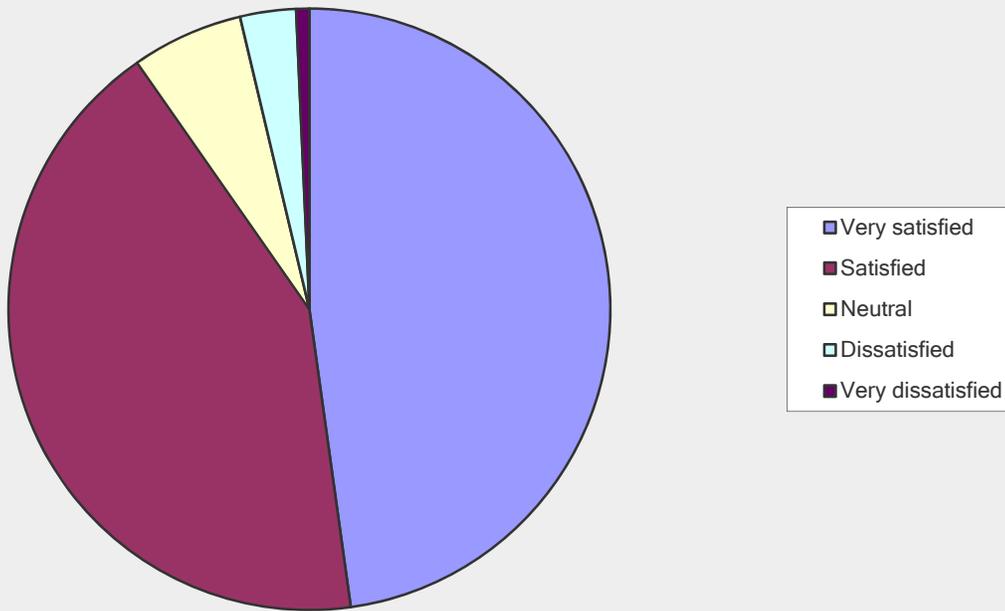
- Yes
- No
- Unsure of current housing market
- No opinion
- My household has already retired from the workforce

## Community Attitudes Survey 2013

In general, are you satisfied with Hampton Township as a place to live?

Answer Options	Response Percent	Response Count
Very satisfied	47.8%	64
Satisfied	42.5%	57
Neutral	6.0%	8
Dissatisfied	3.0%	4
Very dissatisfied	0.7%	1
If Dissatisfied, please list area(s) in need of improvement:		15
<i>answered question</i>		<b>134</b>
<i>skipped question</i>		<b>4</b>

In general, are you satisfied with Hampton Township as a place to live?



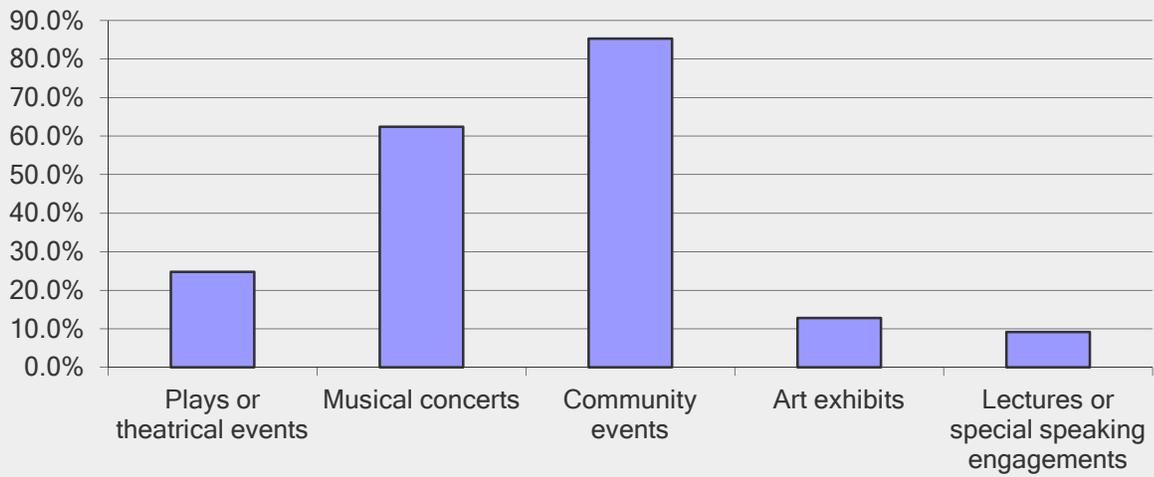
## Community Attitudes Survey 2013

Does your household enjoy and participate in the following types of cultural programming within the Township? Please check all that apply.

Answer Options	Response Percent	Response Count
Plays or theatrical events	24.8%	27
Musical concerts	62.4%	68
Community events	85.3%	93
Art exhibits	12.8%	14
Lectures or special speaking engagements	9.2%	10
Other: (please specify)		6
<i>answered question</i>		<b>109</b>
<i>skipped question</i>		<b>29</b>

Number	Response Date	Other: (please specify)	Categories
1	Aug 15, 2013 6:34 PM	Events for Veterans	
2	Aug 9, 2013 12:11 AM	Not sure township offers these. At least not aware of them except through library.	
3	Aug 8, 2013 7:15 PM	I don't even know when these things are going on until they are over most times	
4	Aug 8, 2013 3:26 PM	Fireworks	
5	Aug 5, 2013 1:58 PM	there isn't any theatrical events any more since the RED BARN is no longer available I only attend the fireworks because they are free. I never know of anything else that is ever advertised or exciting to go to other than that event. And after this years dismal event, I don't believe I will be attending again. I was happy to be able to have the opportunity to walk to the event. Otherwise, had I had to drive to the event, I would have been pissed that I had wasted my time and money to see that disappointing show. Over the	
6	Jul 20, 2013 7:11 PM		

Does your household enjoy and participate in the following types of cultural programming within the Township? Please check all that apply.



## Community Attitudes Survey 2013

Please rank the top three reasons that you selected Hampton Township as your place of residence, starting with "1" as most important.

Rank				
Answer Options	1	2	3	Response Count
Location (to employment)	24	30	16	70
Proximity to goods/services	13	12	12	37
Resale value of property	12	27	14	53
Neighborhood character	24	24	22	70
Advice of friend or employer	8	11	18	37
Recreation facilities	10	18	16	44
Schools	95	14	7	116
Tax rate	2	12	16	30
Housing style available	12	11	20	43
Lot size	12	12	16	40
Public safety	15	16	13	44
Secluded, semi-rural atmosphere	19	21	20	60
Other:	4	1	2	7

	Question Totals
Other: (please specify)	5
<i>answered question</i>	<b>134</b>
<i>skipped question</i>	<b>4</b>

Number	Response Date	Other: (please specify)	Categori es
1	Aug 15, 2013 6:34 PM	An established residential area which was close to major highway and downtown Pittsburgh, but still felt semi-rural. The best of all possible combinations.	
2	Aug 14, 2013 5:34 PM	Was raised in Hampton.	
3	Jun 24, 2013 2:54 PM	Lot was available to build on	
4	Jun 8, 2013 1:44 PM	Grew up here	
5	Jun 7, 2013 8:19 PM	affordability if the house in 1962	

## Community Attitudes Survey 2013

Do you generally feel well-informed about Township news by the sources you checked above?

Answer Options	Response Percent	Response Count
Yes	80.5%	107
No	19.5%	26
If No, please explain		19
<i>answered question</i>		<b>133</b>
<i>skipped question</i>		<b>5</b>

Number	Response Date	If No, please explain	Categories
1	Oct 13, 2013 6:43 PM	Township needs to deliver timely information via social media like Twitter, Facebook, etc or email blasts. Primary source of information is print media which is not timely.	
2	Sep 22, 2013 4:56 PM	I do not feel as though i get enough information.	
3	Sep 17, 2013 2:23 AM	Sometime I find out about things after it has happened	
4	Sep 11, 2013 11:04 AM	Living in Richland Township, I do not feel I receive info to keep me informed. We live close to the border of Hampton and would utilize more services.	
5	Sep 10, 2013 5:35 PM	Not enough coverage by broader sources, updates to township website not consistently timely or comprehensive	
6	Aug 16, 2013 8:01 PM	Website is not updated frequently enough	
7	Aug 14, 2013 5:34 PM	Could use more info on things going on that are not listed.	
8	Aug 13, 2013 12:13 PM	most of the important info is buried	
9	Aug 12, 2013 3:31 AM	The information provided is highly filtered and not very tmely	

10	Aug 9, 2013 8:27 PM	A more regular township newsletter with current issues/ news would be helpful
11	Aug 9, 2013 4:28 PM	The website makes it difficult to find current info.. for instance this survey... I had to click through multiple links.
12	Aug 8, 2013 12:36 PM	Hampton keeps everything and does everything unpublished - especially anything that may involve controversy
13	Aug 8, 2013 12:16 PM	Things happen, we miss them. Emails from Hampton would be better
14	Jul 20, 2013 1:07 PM	current or recent news isn't readily available or isn't often covered in a timely manner. Hampton Magazine is informative and very useful, but, not filled with current/daily or even weekly news.
15	Jul 19, 2013 4:31 PM	Township needs to use social media (i.e., Facebook account or Google+) to spread the word on community news
16	Jul 10, 2013 3:03 AM	There is plenty of news about Hampton sports teams but news about township matters (council meetings, zoning decisions, environmental matters etc) is scarce.
17	Jun 17, 2013 2:28 AM	Not timely
18	Jun 9, 2013 10:43 PM	I think the meetings should be on cable
19	Jun 7, 2013 8:19 PM	most times we are in the dark about twp. business

## Community Attitudes Survey 2013

From what sources do you receive news about the Township? Please check all that apply.

