

The Spirit of Collier



A community of distinction and action

Collier Township 2013-2023

February Public Review Draft

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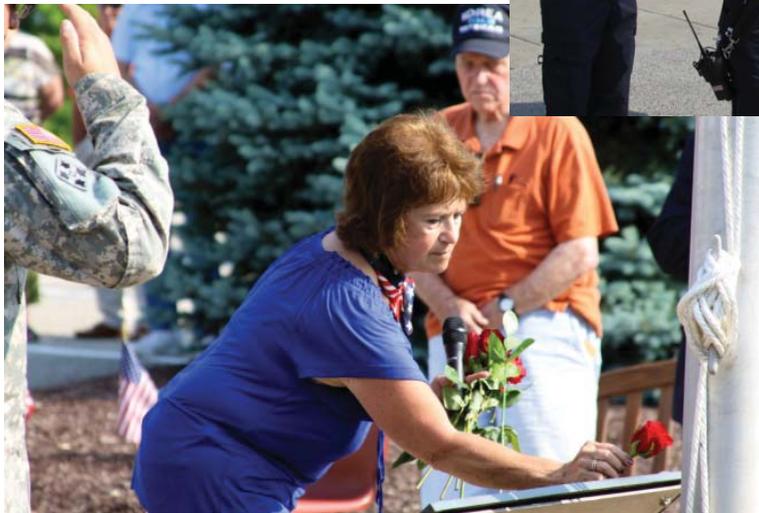
In addition, this Plan could not have been possible without the participation of residents, focus group members, business owners, representatives of organizations within the community and the Chartiers Valley School District. Throughout the project's 18-month process, the following opportunities for input occurred.

9/1/11 Planning Commission Meeting
11/3/11 Planning Commission Meeting
12/1/11 Planning Commission Workshop
1/4/12 Focus Group #1
1/5/12 Focus Group #2
1/5/12 Focus Group #3
1/5/12 Focus Group #4
1/5/12 Planning Commission Meeting
1/19/12 Planning Commission Public Meeting #1

3/1/12 Planning Commission Meeting
3/12/12 Conference Call
3/29/12 Smay Coordination Meeting
4/19/12 Planning Commission Meeting
5/3/12 Community Design Workshop #1
7/19/12 Planning Commission Review Meeting
8/2/12 Planning Commission Meeting
9/6/12 Planning Commission Meeting
10/18/12 Planning Commission Meeting
12/6/12 Public Meeting (Open House)

As part of its public outreach, the Township also developed a Collier Township Planning Facebook page and created a postcard mailer delivered to every address within the Township to advertise, a key public meeting/open house. At this Open House, dozens upon dozens of residents reinforced the Plan's vision, goals, objectives and recommendations illustrated their desires for continued success for development and conservation throughout the Township and, most importantly, accurately reflected the true Spirit of the community of Collier.

Photography: AJ Schwartz and Kevin Smay



Preface

Great things are not done by impulse but by a series of small things brought together. ~ Vincent Van Gogh

This document represents the Comprehensive Plan for Collier Township, Allegheny County, Pennsylvania. It presents a 10-year guide for the maintenance and enhancement of existing community assets and for improvement, development and redevelopment within the Township. This Comprehensive Plan ("The Plan") is the result of a planning program that lasted over a year.

Collier Township, a community of more than 7,000 residents, is located approximately 8 miles southwest of Pittsburgh's Golden Triangle. Collier residents enjoy convenient proximity to a major metropolitan city while experiencing a semi-rural environment. The community's population density is among the lowest of the communities south and west of Pittsburgh. Established in the 1700s, Collier has a rich past. Today, the Township provides its residents with excellent access to local and regional recreational, employment and shopping opportunities. The Township is regarded as a desirable



community within which to live for its quality schools and residential neighborhoods.

As the Township looks towards its future, the Comprehensive Plan will guide development decisions and help ensure a desirable quality of life. The community seeks to accomplish this by directing the use of land; the movement of people and goods; the conservation of natural resources; the redevelopment of key areas; and the provision of adequate infrastructure and public facilities. It addresses residential neighborhoods, commercial and business development, public and institutional lands, and the public rights-of-way. The Comprehensive Plan promotes the Township's assets and is aimed to be a tool in attracting new residents and businesses. The Comprehensive Plan provides numerous recommendations designed to help the Township achieve its overall vision. These recommendations seek to balance the demands of time and resources needed for their implementation.

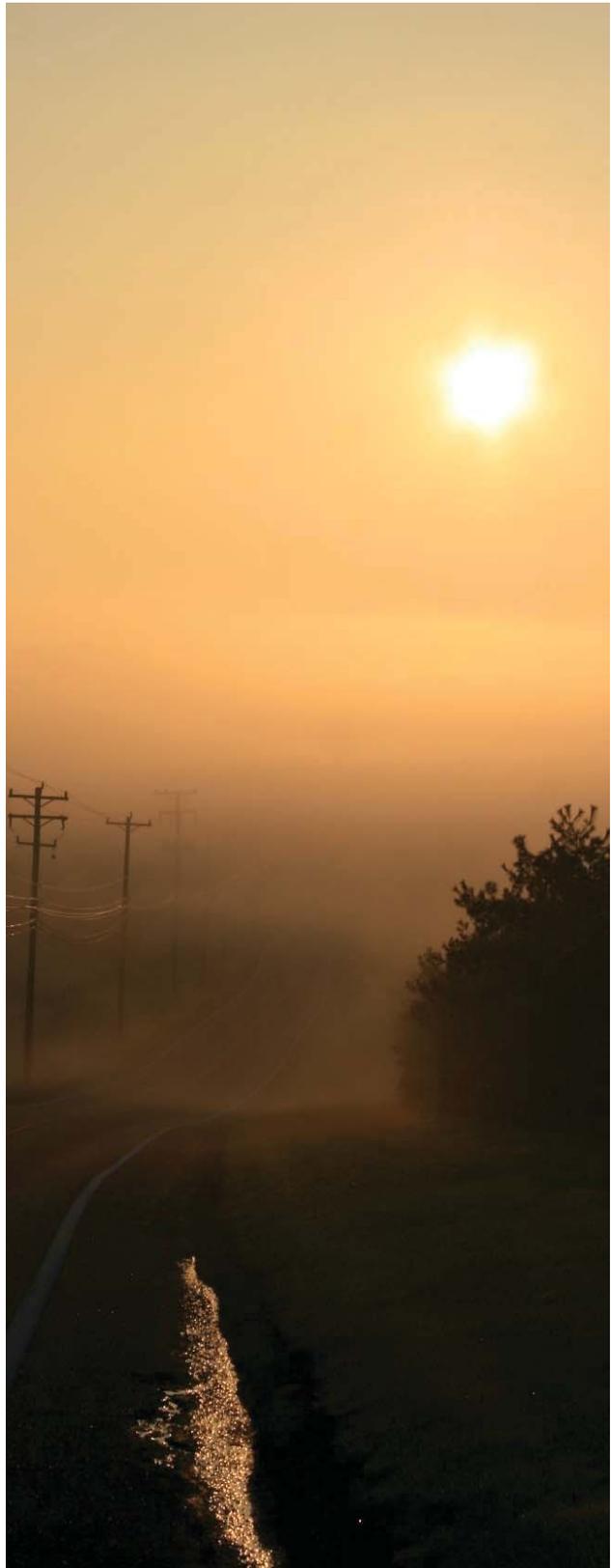
The Comprehensive Plan is the official, adopted guide for future development and conservation within Collier Township. The Plan sets forth goals, objectives and actions based on community desires and a thorough analysis of existing conditions, trends and regional setting. The Comprehensive Plan helps preserve and protect important existing features and resources, coordinate new growth and development, and establish a strong, positive community identity.

There are several ways to express Collier's commitment to foster and to guide desirable growth and conservation in the community.

A painter may use one set of tools; the Township may use another. Yet, the painter's and the Township's approaches are parallel. If a painter were asked to illustrate Collier Township's commitment to its residents and businesses, he or she would first gather a piece of canvas, a sturdy frame and sketch a scene. The Township would start with its land, networks and natural, civic and cultural resources. A canvas is much like the land; a frame much like networks of infrastructure or connectivity; and a scene much like a system of environmental and cultural resources.

A painter strives to capture the right light, the right angle and the right motion; the Township aims to define realistic and forward-reaching goals, objectives and actions. In pulling all of these important elements together, a painter creates a masterpiece; the Collier community offers its residents and business owners a desirable place to call home.

Art is not static; neither are development and conservation. Maintenance and improvement of physical systems occur daily and stakeholders gather at the table to continually balance investments of time and action. Crafting a strategy that embraces a community's complexion and beauty is an art. This is the Township's aim for distinction and action.



Part 1: A Community of Distinction

The Comprehensive Plan contains four Parts. Part 1 outlines the community's overall ambitions for the coming decade. The Township's efforts will stem from a series of distinguishing planning and development influences that evolved through the Comprehensive Plan's process. Responses to these influences are rooted in the Comprehensive Plan's goals and objectives. It is from these ideals that the Township's vision statement emerges.

Planning and Development Influences

The comprehensive planning process identifies and addresses contemporary issues and opportunities of concern for residents, workers, property owners, and business owners in a community, *as well as* emerging issues and opportunities that could be important in the future. Collier Township's issues and opportunities reflect discussions with the Planning Commission, with residents at public meetings and with stakeholder focus groups. These issues and opportunities also shape the Comprehensive Plan's recommendations.

Location, Location, Location

As the real estate saying holds true: location is key to the current and future success of Collier Township. According to Comprehensive Plan participants from all walks of life and experience, Collier Township is one of the best geographically positioned communities in western Pennsylvania. Proximity and convenient access to regional assets and employment opportunities like Downtown Pittsburgh, The Pittsburgh International Airport,

productive rural/farmland and retail/employment centers (e.g. Settlers Ridge, Robinson Towne Center and The Pointe at North Fayette, Penn Center West) are fundamental to the community's viability. Residents and other planning stakeholders reiterated the importance of Collier's location in attracting new residents in the future, particularly as the Township's visibility in the region increases. While location is at the forefront of many discussions, the diversity of amenities, places and landscapes in the Township is important as well. Park land and the Pandhandle Trail are valued assets and ones of focus for expansion/enhancement in the coming years.

Visibility in the Region

The time is ripe for Collier Township to enhance the manner, the method and the effectiveness of the message it communicates to the Pittsburgh region (and beyond). Two key community assets - its diverse landscape character and its accessibility - remain understated. There is desire to solidify an image for the community, improve the visibility of the Township in the region and create a clear vision. Digital, print and spoken media can be used to convey up-to-date and relevant information associated with the community.

Sense of Place and Community

Aside from its external image, the community also recognizes that its sense of place is an equally important component for continued vitality. Without a designated center or “heart,” the community will likely continue to encounter challenges in bridging two populations that residents have noted exist within the Township: new residents (those generally living less than 10 years in Collier) and longer-term residents/residents who have historic roots in the community. As part of the planning process, these groups in some instances have expressed different outlooks and definitions of value and/or priority for community assets (open space, development densities, etc.) To one degree or another, outdoor recreation/conservation experiences, continue to rise as a unifying force in the community.

Quality Development and Conservation

Development and conservation are both active and visible elements within the Collier landscape. Residents have expressed desire for the community to retain its residential appeal with supporting nonresidential development. The rural character and extent of conserved landscape within the municipality’s interior is a signature asset. As the physical embodiment of community pride, development and conservation quality is important to the Township’s future. The types of principles, guidelines and specific provisions associated with future development and conservation in the community are fundamental to the “story” that Collier shares with its residents, its businesses and the greater region.



Municipal Responsibility and Effectiveness

The municipal government is conscientious and fiscally responsible: low taxes and low debt. With an admirable bond rating, the Township’s financial standing is a point to which municipal leaders and residents alike should be proud. Like many Southwestern Pennsylvania communities, the maintenance of roadways, the provision of public safety services and a clear application review process are important services. Members of the community recognize in today’s economic world, where efficiencies and effectiveness can be realized, multi-municipal endeavors can well be worth consideration.

A Population of All Ages

Along with the desire to improve quality of life for all community residents, Collier Township actively seeks to accommodate its aging residents. As the proportion of an older population continues to increase, land use and circulation/accessibility decisions will play a pivotal role in retaining a vibrant senior population.

Chartiers Valley School District

The quality of a local school is one of the top three decision points for people when they are deciding to move into any community. Chartiers Valley School District (Char Valley) has been making significant strides in enhancing learning opportunities, available technologies and facilities/environment. In 2012 Char Valley was ranked 45th in the Southwestern Pennsylvania region (Pittsburgh Business Times Honor Roll) and 175th in the Commonwealth. Community involvement in the school district is very important as is cooperation among the communities comprising the school district. By defining and pursuing ways in which the communities align and rally for continued school district improvement, Collier Township and the Char Valley administration, faculty, elected representatives and students will be able to benefit physically, policy-wise and fiscally.

Community Gateways

Gateways are intended to denote a special characteristic, message or place. Currently, physical elements designating arrival to and/or departure from Collier are of minimal impact or do not exist. A gateway, whether in the form of a sign, a landscape or architectural feature, a fence/wall, a historical marker/architectural component or the like, can make a positive and memorable contribution to a community's image in the region. Given the topography and network of roads, many opportunities for gateways exist in Collier Township. Depending upon location and exposure, each gateway can offer a regionally or locally oriented statement/message about the community.

Mobility Options for All

The transportation system within and surrounding Collier Township is notable on two equally important fronts: accessibility and corridor character. Regionally significant roadways and connectors traverse the rolling Collier landscape: From the north-south I-79 corridor and its interchanges, to the east-west Noblestown Road and I-376/Route 22 to the Route 50, shopping and employment opportunities are within minutes of any Collier residence. The organically developed road system within the Township's interior allows traffic to move while topography and alignments help serve as a natural throttle or control mechanism for the amount of traffic and its subsequent speed.

The most significant addition to mobility within the community is the evolving system of pedestrian and bicycle-oriented connectivity. To support additional safe trail/walking routes, considerations for local and/or regional users, daytime/nighttime travel (along with wayfinding/navigation) emerge as important supportive elements in the overall system. An expanded and safe pedestrian/bicycle system within a community promotes quality development and conservation. For those seeking a high quality of life, it signifies that the best of all worlds can be met.

Route 50 Corridor

The Route 50 Corridor (Washington Pike) hosts a concentration of employment opportunities and services within Collier Township. This Corridor serves as a principal community “front door” for residents, local businesses and nationally recognized corporations. Embodying Collier’s accessibility to the greater Pittsburgh region, this front door has three distinct points of access: the corridor’s northern connection with the communities of Scott, Heidelberg and Carnegie, its southern connection to Bridgeville’s central business district and its direct interchange access to Interstate 79. Each of these access points contributes to the Corridor’s vibrancy.

Whether via Port Authority mass transit (including a supporting regional Park and Ride facility), truck or car, those traveling along Washington Pike in Collier do so for many reasons: commerce, commuting to/from a home within the Corridor or other portion of Collier and those traveling through to a neighboring municipality. All of these reasons bring vibrancy to Washington Pike while simultaneously contributing to the complexities of needing to balance local and regional needs.

Throughout decades of development and redevelopment in Collier, the types of land uses, the scale of buildings, the arrangements of parking and points of lot access have evolved. In some cases, this evolution has brought desired change; in other cases, the potential for higher and better land use relationships, quality site design and/or the desired development character have not yet been achieved in this Corridor. The Township has the opportunity to formulate and/or amend the

specific policies that can further promote opportunities for economic development while encouraging land use compatibilities along with desired quality development.

Other Considerations

A number of other relationships within and surrounding the Township are notable influences to the character, connectivity and locations of development and conservation in the Township. These include:

- The existing mixture of land uses and housing products which provide those of all economic strata an opportunity to reside in Collier
- The historic rural nature of the community’s interior (commonly referenced as the “Central Valley”)
- The rate of population growth in the Township over the past two decades
- The vicinity of Collier Township’s residents to other neighboring regionally focused commercial and office/industrial employment
- Proposed developments within the Township that have yet to be realized or moved forward
- The recommendations and implementation of neighboring communities’ recent comprehensive planning efforts (especially Carnegie, Scott, Heidelberg, South Fayette and Bridgeville)
- The planning philosophies and responsiveness of other places in and beyond the Southwestern Pennsylvania region as they seek to pursue and to attract a dynamic population

Goals and Objectives

1. Manage growth and housing development for Collier's future.
 - a. Manage growth proactively.
 - b. Reinforce the livability and curb appeal of existing places.
 - c. Encourage reinvestment in non-residential and village areas.
 - d. Foster diversity in housing.
2. Preserve Collier's rural character.
 - a. Highlight the natural assets within and accessible to the community.
 - b. Conserve and celebrate rural and woodland open spaces and waterways.
 - c. Convey the significance of the community's history within the regional landscape.
3. Promote connectivity throughout the Township and encourage diverse modes of transportation where possible.
 - a. Improve conditions for safe vehicular, pedestrian and bicycle traffic.
 - b. Connect pedestrians and bicyclists to neighborhoods, shopping areas, regional trails and open spaces.
 - c. Allow for improved resident health and safety.
4. Encourage high quality development through Township policy.
 - a. Support and foster compatible development.
 - b. Encourage development/ redevelopment patterns that are consistent with existing community character and leverage tax revenues.
 - c. Align zoning designations and provisions with long-term infrastructure efforts, conservation of sensitive natural resources and cultural landscapes.
5. Maintain the Township's culture of responsible stewardship of public resources.
 - a. Allocate resources responsibly.
 - b. Maintain fiscal responsibility.
 - c. Promote resource innovation especially within the infrastructure systems for public buildings and properties.
 - d. Expand community infrastructure to meet the needs of the population where development occurs.
6. Create a consistent Township identity and promote that identity within the region.
 - a. Share a positive, consistent message about Collier's attributes and high quality community.
 - b. Strengthen and promote a positive, effective school campus environment.
 - c. Improve communications and coordination between elected officials, Township staff, Chartiers Valley School District representatives, the public, and adjoining communities.
 - d. Remain attractive to existing and new residents.

Vision Statement

Collier Township aspires to be a distinctive community where high quality of life is enhanced by compatible development and conservation with proactive, effective and responsible leadership.

Part 2: A Community of Action

The following recommendations build upon considerations for land use, connectivity, economics, infrastructure, energy, civic responsibilities and amenities as well as natural and cultural resources.

There are several fundamental aspects for the community to act upon in order to realize the Township's Vision Statement. Cooperation and dialogue are essential to the Township's six themes of action:

- Enhancing Township Amenities
- Protecting Community Character
- Creating Connectivity
- Celebrating Collier
- Enriching Systems
- Engaging Collier



Enhancing Township Amenities

Collier Township is a unique place—within close driving distance of both downtown Pittsburgh and the Pittsburgh Airport all the while maintaining a small-town and rural character. The community's natural resources and civic amenities are important components in this character and are intrinsic to all aspects of community planning in Collier. The Plan for Natural Resources and Civic Amenities includes maintaining the resources and amenities available to residents today while enhancing them for future generations.

Each following discussion contains elements of the Plan for Natural Resources and Civic Amenities. These elements are indicated by a leaf.

Protecting Community Character

As part of the planning effort, a detailed evaluation was completed to identify the overall capacity of the existing landscape. This process, commonly called a buildable area analysis, is based upon existing zoning designations and the assumption that all land that is considered developable will be developed. The results of the buildable area analysis highlighted the fact that the Township has the capacity to host over 5,000 additional households with the approximate equivalent of an additional 12,000 residents. Given the rate of growth over the past decade, the likelihood of that population growth occurring over the next decade is not imaginable but within a century it could be.

 The extent to which development impacts natural resources within the community will most likely be based upon the Township's technical requirements. It is recommended that applicants for development complete a site-specific buildable area analysis to illustrate the locations of sensitive resources and the extent to which disturbance is proposed. This approach aids in both minimizing undesirable impacts to sensitive natural resources and maximizing the buildable area of a site.

Moreover, based upon existing patterns, these households could consume more than a million gallons of water per day - a significant impact to the community's infrastructure system. Thus, it is recommended that the Township align its land uses and objectives for character in context of the following Future Land Use and Housing Plan. The following discussions further outline the vision for each area identified on the Future Land Use Plan.

Residential Areas

 Areas of residential development are varied in density, housing types, and configuration. It is anticipated that future residential development aligns with base zoning standards and follows design guidelines the Township creates (see Promoting High Quality Development). It is anticipated future growth will complement existing patterns of development in that housing products will be available for all stages of home ownership.

The Township should update regulatory provisions associated with land use and housing patterns by rezoning the existing Planned Economic Development District to a Planned Development district to be more in line with residential patterns and rural

resource conservation goals. These areas, in addition to their habitat and aesthetic benefits, can serve as part of an alternative storm water management system. Use of natural landscaping and a goal for ecological restoration can integrate the development and also serve this vital water management function. The system can utilize a sequenced series of native landscapes to convey, enhance quality and manage storm water.

To an extent, I-79 creates a visual divide of the Township's northern corner from the central portion of the community. Residential development of this East Collier area should remain the land use focus of this area; cooperation and dialogue with neighboring Carnegie Borough is important to ensure continued connectivity to the existing street network and infrastructure system.

The Community Core

The Community Core follows the Township's dominate east-west connectors. The hillsides along this corridor are, and should remain, varied in land use character that complement existing development. Where opportunities for non-residential development and/or redevelopment occur, emphasis should be to encouraging mixed use with character that puts complements high quality design to reinforce this is the "heart" of Collier. As development and redevelopment are pursued, there should also be an emphasis on strengthening safe and effective connections for all modes of transportation.

Infill/Redevelopment Areas

To the greatest extent possible, areas of infill and redevelopment should be geared toward mixed use which accommodates combinations of commercial, office and residential development. Density is an important ingredient to areas of infill within Collier. With that, these places are important identifiers for residents and visitors alike. Emphasis on integrated land use, transportation and infrastructure is critical to the vitality of these places. The Township should formulate and adopt development standards related to both residential and non-residential infill.

Chartiers Valley School District Campus

The unified campus of Chartiers Valley School District is an extension of the Township's Community Core. The Township and School District should continue dialogue as opportunities and needs for facility expansion/capital improvements arise in order to maximize design within the existing campus and, to the greatest extent possible, encourage safe and effective connections between surrounding land uses and the campus.