Answer Options	Response Percent	Response Count
Township website (www.hampton-pa.org)	66.4%	91
eNews sites (Topix Hampton Township News)	8.0%	11
Hampton Magazine	95.6%	131
Pittsburgh Post-Gazette	38.0%	52
Pittsburgh Tribune-Review	24.1%	33
Community meetings	8.8%	12
Other (please specify)		40
<i>answered question</i>		<b>137</b>
<i>skipped question</i>		<b>1</b>

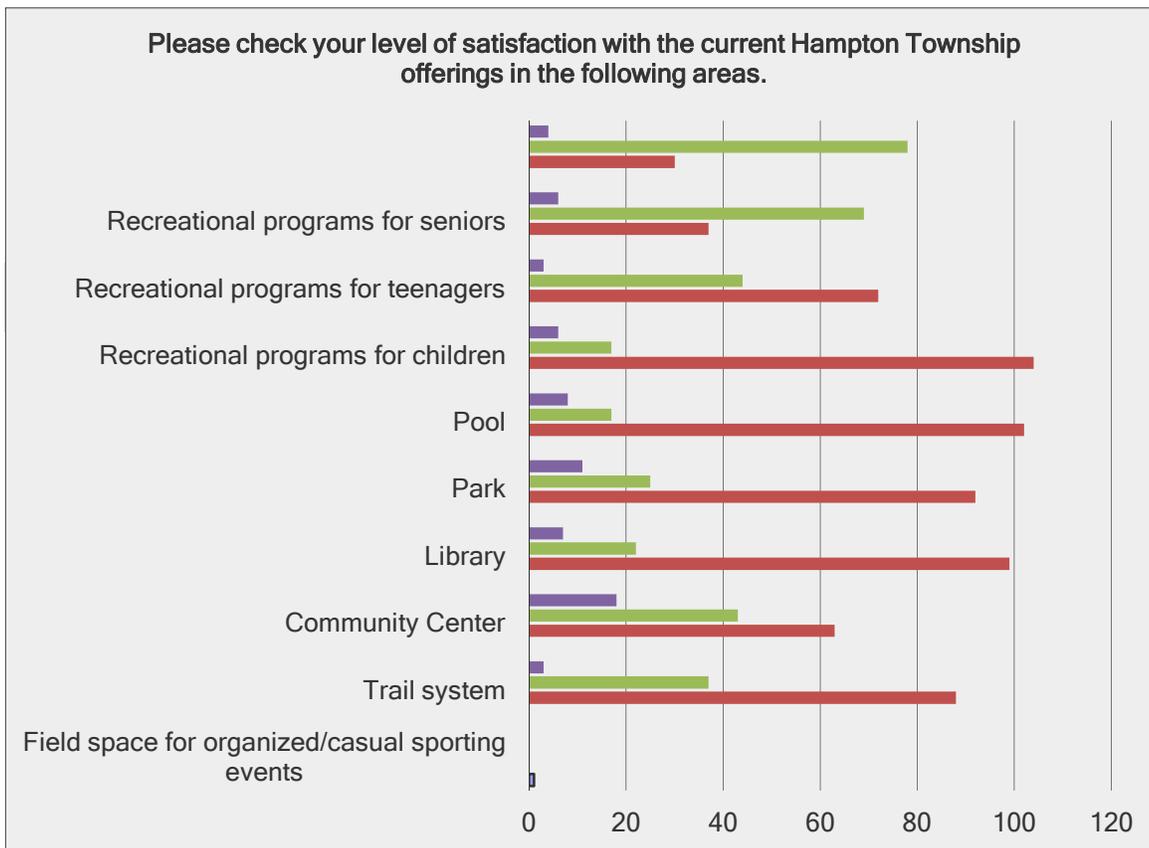
Number	Response Date	Other (please specify)	Categories
1	Sep 17, 2013 2:23 AM	Hampton Journal	
2	Sep 11, 2013 2:31 PM	Hampton News	
3	Sep 11, 2013 1:35 PM	Local newspaper	
4	Sep 9, 2013 4:26 PM	Pine Creek Journal	
5	Sep 9, 2013 2:10 PM	Pine Creek Journal, Hampton News Newslewtter	
6	Sep 5, 2013 9:27 AM	Neighbors	
7	Aug 28, 2013 6:06 PM	hampton journal	
8	Aug 28, 2013 2:19 AM	Pine Creek Journal	
9	Aug 23, 2013 10:35 AM	Pinecreek Journal	
		Hampton Athletic Association's Twitter Feed, email blast through the kid's activity organizatons (sports),	
10	Aug 19, 2013 1:17 PM	flyers posted at the community center	
11	Aug 16, 2013 8:01 PM	Board members	
12	Aug 15, 2013 8:51 PM	Hampton Quarterly	
13	Aug 15, 2013 7:36 PM	Hampton News	
14	Aug 15, 2013 6:34 PM	Hampton Journal (weekly)	
15	Aug 13, 2013 4:27 PM	Neighborhood chatter	
16	Aug 12, 2013 2:25 PM	hampton newspaper	
17	Aug 12, 2013 2:04 PM	Hampton Journal	
18	Aug 12, 2013 3:31 AM	Hampton Journal	
19	Aug 11, 2013 3:26 PM	Hampton Journal	
20	Aug 10, 2013 8:59 PM	local clubs and organizations I belong to.	
21	Aug 9, 2013 9:31 PM	schools	
22	Aug 9, 2013 9:10 PM	hampton journal	
23	Aug 9, 2013 7:37 PM	The Hampton News; Hampton Journal; word of mout	
24	Aug 9, 2013 7:06 PM	Hampton Journal	
25	Aug 9, 2013 5:37 PM	hampton journal	
26	Aug 9, 2013 4:28 PM	Hampton Journal and Pine Creek Journal	
27	Aug 9, 2013 3:04 AM	<a href="https://www.facebook.com/HamptonWire">https://www.facebook.com/HamptonWire</a>	
28	Aug 9, 2013 1:36 AM	Hampton journal	
29	Aug 8, 2013 10:57 PM	Pine Creek Journal, Hampton Journal & kids' school	
30	Aug 8, 2013 3:26 PM	Hampton Journal	

31	Aug 8, 2013 12:16 PM	Google
32	Jul 26, 2013 9:02 PM	kdk radio
33	Jul 20, 2013 7:11 PM	Mark Farabaugh's Emails
34	Jul 11, 2013 2:19 PM	friends/family
35	Jul 10, 2013 3:01 PM	Postings at the community Center
36	Jul 10, 2013 3:03 AM	Pine Creek Journal; Hampton News
37	Jul 8, 2013 2:26 AM	Pine Creek Journal
38	Jul 4, 2013 2:36 PM	Pine Creek Journal
39	Jun 15, 2013 10:43 AM	In Community Magazine
40	Jun 7, 2013 11:53 PM	Community/Area newspaper

## Community Attitudes Survey 2013

Please check your level of satisfaction with the current Hampton Township offerings in the following areas.

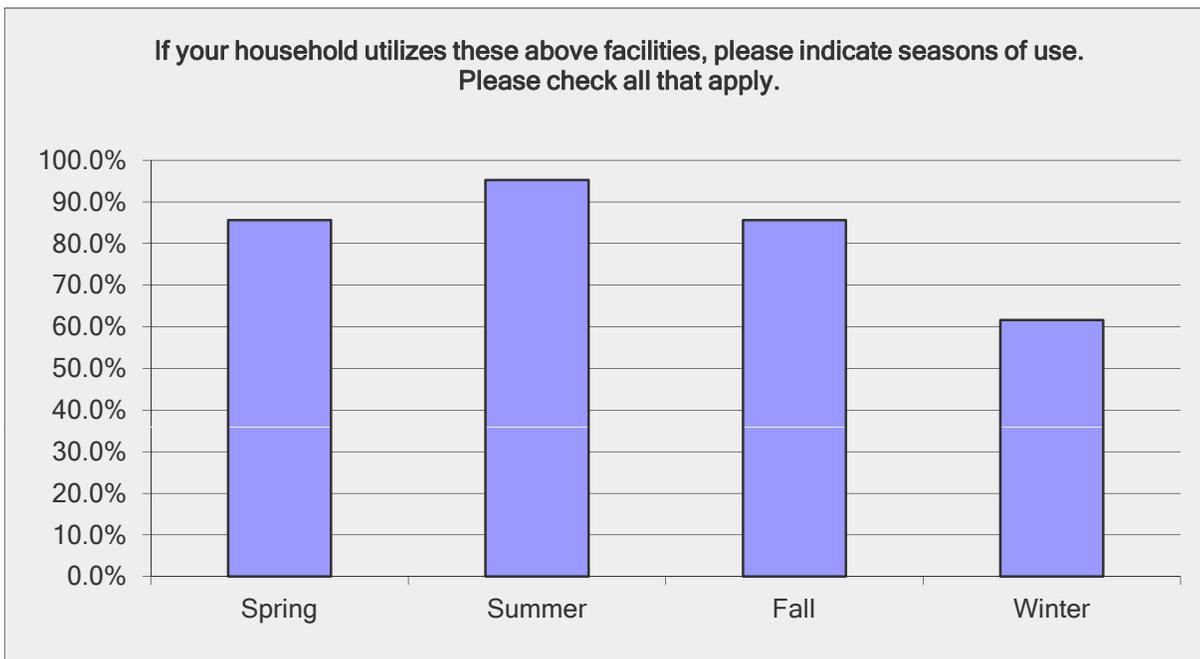
	Satisfied	Neutral	Dissatisfied	Response Count
Field space for organized/casual sporting events	88	37	3	128
Trail system	63	43	18	124
Community Center	99	22	7	128
Library	92	25	11	128
Park	102	17	8	127
Pool	104	17	6	127
Recreational programs for children	72	44	3	119
Recreational programs for teenagers	37	69	6	112
Recreational programs for seniors	30	78	4	112
<i>answered question</i>				<b>134</b>
<i>skipped question</i>				<b>4</b>



## Community Attitudes Survey 2013

If your household utilizes these above facilities, please indicate seasons of use. Please check all that apply.

Answer Options	Response Percent	Response Count
Spring	85.6%	107
Summer	95.2%	119
Fall	85.6%	107
Winter	61.6%	77
	<i>answered question</i>	<b>125</b>
	<i>skipped question</i>	<b>13</b>



## Community Attitudes Survey 2013

What is your favorite thing to visit at the Community Park? Please check all that apply.

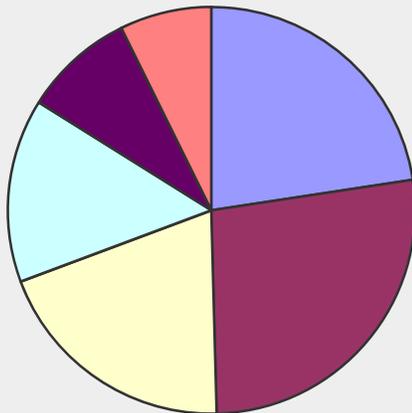
Answer Options	Response Percent	Response Count
Picnic Pavilions	11.9%	15
Playgrounds	29.4%	37
Tennis/Basketball/Street Hockey Courts	19.8%	25
Library	61.9%	78
Baseball/Soccer Fields	32.5%	41
Hiking Trails	33.3%	42
Outdoor Pool	61.9%	78
Other (please specify)		24
<i>answered question</i>		<b>126</b>
<i>skipped question</i>		<b>12</b>

## Community Attitudes Survey 2013

Hampton Township's Community Park provides residents with many things to do. How often do you or others in your household visit the Community Park?

Answer Options	Response Percent	Response Count
At least three times a week	22.6%	31
Once or twice a week	27.0%	37
One to three times a month	19.7%	27
Four to eight times a year	14.6%	20
Three times a year or less	8.8%	12
I/We do not utilize the parks or recreation fields	7.3%	10
<b>answered question</b>		<b>137</b>
<b>skipped question</b>		<b>1</b>

Hampton Township's Community Park provides residents with many things to do. How often do you or others in your household visit the Community Park?



- At least three times a week
- Once or twice a week
- One to three times a month
- Four to eight times a year
- Three times a year or less
- I/We do not utilize the parks or recreation fields

# Comprehensive Plan

## Regional Trends & Projections

for Hampton Township to consider in its planning efforts

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## Glossary of Terms

**Household Population** Household population, as compared to total population, excludes persons living in dormitories, penal facilities, hospitals, and other institutional settings.

**Family** A family is a group of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people are considered as members of one family. The number of families is equal to the number of family households; however, the count of family members differs from the count of family household members because family household members include any non-relatives living in the household.

**Non-Family** 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.

**Household** A household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters. The count of households excludes group quarters and institutions.

**Metropolitan Statistical Area (MSA)** Metropolitan Statistical Areas (metro areas) are geographic entities defined by the Office of Management and Budget. A metro area contains a core urban area of 50,000 or more population. Each metro or micro area consists of one or more counties and includes the counties containing the core urban area, as well as any adjacent counties that have a high degree of social and economic integration (as measured by commuting to work) with the urban core.

Source: US Census Bureau

## Methodology

4ward Planning LLC conducted an examination of socio-economic trends (for 2000, 2010, and 2015) in the Pittsburgh Metropolitan Statistical Area (MSA) as part of the Mt. Lebanon Comprehensive Plan update.

The analysis and recommendations that follow are based on a combination of quantitative and qualitative techniques. Quantitative analysis was underpinned by a combination of public and proprietary data sources, including U.S. Census-based data and Esri's Community Analyst software — a socio-economic data analysis tool. Estimated and projected socio-economic trends examined included population and household growth, formation of family and non-family households, household income and tenure, and age cohort characteristics.

The geographies were selected based on the strong likelihood that these areas serve as primary market draws for consumer purchases, labor supply, and housing demand — all key factors associated with this analysis.

Labor and industry trends were analyzed for the Pittsburgh MSA and, for comparison purposes, the State of Pennsylvania. Labor data was gathered from the U.S. Census Bureau's *On The Map* data server. Work area analysis was performed for the most recently available years (2005, 2007, and 2009).

**SOCIO-ECONOMIC  
TRENDS & PROJECTIONS:  
2000 to 2015**

## Household Formation

Figures A-1 and A-2 exhibit annualized change in family and non-family households, respectively, for the MSA. Annualized change in family household formation over the 2000 to 2010 period was slightly negative, with rates expected to remain slightly negative through 2015.

Figure A-1: Annualized Percentage Change in Family Households

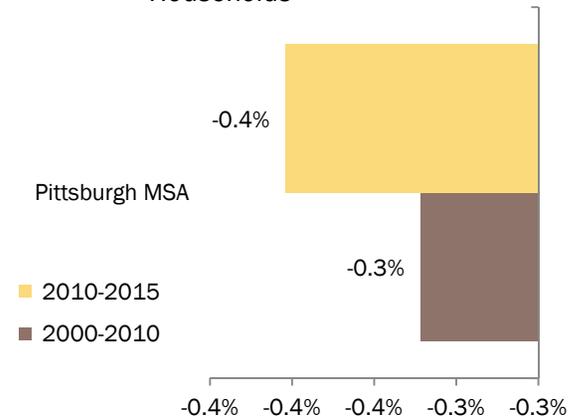
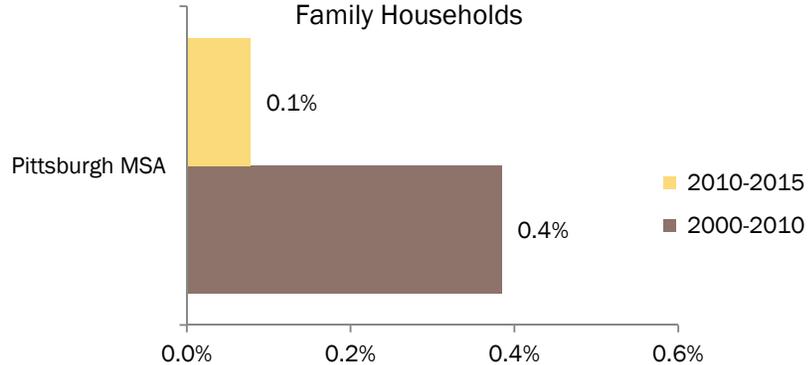


Figure A-2: Annualized Percentage Change in Non-Family Households



Consistent with national and regional household formation trends, non-family households experienced modest growth across from 2000-10; this growth is projected to flatten through 2015. However, as growth in non-family households outpaces change in family households, it will exert a meaningful influence on housing markets and certain retail expenditures (e.g., restaurants).

Source: US Census Bureau; Esri; 4ward Planning LLC, 2012

## Housing Ownership Trends

The ownership rate in the MSA decreased from 2000 to 2010 and is expected to decrease slightly through 2015. The percentage of rented housing remained largely flat from 2000 to 2010, with that trend continuing through 2015.

Figure A-3: Owner-Occupied Housing Units Comparison



Figure A-4: Rented Housing Units Comparison



Source: US Census Bureau; Esri; 4ward Planning LLC, 2012

## Age

Reflective of both regional and national demographic trends, the MSA realized decline from 2000 to 2010 within the younger age cohorts due to a variety of factors, including the increase in couples choosing to have fewer or no children. Conversely, the central core of baby boom generation (persons born between 1946 and 1964) is responsible for the marked increase in persons between 55 and 64 years of age in these geographies. Persons in this age group (typically identified with empty-nester households) will exert strong influence on new and smaller housing choices in the local area over the coming two decades. While the percentage increases in the over-85 category are significant, the number of people in this category are a small component of the overall population. Median age increased by four years from 2000 to 2010.

Table A-1: Population Age Trends

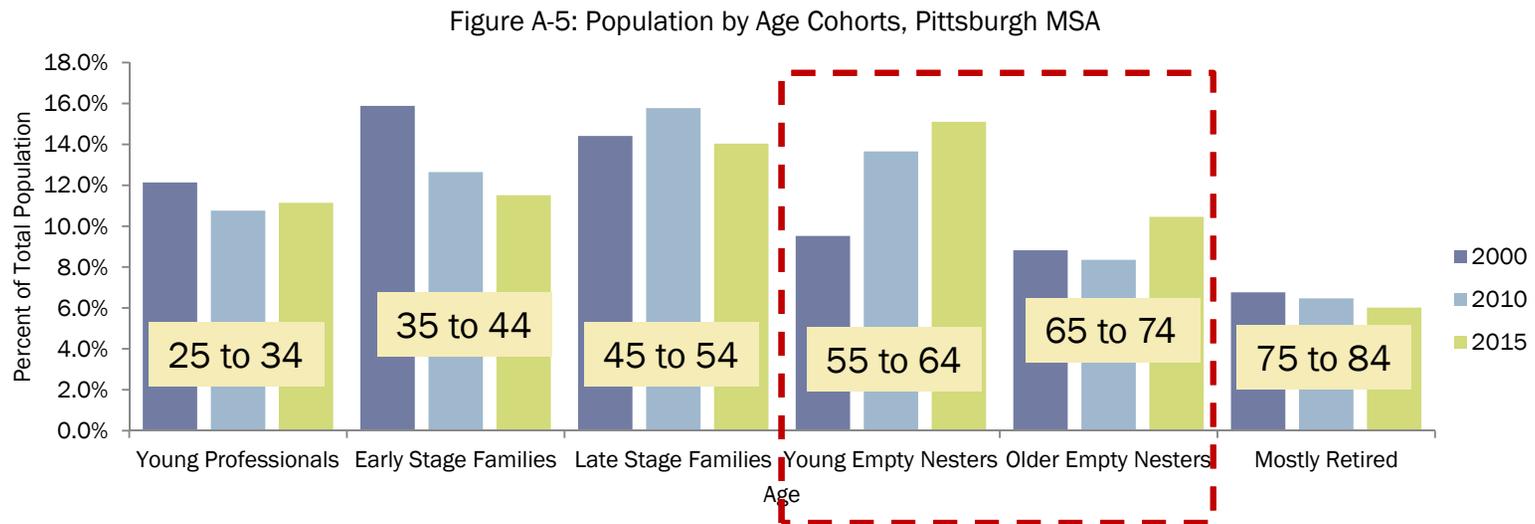
Pittsburgh MSA	2000		2010		2015		Percentage Change	
	Count	%	Count	%	Count	%	2000-2010	2010-2015
Total Population	2,431,087	100.0%	2,368,989	100.0%	2,333,063	100.0%	-2.6%	-1.5%
< 5 Years	134,852	5.5%	126,599	5.3%	120,969	5.2%	-6.1%	-4.4%
5 to 14 Years	312,419	12.9%	269,733	11.4%	262,936	11.3%	-13.7%	-2.5%
15 to 34 Years	585,138	24.1%	550,340	23.2%	541,481	23.2%	-5.9%	-1.6%
35 to 54 Years	736,473	30.3%	673,196	28.4%	596,074	25.5%	-8.6%	-11.5%
55 to 64 Years	231,439	9.5%	323,414	13.7%	352,316	15.1%	39.7%	8.9%
> 64 Years	430,740	17.7%	425,707	18.0%	459,240	19.7%	-1.2%	7.9%
<b>Median Age</b>	<b>40 years</b>		<b>43 years</b>		<b>44 years</b>		<b>7.8%</b>	<b>2.1%</b>