Local and Regional Business/Service

The business community within Collier Township is vital to the municipality's livelihood. The concentration of business and services in the southeastern portion of the Township serves as a regionally and locally significant center for services and employment. As opportunities for redevelopment emerge, the Township should encourage combinations of commercial and office land uses.

Regional Tech Corridor

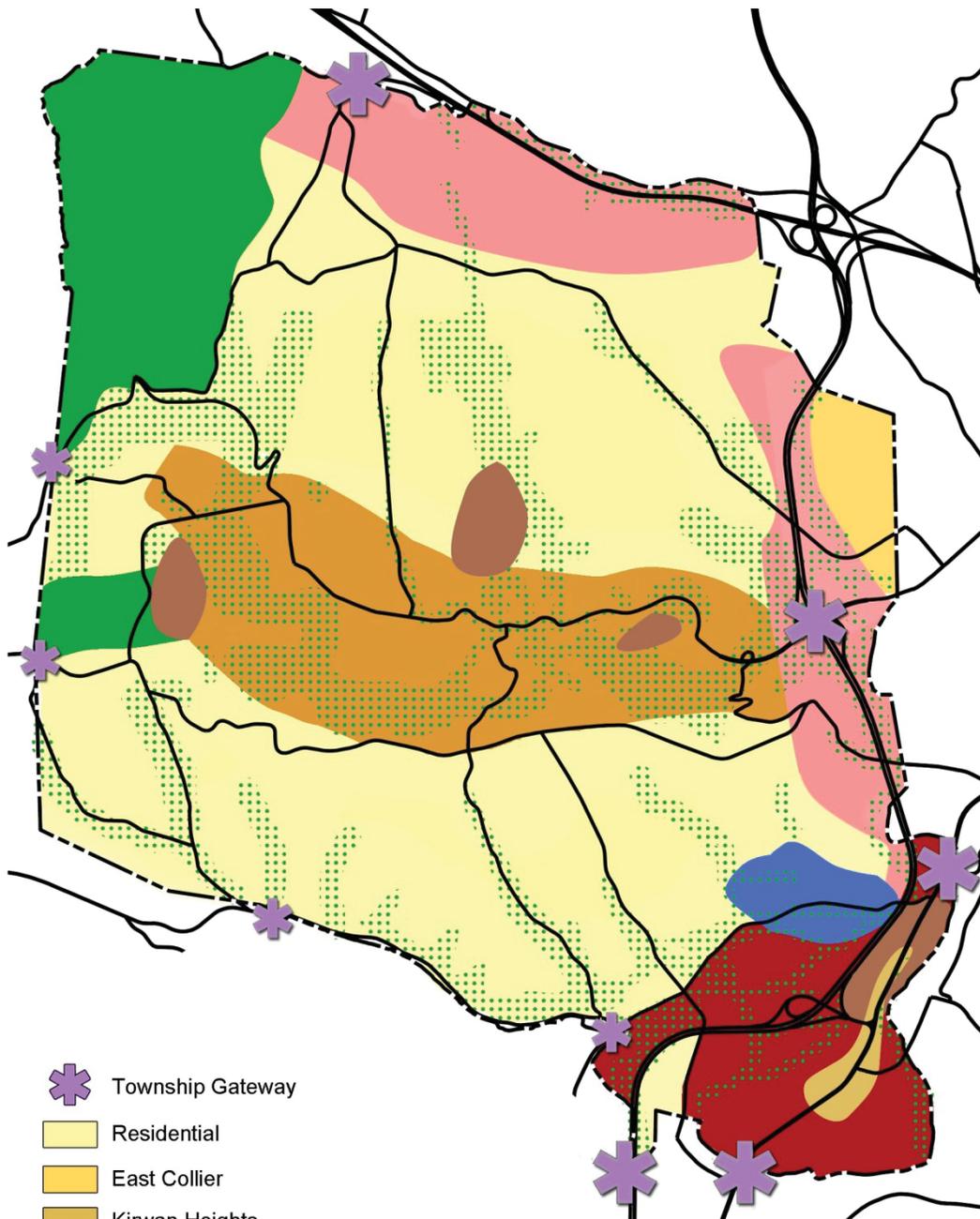
Collier Township has two front doors to the region: I-79 and I-376. Each of these corridors has a number of areas with challenging topography and/or importance for stormwater management. However, where development and redevelopment opportunities arise, it is recommended that the focus of land use generally be aimed toward non-residential growth geared toward both established and emerging technologies. Thus, the community will benefit from balancing development that is sensitive to and/or enhances existing resources while also expanding opportunities for regionally and locally significant employment.

Open Space and Conservation Areas

There are three main components of the open space and conservation network within Collier Township: Settlers Cabin Regional Park, the community's formal park and recreation spaces and the system of sensitive natural resources which form a system of linkages between and among areas of development (both existing and potential).

Key Sites for Redevelopment

As part of the comprehensive planning process, a number of areas of the Township were identified as key sites for redevelopment (See Key Sites for Redevelopment Map). These sites vary in scale, accessibility, location, topography, and focus of potential use. As design guidelines are developed (See Promoting High Quality Development), these sites could be used as examples in evaluating the impacts of potential design standards.



-  Township Gateway
-  Residential
-  East Collier
-  Kirwan Heights
-  Community Core
-  Infill/Redevelopment
-  CVSD Campus
-  Local and Regional Business/Service
-  Tech Corridor
-  Open Space/Conservation

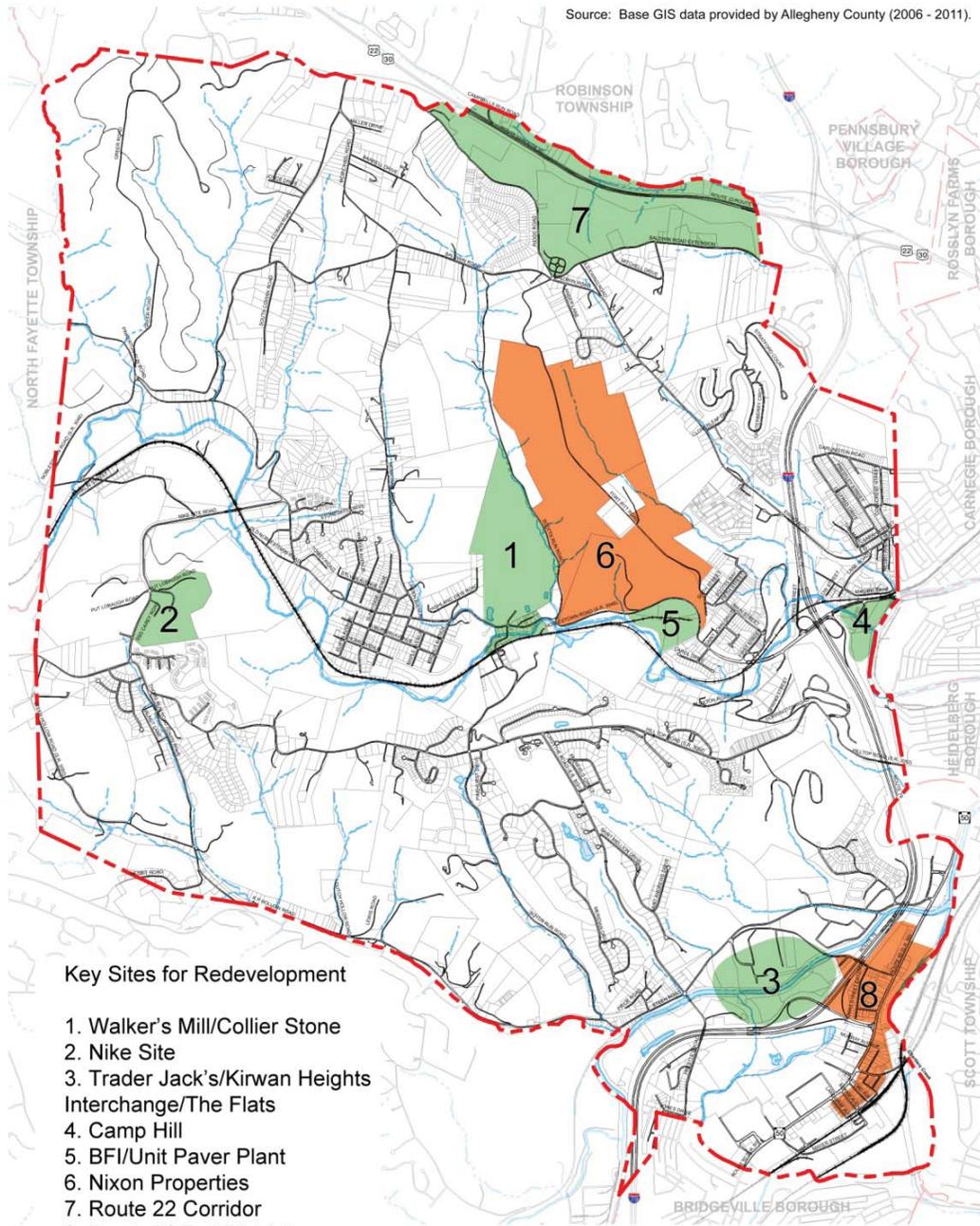
FUTURE LAND USE PLAN

COLLIER TOWNSHIP COMPREHENSIVE PLAN

Prepared for: Collier Township
Prepared by: Environmental Planning and Design, LLC

October 15, 2012
2067.1.12.03r6





- LEGEND**
- Municipal Boundary
 - Lot Lines
 - Roads
 - Railroads
 - Rivers/Lakes/Streams

*Color is used to demarcate different development areas

KEY SITES FOR REDEVELOPMENT

**COLLIER TOWNSHIP
COMPREHENSIVE PLAN**

Prepared for: Collier Township
Prepared by: Environmental Planning and Design, u.c

March 9, 2012
2076.1.11.32r3



Summary of Actions

Promote High Quality Development

As a step in promoting high quality development throughout the community, the Township should facilitate the creation of an organization or entity to promote economic and community development opportunities in Collier Township. Evaluate various models such as the existing Local Redevelopment Agency, economic development boards and community development corporations. Another option is approaching the existing South West Communities Chamber of Commerce as a resource for initiating/housing such an organization.

As opportunities for nonresidential redevelopment emerge, the Township should encourage combinations of commercial and office land uses to enhance its position as a locally and regionally significant center for services and employment. As a gateway and an area with highly visibility for the Township, the I-376 corridor should be a focus of efforts aimed at attracting uses that will support and convey the spirit of Collier. Where development and redevelopment opportunities arise along the I-79 corridor, it is recommended that the focus of land uses generally be aimed toward regionally-focused, non-residential growth that is geared toward technologies--both established and emerging. Focus on mixed uses (combinations of commercial, office and residential development) in areas of infill or redevelopment along Route 50.

Update Codes and Regulations

Township codes and regulations should be updated to support the comprehensive plan goals and create an environment where desirable development is facilitated by the Township. This update should include aligning performance standards, codes and ordinances to ensure and enhance compatibility between land uses and discourage unwanted impacts on sensitive natural resources in context of the comprehensive plan's build-out assessment.

Applicants for development should be required to complete a site specific buildable area analysis that illustrates the locations of sensitive resources and the extent to which disturbance is proposed.

The Planned Economic Development District should be redesignated as a Planned Development district. Provisions for land use and design guidelines that compliment development and resource conservation goals should be created for this district.

In addition to updating existing regulations, new development standards should be formulated and adopted that are geared toward mixed uses (combinations of commercial, office and residential development) in areas of infill or redevelopment.

In further guiding growth along Washington Pike, subdivide the current R4 zoning district in that area into three zoning areas (two R4 districts and one Business Enterprise District) to promote connections and joint/cross access to enliven existing and proposed businesses.

As the Township moves forward with projects and finds itself in a position to

undertake larger planning initiatives, an Official Map should be created including major elements of the comprehensive plan. Such a legislative tool affords the Township opportunity to pursue projects that expand the public realm with positive, strategically defined community-wide impact.

Focus on Character

Collier Township's character is something that residents hold dear. The Community Core is an important focus of the visual character of Collier and the spirit of the community. Safe and effective connections should be encouraged and promoted in this area. Mixed use developments and high design standards will reinforce that the Community Core is the heart of Collier Township.

The focus of the Kirwan Heights area should be mixed use, live/work/play-oriented development to take advantage of nearby non-residential activities and ensure a bright future for this residential enclave.

 Collier's rural or pastoral character is highly valued by residents. Emphasizing and conserving this character will help to maintain a high quality of life for residents. It will allow them to continue to enjoy one of the things they love most about their community. In order to uphold the community's natural areas, the Township should explore the creation of, and strive for participation in, an "Adopt-an-Asset" program targeting improved conditions of local resources like creeks, trees and public spaces. Another important step in protecting the community's character will be working towards the creation of a designated conservation area along the entire length of Chartiers Creek to

naturalize the floodplain and improve redevelopment opportunities while protecting the water supply. Further, to encourage resident connection with the land, the Township should assess the feasibility of having community involvement in a program such as Grow Pittsburgh's Allegheny Grows Initiative to bring individual and family-scale agriculture to segments of the Township's population.

Collier Township varies from rural hillsides to small towns, large developments, commercial areas and industrial operations. To help unify Collier's character and image, a family of visual gateways should be created for the Township at interchanges and other important entrances to the community. This is especially important in residential areas like East Collier and Kirwan Heights that are distanced from Collier's residential core. Emphasizing these areas as gateways to Collier Township will enhance connectivity—both physical and in spirit—between these perimeter communities and the rest of the Township.

Safe, effective connections between CVSD campus and surrounding land uses are important for the character of the community. Bi-monthly discussions with CVSD should be held in a formal public meeting setting regarding the status, needs and opportunities for facility expansion and capital improvements in order to maximize design within the existing campus.

Create Design Guidelines

A number of discussions throughout the comprehensive planning process reinforced interest in promoting high quality development. Dialogue among the development community, the general public and community leaders honed in on three key realms of design:

- Neighborhood character
 - Single-family Neighborhoods
 - Townhouse Development
 - Apartments
 - Retail Areas/Shopping
 - Office Workplaces

- Site development
 - Building Orientation
 - Parking Design including approaches for Sustainability
 - Relationships between rights-of-way, development and parking areas

- Public realm
 - Public Spaces
 - Connectivity
 - Regional corridors
 - Gateways

From these discussions, the primary recommended course of action is for the Township to develop a series of design guidelines associated with new development and for redevelopment. With a system that offers clear expectations of desirable design relationships and components balanced with property owner and developer flexibility, a win-win approach to development and redevelopment can emerge.

Representatives of the development community, the general public and community leaders attended both a series of focus groups and an community-wide interactive workshop to evaluate some examples of potential desirable (and undesirable) development character. A variety of development aspects was highlighted through a series of visual examples. Images depicted a continuum of development patterns that illuminated differences in scale, intensity, orientation, contextual relationships, etc. Building on workshop feedback, the range of following images along with others that support community preferences should be considered launch points for a much more extensive, detailed discussion and preparation of Collier Township's specific design guidelines.

The most important message from the workshop dialogue was that Collier Township residents desire high quality development and redevelopment that reinforces quality of life in the community—no matter the scale, target market or audience.

Neighborhood character

Single- and Multi-family Neighborhoods



A defining characteristic of the Township is the community's neighborhoods. Desire for the scale, type and mix of development should be considered along with municipal costs incurred for the provision of roads, utilities, maintenance and other services. The relationship of architectural massing, landscape, parking and other features should also be carefully evaluated in context of overall development patterns.

Non-Residential Development and Workplaces



Opportunities, character and massing of small- and large-scale commercial and office workplaces need balanced with available land for development/redevelopment, parking needs as well as local and regional demand for employment and services.

Site Development

Building Orientation



When considering how development can be oriented, the relationship of a building's location to and interface with new or existing streets impacts both activity on a lot, surrounding lots and the overall character of the adjacent right-of-way.

Parking Design Impact and Sustainability



The provision of native trees and other vegetation has been demonstrated to positively impact both the technical function and the vibrancy of development. A rich mix of native species in planting areas and retention systems can further contribute to the sustainability of parking and other hardscape areas.

Parking and the Right-of-Way



Parking areas separated from the right-of-way by landscaping and sidewalks is an approach commonly employed to both help absorb stormwater runoff and control parking lot access.

Landscape Between Development



Landscape can reinforce the visual character of a community as well as the separation of land uses. The types and scale of vegetation, as historically preferred by the community in comparison to constructed delineations, need balanced with space and safety.

Residential Streets



The presence, appeal and species of tree-lined streets can be balanced with the provision and maintenance of utilities. Municipal costs, benefits and safety are also considerations for the placement of street trees. The Township could consider creating lists of appropriate tree species for various street situations.

Public Realm

Public Spaces



Where opportunity exists in the Township, smaller, more intimate public spaces could be incorporated into the fabric of new developments and existing land uses.

Connectivity



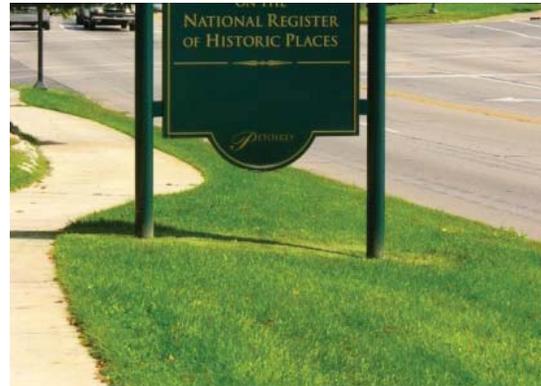
When considering connectivity, sidewalks, systems of trails along with share-the-road alignments can be expanded in Collier Township.

Regional Corridors



Regional corridors, and associated policies of access, right-of-way interface and land use mix, are important for both vehicle movement and services.

Gateways



When considering the Township's gateways, available spaces, locations and rights-of-ways will shape how a cohesive system of major and minor gateways can be implemented. Whether landscape or architectural features are part of the material palette, Collier's gateway locations welcome people into the community and also represent opportunity for residents and organizations to convey their community spirit.

Creating Connectivity

To the greatest extent possible, with economical feasibility, the focus of Collier Township's Plan for connectivity integrates safe connections for pedestrians and cycles into the existing network of roads, rights-of-ways and open spaces. A Traffic Impact Report including a comprehensive road network analysis completed within the last 5 years outlines specific requirements and needs of the Township's overall transportation system. This Comprehensive Plan incorporates that study's findings into this document by reference. The way in which additional opportunities for non-motorized circulation can be woven into the Township's system of connectivity may be challenging. Safety, above all, should be a primary factor in decision-making as the Township's system expands.

Existing Panhandle Trail

The existing Panhandle Trail runs through the center of Collier and west into North Fayette Township. It serves both local residents and people who drive to the community to bike or hike from Collier's existing trailhead.

Proposed Panhandle Trail

There is a proposed extension of the Panhandle Trail extending from the existing trail east into Carnegie. This connection should be supported to enhance connectivity between Collier, Heidelberg and Carnegie.

Shared Road Signage

Due to topography and existing development, there is little room to expand Collier's road network to accommodate bicycle lanes or additional sidewalks. As an alternative, major routes should be posted

with "Share the Road" signage to remind drivers and cyclists to respect one another's space.

Pedestrian Connections

Because of Collier's semi-rural nature, many roads do not have sidewalks. Pedestrian connections through trails, open spaces and the existing road network should be created to encourage safe walking and allow pedestrians to avoid some of higher-speed roads without sidewalks. While topography and existing land use will prevent the development of sidewalks on some of the Township's roads, several, such as Nike Site Road, have space to develop sidewalks. There is an ongoing effort to include sidewalks in any and all future developments via Township codes and regulations.

Rennerdale "Main Street"

Noblestown Road is the main street through Rennerdale. Valuing and preserving the character of Rennerdale was a significant concern voiced by many residents who contributed to this plan. Enhancing safety in Rennerdale by encouraging safe areas to walk and cross Noblestown Road will support this goal.

Destination Park/Conservation Areas

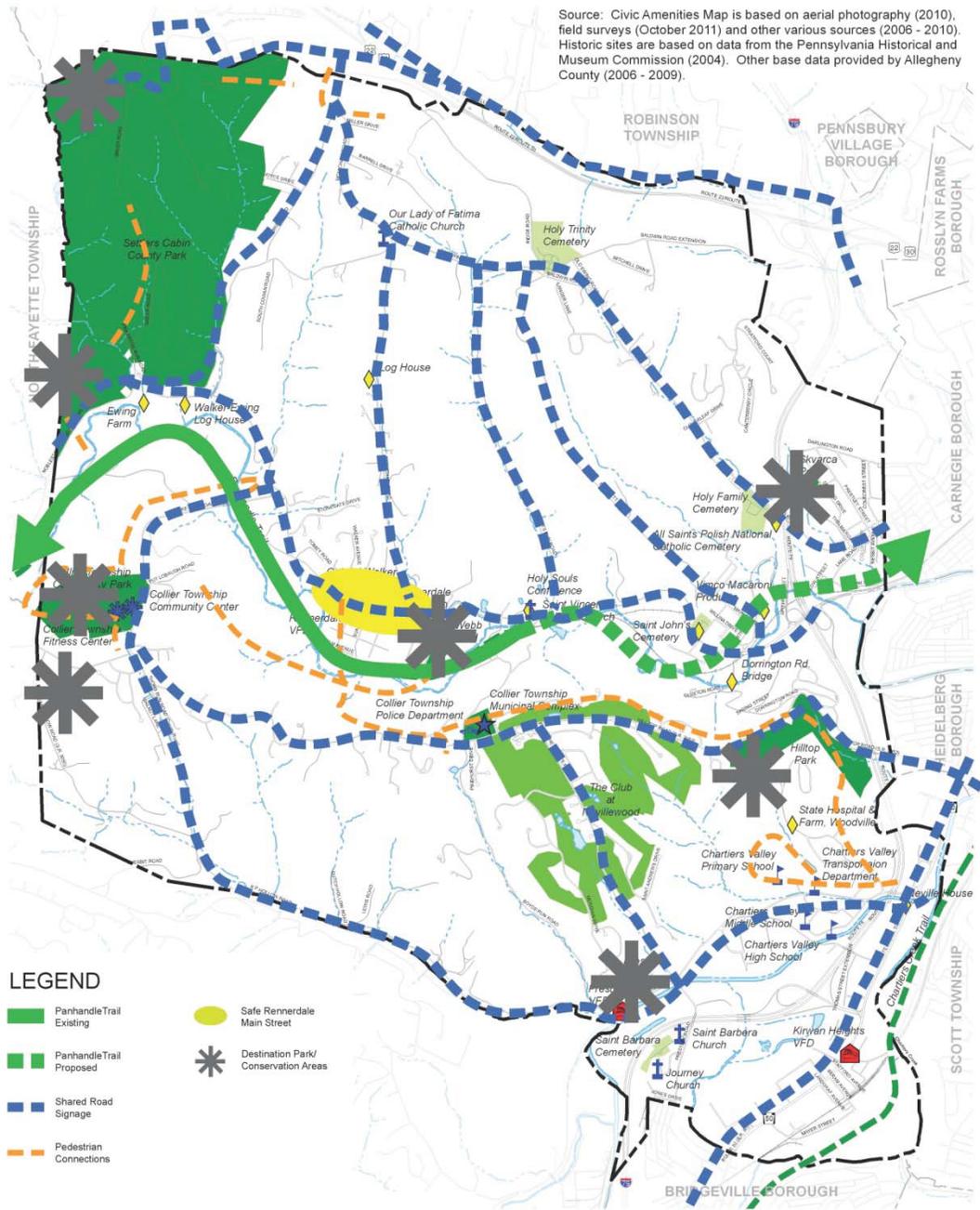
Collier Township has a significant number of parks and conservation areas. Connections between various destinations as well as between residential areas and destinations are important for quality of life and safety. Pedestrian and bicycle connections should create a system of safe passage so residents can utilize Collier's many amenities with ease.