Source: US Census Bureau, Esri Community Analyst; 4ward Planning LLC, 2012

Source: US Census Bureau; Esri; 4ward Planning LLC, 2012

## Age

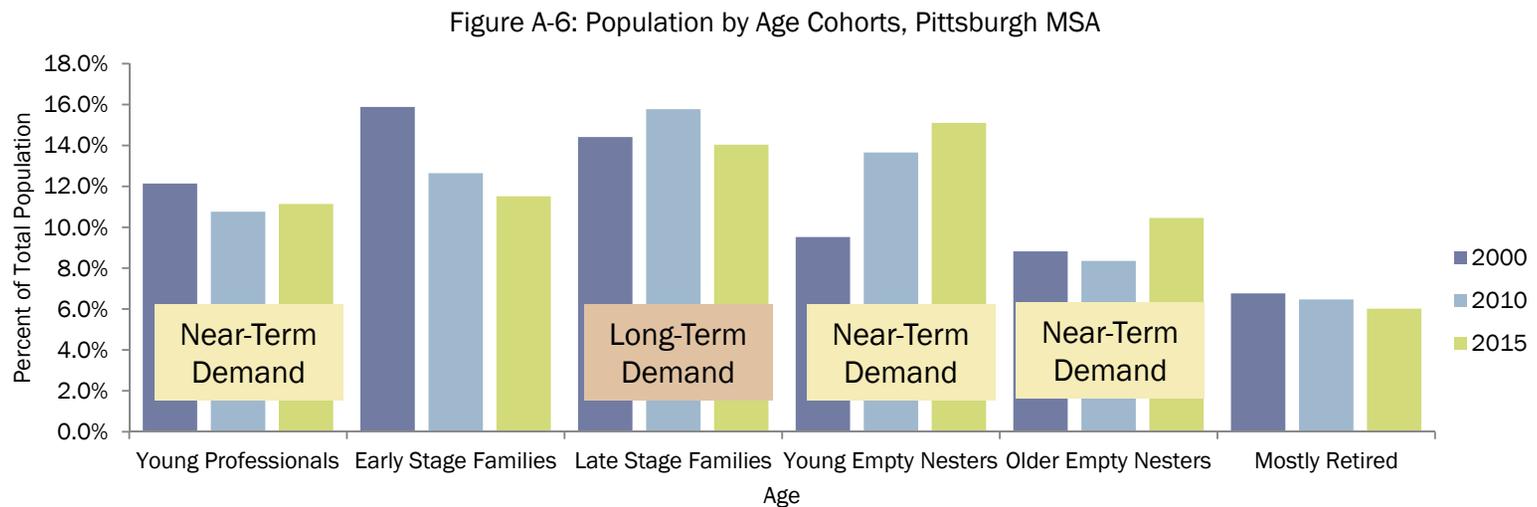
The below identified age groups represent the principal source of residential demand within the MSA over the coming two decades. While persons within the 25 to 54 age groups represent the majority of adult residents in the area, trends indicate growth within the 55 to 74 age cohort – a group which will exert considerable influence on the type of housing developed.



Source: US Census Bureau; Esri; 4ward Planning LLC, 2012

# Age

Near-term (the next ten years) and long-term (beyond the next ten years) housing demand in the MSA will, principally, come from within the demographic groups highlighted below. These demographic groups are closely associated with downtown or urban living trends, based on national and regional migration patterns.

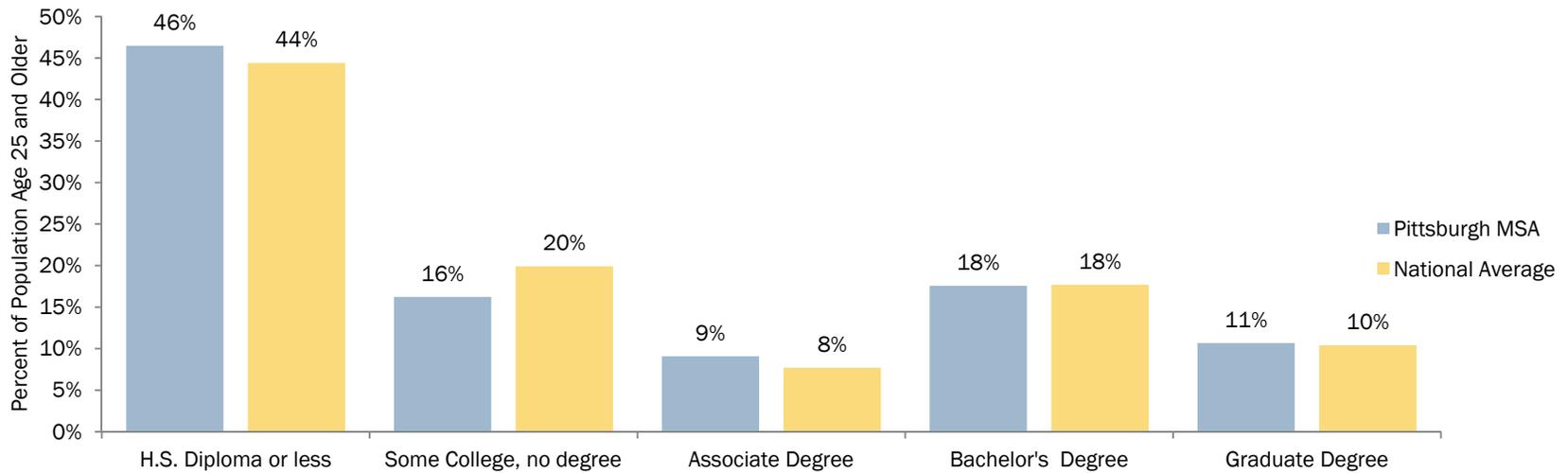


Source: US Census Bureau; Esri; 4ward Planning LLC, 2012

## Educational Attainment

In the MSA, 29 percent of the residents age 25 and older have earned a bachelor's degree or more, a comparable rate to the national average.

Figure A-7: Educational Attainment 2010 Snapshot, Pittsburgh MSA

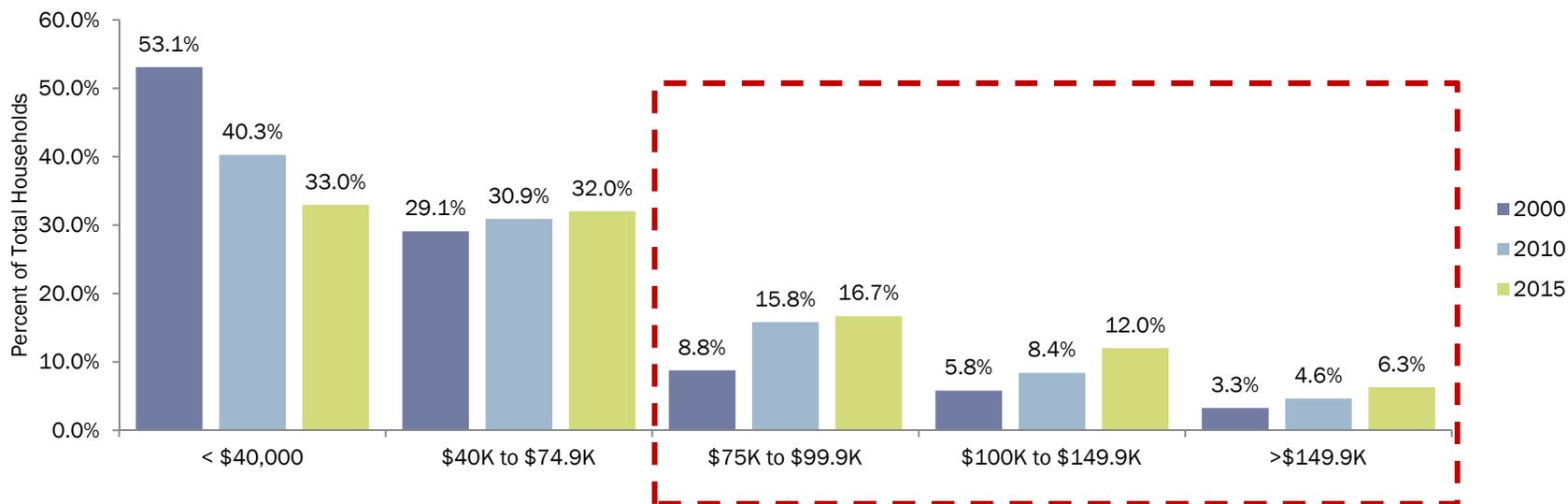


Source: US Census Bureau, Esri CAO; 4ward Planning LLC, 2012

## Household Income

The below chart illustrates how household income in the MSA has shifted over the 2000 to 2010 period, as well as the degree to which it is projected to change through 2015. Specifically, in 2000, about 18 percent of households earned more than \$75,000 annually. By 2010, this value increased to 29 percent. The growth in upper income households is projected to rise through 2015, with over a third of households in the area projected to earn more than \$75,000 annually.

Figure A-8: Households by Income, Pittsburgh MSA



Source: US Census Bureau; Esri; 4ward Planning LLC, 2012

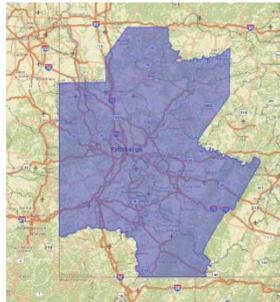
## Takeaway

Relatively flat population and household growth across all geographies examined is anticipated through 2015. However, the growth that is expected is will likely be concentrated among a number of demographic categories such as higher-income households, 55 to 74 year olds and non-family households. Households in these demographic segments would be expected to prefer smaller living quarters located in walking distance to amenities and prospective employment opportunities.

# Labor & Industry Analysis

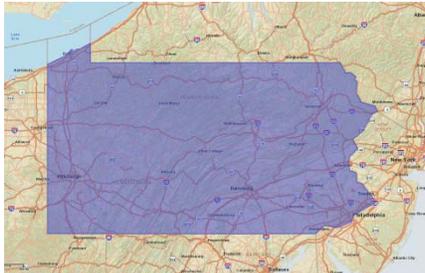
## Study Areas – Labor & Industry Trend Analysis – 2009 Summary

Pittsburgh MSA



Total Primary Jobs: 1,011,159

Pennsylvania

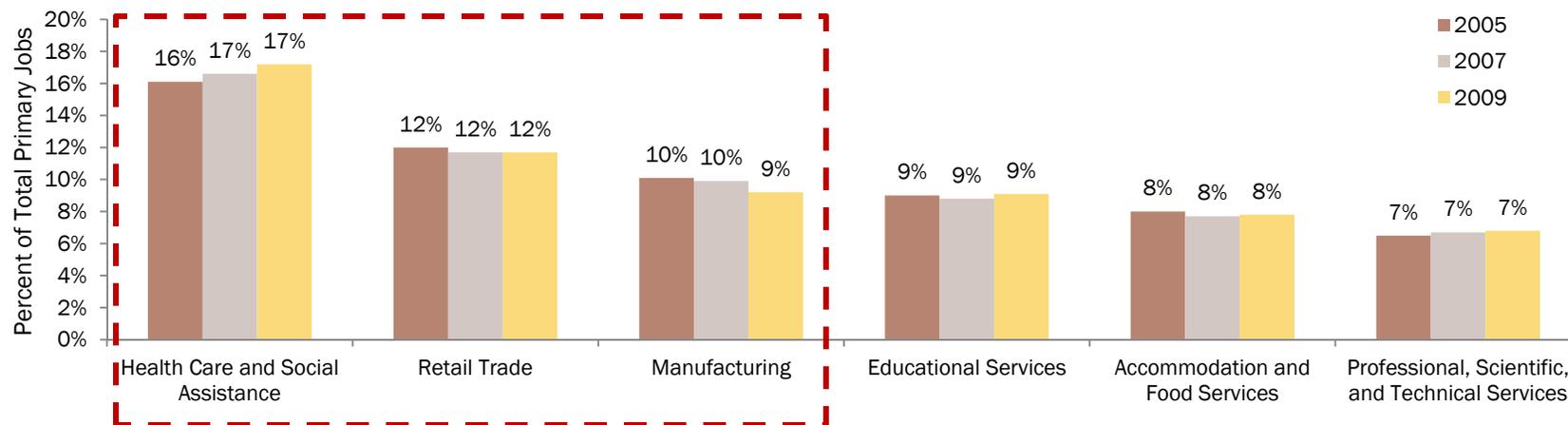


Total Primary Jobs: 4,983,969

## Top Six Industries by Employment – Pittsburgh MSA

Over the 2005 to 2009 period, the Pittsburgh MSA featured an average annual primary job base of 1,011,159 primary jobs. In 2009, the three leading industries within the MSA, by employment, each held between 9- and 17-percent share of total employment. These three industries combined for 38 percent of employment in the region. The Health Care and Social Assistance industry experienced slight growth from 2005 to 2009, while change in the Manufacturing sector was slightly negative. Employment share in the four remaining categories was relatively flat over the observed time frame.