Vehicular Connectivity

As private redevelopment opportunities arise in the vicinity of the Heidelberg interchange, the Township desires to promote expansion of the existing interchange in order improve direct access to adjacent land fronting I-79 Southbound.

Source: Civic Amenities Map is based on aerial photography (2010), field surveys (October 2011) and other various sources (2006 - 2010). Historic sites are based on data from the Pennsylvania Historical and Museum Commission (2004). Other base data provided by Allegheny County (2006 - 2009).



LEGEND

- Panhandle Trail Existing
- Panhandle Trail Proposed
- Shared Road Signage
- Pedestrian Connections
- Municipal Boundary
- Rivers/Lakes/Streams
- Roads
- Railroads
- Safe Rennerdale Main Street
- Destination Park/Conservation Areas
- Cemetery
- Golf Course
- Park
- Fire Department
- Historic Site (PHMC Listed)
- Place of Worship
- Police Department
- Township Building
- Other Facilities

CONNECTIVITY PLAN
COLLIER TOWNSHIP
COMPREHENSIVE PLAN

Prepared for: Collier Township
 Prepared by: Environmental Planning and Design, LLC

July 19, 2012
 Planning Commission Meeting



Pedestrian and Bicycle Connectivity

The Township desires that the evolving system of connectivity first address the needs of its primary audience - the local community. There are several segments of this overall system, however, that are integral to broader scale recreation and leisure pursuits. The Panhandle Trail has evolved as a regionally significant connector within the Pittsburgh region and ultimately planned for connection to the Great Allegheny Passage. In order to enhance the usefulness of the trail for Collier residents, the Township should work with outside organizations to support and promote the creation of connections outside of the Township between the Panhandle Trail, Carnegie Borough and the Great Allegheny Passage.

The Panhandle Trail is also vital to a larger connectivity project - a network that would link Cleveland to Pittsburgh, Pittsburgh to Erie and Erie to Cleveland. This large loop is in its infancy stages of planning with the Power of 32 and the Pennsylvania Environmental Council. In looking at the ways in which the Great Allegheny Passage has impacted communities through which it passes, in the long term, areas of Collier Township such as Rennerdale have the opportunity to embrace and realize a Trail Town philosophy and economic reality. From bed and breakfasts, to local eateries to studio office space for emerging entrepreneurs, examples of Myersdale, West Newton and Confluence, PA are evidence of the transformation that can occur and bring positive returns to an identifiable place. While this may not be something that is desirable in the near-term for Collier Township, it may be a

consideration for the long-term future as the trail becomes more developed and the economy related to it evolves.

Collier Township has opportunity to become a new kind of experience for the pedestrians and cyclists attracted to it. Connections between the community's interior and notable destinations such as the Western Pennsylvania Botanic Garden or Allegheny County's Settlers Cabin Park will enhance recreation opportunities for local residents. Collaborating with local and regional organizations to help create and complete connections throughout the Township will allow residents to move from one recreation opportunity to another without using their cars.

Celebrating Collier

To retain and continue to attract new residents and businesses, there must be a number of unique advantages to which Collier Township can speak. Collier Township currently possesses several distinctions few communities in the Southwestern Pennsylvania region can rival. In moving forward, the Township should spare no energy in integrating discussion of its distinguishing assets into all facets of Township publications and outreach.

There are a number of municipalities within a half-day drive of Collier Township that seek and/or serve as destination communities (e.g. Cranberry Township, PA, Dublin, OH); however, at some point in their maturation, trade-offs of one aspect of community life (e.g. traffic congestion) may now be out of balance with the root of what was originally attractive about the place. As part of weighing impacts of land

use, infrastructure, natural resource and connectivity decisions, consideration should be given to how such decisions complement (or do not complement) the distinguishing assets of Collier. In doing so, Collier can be a destination community for several reasons: one of recreation/leisure, one of residential life and one for employment.

A destination for recreation/leisure

Whether it's a world-class athlete swinging a golf club or a mother and son practicing swinging a baseball bat, everyone can find interest in the elements of recreation/leisure that can be found today in the Township. It is from these that the network of additional amenities can grow.

- Nevillewood Golf Course and Community
- Emerging Trail Towns
- Collier Township Community Park upcoming active and passive uses, Settlers cabin County Park and Western Pennsylvania Botanic Garden
- The Panhandle Trail
- Notable Historic Resources

 The Township should actively promote local existing and expanding recreation opportunities by tying amenities and natural resources to experiences. To promote the wealth of amenities, create a slogan like "Discover Collier" for the Township.

To expand and enhance the open space network throughout the Township, build on partnerships with community organizations and CVSD.

A destination for residential life

From Trail Town to Golf Course Community, Collier Township is a vibrant place to call home.

- New Development/Housing of Recent Construction
- Abundant Undeveloped Land that can be woven into development and networks of conservation
- Rural solitude all within 20 minutes of a World-class Downtown Central Business District and the Pittsburgh International Airport
- Multiple Points of Access to the Greater Pittsburgh region on two Major Highways

A destination for employment

With commercial, office and industrial development a part of the existing fabric, Collier Township is within minutes of Washington County - the nation's 3rd highest job generating place in the nation. Two major highways provide employers with multiple points of access to the Greater Pittsburgh region.

The Township should work with real estate professionals and others in the public and private sectors to market Collier as a location for additional local and regional amenities to build synergy with existing amenities like the Botanic Garden, Panhandle Trail and Settlers Cabin Park. Highlight the Township's assets and strengths to promote Collier as a destination for residential life, recreation and employment.

Enriching Systems

Collier Township provides a high level of services and infrastructure to its residents and businesses. In order to encourage efficient use of infrastructure and resources, the Township should hold two Green Living workshops (1 resident-focused/1 business-focused) annually on best practices on energy, water, materials, and community issues.

Enriching public spaces

Collier's system of public spaces can be used to demonstrate best practices in sustainability. The Township should create a series of guidelines for use in the municipality that incorporate sustainability through the design and maintenance of all public space.

In order to further support and promote sustainability in the community, the Township should explore and determine the applicability and relevance of sustainability-related code provisions like the SunShot Rooftop Challenge. The Township has the opportunity to lead by example and pursue model best management practices for storm water management on Township-owned lands.

Solid waste disposal is a key element in the provision of services for any community. In order to ease pressure on landfills, initiate Township efforts that increase participation in local recycling by 10% in 5 years, and by 20% in 10 years.

A plan for energy conservation

The Township should consider the installation of small-scale renewable energy projects at municipal-owned sites as demonstration projects.

The Township can partner with local organizations or neighboring communities to promote energy conservation at homes and businesses. By continuing to conduct energy audits on Township buildings the Township can promote energy-efficiency by using the results of the energy audits to realign strategies and promote best practices within the Township.

As part of its plan for infrastructure, the Township should continue to support quality water initiatives in context of development practices, industrial activity, and natural resource extraction.

Engaging Collier

The geography and development patterns in Collier Township have created a community made up of separate neighborhoods surrounded by industrial and commercial uses. Collier's heart is its pastoral and rural spirit. Balancing this landscape with a center of services and amenities is critical to people feeling connected to one another and the overall community. The Township has done an excellent job of reaching out to residents through the Township Newsletter and via other events and activities. However, these efforts can be enhanced to encourage higher participation and engagement levels from all residents and businesses.

The Township should enhance its communications with residents by gathering resident contact information and collaborating with outside organizations to facilitate outreach such as automated notices of community-wide happenings.

As part of this, the Township could make a concerted effort to gather additional email addresses for Township 'Email Blasts.' Consider the development of a text message alert system to keep residents updated about Township news. Consider working with utility companies to reach Township residents via mail more often. Consider working with the police department and school district to boost news outreach efforts within the community. Lastly, the Township should use the municipal website to promote the final comprehensive plan, publish an annual planning report card and engage people in planning efforts.

This may require consideration of engaging a network of volunteers to donate time and effort to plan, implement and maintain projects like the upkeep of local trails.



Part 3: Actions

*If you don't know where you are going,
you'll end up someplace else.*

~ Yogi Berra

The Comprehensive Plan contains three Parts. Part 2 summarizes the actions that can be found throughout Part 1. Collaboration with a number of partners will help the Township maximize its investments of time and money.

Action items are designated as short term, medium term, long term and ongoing. Short term items should be completed within 1-3 years. Medium term items should be completed or started within 3-5 years. Long term items should be completed in 5-10 years or longer. Ongoing items are something that the Township can start working on now but might need to continue to focus on through the long term.

CVSD	Chartiers Valley School District
AGI	Allegheny Grows Initiative
CB	Carnegie Borough
ACE	Army Corps of Engineers
PADEP	Pennsylvania Department of Environmental Protection
AC	Allegheny County
ACPD	Allegheny County Parks Department
PC	Collier Township Planning Commission
PRB	Collier Township Parks and Recreation Board
PWD	Collier Township Public Works Department
TM	Collier Township Manager
BC	Collier Township Board of Commissioners
SWCCC	South West Communities Chamber of Commerce
LRA	Local Redevelopment Authority
CDG	Community Development Group
LO	Local Organizations

	Timeframe	Stakeholders and Partners
I. Protecting Community Character		
Promote High Quality Development		
1. Create an organization or entity to promote economic and community development opportunities in Collier Township. Evaluate various models such as the existing Local Redevelopment Agency, economic development boards and community development corporations. Use the existing South West Communities Chamber of Commerce as a resource for building the organization.	Short Term	BC, TM, LRA, PC, SWCCC
A. As opportunities for nonresidential redevelopment emerge, the Township should encourage combinations of commercial and office land uses to enhance its position as a locally and regionally significant center for services and employment.		
B. As a gateway and an area with highly visibility for the Township, the I-376 corridor should be a focus of efforts aimed at attracting uses that will support and convey the spirit of Collier.		
C. Where development and redevelopment opportunities arise along the I-79 corridor, it is recommended that the focus of land uses generally be aimed toward regionally-focused, non-residential growth that is geared toward technologies--both established and emerging.		
D. Focus on mixed uses (combinations of commercial, office and residential development) in areas of infill or redevelopment along Route 50.		
Update Codes and Regulations		
2. Align performance standards, codes and ordinances to ensure and enhance compatibility between land uses and discourage unwanted impacts on sensitive natural resources in context of the comprehensive plan's build-out assessment.	Short Term	PC, BC

	Timeframe	Stakeholders and Partners
3. Update Township codes and ordinances to require applicants for development to complete a site specific buildable area analysis that illustrates the locations of sensitive resources and the extent to which disturbance is proposed.	Short Term	PC, BC
4. Rezone the existing Planned Economic Development District to a Planned Development district and create provisions for land use and design guidelines that compliment development and resource conservation goals.	Short Term	PC, BC
5. Formulate and adopt development standards geared toward mixed uses (combinations of commercial, office and residential development) in areas of infill or redevelopment.	Short Term	PC, BC
6. Consider rezoning the current R4 zoning district along Washington Pike to create connections and joint/cross access that promotes existing and proposed businesses.	Short Term	PC, BC
7. Create an Official Map including major elements of the comprehensive plan to allow the Township to acquire land and move forward with projects.	Medium Term	PC, PRB, TM, BC
Focus on Character		
8. Encourage safe and effective connections for all modes of transportation and promote mixed use development of high quality design in the Community Core to reinforce that area as the heart of Collier.	Short Term	PC, BC
9. Promote mixed use, live/work/play developments in the vicinity of the Kirwan Heights/Collier I-79 Interchange.	Ongoing	PC, BC
10. Explore the creation of, and strive for participation in, an "Adopt-an-Asset" program targeting improved conditions of local resources (creeks, trees, public spaces, etc.).	Medium Term	PRB, PWD, AC

	Timeframe	Stakeholders and Partners
11. Assess the feasibility of having community involvement in Grow Pittsburgh’s Allegheny Grows Initiative to bring individual and family-scale agriculture to segments of the Township’s population.	Medium Term	TM, BC, AGI
12. Work towards the creation of a park along the length of Chartiers Creek to naturalize the floodplain and improve redevelopment opportunities.	Medium Term	ACE, PADEP, AC, BC, PRB
13. Create a 'family' of visual gateways for Collier at interchanges and other important entrances to the community. Create major gateways along the perimeter of the Township to emphasize the entrance to Collier, especially in residential areas that are separated from the residential core of Collier. Enhance connectivity--both physical and in spirit--between these perimeter communities and the rest of the Township.	Ongoing	CDG
A. East Collier		
B. Kirwan Heights		
14. Conduct bi-monthly discussions with CVSD in a formal public meeting setting regarding the status, needs and opportunities for facility expansion and capital improvements in order to maximize design within the existing campus and, to the greatest extent possible, encourage safe and effective connections between surrounding land uses and the campus.	Ongoing	CVSD, PC, BC, TM
Create Design Guidelines		
15. Develop a series of design guidelines associated with new development and redevelopment that highlight neighborhood character, site development and the public realm.	Short Term	PC, BC

	Timeframe	Stakeholders and Partners
A. Single family homes/neighborhoods, townhouse homes/neighborhoods, apartment/condominium homes/neighborhoods, shopping areas, offices, mixed use development and public spaces including corridors, gateways and other public areas should be included in the guidelines.	Short Term	
B. Guidelines should encompass issues such as building orientation, commercial parking design, relationships between parking and the right-of-way, landscape between developments, connectivity, mix of uses, lot size, street frontage, massing, building height, lot size, lot coverage, building orientation, street trees, alleys, driveways and sidewalks.	Short Term	
II. Creating Connectivity		
1. Evaluate the overall Township road construction and maintenance schedule to determine how the frequency and/or capital improvements schedule could be adjusted or realigned to meet current and future needs most efficiently.	Short Term	PC
2. Organize and promote the expansion of the network of bicycle and pedestrian facilities to make non-motorized travel safer and more convenient.	Medium Term	DPW, PennDOT, PRB, PC
A. Enhance pedestrian access and safety between residential and non-residential areas.	Medium Term	
B. Work with others in the public and private sectors to create synergy within the Township and in the region based on the Panhandle Trail.	Long Term	
C. Work with others to create connections within the Township between the Panhandle Trail, the Botanic Garden, Settlers Cabin Park and new parks being developed.	Long Term	

	Timeframe	Stakeholders and Partners
III. Celebrating Collier		
1. Promote the local existing and expanding recreation opportunities by tying amenities and natural resources to experiences. Create a slogan for the Township like "Discover Collier."	Short Term	SWCCC, PRB, CDG, BC
2. Build on partnerships with community organizations and the school district to expand and enhance the open space system throughout the Township.	Medium Term	CVSD, CDG, PRB, BC
3. Work with real estate professionals and others in the public and private sectors to market Collier as a location for additional local and regional amenities to build synergy with existing amenities like the Botanic Garden, Panhandle Trail and Settlers Cabin Park. Highlight the Township's assets and strengths to promote Collier as a destination for residential life, recreation and employment.	Medium Term	SWCCC, CDG, BC
4. Conduct Weekend Walks in various trail/connectivity environments to raise awareness of comprehensive plan implementation status as well as natural resource sensitivities.	Ongoing	PRB

	Timeframe	Stakeholders and Partners
IV. Enriching Systems		
1. Create a series of guidelines for use in the Township that incorporate sustainability through the design and maintenance of all public space.	Short Term	PC, PRB, PWD, TM, BC, DPW
A. Explore and determine the applicability and relevance for the Township of sustainability-related code provisions like the SunShot Rooftop Challenge.	Short Term	
B. Pursue model best management practices for storm water management on Township-owned lands.	Short Term	
2. Consider the installation of small-scale renewable energy projects at Township-owned sites as demonstration projects.	Medium Term	DPW, TM
3. Initiate Township efforts that increase participation in local recycling by 10% in 5 years, and by 20% in 10 years.	Long Term	DPW, BC
4. Partner with local organizations or neighboring communities to promote energy conservation at homes and businesses.	Ongoing	BC, TM
5. Conduct two Green Living workshops (1 resident-focused/1 business-focused) annually on best practices on energy, water, materials, and community issues.	Ongoing	PC, DPW, TM
6. Continue conducting energy audits on Township buildings. Use the results of the energy audits to realign strategies and promote best practices within the Township.	Ongoing	DPW, TM
7. Continue to support quality water initiatives in context of development practices, industrial activity, and natural resource extraction.	Ongoing	CDG

	Timeframe	Stakeholders and Partners
V. Engaging Collier		
1. Enhance Township communications with residents by gathering resident contact information and collaborating with outside organizations to facilitate outreach.	Short Term	PC, BC, Staff
A. Make a concerted effort to gather additional email addresses for Township 'Email Blasts.' Consider the development of a text message alert system to keep residents updated about Township news.		
B. Consider working with utility companies to reach Township residents via mail more often. Consider working with the police department and school district to boost news outreach efforts within the community.		
2. Use the Township's website to promote the final comprehensive plan, publish an annual planning report card and engage people in planning efforts.	Short Term	PC
3. Target existing and planned events to reach out to Collier residents and businesses and build support for projects within the Township.	Short Term	PC, DPW, CDG, LO
4. Engage a network of volunteers to donate time and effort to plan, implement and maintain projects like the upkeep of local trails. Work with volunteers, schools and organizations in neighboring communities to implement projects at Township boundaries.	Short Term	PC, DPW, PRB, BC

Part 4: Background Information

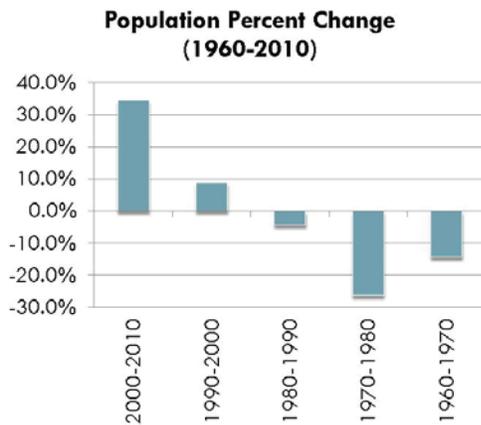
Whatever you cannot understand, you cannot possess.

~ Johann Wolfgang von Goethe

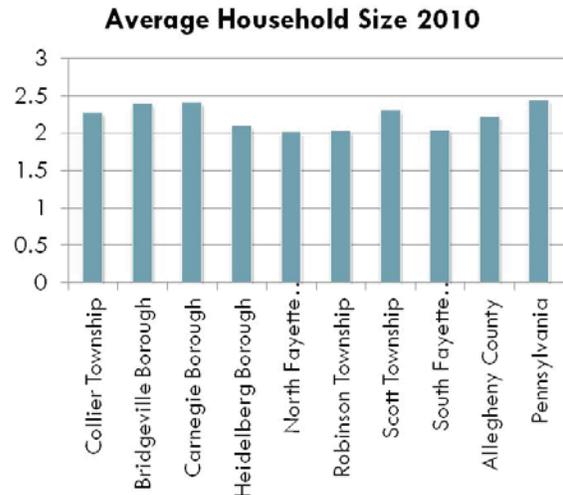
As part of the Comprehensive Planning process, work entails understanding the way in which and reasons why patterns exist today. Part 3 summarizes key components of the Township's existing demographic, economic and physical patterns as well as how these patterns have the potential to impact future decisions and impacts of development.

Township Demographics

Most notably, the Township's population experienced a 34.5% increase between 2000 and 2010.

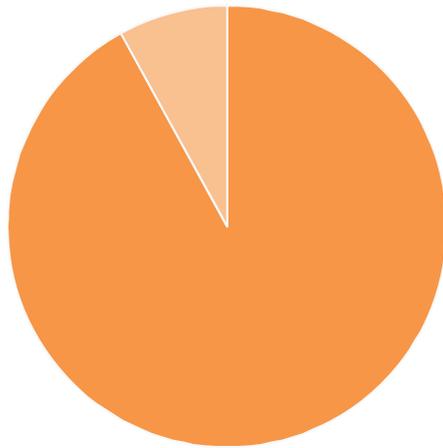


Family life is important in Collier, whose percentage of family households is the highest among surrounding communities and the County. Its total percentage is also slightly higher than the Commonwealth's.



With an average 2.3 people per household, Collier Township's household size is similar to its surrounding communities, Allegheny County and the Commonwealth.

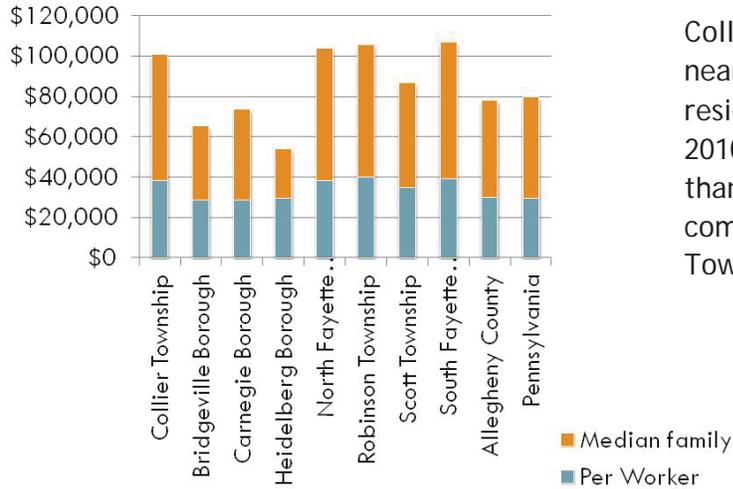
Occupied Dwelling Units 2010



More than 91% of Collier’s existing housing units are occupied; of those, 82% are owner-occupied while 18% are renter-occupied.

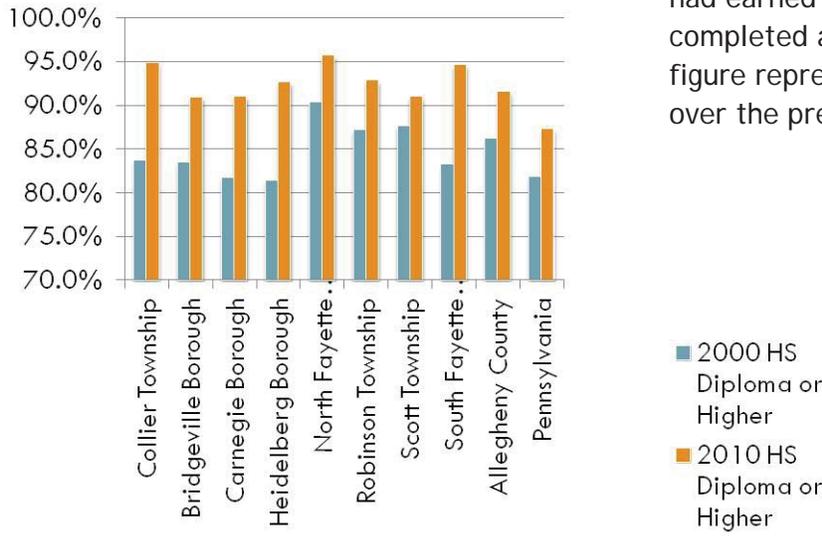
- Occupied housing units
- Vacant housing units

Median Family Income 2010



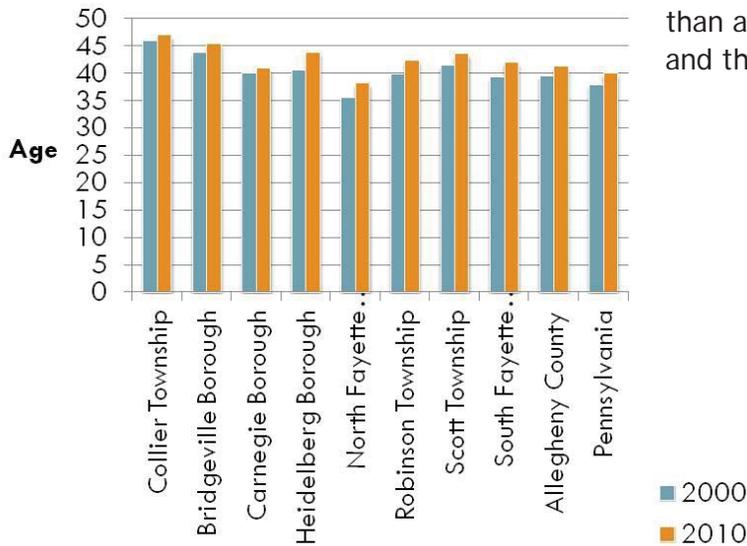
Collier’s median income per worker is nearly \$40,000 per year; 4.5% of Collier residents lived below the poverty level in 2010. Note: Per worker income is higher than in neighboring boroughs and comparable to that in surrounding Townships.

Education



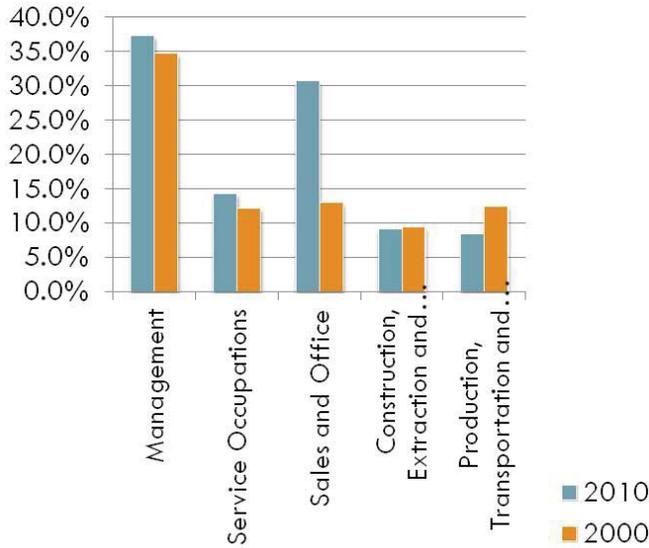
As of 2010 nearly 95% of Collier's residents had earned a high school diploma or completed a higher degree program. This figure represents more than a 10% increase over the previous decade.

Median Age



Collier's median age is 47; this is higher than all its neighbors', Allegheny County's and the Commonwealth's.

Occupation of Collier Residents



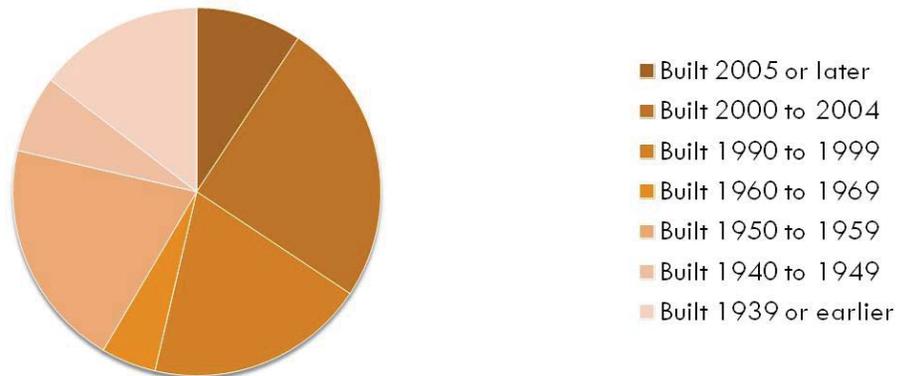
In 2010 37% of Twp. residents with jobs worked in management. Between 1980 and 2010 the % of employed residents in education and health care industries increased from 6.5% to over 16%.

Nearly 30% of Collier Township homes were valued between \$50,000 and 99,999 in 2010. Collier had the highest median housing price in 2000 (compared to the surrounding communities).

Collier Township Home Value 2010



Collier Township Year Homes Built as of 2010





Benchmarking

Another component of socio-economic analysis completed as part of the comprehensive plan was benchmarking. To understand the kinds of features that communities may offer to residents, assets were compiled for several communities known in the region as attractive places to live. These communities, some next-door neighbors and some from farther away can help guide Collier Township vision so that people can take advantage of some key opportunities while understanding lessons learned from the benchmark communities.

The selected benchmark communities range in size from 50% larger to 100% larger than Collier Township. Marshall Township and Pine Township are located along the northern portion of Allegheny County and have experienced significant growth in the past decades. South Fayette lies to the south of Collier Township. Adams Township is in Butler County near the border with Allegheny County and is experiencing growth as people move to the outer edges of the Pittsburgh metropolitan area. Collier Township competes with Marshall, Pine, South Fayette and Adams for population

growth as well as residential, commercial and institutional investment. Dublin, Ohio is a suburban regional hub in Ohio. Characteristics discussed with each municipality's representatives included:

- A. Community Size
 1. Population
 2. Acreage
 3. % Acreage Residential / % Acreage Non-Residential
 4. % Tax Income Residential Sources / % Tax Income Non-Residential
- B. Sidewalks
 1. Required for new construction
 2. Mileage of existing sidewalks
 3. Community plan created for sidewalks
- C. Bikeways
 1. Mileage of existing bikeways
 2. Community plan created for bikeways
- D. Parks/Open Space
 1. Regional Park Acreage
 2. Local Park Acreage
 3. Local Park Amenities
 4. Community/Recreation Center
- E. Public Transportation
 1. # of Routes and Transit Stops/Stations
 2. Routes on Regional versus Local Network
- F. Regional Employment Center
 1. Presence within Community
 - i. Square Footage
 - ii. Nature of Uses
 2. Others in 10-Minute Driving Distance From Community
 - i. Square Footage

ii. Nature of Uses

G. Regional Shopping

1. Presence Within Community
 - i. Square Footage
 - ii. Nature of Uses
2. Others in 10-Minute Driving Distance From Community
 - i. Square Footage
 - ii. Nature of Uses

H. Library

1. Volumes/Types of Media Available
2. Circulation/Borrowing per Year

I. Employment

1. Municipal Employees
2. Persons Employed in the Community

Key Benchmarking Considerations

Schools

All benchmark communities have at least one school while most have several of varying levels from elementary to high school.



Sidewalks, Bikeways and Trails

All benchmark communities require sidewalks for new construction. However, three of the five could not identify the length of the sidewalks in their communities.



All benchmark communities except one have a bikeway or trail system. Pine has approximately the same length of trails as Collier. Marshall and South Fayette have more than seven miles of trails within and in close proximity to the township borders.



Parks

All benchmark communities noted that their parks are a significant factor in resident quality of life. Collier has 10 times more parkland acreage than all cited benchmark communities except for Dublin. However, Dublin is more than twice the size of Collier and has a significantly higher population.

Public Transportation

Of the Southwestern Pennsylvania communities, Port Authority of Allegheny County offers two stops in Marshall and a Park and Ride facility in South Fayette. Pine and Adams have no Port Authority service. Collier is served with a significant number of bus stops concentrated along Route 50. Dublin benefits from a citywide transit service.

Within Collier there is a Park and Ride lot near Thoms Run and Route 50. Another Park and Ride is located near Collier in Carnegie.

Community Centers

Pine and Dublin have community centers that are important parts of the local parks and recreation systems. South Fayette is planning a community center that is slated to be an important facet of the community's quality of life as well.

Regional Shopping

Cranberry is a regional shopping destination for Adams and Marshall. Pine has regional shopping accessible within local corridors in the community as well as in Wexford and Richland (Route 8). South Fayette and Collier are generally serviced by Great Southern Shopping Center, Chartiers Valley Shopping Center, Robinson Towne Center and The Pointe at North Fayette. Residents in Dublin have a variety of regional shopping in their metro region from within one mile of the city border to about a thirty minute drive away.



Regional Employment

Collier, Adams and South Fayette generally contain local employment within their borders. Collier has a number of regional shopping locations within thirty minute drive such as Robinson Towne Centre, The Pointe at North Fayette, downtown Pittsburgh, the Pittsburgh International



Airport and South Pointe. Dublin is an employment center for its metro area and contains several significant regional and national employers.

Detailed socio-economic characteristics examined as part of the benchmarking review are outlined on the following pages.

Specific Benchmarking Comparisons

Each benchmark community is at a different point in its maturation period or development cycle. Moreover, some have completed comprehensive plans recently while others do not have a current comprehensive plan. For those communities with up-to-date land use information (usually part of a comprehensive plan), existing land use information has been compiled.

Collier Township has significantly less residential development area than the benchmark communities. Collier's non-residential development (commercial, institutional and industrial) is within the range of two of benchmark communities' and significantly higher than Pine Township's non-residential development. Collier has significantly more vacant land than the benchmark communities do.

Existing Land Use Comparison

	Collier Township (2012)	Pine Township (2002)	South Fayette Township (2010)	Dublin, Ohio (2007)
Total land area	8,978	11,070	13,005	15,713
All residential development	30.0%	51.0%	45.0%	49.0%
All non-residential development	13.0%	6.0%	15.0%	19.0%
Commercial	4.0%	3.0%	4.0%	11.0%
Institutional	6%	2%	5%	6%
Parks	10%	14%	9%	15%
Vacant	40%	24%	27%	5%
Industrial	3%	1%	6%	2%
ROW	8%	5%	4%	12%

Population and Population Change

Like the benchmark communities, Collier Township has experienced population growth in the past 20 years. Collier’s increased percentage was significantly less than the benchmark communities between 1990 and 2000. However, its rate of growth was more closely matched to the benchmark communities between 2000 and 2010.

Population 1990-2010

	2010	2000	1990
Collier Township	6,647	5,265	4,841
Marshall Township	6,699	5,996	4,010
Pine Township	10,741	7,683	4,048
South Fayette Township	13,915	12,271	10,329
Adams Township	10,793	6,774	3,911
Dublin, Ohio	39,245	31,392	16,366

Population Change 1990-2010

	2000-2010	1990-2000
Collier Township	26.2%	8.8%
Marshall Township	11.7%	49.5%
Pine Township	39.8%	89.8%
South Fayette Township	13.4%	18.8%
Adams Township	59.3%	73.2%
Dublin, Ohio	25.0%	91.8%

Household Size

Household size reflects the number of persons living together in one household or dwelling unit. Following national trends the household size in Collier Township and the benchmark communities is around two people per household. Household size has implications for land use in terms of the number of dwelling units a municipality could plan to accommodate for a certain amount of population growth. The average size of an owner-occupied household is typically higher than that of a renter-occupied household.

2010 Household Size

	Total population	Total households	Average owner-occupied household size	Average renter-occupied household size
Collier Township	6,647	2,907	2.38	1.93
Marshall Township	6,699	2,181	3.13	2.26
Pine Township	10,741	3,411	3.2	2.11
South Fayette Township	13,915	5,448	2.72	1.65
Adams Township	10,793	3,962	2.81	1.68
Dublin, Ohio	39,245	14,143	2.92	2.09

Housing Occupancy

Housing occupancy refers to whether dwelling units are occupied and whether the person living there is an owner or renter. Understanding housing occupancy can help a municipality direct investment and development to maximize efficiencies. Collier Township’s owner-occupancy rate is within the range of some benchmark communities although it is more than 10% lower than Marshall and Adams Townships. Collier’s owner-occupancy rate is closest to South Fayette Township (its neighbor) and Dublin City, Ohio. Collier has a lower rate of owner-occupied housing with a mortgage than the benchmark communities.

2010 Housing Occupancy

	Occupied housing units	Owner-occupied	Owner-occupied with mortgage	Owner-occupied without mortgage	Renter-occupied
Collier Township	3,095	79.5%	50.7%	31.1%	20.5%
Marshall Township	2,415	92.8%	67.2%	24.5%	7.2%
Pine Township	3,933	88.8%	64.5%	17.4%	11.2%
South Fayette Township	5,862	79.2%	57.1%	19.8%	20.8%
Adams Township	4,389	91.3%	66.1%	19.4%	8.7%
Dublin, Ohio	14,984	80.9%	67.1%	12.0%	19.1%

2010 Housing Occupancy Rates

	Total housing units	Occupied housing units	Vacant housing units	Homeowner vacancy rate	Rental vacancy rate
Collier Township	3,174	91.6%	8.4%	2.5%	4.0%
Marshall Township	2,401	90.8%	9.2%	2.6%	0.0%
Pine Township	3,685	92.6%	7.4%	1.3%	15.3%
South Fayette Township	5,827	93.5%	6.5%	2.4%	9.6%
Adams Township	4,319	91.7%	8.3%	3.5%	10.2%
Dublin, Ohio	15,057	93.9%	6.1%	3.6%	1.4%

Collier Township’s overall housing vacancy rate is similar to the benchmark communities. Collier’s rental vacancy rate is significantly lower than Adams, South Fayette and Pine Townships but higher than Marshall Township and Dublin, Ohio.

Housing Type

Housing units per structure can indicate what kind of housing characteristics a community possesses. Collier Township has significantly fewer single-family homes (1-unit detached and attached) than Marshall, Pine and Adams Townships. Collier falls within the range of the benchmark communities for multi-family housing (2 to 20+ units per structure) but has a more significant percentage of mobile homes than the benchmark communities.

2010 Units per Housing Structure

	Total housing units	1-Unit detached	1-Unit attached	2-Units	3 or 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Mobile home
Collier Township	3,174	66.8%	12.5%	0.8%	1.5%	3.6%	3.9%	2.6%	8.2%
Marshall Township	2,401	90.9%	7.5%	0.4%	0.0%	0.0%	0.5%	0.0%	0.7%
Pine Township	3,685	83.1%	5.0%	0.0%	0.0%	1.3%	1.2%	9.0%	0.5%
South Fayette Township	5,827	58.8%	20.9%	2.1%	3.6%	5.6%	4.1%	4.7%	0.2%
Adams Township	4,319	70.2%	16.8%	0.6%	2.3%	2.2%	3.5%	0.8%	3.7%
Dublin, Ohio	15,057	68.5%	14.8%	0.4%	2.7%	4.1%	4.7%	3.7%	1.2%

Housing Development and Resident Tenure

Compared to the benchmark communities, Collier Township has a similar proportion of housing units built before 2000. It falls within the range of the benchmark communities for units built between 2005 and 2010, except for Adams Township, which had a significantly higher percentage of units built during those years.

Year Housing Units Built

	Total housing units	Built 2005 to 2010	Built 2000 to 2004	Built before 2000
Collier Township	3,174	7.5%	20.3%	72.2%
Marshall Township	2,401	5.9%	16.7%	77.4%
Pine Township	3,685	8.2%	25.7%	66.1%
South Fayette Township	5,827	6.0%	13.0%	81.0%
Adams Township	4,319	17.6%	25.9%	56.5%
Dublin, Ohio	15,057	6.1%	16.6%	77.3%

Year Householder Moved Into Unit

	Occupied housing units	Moved in 2005 to 2010	Moved in 2000 to 2004	Moved in 1990 to 1999	Moved in 1980 to 1989	Moved in 1970 to 1979	Moved in 1969 or earlier
Collier Township	2,907	32.6%	23.8%	17.7%	9.8%	6.0%	10.0%
Marshall Township	2,181	19.2%	30.9%	29.1%	13.1%	1.6%	6.1%
Pine Township	3,411	29.9%	25.4%	27.2%	7.3%	5.2%	4.9%
South Fayette Township	5,448	32.2%	24.4%	24.2%	6.0%	5.9%	7.3%
Adams Township	3,962	36.7%	26.7%	23.9%	5.0%	2.6%	5.1%
Dublin, Ohio	14,143	35.2%	27.8%	26.3%	8.9%	1.2%	0.7%

Collier has a higher percentage of residents who moved into their homes before 1989 than the benchmark communities but it falls within the range of the benchmark communities for residents who moved into their homes between 2005 and 2010.

Population Age

Collier Township has a higher median age than any benchmark community. Collier has the lowest percentage of residents under five years old and the highest percentage of residents age 62 and over.

2010 Population

	Total population	Median age (years)	% under 5 years	% 5 to 17 years	% 18 years and over	% 62 years and over
Collier Township	6,647	43.9	3.7%	14.0%	82.3%	21.6%
Marshall Township	6,699	41.3	4.8%	24.6%	70.6%	9.6%
Pine Township	10,741	39.2	4.5%	28.2%	67.3%	11.4%
South Fayette Township	13,915	39.9	5.8%	19.2%	75.0%	17.7%
Adams Township	10,793	39.3	5.3%	22.8%	71.9%	12.2%
Dublin, Ohio	39,245	38	6.4%	23.7%	69.9%	9.2%

Population in School

School status is the number of people in a community over the age of three who are currently attending school at a public or private institution. Although Collier has the lowest percentage of residents under age five compared to the benchmark communities, it has the highest percentage of residents attending college or graduate school as identified for the year 2010.

	Population 3 yrs+	Nursery or preschool	Kinder- garten	Grades 1-8	Grades 9-12	College or graduate school
Collier Township	1,329	7.4%	3.8%	44.8%	21.4%	22.6%
Marshall Township	2,155	5.4%	4.0%	43.8%	29.2%	17.6%
Pine Township	3,828	4.7%	4.6%	50.3%	25.4%	15.0%
South Fayette Township	3,549	9.3%	5.6%	42.7%	21.8%	20.7%
Adams Township	3,397	9.5%	4.0%	45.5%	24.1%	16.8%
Dublin, Ohio	12,139	7.9%	6.6%	46.4%	22.3%	16.8%

Educational Attainment

Collier Township has the lowest percentage of residents who hold a bachelor's degree or higher. As of 2010, Collier Township's percentage of residents who have completed high school or higher is within the lower end of the range of the benchmark communities.

	Population 25 yrs+	High school or higher	Bachelor's degree or higher
Collier Township	5,069	94.9%	32.7%
Marshall Township	4,301	98.1%	67.9%
Pine Township	6,648	95.6%	66.6%
South Fayette Township	9,775	94.7%	43.4%
Adams Township	7,135	98.0%	54.0%
Dublin, Ohio	25,409	98.3%	70.8%

Employment

As of the 2010 census, Collier Township had an unemployment rate similar to the benchmark communities. Pine Township had the lowest unemployment rate. According to the United States Bureau of Labor and Statistics, the unemployment rate in Pennsylvania in 2010 was 8.7%.

	Population 16 yrs+	In civilian labor force	Civilian employed	Civilian un- employed	Armed forces
Collier Township	5,652	67.1%	63.8%	3.3%	0.0%
Marshall Township	5,141	68.5%	65.8%	2.7%	0.0%
Pine Township	7,739	64.0%	63.2%	1.3%	0.1%
South Fayette Township	10,780	67.1%	63.4%	3.7%	0.3%
Adams Township	8,100	72.1%	68.9%	3.2%	0.9%
Dublin, Ohio	28,429	73.6%	70.8%	2.8%	0.0%

Income

Median individual and household income in Collier Township were lower than the benchmark communities. However, Collier's mean household income fell within the range of the benchmark communities.