**Figure B-1: Pittsburgh MSA Top Six Industries by Percent of Total Employment**



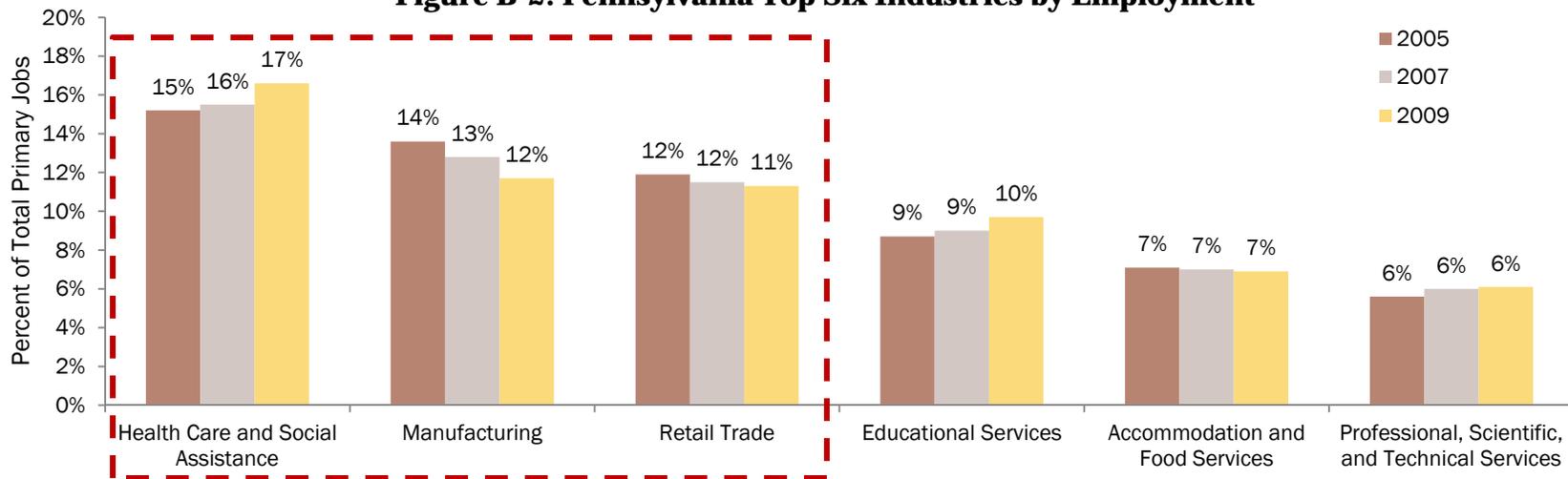
Primary Jobs by Industry, 2009	174,278	118,702	93,238	91,905	79,219	68,913
Average Annual Job Change, 2005-2009	3,566	(146)	(1,720)	627	27	1,065

Source: US Census Bureau; Esri; 4ward Planning LLC, 2012

## Top Six Industries by Employment – Pennsylvania

Over the 2005 to 2009 period, Pennsylvania had an average annual primary job base of about five million, with Health Care and Social Assistance, Manufacturing, and Retail Trade also serving as the three leading employment sectors, respectively, over that period. With a share of 17 percent in 2009, the Health Care and Social Assistance sector has shown growth since 2005, while Manufacturing and Retail Trade have decreased slightly. The Educational Services sector gained slightly while Accommodation and Food services and Professional Services sectors remained relatively flat between 2005 and 2009.

**Figure B-2: Pennsylvania Top Six Industries by Employment**



Primary Jobs by Industry, 2009	828,995	580,790	564,118	484,556	345,010	304,158
Average Annual Job Change, 2005-2009	18,525	(22,946)	(6,958)	12,818	(1,456)	6,294

Source: US Census Bureau; Esri; 4ward Planning LLC, 2012

## Regional Trends and Projections

**Table B-1 Top Five Largest Occupations by Industry Sector**

Industry Sector	Occupation	Projected Percent Employment Growth, 2010-20	Annual Mean Wage, 2011	Projected Annual Mean Wage, 2018
Health Care and Social Assistance	Registered Nurses	26%	\$62,130	\$73,853
	Nursing Aides, Orderlies, and Attendants	20%	\$26,750	\$31,797
	Home Health Aides	69%	\$20,230	\$24,047
	Personal Care Aides	71%	\$20,380	\$24,225
	Licensed Practical and Licensed Vocational Nurses	22%	\$40,680	\$48,356
Retail Trade	Retail Salespersons	17%	\$26,410	\$31,393
	Cashiers	7%	\$18,920	\$22,490
	Stock Clerks and Order Fillers	1%	\$22,440	\$26,674
	First-Line Supervisors of Retail Sales Workers	8%	\$44,420	\$52,801
	Laborers and Freight, Stock, and Material Movers, Hand	15%	\$26,890	\$31,964
Manufacturing	Team Assemblers	6%	\$27,830	\$33,081
	First-Line Supervisors of Production and Operating Workers	2%	\$56,670	\$67,363
	Machinists	9%	\$40,800	\$48,498
	Inspectors, Testers, Sorters, Samplers, and Weighers	8%	\$40,030	\$47,583
	Laborers and Freight, Stock, and Material Movers, Hand	15%	\$26,890	\$31,964
Educational Services	Elementary School Teachers, Except Special Education	17%	\$55,280	\$65,711
	Teacher Assistants	15%	\$23,160	\$27,530
	Secondary School Teachers, Except Special and Career/Technical Education	7%	\$57,210	\$68,005
	Teachers and Instructors, All Other	13%	\$28,890	\$34,341
	Middle School Teachers, Except Special and Career/Technical Education	17%	\$57,170	\$67,957
Accommodation and Food Services	Combined Food Preparation and Serving Workers, Including Fast Food	15%	\$18,950	\$22,526
	Waiters and Waitresses	9%	\$20,580	\$24,463
	Cooks, Restaurant	13%	\$26,370	\$31,346
	First-Line Supervisors of Food Preparation and Serving Workers	10%	\$37,370	\$44,421
	Cooks, Fast Food	-4%	\$19,590	\$23,286
Professional, Scientific, and Technical Services	Lawyers	10%	\$135,590	\$161,174
	Accountants and Auditors	16%	\$69,120	\$82,162
	Office Clerks, General	17%	\$28,610	\$34,008
	Software Developers, Applications	28%	\$80,760	\$95,998
	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	6%	\$30,210	\$35,910

Source: Bureau of Labor Statistics; 4ward Planning LLC, 2012

## Occupation and Wages

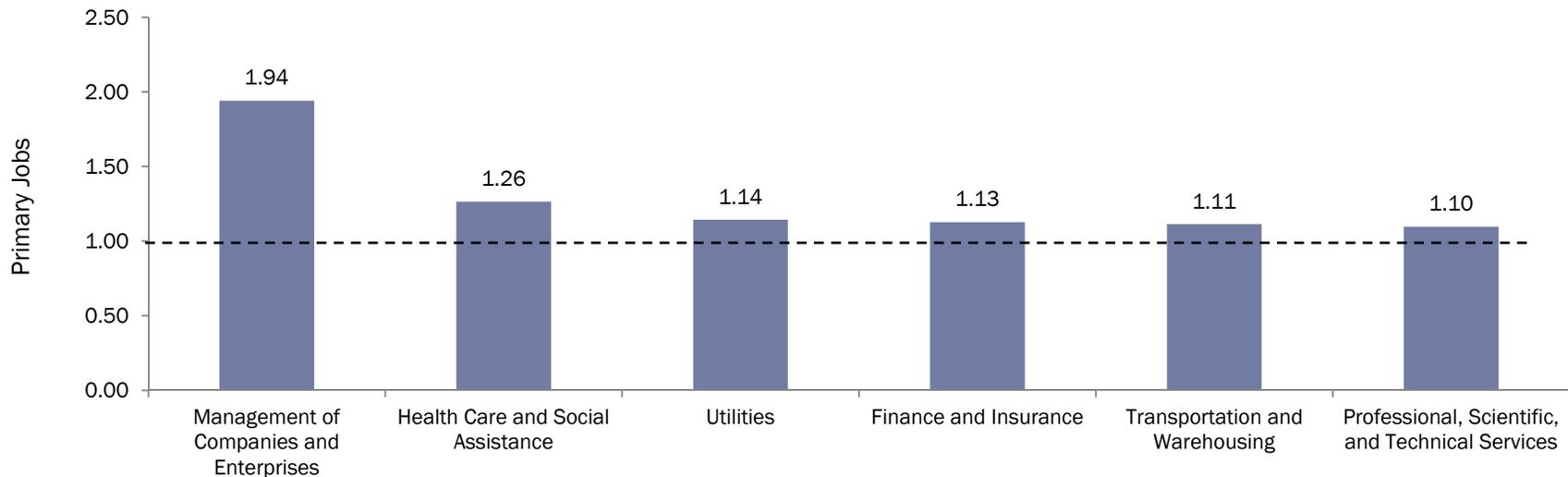
Table B-1 shows the top five largest occupations (by employment) in each of the top six industry sectors in the region. Projected percent employment growth is based on national estimates provided by the Bureau of Labor Statistics (BLS). The annual mean wage listed is based on wages in the Pittsburgh MSA. Because the BLS does not project wages, the 2018 projected wages are based on an annual inflation rate of 2.5 percent.

Based on the data shown, home health aides and personal care aides are projected to exhibit the most growth through 2020, with an overall growth of about 70 percent projected. All of the top five occupations in the Health Care industry sector are expected to grow by at least 20 percent through 2020. Occupations in the Manufacturing industry sector are anticipated to show the least growth, with growth expected of less than ten percent in each of the top four occupations through 2020.