2010 Individual and Household Income

	Total households	Median household income	Mean household income	Median individual income 25+ years old with earnings
Collier Township	2,907	\$ 62,487	\$ 99,095	\$ 42,841
Marshall Township	2,181	\$ 124,740	\$ 183,822	\$ 60,869
Pine Township	3,411	\$ 130,194	\$ 176,049	\$ 71,763
South Fayette Township	5,448	\$ 68,034	\$ 86,258	\$ 43,295
Adams Township	3,962	\$ 96,667	\$ 119,817	\$ 52,368
Dublin, Ohio	14,143	\$ 113,788	\$ 137,849	\$ 69,008

**Income and benefits in inflation-adjusted 2010 dollars*

Industry of Employment

Collier has a higher percentage of residents employed in construction than the benchmark communities. Employment in other industries is distributed in similar patterns to the benchmark communities.

2010 Industry of Employment

	Collier Township	Marshall Township	Pine Township	South Fayette Township	Adams Township	Dublin, Ohio
Employed population 16 yrs+	3,607	3,385	4,889	6,838	5,578	20,127
Agriculture, forestry, fishing, hunting, mining	1.2%	0.6%	0.0%	0.5%	0.7%	0.2%
Construction	9.1%	2.4%	5.4%	5.5%	6.3%	1.8%
Manufacturing	9.4%	7.9%	12.1%	10.5%	11.0%	10.5%
Wholesale Trade	4.3%	1.6%	3.0%	4.3%	5.0%	5.0%
Retail Trade	9.5%	9.5%	9.0%	12.7%	10.6%	9.7%
Transportation, warehousing, utilities	5.7%	2.7%	3.7%	5.1%	4.8%	3.4%
Information	4.8%	3.8%	2.1%	3.6%	1.1%	4.5%
Finance, insurance, real estate, rental, leasing	12.2%	8.9%	12.4%	6.4%	10.4%	14.9%
Professional, scientific, management, administration	9.2%	18.8%	15.2%	12.3%	13.5%	15.5%
Education services, health care, social assistance	20.0%	29.5%	21.7%	26.1%	24.9%	21.5%
Arts, entertainment, recreation, accommodation, food services	5.8%	6.1%	8.7%	6.2%	7.4%	6.3%
Other	4.6%	6.1%	5.4%	3.9%	3.3%	2.8%

Occupation

Compared to the benchmark communities, Collier Township has a lower percentage of residents employed in management. However, Collier residents are employed in all other occupations at higher rates than the benchmark communities.

2010 Occupation

	Collier Township	Marshall Township	Pine Township	South Fayette Township	Adams Township	Dublin, Ohio
Employed population 16 yrs+	3,607	3,385	4,889	6,838	5,578	20,127
Management, business, science, art	37.4%	62.2%	57.2%	47.1%	49.8%	63.8%
Service	14.3%	9.3%	11.2%	13.6%	13.2%	7.4%
Sales and office	30.8%	23.3%	22.6%	23.9%	25.5%	23.7%
Natural resources, construction, maintenance	9.1%	3.1%	5.2%	6.6%	6.1%	2.4%
Production, transportation, material moving	8.5%	2.2%	3.8%	8.8%	5.4%	2.8%

Commuting Time to Work

As identified on the 2010 US Census, Collier Township has a lower mean travel time to work than any of the benchmark communities.

	Travel time in minutes
Collier Township	22.5
Marshall Township	28.7
Pine Township	27
South Fayette Township	26.7
Adams Township	28.7
Dublin City, Ohio	23

Economics

The U.S. Census-based On the Map program was utilized to determine the primary locations of the workers living within Collier Township. Two areas were included in the analysis outlining the places within and just outside of the Township, and an expanded area including multiple zip codes within the region. The additional expanded region was included to garner more detailed information about the surrounding areas around Collier Township.

Analyses focused on Collier Township's primary jobs, with additional breakdowns of income and industry trends. Primary jobs are defined as the highest paying job (either public or private) for an individual worker for the year.

Four maps were generated, including all workers of Collier Township's private primary employment and workers earning more than \$3,333 per month, both shown in the surrounding area as well as an expanded version. The secondary maps showing earnings were included to indicate that the visual aspects of these maps vary only slightly, and that inclusion of all work area profile parameters would have become redundant.

The region surrounding Collier Township included in this study includes zip codes 15106, 15017 and 15071. The expanded region includes the following zip codes: 15082; 15102; 15108; 15243; 15321; 15317; 15241; 15367; 15142; 15220; 15126; 15055; 15057; 15064; 15205; and 15216.

All of the large real estate brokerage services which cover the Pittsburgh office market are quite bullish on new office

development within the Pittsburgh metropolitan area. Underpinning this bullishness is the explosive growth in Marcellus Shale gas and oil exploration and the associated professional service and administrative (read: office occupying jobs) positions this activity is fostering.

Area real estate brokerage firms, as of fourth quarter 2011, reported an overall vacancy rate in the Pittsburgh office market (covering Class A, B and C space) of approximately 11 percent. This rate is down considerably from two years earlier, when the overall vacancy rate hovered in the mid-teens.

While much of the focus has been, and will continue to be, on downtown office product (driven by both energy and healthcare related companies), greater attention will be given to outer lying suburban area office product (existing buildings and buildable land) as land costs and lease rates continue to escalate within the urban core.

Additionally, the medical office building (MOB) market continues to expand in the greater Pittsburgh area, driven by rising healthcare service demand (primary and tertiary care). Typically, MOB development seeks out lower cost land area, in order to make the development and operating economics feasible. This bodes well for many of Collier's land parcels. Further, that many of the sites, though not all, offer good arterial access, makes prospective MOB development activity in Collier, that much more viable.

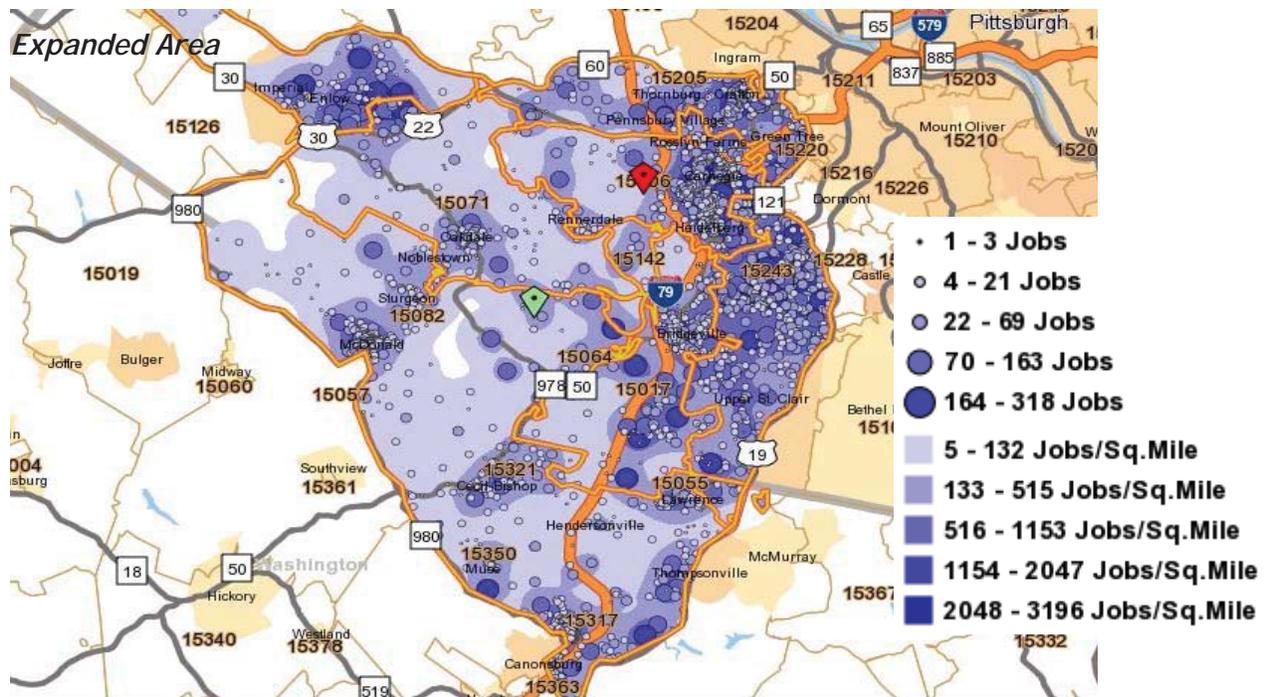
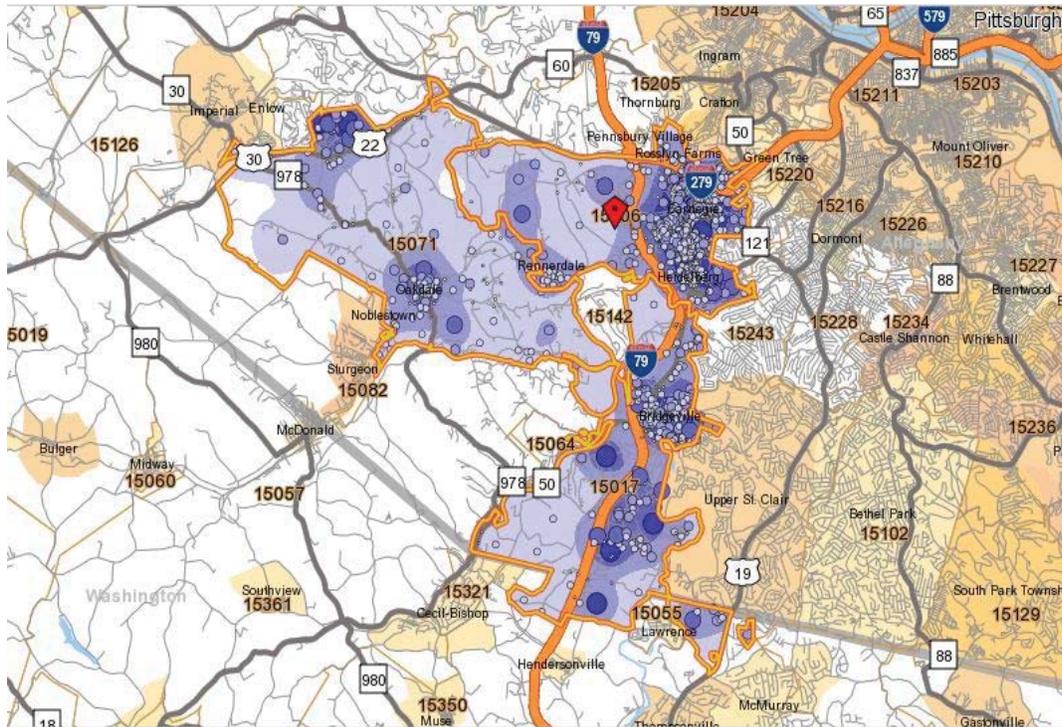
Based upon completed analyses, findings suggests that, in the near term, Collier should focus its redevelopment attention and associated zoning on the

accommodation of new office space (both traditional Class A and MOB product).

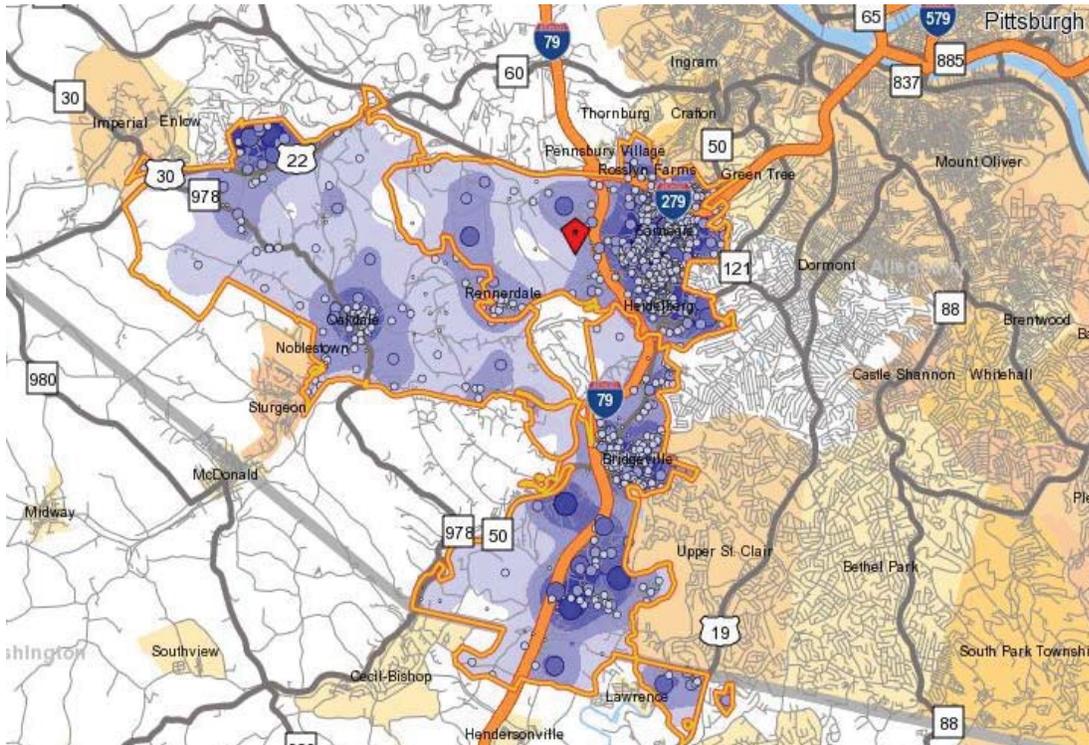
Further, and as a means of catalyzing this activity, associated zoning should permit mixed-use development, allowing for ancillary retail/restaurant land-uses and small format dwelling units (e.g. one- and two-bedroom multi-family rental units. Providing this type of flexible zoning will allow developers to more quickly respond to client needs and emerging market trends.



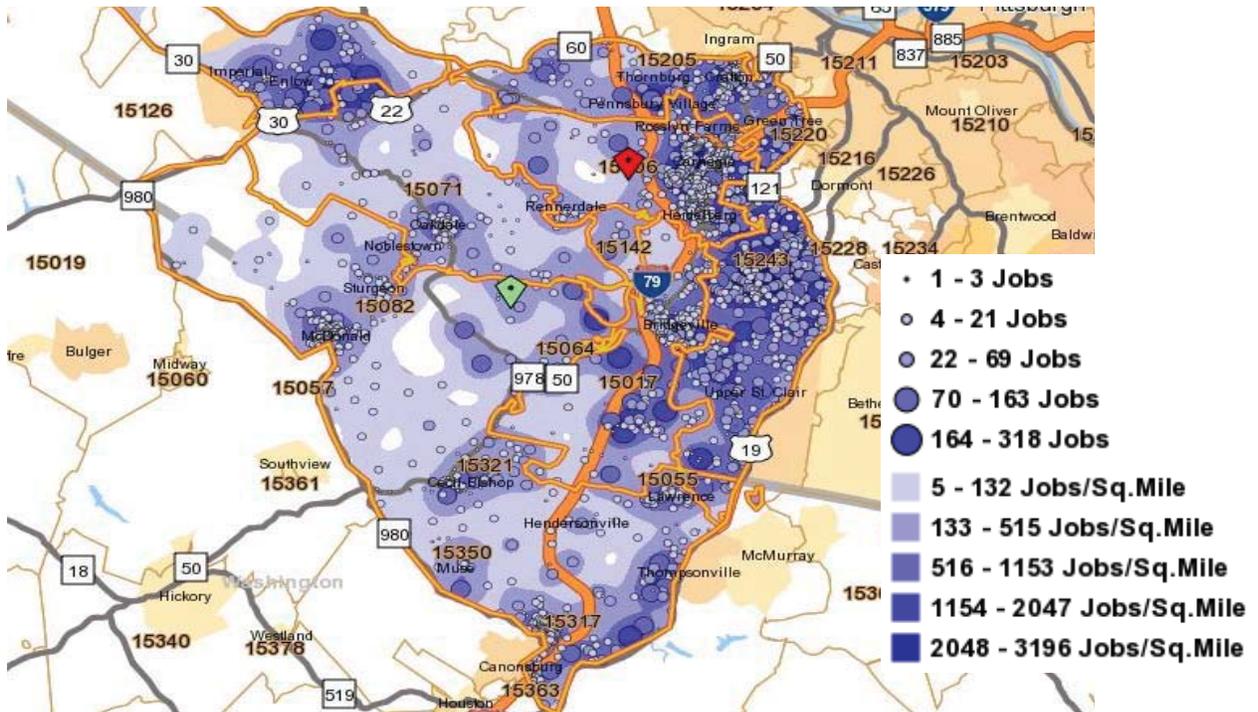
All Workers-Private Primary Employment



Workers Earning More than \$3,333/Month



Expanded Area

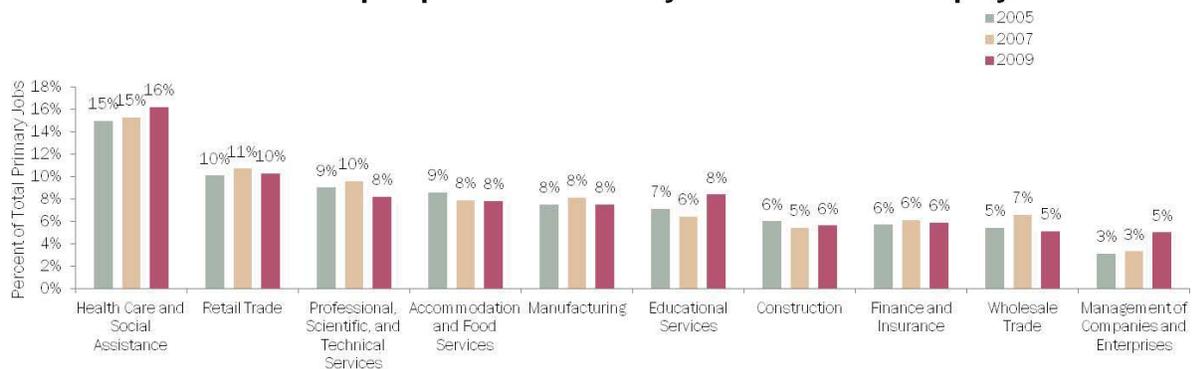


A great majority of people living within Collier Township are employed to the east within and near the city of Pittsburgh. The locations of primary employment important in that these locations was considered and can aid in the determination of where best to invest in redevelopment.

Healthcare employment is the largest industry in the Collier Township job market. This industry also experienced slight growth from 2005 to 2009, while the next three largest industries by employment exhibited flat to negative growth over the same period. The educational services and management industries also had a higher share in 2009 as compared to the earlier analysis years.

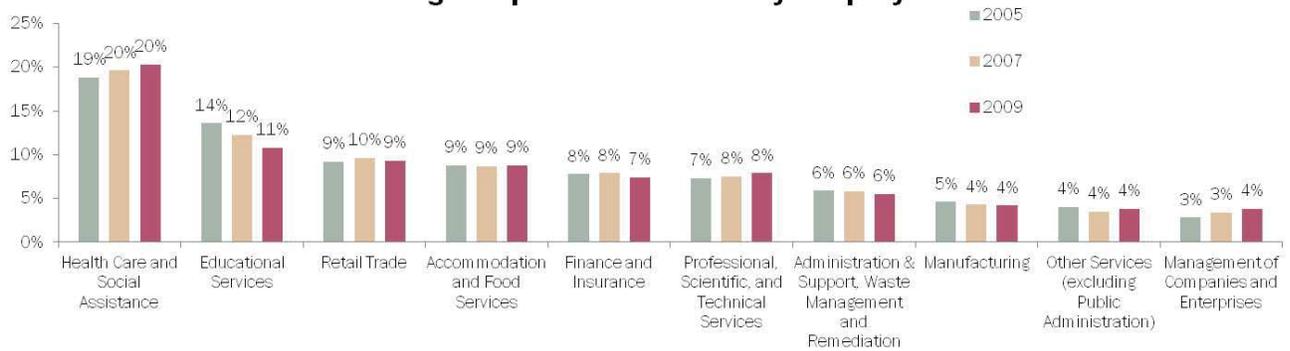
In Collier Township, the educational services and management industries also had a higher share in 2009 as compared to the earlier analysis years. In addition, the professional services industry has a higher ranking in Collier Township as compared to the other analysis areas, although it slightly decreased in overall share from 2005 to 2009.

Collier Township Top Ten Industries by Percent of Total Employment



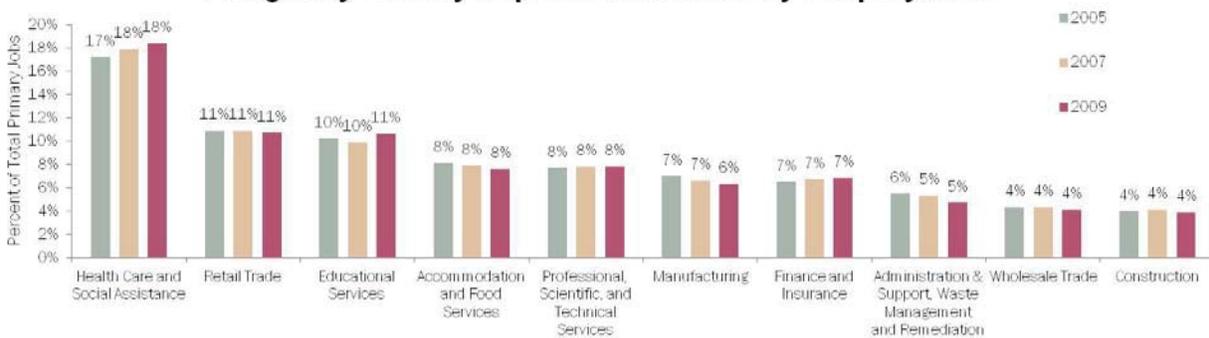
Healthcare employment dominates the Pittsburgh job market, accounting for nearly double the relative share of any other single industry. In addition, healthcare demonstrated slight growth from 2005 to 2009. While education has the second highest share, it also experienced the greatest decline over that same timeframe.

Pittsburgh Top Ten Industries by Employment

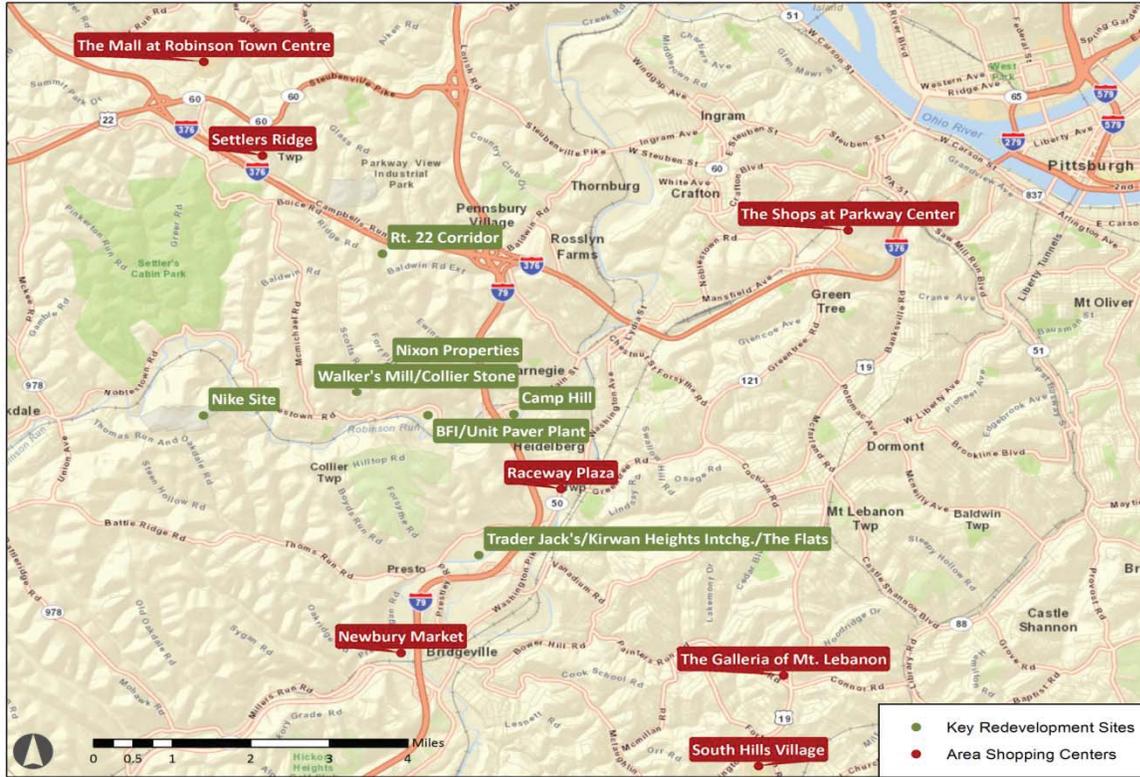


The healthcare industry represents the highest relative share of total county employment; the industry experienced slight growth from 2005 to 2009. The retail and education industries follow.

Allegheny County Top Ten Industries by Employment

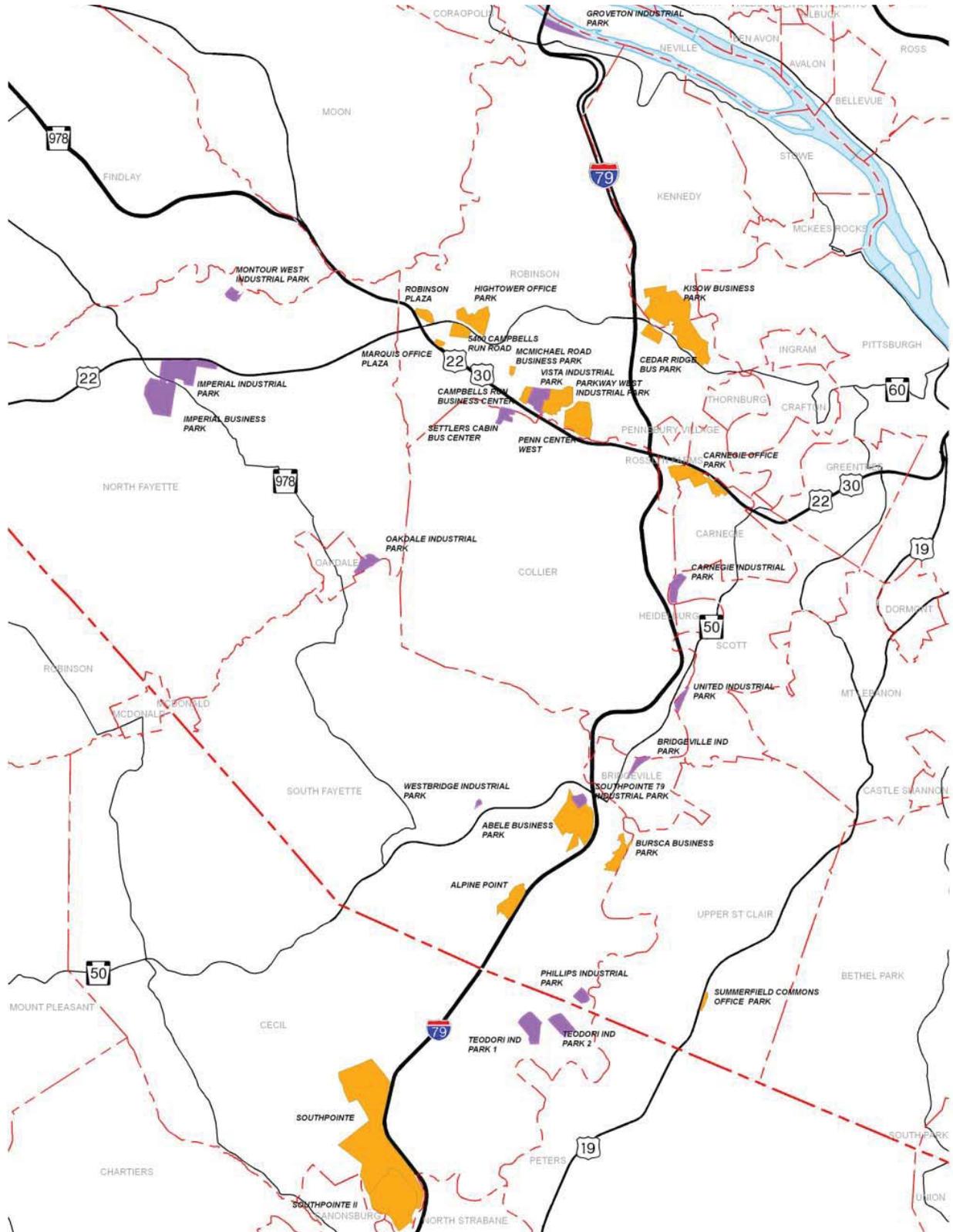


Notable Nearby Commercial Centers



Center Name	Year Opened or To Open	Center Classification	Anchor Stores	GLA(Sq. Ft.)	Site Size (acres)	Total Number of Stores
Raceway Plaza	1989	Community Center	Lowe's (102,000), Shop 'n Save (38,488), Wal-Mart Supercenter (133,561)	261,621	36	7
Settlers Ridge	2009	Lifestyle/Specialty Center	Barnes & Noble (30,105), Cinemark (60,000), Giant Eagle Supermarket (150,000), LA Fitness (38,000), REI (26,500)	600,000	78	31
The Plaza at Robinson Town Centre	1989	Power Center	IKEA (215,000), Jo-Ann Fabrics & Craft (40,000), Marshalls (36,607), T.J. Maxx (25,050), Value City Furniture (51,987)	456,029	50	58
The Mall at Robinson Town Centre	2001	Regional Center	Dick's Sporting Goods (65,000), JC Penney (147,450), Macy's (200,000), Sears (129,952)	865,000	146	121
The Shops at Parkway Center	1982	Community Center	Big Kmart (90,329), Giant Eagle Supermarket (45,300)	500,000	20	52
The Galleria of Mt. Lebanon	1989	Lifestyle/Specialty Center	Carmike Cinemas (19,200)	250,000	15	40
Penn Hills Center	1961	Community Center	Aldi (19,000), Big Lots (29,780), Dollar Tree (19,000), Giant Eagle Supermarket (47,000), Vacant (100,000)	441,000	37	48
South Hills Village	1965	Super-Regional Center	Carmike Cinemas (42,700), Dick's Sporting Goods (31,500), Macy's (255,725), Macy's Furniture Gallery (20,665), Sears (146,000)	1,024,787	86	122
Newbury Market	2013	Regional Center	Giant Eagle Supermarket, Marriot Hotel, Professional Office Space	860,700	301	54

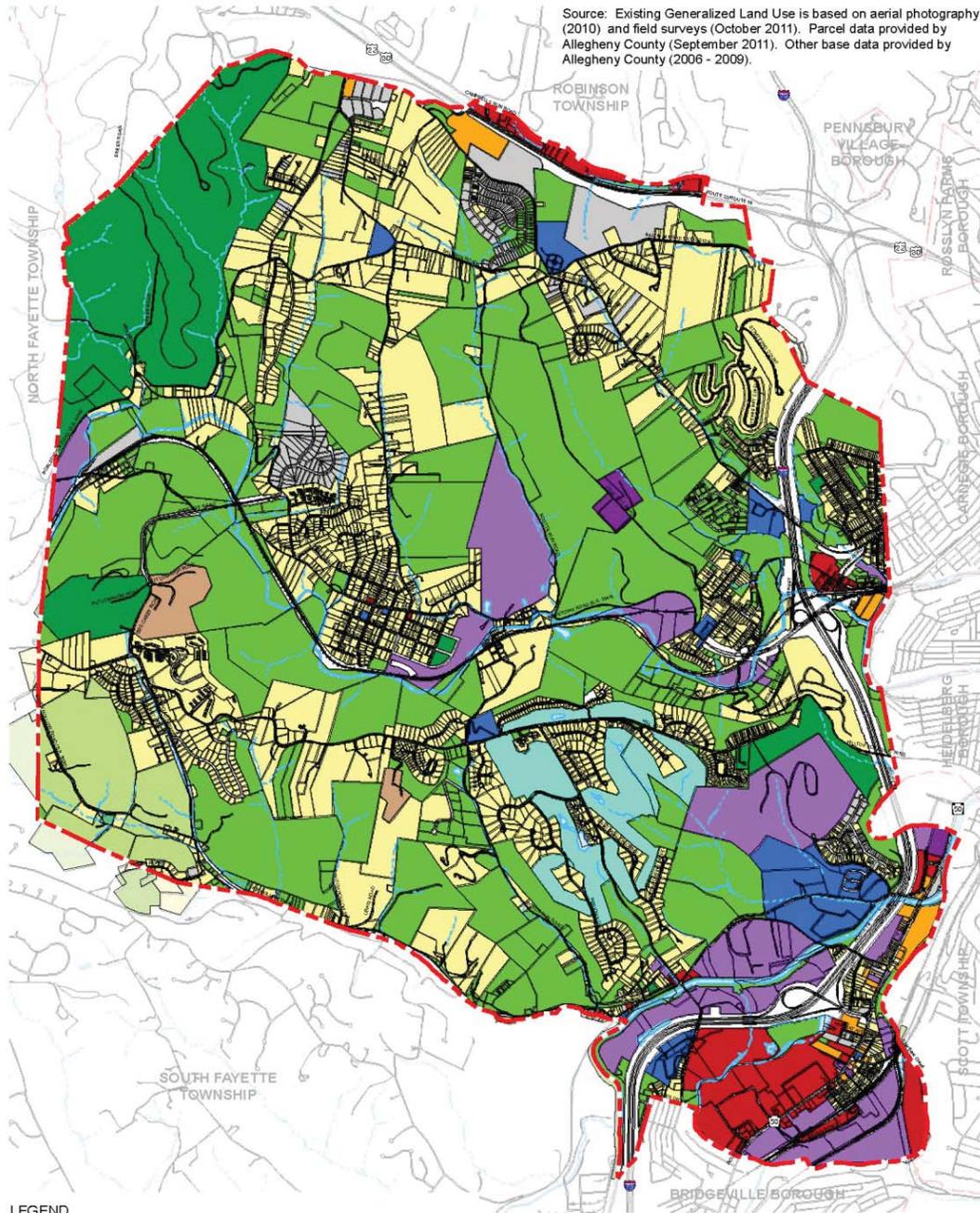
Notable Nearby Office/Industrial Parks



Physical Environment

Collier Township's physical environment has evolved to satisfy the requirements of the Township's growing and changing needs. The activities of local residents create a need for various land uses, as well as for the amenities and infrastructure systems that support land uses. The relationships of existing and future land uses will shape the character and quality of life in the community for many years to come. In order to more accurately assess the Township's future needs, an analysis of physical environment trends and patterns was completed.





LEGEND

Municipal Boundary Railroads
 Lot Lines Rivers/Lakes/Streams
 Roads

EXISTING GENERALIZED LAND USE

 Residential	 Vacant Lot	 Active Agriculture
 Institutional	 Park/Dedicated Open Space	 Right of Way
 Commercial	 Non-Dedicated Open Space	
 Office	 Army Depot	
 Consumer Services	 Recreation/Athletic Field	
 Industrial	 Public Utility	

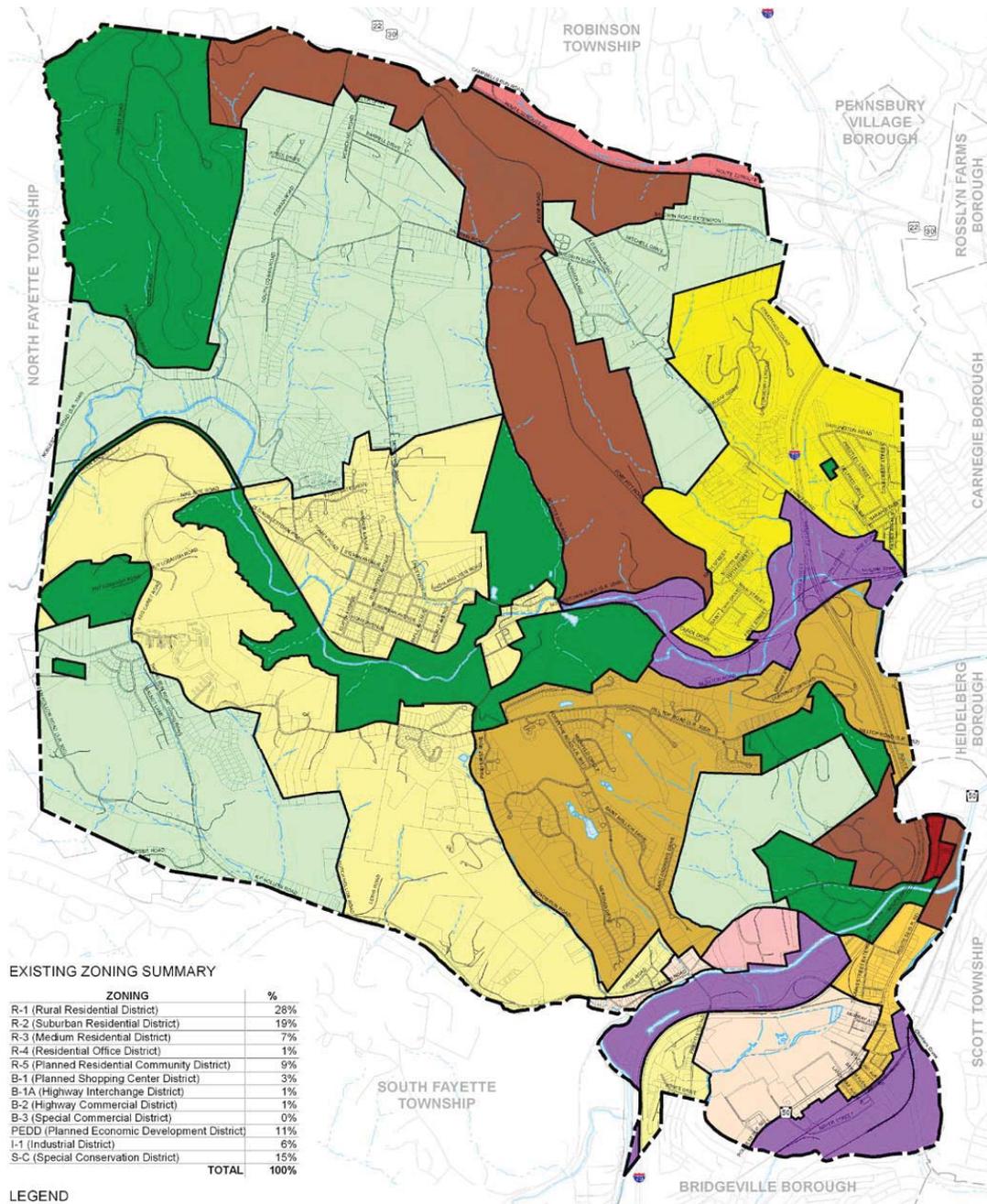
EXISTING GENERALIZED LAND USE MAP

**COLLIER TOWNSHIP
COMPREHENSIVE PLAN**

Prepared for: Collier Township
Prepared by: Environmental Planning and Design, LLC

October 31, 2011
2076.1.11.02r1





EXISTING ZONING SUMMARY

ZONING	%
R-1 (Rural Residential District)	28%
R-2 (Suburban Residential District)	19%
R-3 (Medium Residential District)	7%
R-4 (Residential Office District)	1%
R-5 (Planned Residential Community District)	9%
B-1 (Planned Shopping Center District)	3%
B-1A (Highway Interchange District)	1%
B-2 (Highway Commercial District)	1%
B-3 (Special Commercial District)	0%
PEDD (Planned Economic Development District)	11%
I-1 (Industrial District)	6%
S-C (Special Conservation District)	15%
TOTAL	100%

LEGEND

- Municipal Boundary
 - Lot Lines
 - Roads
 - Railroads
 - Rivers/Lakes/Streams
- EXISTING ZONING
- R-1 (Rural Residential District)
 - R-2 (Suburban Residential District)
 - R-3 (Medium Residential District)
 - R-4 (Residential Office District)
 - R-5 (Planned Residential Community District)
 - B-1 (Planned Shopping Center District)
 - B-1A (Highway Interchange District)
 - B-2 (Highway Commercial District)
 - B-3 (Special Commercial District)
 - PEDD (Planned Economic Development District)
 - I-1 (Industrial District)
 - S-C (Special Conservation District)

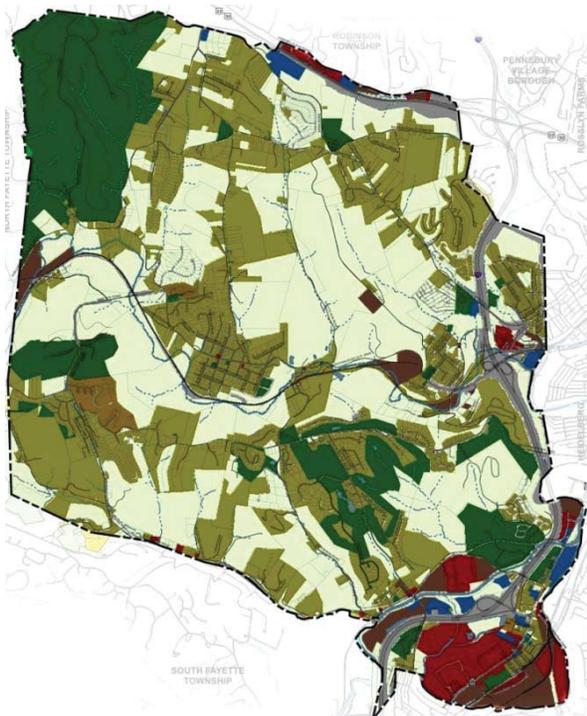
EXISTING ZONING MAP

COLLIER TOWNSHIP
COMPREHENSIVE PLAN

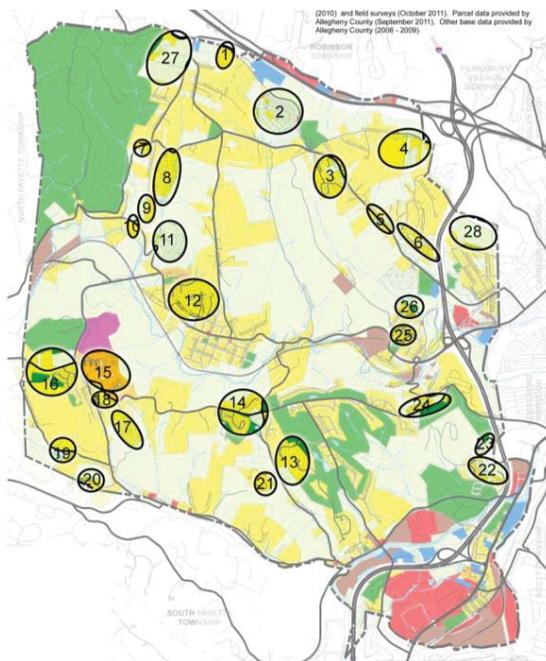
Prepared for: Collier Township
Prepared by: Environmental Planning and Design, LLC

January 4, 2012
2076.1.11.01r4



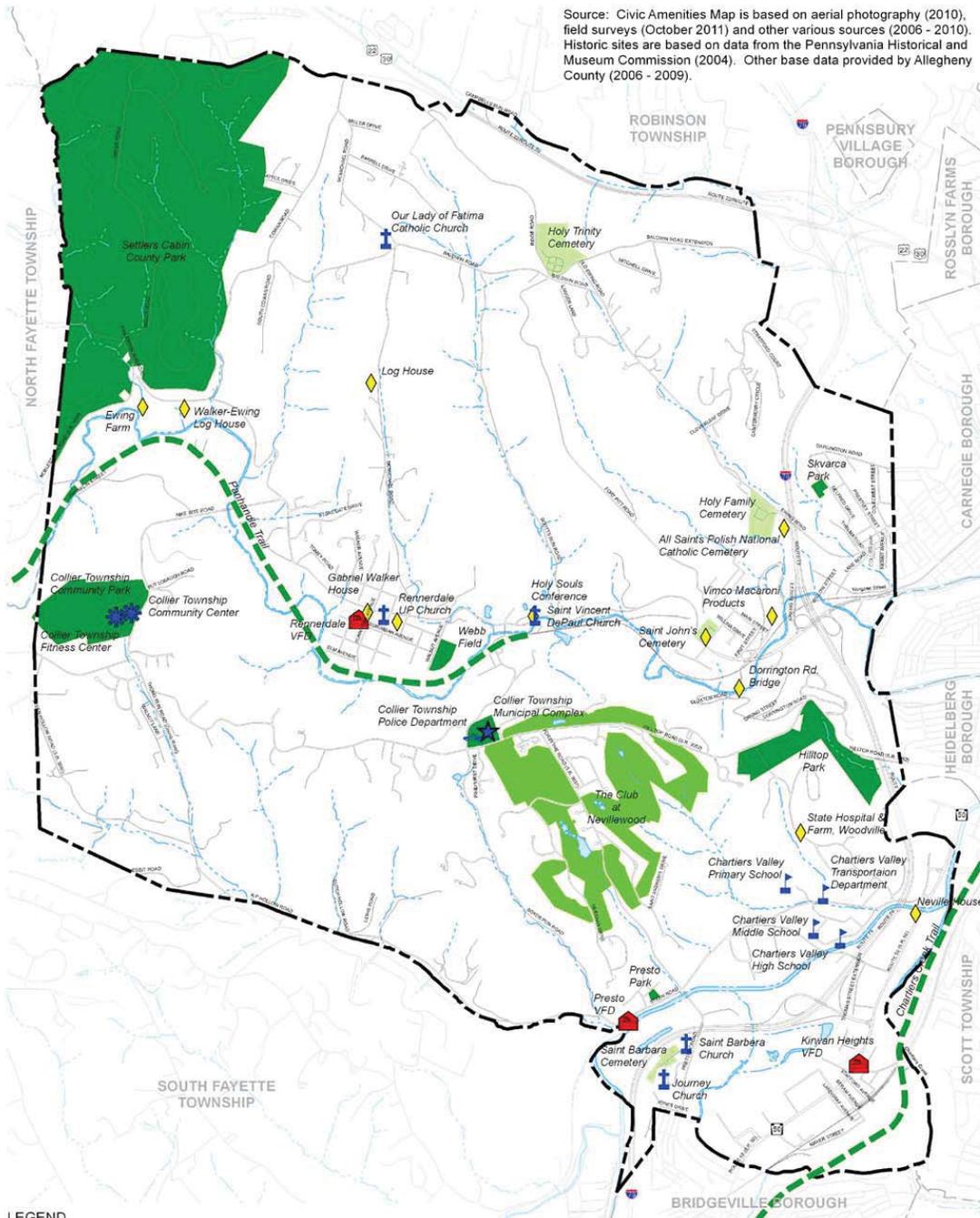


40% of Collier Township's land is vacant. New developments are becoming more scattered throughout the Township.