## Location Quotient Analysis

Location Quotient (LQ) analysis is used to compare the relative concentration of employment in a given industry, relative to total employment for a particular geography. An LQ greater than 1.0 for a given industry suggests that the subject geography has a relative competitive advantage to a comparison geography, for that industry. The below graph depicts the top six industries by LQ in the Pittsburgh MSA maintain as benchmarked against employment in the continental US, with the greatest comparative advantages in the Management and Health Care industries.

**Figure B-3: Pittsburgh MSA/USA Top Six Industries Location Quotient**

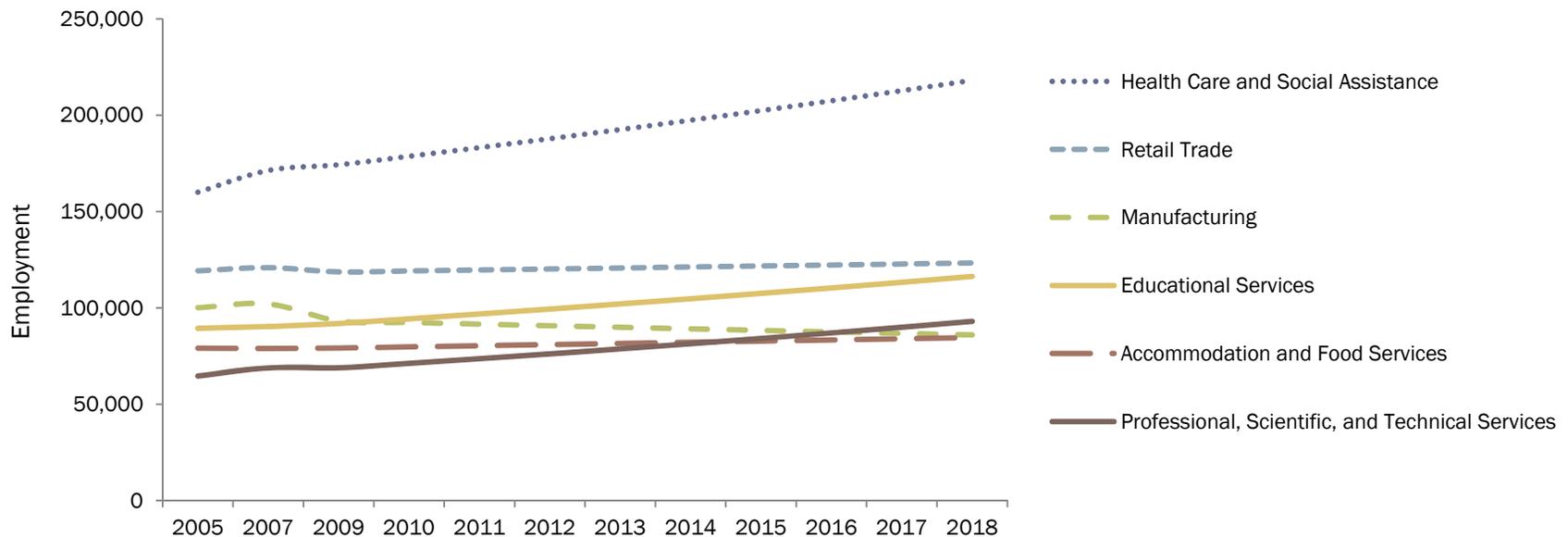


Source: US Census Bureau, OnTheMap; 4ward Planning LLC, 2011

## Employment Projections

Using Bureau of Labor Statistics estimates for employment growth and U.S. Census data for employment within the top six sectors, 4ward Planning projected growth in employment for the top six industries in the Pittsburgh MSA from 2010 through 2018. Of the top six industries, highest average annual growth rates are expected in Professional, Scientific, and Technical Services (3.4 percent), Educational Services (2.7 percent), and Health Care and Social Assistance (2.5 percent).

**Figure B-4: Pittsburgh MSA Top Six Industries, Projected Growth in Employment**



Source: US Census Bureau, QWI Online; 4ward Planning LLC, 2012

## Takeaway

The Pittsburgh MSA is experiencing employment growth in professional and white collar services sectors such as Health and Social Services, Educational Services, and Professional, Scientific, and Technical Services. Largely, these industries are projected to continue to employ growing numbers of workers, while the Retail Trade and Manufacturing sectors exhibit decreasing shares of employment in the region.

As professional industries in both the local area and the region remain prosperous, ***demand for both office space and housing to accommodate their employees is likely to increase. Further, this growing number of highly compensated white collar professionals suggests a forthcoming increase in dollars spent locally on dining, personal services, and other related businesses.***

# **RESIDENTIAL TRENDS ANALYSIS**

## Apartment Inventory

4ward Planning utilized Reis, a nationally recognized supplier of office, retail, industrial, and multi-family rental data, to acquire current real estate trend data. The change in inventory, examined below, indicates in broad terms whether new real estate construction has been active in the area.

According to Reis, apartment inventory change in the Pittsburgh MSA was slightly positive from 2008 through 2012. The Northeast region and the nation as a whole experienced modest growth in multi-family residential rental inventory in this timeframe. Similar inventory growth in these regions is forecasted to continue through 2016.

**Table C-1: Multi-family Residential Rental Inventory Comparison**

	Inventory Growth					
	2Q12	Quarterly 1Q12	YTD Avg	1 Year	Annualized 3 Year	5 Year
Pittsburgh MSA	0.0%	0.2%	0.1%	0.3%	0.3%	0.3%
Northeast	0.2%	0.1%	0.2%	0.5%	0.8%	0.8%
United States	0.1%	0.1%	0.1%	0.4%	0.9%	1.0%
Period Ending	6/30/12	3/31/12	6/30/12	12/31/11	12/31/11	12/31/11

Source: Reis; 4ward Planning LLC 2012

# **OFFICE TREND ANALYSIS**

## Methodology - Key Steps for Analyzing Office Trends

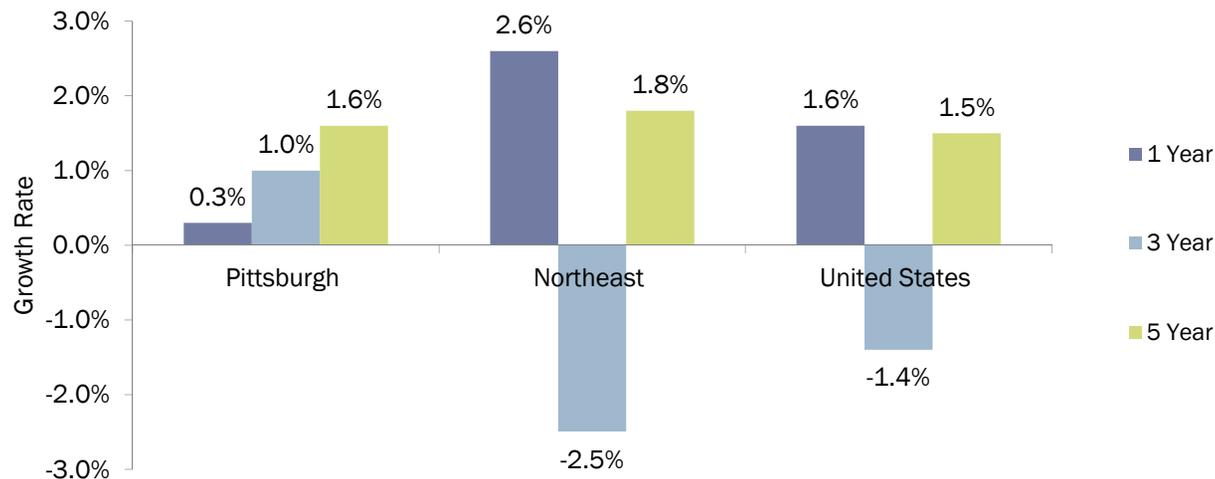
### Analyzing Office Space Supply Factors

The supply of office space data is analyzed using data obtained from REIS, a real estate analysis service. REIS provides key office space supply details and comparisons for rent, vacancy, inventory, and construction and absorption. For context, the Pittsburgh MSA was compared to the larger region and the nation.

## Office Asking Rent

The asking rent in the Pittsburgh MSA has shown decreasing growth rates over the past five years, indicating weakening activity in the office market. The MSA performed better than the Northeast region and the nation as a whole in the previous three-year period, but lags behind the two surrounding geographies in the one- and five-year periods.

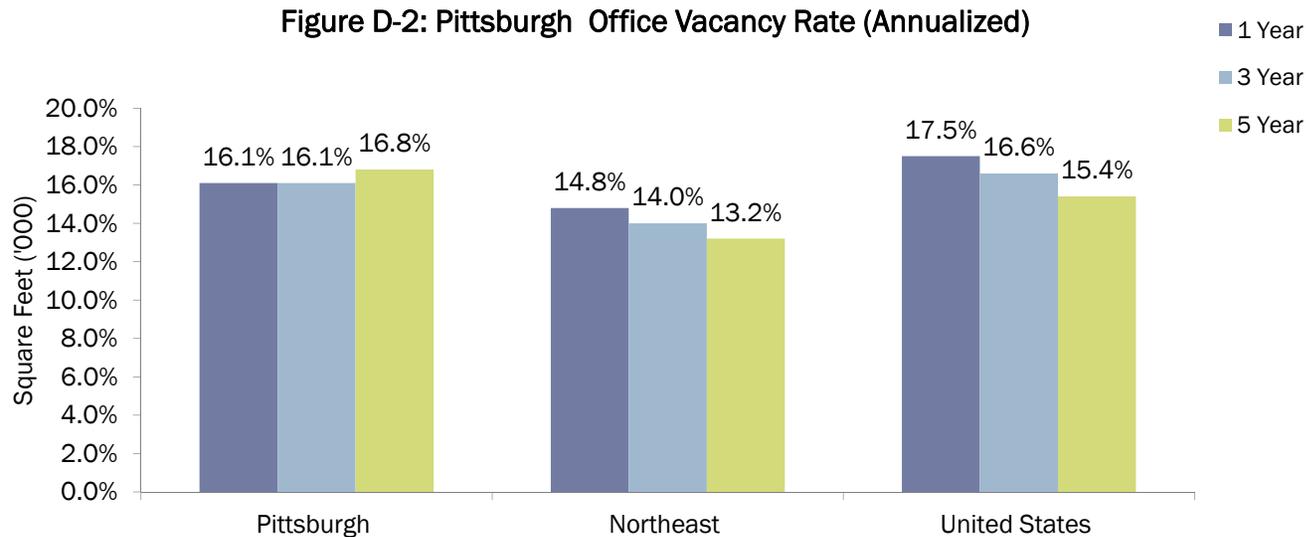
Figure D-1: Pittsburgh Office Asking Rent Growth Rates



Source: REIS; 4ward Planning LLC 2012

## Office Vacancy Rates

The approximate 17-percent annualized average vacancy rate for the past year represents no change from the average rates of the past three- and five-year periods. As Figure X indicates, average vacancy rates within the Pittsburgh MSA have consistently been higher than average office vacancy rates in the Northeast and comparable to those in the U.S.