Development is beginning to infiltrate into the Central Valley which has historically been a significant part of the Township's rural identity.

Source: Civic Amenities Map is based on aerial photography (2010), field surveys (October 2011) and other various sources (2006 - 2010). Historic sites are based on data from the Pennsylvania Historical and Museum Commission (2004). Other base data provided by Allegheny County (2006 - 2009).



LEGEND

- Municipal Boundary
- Rivers/Lakes/Streams
- Roads
- Railroads

EXISTING GENERALIZED LAND USE

- | | |
|-----------------------------|-------------------|
| Fire Department | OPEN SPACE |
| Historic Site (PHMC Listed) | Cemetery |
| Place of Worship | Golf Course |
| Police Department | Park |
| Township Building | Trail |
| Other Facilities | |

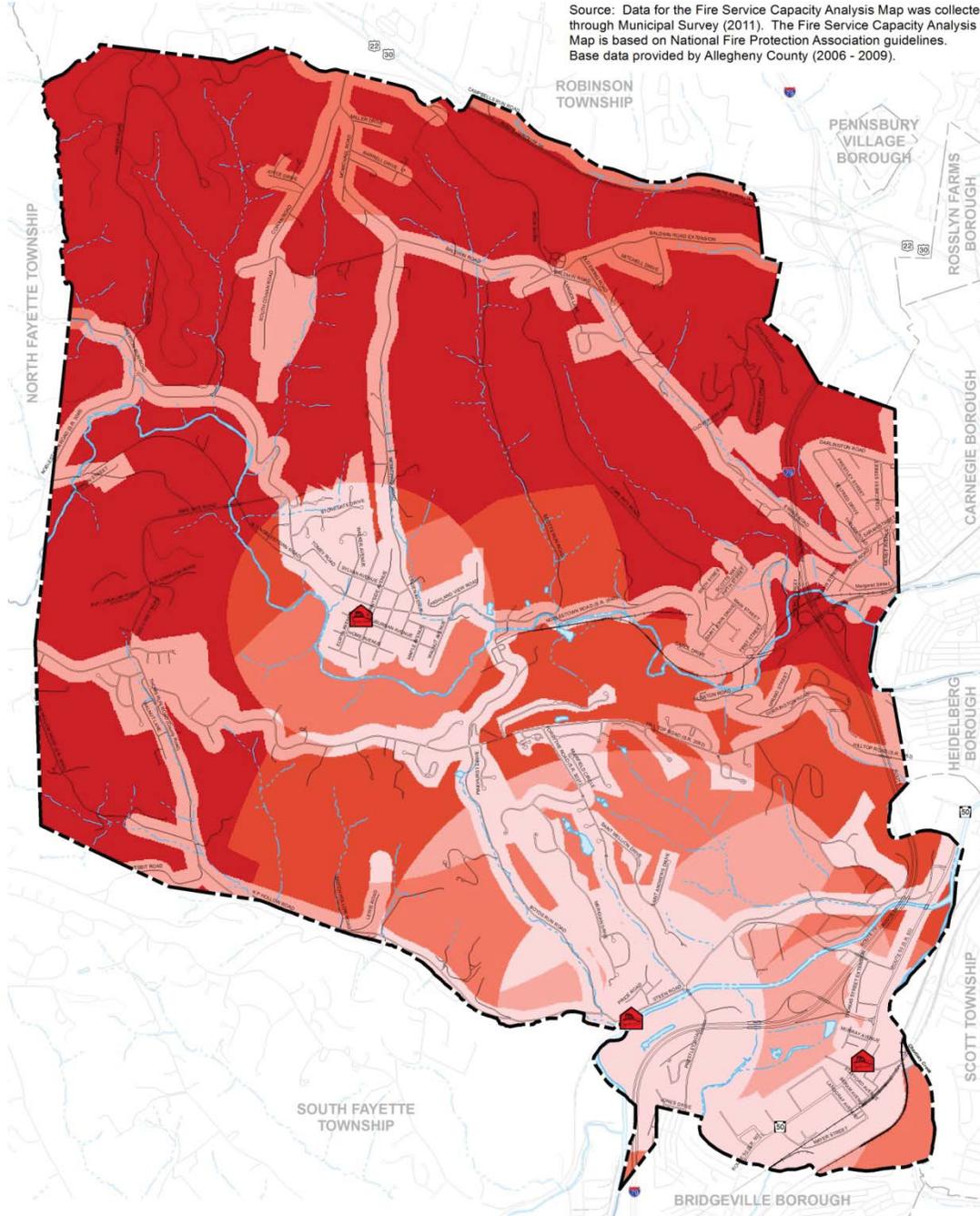
CIVIC AMENITIES MAP

COLLIER TOWNSHIP
COMPREHENSIVE PLAN

Prepared for: Collier Township
Prepared by: Environmental Planning and Design, LLC

January 4, 2012
2076.1.11.04r2





Source: Data for the Fire Service Capacity Analysis Map was collected through Municipal Survey (2011). The Fire Service Capacity Analysis Map is based on National Fire Protection Association guidelines. Base data provided by Allegheny County (2006 - 2009).

LEGEND

- Municipal Boundary
- Rivers/Lakes/Streams
- Roads
- Existing Fire Station
- Railroads

RELATIVE SERVICE CAPACITY

- Significant Apparatus/Personnel/Public Water Available and Close Proximity to Existing Fire Stations*
- Limited Apparatus/Personnel/Public Water Available and More Distant Proximity to Existing Fire Stations*

* While included in the Fire Analysis, the proximity to an existing fire station's relative weight compared to that of available public water supply was significantly less of the whole.

Fire Analysis Map

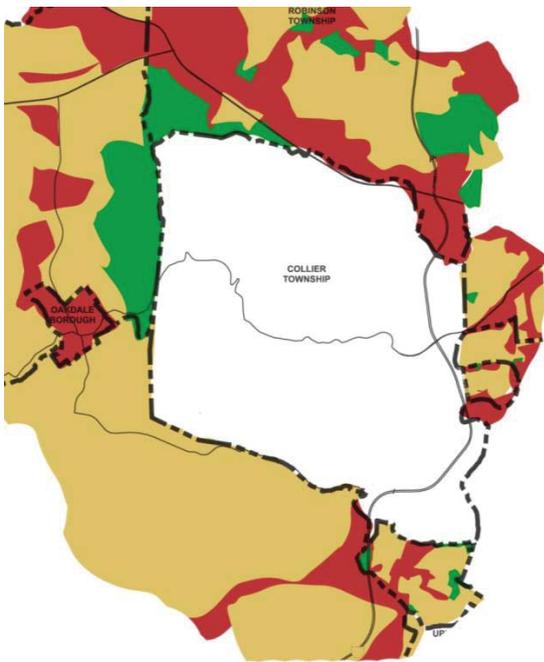
COLLIER TOWNSHIP
COMPREHENSIVE PLAN

Prepared for: Collier Township
Prepared by: Environmental Planning and Design, LLC

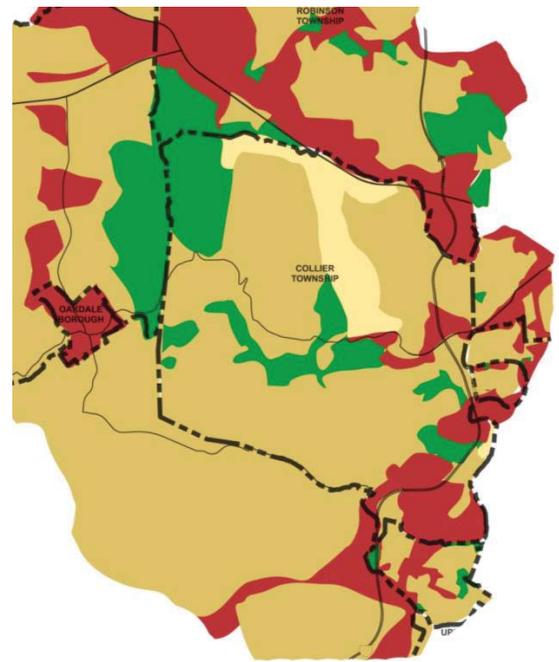
October 2012
2076.1.12.05

0 1,000 2,000 Feet

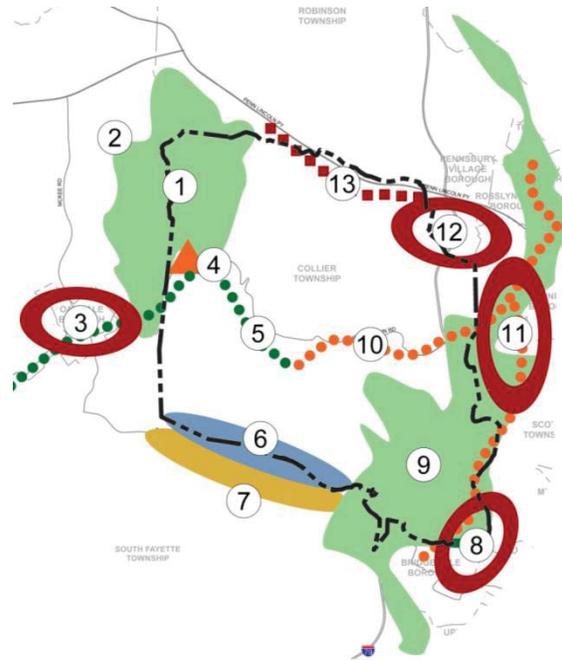
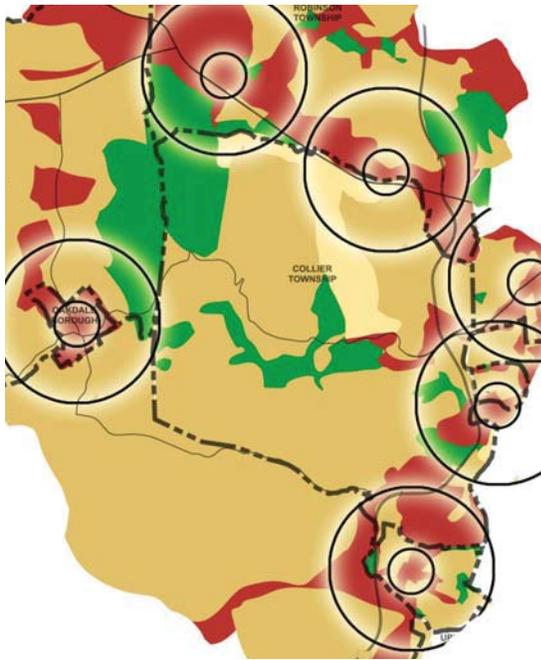




- Collier has significant non-residential land uses (red) to the north, east and southeast
- South Fayette is largely residential (yellow) near the border with Collier
- Public and Semipublic Open Space (green) is partly shared in the northwest

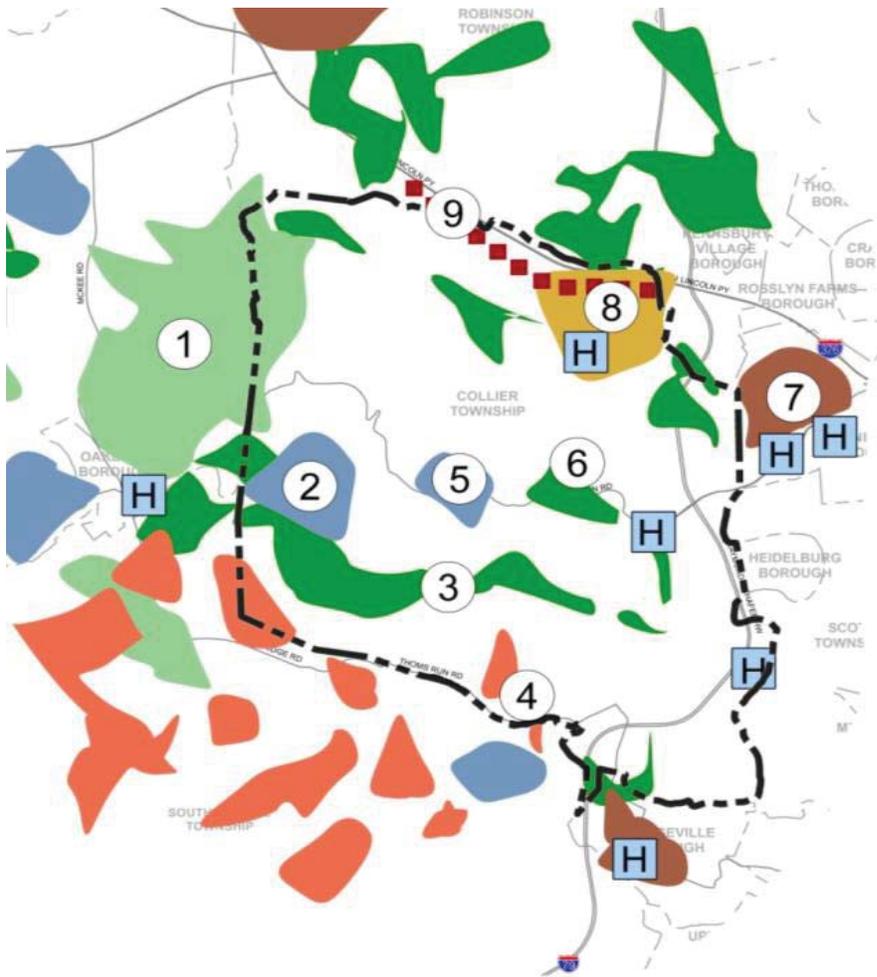


- Existing zoning designations in Collier Township show little area for commercial growth
- The PED District in the Central Valley can be utilized for commercial or residential development
- Development to date has been residential



A ¼-mile and 1-mile radii from nearby commercial areas show that much of Collier is underserved. With that there are many planning considerations at the regional level as documented through surrounding communities planning efforts. These include:

1. Settler’s Cabin Park
2. Park entrances in North Fayette
3. Oakdale
4. Botanic Garden and Trail Connector
5. Panhandle Trail
6. Thoms Run Watershed
7. Residential growth in South Fayette
8. Bridgeville Streetscape Improvements
9. Chartiers Creek Greenway
10. Planned Trail
11. Carnegie, Scott and Heidelberg Planning Area
12. Prestley Heights
13. Campbells Run Road Widening



County Planning Considerations

In addition those planning efforts in the surrounding communities, there are a number of planning efforts in Collier Township identified as part of Allegheny County's Comprehensive Plan *Allegheny Places*. These include:

- 1. County Park
- 2. Village
- 3. Allegheny Land Trust GREENPRINT

- 4. Agricultural Security Area
- 5. Village
- 6. Allegheny Land Trust GREENPRINT
- 7. Community Downtown
- 8. Corridor
- 9. Campbells Run Road Widening

H-Historic Sites

Calculating Build-out

The purpose of conducting a build-out analysis is to examine the potential impacts of development to the greatest extent that the land within the Township would permit under the guise of the community's current zoning ordinance. Because of the varying nature and geographic extent of the Township's Planned Economic Development District (PEDD), two different scenarios for build-out were completed.

The build-out analysis examined land in several different ways. The amount and location of developable land (essentially vacant publicly and privately held land where new development could occur) was mapped and calculated for each zoning district. Consideration for sensitive natural resources and physical limitations to development, as regulated by the Township's existing zoning ordinance, were accounted for as part of determining the amount of buildable area. Densities were applied to the buildable area, and the amount of potential dwelling units and non-residential square footage was then calculated.

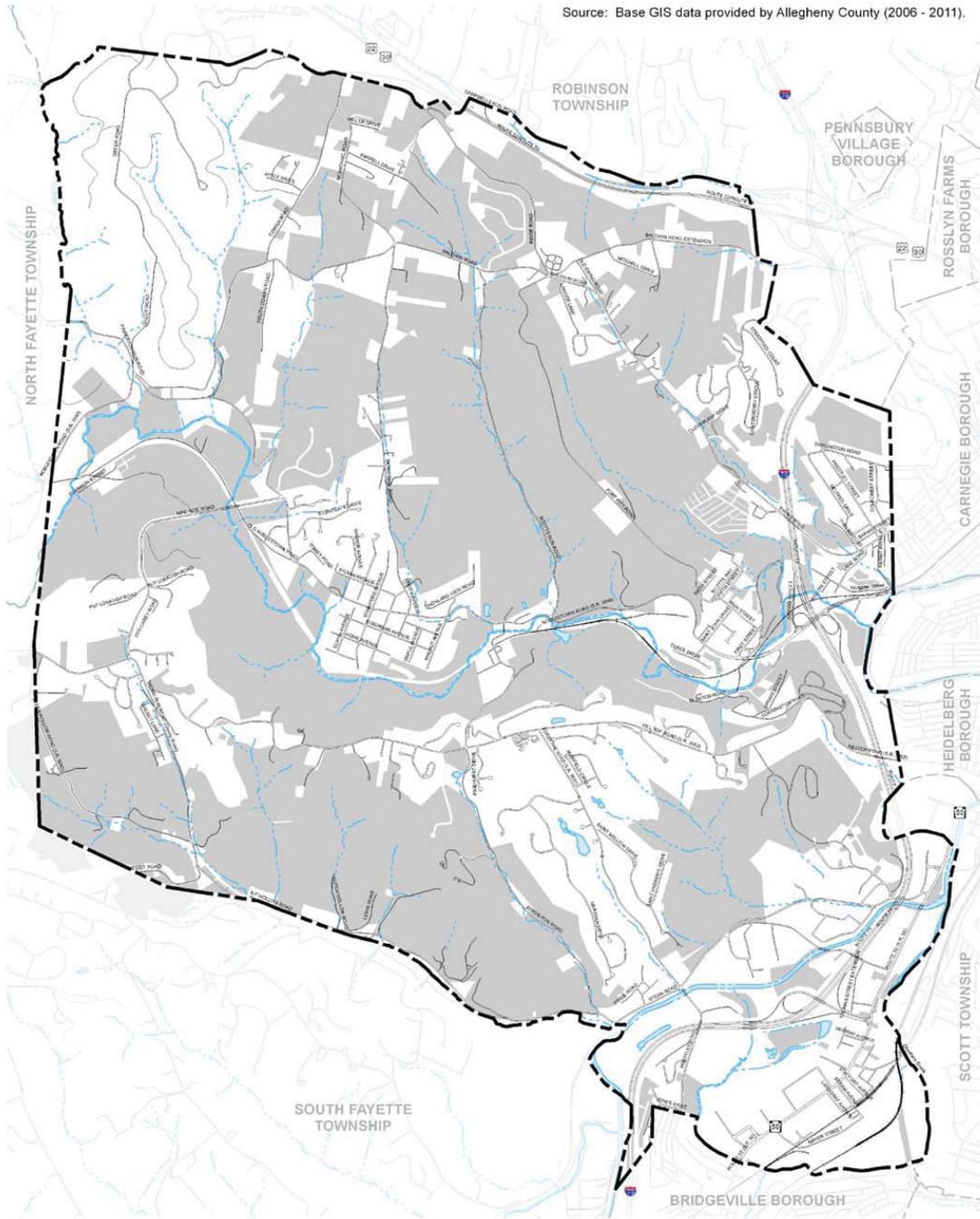
In summary, there are 402 acres of buildable land in the PEDD. If the PEDD were developed entirely with residential uses, the total Township population could increase to over 12,000 people; over 3,000

people would live in the PEDD in this scenario.

If the PEDD was developed entirely as Office/Flex space, the total Township population could increase to over 9,000 people. Total non-residential development could reach a floor area of over 7 million square feet; over 5 million square feet of this area would fall within the PEDD. The remaining 2 million square feet of non-residential development would occur in existing commercial and industrial areas.

On the following pages, a series of maps prepared as part of the buildable area analysis precede the summary charts detailing the analysis results.

Source: Base GIS data provided by Allegheny County (2006 - 2011).



LEGEND

- Municipal Boundary
- Lot Lines
- Roads
- Railroads
- Rivers/Lakes/Streams
- Gross Developable Area (4,495 ac.)

CRITERIA

- Gross D is made up of the following Generalized Land Uses:
1. Vacant
 2. Single Family Residential > 5.0 acres.
 3. Multi-Family Residential > 5.0 Acres with existing development removed.

GROSS DEVELOPABLE AREA

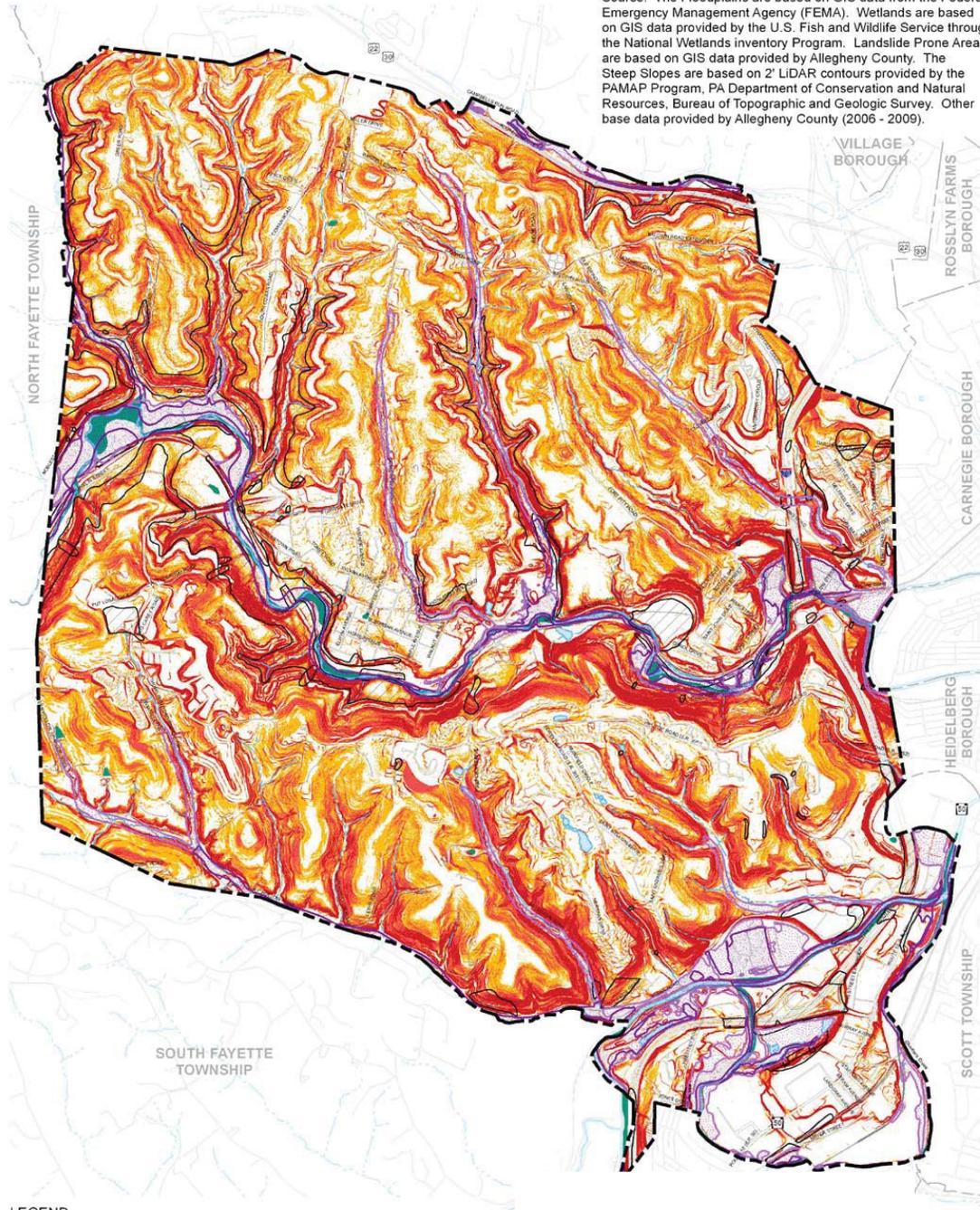
**COLLIER TOWNSHIP
COMPREHENSIVE PLAN**

Prepared for: Collier Township
Prepared by: Environmental Planning and Design, LLC

January 4, 2012
2076.1.11.12r1



Source: The Floodplains are based on GIS data from the Federal Emergency Management Agency (FEMA). Wetlands are based on GIS data provided by the U.S. Fish and Wildlife Service through the National Wetlands Inventory Program. Landslide Prone Areas are based on GIS data provided by Allegheny County. The Steep Slopes are based on 2' LiDAR contours provided by the PAMAP Program, PA Department of Conservation and Natural Resources, Bureau of Topographic and Geologic Survey. Other base data provided by Allegheny County (2006 - 2009).



LEGEND

- Municipal Boundary
- Roads

NATURAL RESOURCES

FLOODPLAIN

- 100 Year Floodplain (412 Ac.)
- 500 Year Flood Plain (340 Ac.)

STEEP SLOPES

- > 15% - 25% (2,106 Ac.)
- > 25% - 40% (1,520 Ac.)
- > 40% (1,193 Ac.)

- Landslide Prone Areas (795 Ac.)

OPEN WATER

- Streams (408 Ac.)
- Lakes/Ponds (144 Ac.)
- Wetlands (134 Ac.)

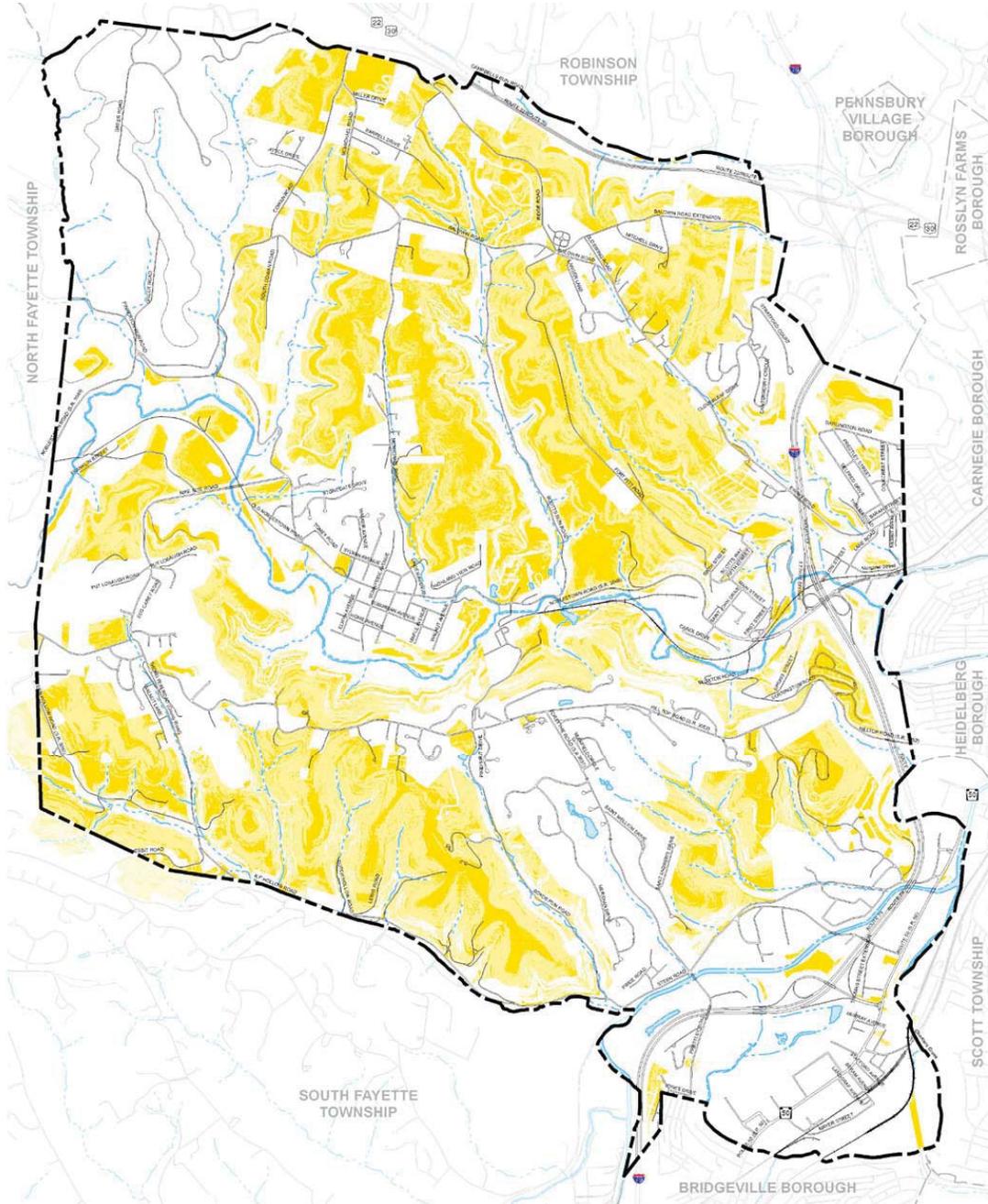
NATURAL RESOURCES MAP

**COLLIER TOWNSHIP
COMPREHENSIVE PLAN**

Prepared for: Collier Township
Prepared by: Environmental Planning and Design, LLC

January 4, 2012
2076.1.12.01





LEGEND

- Municipal Boundary
- Lot Lines
- Roads
- Railroads
- Rivers/Lakes/Streams

BUILDABLE AREA

- Unconstrained (1,295 ac.)
- Partially Constrained (1,968 ac. of which 785 ac. can be disturbed)

CRITERIA

Buildable Area consists of the Gross Developable Area with the following constraints removed:

1. Floodplains
2. Wetlands
3. Open Water (Streams & Ponds)
4. Landslide Prone Areas
5. Slopes > 40%

Buildable Area partially constrained:

6. Slopes > 15% - 25%: 50% Buildable
7. Slopes > 25% - 40%: 25% Buildable

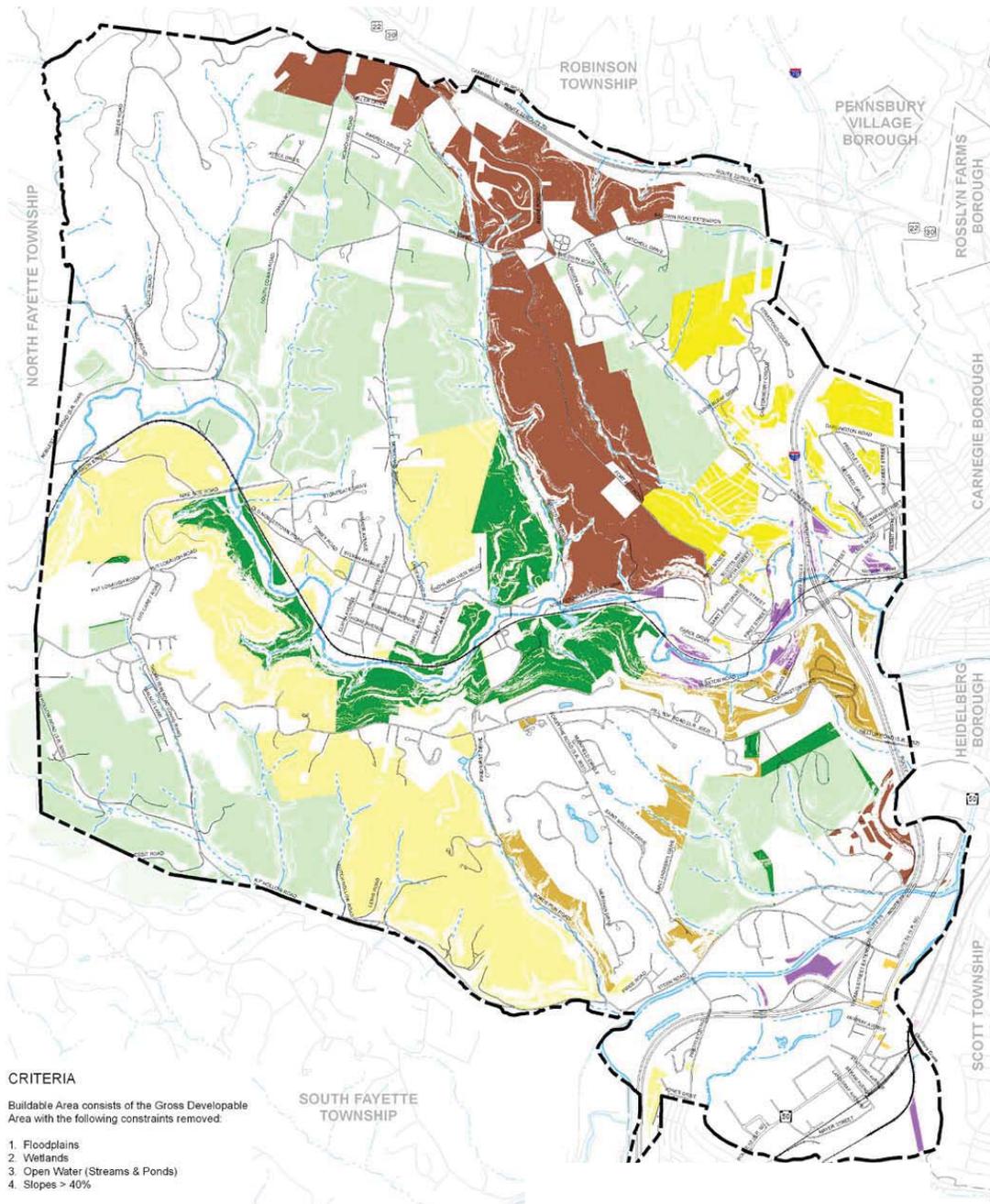
BUILDABLE AREA

**COLLIER TOWNSHIP
COMPREHENSIVE PLAN**

Prepared for: Collier Township
Prepared by: Environmental Planning and Design, LLC

February 22, 2012
2076.1.11.13r2





CRITERIA

Buildable Area consists of the Gross Developable Area with the following constraints removed:

1. Floodplains
2. Wetlands
3. Open Water (Streams & Ponds)
4. Slopes > 40%

LEGEND

- Municipal Boundary
- Roads
- Railroads
- Rivers/Lakes/Streams

BUILDABLE AREA BY EXISTING ZONING

- R-1 (Rural Residential District)
- R-2 (Suburban Residential District)
- R-3 (Medium Residential District)
- R-4 (Residential Office District)
- R-5 (Planned Residential Community District)
- B-2 (Highway Commercial District)
- PEDD (Planned Economic Development District)
- I-1 (Industrial District)
- S-C (Special Conservation District)

BUILDABLE AREA - EXISTING ZONING

**COLLIER TOWNSHIP
COMPREHENSIVE PLAN**

Prepared for: Collier Township
Prepared by: Environmental Planning and Design, LLC

December 1, 2011
2076.1.11.14



Developable Area Calculations

Residential PEDD Development

Zoning	Land Use	Developable Area in Acres	Buildable Area in Acres	Density per Acre	Floor Area Ratio	Number of Households	Residential Population	Commercial/Industrial Floor Area in Sq. Ft.	Residential Water Demand per Day
B-1		16	0						
	Commercial								
B-1A		1	0						
	Commercial								
B-2		4	0						
	Commercial								
I-1		104	26					226,512	
	Industrial				0.2				
PEDD		713	402			1,386	3,161		316,055
	SFH w/sewer			0.29					
R-1		1,713	857			1,674	3,818		381,757
	SFH wo/sewer		429	0.83		516			
	SFH w/sewer		429	0.37		1,158			
R-2		1,027	481			1,659	3,782		378,166
	SFH w/sewer			0.29					
R-3		251	110			379	865		86,483
	SFH w/sewer			0.29					
R-4		6	3			16	36		3,600
	SFH w/sewer			0.19					
R-5		184	61			210	480		47,959
	SFH w/sewer			0.29					
SC		477	140			15	35	1,829,520	3,470
	Commercial		105		0.4				
	SFH		35	2.3					
Total		4,496	2,080			5,340	12,175	2,056,032	1,217,489

Developable Area Calculations

Non-Residential PEDD Development

Zoning	Land Use	Developable Area in Acres	Buildable Area in Acres	Density per Acre	Floor Area Ratio	Number of Households	Residential Population	Commercial/Industrial Floor Area in Sq. Ft.	Residential Water Demand per Day
B-1		16	0						
	<i>Commercial</i>								
B-1A		1	0						
	<i>Commercial</i>								
B-2		4	0						
	<i>Commercial</i>								
I-1		104	26					226,512	
	<i>Industrial</i>				0.2				
PED		713	402					5,253,336	
	<i>Mix/Flex</i>				0.3				
R-1		1,713	857			1,674	3,818		381,757
	<i>SFH wo/sewer</i>		429	0.83		516			
	<i>SFH w/sewer</i>		429	0.37		1,158			
R-2		1,027	481			1,659	3,782		378,166
	<i>SFH w/sewer</i>			0.29					
R-3		251	110			379	865		86,483
	<i>SFH w/sewer</i>			0.29					
R-4		6	3			16	36		3,600
	<i>SFH w/sewer</i>			0.19					
R-5		184	61			210	480		47,959
	<i>SFH w/sewer</i>			0.29					
SC		477	140			15	35	1,829,520	3,470
	<i>Commercial</i>		105		0.4				
	<i>SFH</i>		35	2.3					
Total		4,496	2,080			3,954	9,014	7,309,368	901,434

Assumptions

Calculations are based on development densities along the minimum lot area for each zoning district. Based on the 2010 US Census, average household size in Collier Township is 2.28 people per household. It is assumed that commercial development will occur with a floor-area-ratio of .4, industrial development will occur with a floor-area-ratio of .2 and office/flex space will occur with a floor-area-ratio of .3.

S-C Special Conservation District

Minimum Lot Area

- Boarding Stable or Riding Academy
10 acres
- Regulation Golf Course, Country Club
40 acres
- Recreation-related Commercial Uses
20,000 sq. ft. (.46 acre)
- Single-family Dwelling
100,000 sq. ft. (2.30 acres)
- All Other Principal Uses
1 acre

R-1 Rural Residential District

Minimum Lot Area

- Agriculture 10 acres
- Boarding Stable or Riding Academy
10 acres
- Private Stable 3 acres
- Single-family Dwelling
 - Without Public Sewer
36,000 sq. ft. (.83 acre)
 - With 16,000 sq. ft. (.37 acre)
- All Other Principal Uses
1 acre

R-2 Suburban Residential District and R-3 Medium Density Residential District

Minimum Lot Area

- Single-family Dwelling
 - Without Public Sewer
36,000 sq. ft. (.83 acre)
 - With Public Sewer
12,600 sq. ft. (.29 acre)
- All Other Public Uses 1 acre

R-4 Residential/Office District

Minimum Lot Area

- Single-family Dwelling
8,400 sq. ft. (.19 acre)
- All Other Principal Uses 1 acre

R-5 Planned Residential Community District

Minimum Lot Area

- Single-family Dwelling
 - Without Public Sewer
36,000 sq. ft. (.83 acre)
 - With Public Sewer
12,600 sq. ft. (.29 acre)
- All Other Public Uses
As approved in the PRD

B-1 Planned Shopping Center District

Minimum Lot Area

- All Permitted Uses (Commercial)
20,000 sq. ft. (.46 acre)

B-1-A Highway Interchange District

Minimum Lot Area

- All Permitted Uses (Commercial/Industrial)
40,000 sq. ft. (.92 acre)
- All Conditional Uses
20,000 sq. ft. (.46 acre)

B-2 Highway Commercial District and B-3 Special Commercial District

Minimum Lot Area

All Permitted Uses (Commercial)
20,000 sq. ft (.46 acre)

PEDD Planned Economic Development District

Minimum Site Area

Planned Office or Research Park 30 acres
Planned Residential District 30 acres

Minimum Lot Area

Single-family Dwelling
Without Public Sewer
36,000 sq. ft. (.83 acre)
With 12,600 sq. ft. (.29 acre)

Other Individual Lots

2 acres

I Industrial District

Minimum Lot Area

All Uses (Industrial)
40,000 sq. ft. (.92 acre)

The following tables represent an average annual ratio of revenue and expense dollars associated with residential and non-residential development. As development continues, it is recommended that such analysis is continued in order to identify the cost impacts of public safety, public works, etc. based upon the pattern of improvements as well as resource conservation.

Identifying impacts of development and services

As the Township seeks to have a solid capital improvements strategy associated with community facilities and utilities, it is useful to evaluate previous Township budgeting associated with the public services. Based upon Township-provided information, the community sought to understand potential patterns of physical development and fiscal impacts.

Community Service and Development Impact Analysis

(Per Township-provided budget data)

Notes: 2010 US Census: 7,080 Residents; approx. 4,100 employees* (based on 2011 and 2012 budgets @ \$210,000)

Employees: (approx). 2010 - 865; (approx.) 2011 - 923

Real Estate Tax Revenue: Household proportion 75%; business proportion 25%

Approx. Residential Acreage 2,700; Approx. Non-residential Acreage 630

A. GENERAL FUND REVENUE

ITEM	Budget Information	Residential		Non-Residential	
		per resident	per acre (includes residential and vacant residential)	per employee	non-residential and vacant non-res)
Real Estate Tax	\$2,404,943	\$255		\$147	
Local Service Tax	\$245,757	NA		\$52	
Earned Income Tax	\$1,398,004	\$197		NA	
Real Estate Transfer Tax	\$271,752	\$29		\$17	
Business Privilege Tax	\$181,079	NA		\$44	
Licenses/Permits, Fines, other Revenues	\$1,284,158	\$136		\$78	
TOTAL REVENUES	\$5,785,693	\$617	\$1,099	\$338	\$1,079

B. GENERAL FUND EXPENSES

Note: Estimated Expenses Associated to 75% households and 25% businesses

ITEM	Budget Information	Residential		Non-Residential	
		per resident	per acre (includes residential and vacant residential)	per employee	per acre (includes non-residential and vacant non-res)
Administration and Professional Services	2010 \$837,726	\$89		\$51	
Public Safety	\$1,681,614	\$178		\$103	
Public Works	\$1,906,826	\$202		\$116	
Parks and Recreation	\$134,767	\$19			
Debt	\$172,771	\$18		\$11	
Miscellaneous	\$1,076,593	\$114		\$66	
TOTAL EXPENSES	\$5,810,297	\$620	\$1,103	\$346	\$1,084