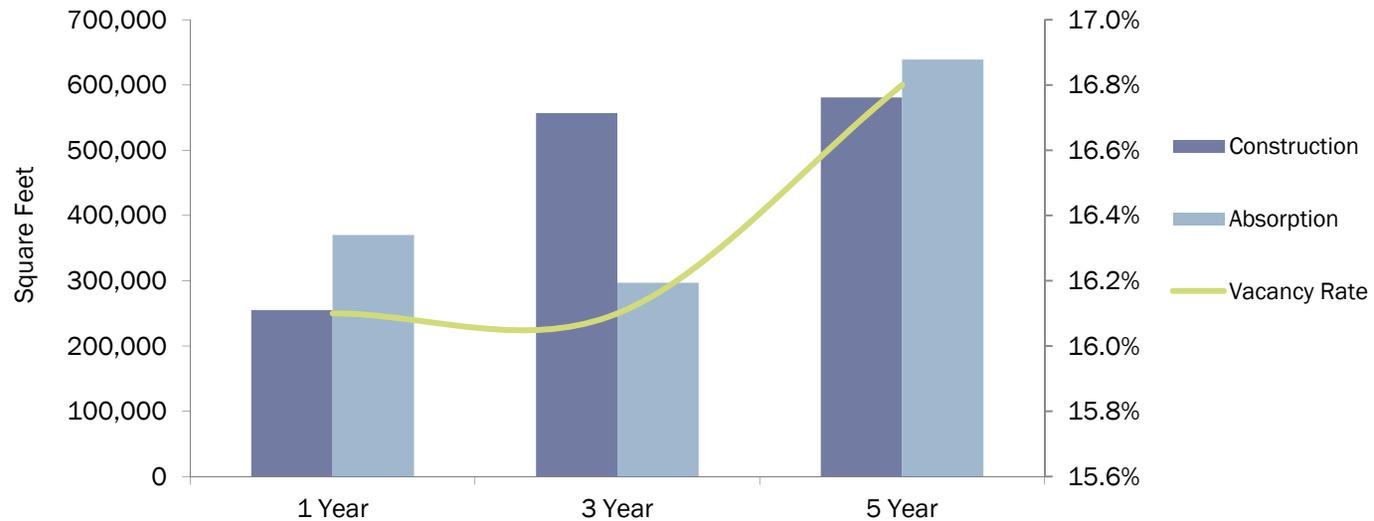


Source: REIS; 4ward Planning LLC 2012

## Office Absorption

The office space market in the Pittsburgh MSA has demonstrated positive construction and absorption in the last five years while vacancy rates have decreased slightly, indicating modest strength in the office demand market.

Figure D-3: Pittsburgh Office Space Trends, Annualized



Source: REIS; 4ward Planning LLC 2012

## Takeaway – Office Trends

The combination of flat/slightly decreasing vacancy rates and positive construction and absorption rates within the Pittsburgh MSA over the past five years suggests modest attraction for corporate office space users. However, and notwithstanding the above observations, niche office product, such as medical office buildings, may find demand in the region outside downtown Pittsburgh based on area demographics (e.g., an aging population which will drive demand for outpatient medical services).

# **OFFICE SUPPLY-DEMAND ANALYSIS**

## Methodology - Key Steps for Deriving Office Demand

### **Projecting 2018 Primary Jobs**

To determine projected office space demand, primary jobs in the Pittsburgh MSA were projected through 2018 based on 2009 primary jobs data and Bureau of Labor Statistics industry growth rates. Primary jobs were then aggregated into industry sectors.

### **Estimating the Number of Office Workers**

A National Center for Real Estate Research study has estimated the percentage of workers in various industry sectors that typically work in an office environment. Using these percentages, we were able to estimate the number of workers in the Pittsburgh MSA who would work in an office.

### **Determining Office Space Demand**

Assuming a space requirement of 150 square feet per worker, the total demand for office space was estimated based on the projected office workers for each year through 2018.

## Projected Office Jobs – Pittsburgh MSA

The tables below show the projected jobs and office workers, respectively, aggregated by industry sector, for the Pittsburgh MSA.

**Table E-1: Primary Jobs (Projected), Pittsburgh MSA**

	2010	2011	2012	2013	2014	2015	2016	2017	2018
Health Care and Social Assistance	178,681	183,196	187,825	192,571	197,436	202,425	207,540	212,784	218,160
Manufacturing	119,208	119,715	120,225	120,737	121,251	121,768	122,286	122,807	123,330
Retail Trade	92,401	91,571	90,749	89,934	89,127	88,326	87,533	86,747	85,968
Educational Services	94,343	96,846	99,415	102,052	104,759	107,538	110,391	113,319	116,325
Accommodation and Food Services	79,797	80,379	80,966	81,556	82,151	82,751	83,354	83,962	84,575
Professional Services	71,251	73,669	76,168	78,752	81,424	84,187	87,043	89,997	93,050
Finance and Insurance	54,038	54,327	54,618	54,910	55,203	55,498	55,795	56,093	56,393
Administration & Support	50,771	51,712	52,670	53,646	54,640	55,653	56,684	57,735	58,805
Wholesale Trade	47,506	48,350	49,210	50,084	50,974	51,879	52,801	53,739	54,694
Construction	45,660	45,856	46,053	46,250	46,449	46,648	46,848	47,049	47,251
<b>Total</b>	<b>833,656</b>	<b>845,621</b>	<b>857,897</b>	<b>870,493</b>	<b>883,415</b>	<b>896,674</b>	<b>910,277</b>	<b>924,233</b>	<b>938,552</b>

Source: U.S Census Bureau, 4ward Planning LLC 2012

**Table E-2: Estimated Average Office Workers Per Industry, Pittsburgh MSA**

	2010	2011	2012	2013	2014	2015	2016	2017	2018
Health Care and Social Assistance	86,927	89,123	91,375	93,684	96,051	98,478	100,966	103,517	105,562
Manufacturing	35,113	35,262	35,412	35,563	35,714	35,867	36,019	36,173	36,472
Retail Trade	21,641	21,447	21,255	21,064	20,875	20,687	20,501	20,317	20,010
Educational Services	53,388	54,804	56,258	57,750	59,282	60,855	62,469	64,126	65,880
Accommodation and Food Services	5,916	5,960	6,003	6,047	6,091	6,135	6,180	6,225	6,273
Professional Services	63,404	65,556	67,780	70,080	72,457	74,916	77,458	80,086	82,835
Finance and Insurance	52,058	52,337	52,617	52,898	53,181	53,465	53,751	54,038	54,331
Administration & Support	17,758	18,087	18,423	18,764	19,112	19,466	19,827	20,194	20,606
Wholesale Trade	27,693	28,185	28,686	29,196	29,714	30,242	30,780	31,326	31,598
Construction	9,099	9,138	9,178	9,217	9,257	9,296	9,336	9,376	9,347
<b>Total</b>	<b>372,999</b>	<b>379,900</b>	<b>386,986</b>	<b>394,262</b>	<b>401,734</b>	<b>409,407</b>	<b>417,287</b>	<b>425,380</b>	<b>432,914</b>

Source: NCRER, U.S Census Bureau, 4ward Planning LLC 2012

## Projected Office Space Demand – Pittsburgh MSA

The table below shows the projected office space demand, aggregated by industry sector, for the Pittsburgh MSA, as derived based on projected office workers and assuming an estimated requirement of 150 square feet per worker. As shown, the anticipated increase in office space demand from 2010 to 2018 is 8,987,323 square feet.

**Table E-3: Estimated Total Office Space Per Industry, Sq. Ft., Pittsburgh MSA**

	2010	2011	2012	2013	2014	2015	2016	2017	2018
Health Care and Social Assistance	13,039,048	13,368,505	13,706,286	14,052,602	14,407,668	14,771,706	15,144,941	15,527,608	15,834,258
Manufacturing	5,266,876	5,289,306	5,311,832	5,334,454	5,357,173	5,379,988	5,402,900	5,425,910	5,470,826
Retail Trade	3,246,225	3,217,077	3,188,190	3,159,563	3,131,193	3,103,078	3,075,215	3,047,602	3,001,507
Educational Services	8,008,174	8,220,608	8,438,679	8,662,534	8,892,327	9,128,216	9,370,362	9,618,932	9,882,006
Accommodation & Food Services	887,459	893,934	900,456	907,025	913,642	920,308	927,022	933,785	940,988
Professional Services	9,510,674	9,833,361	10,166,997	10,511,952	10,868,611	11,237,372	11,618,644	12,012,852	12,425,232
Finance and Insurance	7,808,763	7,850,511	7,892,483	7,934,679	7,977,101	8,019,749	8,062,626	8,105,731	8,149,644
Administration & Support	2,663,739	2,713,105	2,763,386	2,814,598	2,866,759	2,919,888	2,974,000	3,029,116	3,090,924
Wholesale Trade	4,153,952	4,227,760	4,302,879	4,379,332	4,457,144	4,536,339	4,616,941	4,698,975	4,739,647
Construction	1,364,905	1,370,761	1,376,643	1,382,550	1,388,482	1,394,440	1,400,423	1,406,432	1,402,106
<b>Total</b>	<b>55,949,815</b>	<b>56,984,929</b>	<b>58,047,830</b>	<b>59,139,289</b>	<b>60,260,101</b>	<b>61,411,083</b>	<b>62,593,075</b>	<b>63,806,944</b>	<b>64,937,138</b>

Source: NCRER, U.S Census Bureau, 4ward Planning LLC 2012

## Takeaway – Office Supply-Demand

The office demand analysis indicates a projected 2018 demand for office space of approximately 65 million square feet, based on anticipated jobs by industry in the Pittsburgh MSA. This represents a net demand increase of about 8.9 million square feet, over 2010 inventory in the metropolitan region.

The office space market is overall slightly positive for the Pittsburgh MSA; in the coming years as the market improves, demand will likely increase for the downtown submarket ahead of the outlying areas. National trends indicate the potential for increased demand for medical office space, signifying a niche market which may do well in outside downtown Pittsburgh. Overall, however, prospective office development should proceed cautiously unless developing build-to-suit office projects.

### **General & Limiting Conditions**

4ward Planning LLC has endeavored to ensure that the reported data and information contained in this report are complete, accurate, and relevant. All estimates, assumptions and extrapolations are based on methodological techniques employed by 4ward Planning LLC and believed to be reliable. 4ward Planning LLC assumes no responsibility for inaccuracies in reporting by the client, its agents, representatives, or any other third party data source used in the preparation of this report.

Further, 4ward Planning LLC makes no warranty or representation concerning the manifestation of the estimated or projected values or results contained in this study. This study may not be used for purposes other than that for which it is prepared or for which prior written consent has first been obtained from 4ward Planning LLC. This study is qualified in its entirety by, and should be considered in light of, the above limitations, conditions, and considerations.

**General Outline**

**Chapter 1 - Introduction and Applicability**

- 1.1 - Purpose of the Design Guidelines
- 1.2 - Applicability of the Design Review Process
- 1.3 - Use of the Design Guidelines
- 1.4 - Goals for Design Quality and Character
- 1.5 - The Community Design Context

**Chapter 2 - General Design Principles**

- 2.1 - Site Design
- 2.2 - Building Design

**Chapter 3 – Community Corridor Design Guidelines**

- 3.1 - Goals for Community Core Design
- 3.2 - Design and Development Guidelines

**Chapter 4 – Other Commercial and Industrial Project Design**

- 4.1 - Commercial Project Design Guidelines
- 4.2 - Large-Scale Retail Projects
- 4.3 - Industrial Project Design Guidelines
- 4.4 - Guidelines for Specific Commercial and Industrial Uses

**Chapter 5 - Site Planning and Other Design Details**

- 5.1 - Miscellaneous Design Details
- 5.2 - Landscaping
- 5.3 - Parking Facilities
- 5.4 - Public Art
- 5.5 - Site Drainage and Storm Water Retention
- 5.6 - Signs

**Considerations**

**Chapter 1 - Introduction and Applicability**

**1.1 - Purpose of the Design Guidelines**

**1.2 - Applicability of the Design Review Process**

- A. Design review requirements
  - 1. *Aesthetically insignificant projects*
  - 2. *Minor or incidental projects*
  - 3. *Sensitive sites*
  - 4. *Demolitions and moved buildings*
  - 5. *Other projects subject to review*
- B. Roles and responsibilities
- C. Review process
  - 1. *Conference with a planner*
  - 2. *Application/plans*
  - 3. *Architectural review options*
  - 4. *Time required*
  - 5. *Review meetings*

6. *After approval*

**1.3 - Use of the Design Guidelines**

A. Design elements

B. Interpretation

**1.4 - Goals for Design Quality and Character**

A. Primary goals

Preserve architecturally distinctive characteristics

1. *Authentic building styles, design elements, and materials*
2. *Integrate local culture and historic themes*
3. *Develop quality gateways along primary corridors*
4. *Consider site context and land uses*
5. *Protect scale and character of established areas*
6. *Minimize stock plans and designs*
7. *Integrate art designed to reflect local culture and historic themes*

Design to create and maintain pedestrian scale wherever appropriate

1. *Emphasize pedestrian oriented buildings and site planning*
2. *Incorporate design elements that respond to environmental conditions*
3. *Contextual building height to street width*
4. *Plan buildings to accommodate alternative modes of transportation*

Protect natural resources and integrate the natural environment into building and site planning

1. *Pedestrian connections between parking areas*
2. *Maintain views of natural assets*
3. *Stormwater management*
4. *Suburban streetscapes*
5. *Control outdoor lighting and institute a dark skies policy*
6. *Encourage sustainable operations in new and renovated constructions*

**1.5 - The Community Design Context**

A. Landscape

B. History

C. Township form

1. *Commercial and Industrial Areas*
2. *Significant Mixed Use Neighborhoods*

D. Architecture

**Chapter 2 - General Design Principles**

**2.1 - Site Design**

A. Fit the site

B. Consider context

C. Site Function

- D. Provide pleasing transitions
- E. Coordinate site elements with buildings

**2.2 - Building Design**

- A. Keep building elements in proportion
- B. Strive for interest and articulation while maintaining visual harmony
- C. Detailing and rhythm
- D. Materiality
- E. Maintenance
- F. Coordinate the new with the old

**Chapter 3 – Community Corridor Design Guidelines**

**3.1 - Goals for Community Core Design**

**3.2 - Design and Development Guidelines**

- A. Street orientation
- B. Scale
  - 1. *Contextual*
  - 2. *Solar access*
  - 3. *Articulation*
  - 4. *Rhythm*
  - 5. *Heights*
- C. Façade design
  - 1. *Overall character*
  - 2. *Proportions in relation to context*
  - 3. *Storefront rhythm*
  - 4. *Individual storefront proportions*
  - 5. *Wall surfaces*
  - 6. *Doorways*
  - 7. *Bulkheads*
- D. Materials and architectural details
  - 1. *Finish materials*
  - 2. *Remodeling*
  - 3. *Doorways*
  - 4. *Windows*
  - 5. *Awnings*
  - 6. *Other details*
- E. Public spaces
  - 1. *Access*
  - 2. *Landscaping and buffers*
  - 3. *Amenities*

**Chapter 4 – Other Commercial and Industrial Project Design**

**4.1 - Commercial Project Design Guidelines**

- A. Overall design objectives for commercial projects
  - 1. *Building scale*
  - 2. *Encourage visual and formal articulation*
  - 3. *Preserve integrity of surrounding character*
  - 4. *Use landscaping to screen parking, equipment, and storage areas*
  - 5. *Provide logical and safe access to site with minimal curb cuts*
  - 6. *Signage scale and location*
  - 7. *Location of outdoor equipment, trash receptacles, storage, and loading areas*
  
- B. General architectural design guidelines
  - 1. *Architectural style*
  - 2. *Neighborhood compatibility*
    - a. *Appropriate design theme*
    - b. *Proportional building scale/size*
    - c. *Appropriate building setbacks and massing*
    - d. *Appropriate colors, textures, and building materials*
  - 3. *Design consistency*
  - 4. *Form and mass*
  - 5. *Rooflines*
  - 6. *Equipment screening*
  - 7. *Parapets*
  - 8. *Entries*
  - 9. *Additions to existing structures*
  - 10. *Building materials*
  - 11. *Windows*
  - 12. *Colors*
  - 13. *Signs*
  
- C. Site planning
  - 1. *Consider neighboring development*
  - 2. *Building and parking location*
  - 3. *Landscaping*
  - 4. *Onsite lighting*
  - 5. *Screening*
  - 6. *Refuse, storage, and equipment areas*

**4.2 - Large-Scale Retail Projects**

- A. Site planning
  - 1. *Layout of building and parking should be pedestrian oriented*
  - 2. *Layout of building and parking should consider environmental conditions*
  - 3. *Site planning should include an outdoor use or focal point*
  - 4. *Building walls visible from state routes and highways should be articulated*
  
- B. Parking areas
  - 1. *Location and design of parking*
  - 2. *Landscaping*
  - 3. *Pedestrian routes*
  - 4. *Overflow and employee parking*
  - 5. *Shopping carts*
  
- C. Pedestrian circulation and amenities

1. *Sidewalks*
2. *Pedestrian walkways*
3. *Amenities*

D. Building design

1. *Entrances*
2. *Exterior wall materials*
3. *Wall design*
  - a. *Façade articulation*
  - b. *Ground floor windows*
  - c. *Design details*
  - d. *Corporate identification*
  - e. *Colors*
4. *Vertical wall articulation*
  - a. *Pedestrian oriented step backs*
  - b. *Detailing*
  - c. *Heights*
5. *Roof lines*
6. *Location of secondary uses*
7. *Design continuity*

E. Loading areas

F. Landscaping

G. Outdoor Lighting

H. Signs

**4.3 - Industrial Project Design Guidelines**

A. General design objectives

1. *Setbacks and articulation*
2. *Placements*
3. *Main elements*

B. Architectural design

1. *Architectural style*
2. *Mass and scale of structures*
3. *Undesirable elements*

C. Parking and circulation

1. *Site access*
2. *Circulation*
3. *Landscaping*
4. *Paving*

D. Loading facilities

1. *Screening*
2. *Doors and access*

E. Landscaping

1. *Scale*
2. *Parking lots*

3. *Ecological sensitivity*

F. Walls and Fences

1. *Scale*
2. *Concealment*
3. *Security*

G. Screening

1. *Exterior storage and loading areas*
2. *Materiality*
3. *Permanent and temporary screening*

H. Roofs

1. *Parapets*
2. *Types*
3. *Screening*

I. Metal buildings

1. *Materiality*
2. *Articulation*
3. *Security*

J. Signs

1. *Scale*
2. *Lighting*
3. *Wayfinding*

**4.4 - Guidelines for Specific Commercial and Industrial Uses**

A. Auto dealerships

1. *Site planning*
2. *Building design*
3. *Signs*

B. Fast food restaurants

1. *Site planning*
2. *Building design*
3. *Signs*

C. Office

1. *Site planning*
2. *Building design*
3. *Signs*

D. Service stations

1. *Site planning*
2. *Building design*
3. *Signs*

**Chapter 5 - Site Planning and Other Design Details**

**5.1 - Miscellaneous Design Details**

A. Energy and resource conservation

- B. Fences and walls
- C. Lighting
- D. Mechanical equipment
- E. Outdoor storage
- F. Trash/recycling enclosures & service areas
- G. Utilities

**5.2 – Landscaping**

- A. Goals
- B. Guidelines
  1. *Overall landscaping guidelines*
  2. *Vegetation and natural features*
  3. *Extent of landscaping*
  4. *Plant selection*
  5. *Water control*
  6. *Placement*
  7. *Planters*
  8. *Tree/landscaping removal*
  9. *Maintenance*
  10. *Other considerations*

**5.3 - Parking Facilities**

- A. General design principles
  1. *Shared parking arrangements*
  2. *Pedestrian access*
- B. Placement and screening
  1. *Accessible parking*
  2. *Screening*
  3. *Curb cuts*
- C. Landscaping in parking areas
  1. *Planting to parking area ratio*
  2. *Sizing and spaces*
  3. *Types*
  4. *Curbing*
- D. Alternative paving materials
- E. Bicycle parking
  1. *Requirements*
  2. *Character and placement*

**5.4 - Public Art**

- A. Requirements
  1. *Application*

2. *Cost*
3. *Review and approval*

B. Exceptions and alternatives

1. *Construction, repair, or alteration*
2. *Voluntary or donation*

C. Ownership, maintenance, and removal

1. *Ownership*
2. *Maintenance*
3. *Removal*

**5.5 - Site Drainage and Storm Water Retention**

A. Relevant ordinances

B. Plans to minimize runoff

1. *Impervious surfaces*
2. *Swales*
3. *Infiltration*
4. *Storm water retention*

**5.6 – Signs**

A. Sign standards

B. Design

C. Details

D. Scale

E. Location

F. Coordination and consistency

G. Message content

H. Types

I. Monument and freestanding signs

J. Pedestrians

K. Illumination

L. Materials